



MEETING OF THE TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY

March 28, 2023

Agenda

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1. Call the meeting of the Town of Islip Industrial Development Agency to order.
2. To consider the adoption of a Resolution on behalf of the Town of Islip Industrial Development Agency to approve the **Minutes** from the meeting on **March 14, 2023**
3. To consider a resolution authorizing the Town of Islip Industrial Development Agency to amend certain agreements pertaining to financial assistance in connection with a sewer main extension to the Central Islip commercial corridor on Carleton Avenue .
4. To consider **any other business** to come before the Agency.

**TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY  
AGENDA ITEMS FOR**

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**AGENDA ITEM # 2**

**TYPE OF RESOLUTION: APPROVE THE MINUTES FROM  
MARCH 14, 2023**



MEETING OF THE TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY

March 14, 2023

Minutes

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1. Call the meeting of the Town of Islip Industrial Development Agency to order on a motion by James O'Connor and seconded by Jorge Guadron. Chairwoman Angie Carpenter acknowledged that the motion passed and quorum was present. Members present in addition to Chairwoman Angie Carpenter were, James O'Connor, Jorge Guadron and John Lorenzo, Councilman John Cochrane was absent.
2. To consider the Adoption of a Resolution on behalf of the Town of Islip Industrial Development Agency to approve the **Minutes** from the meeting on **February 7, 2023**. On a motion by Jorge Guadron and seconded by John Lorenzo said motion was approved.
3. To consider a resolution authorizing the extension of the Memorandum of Agreement between the Town of Islip Industrial Development Agency and Suffolk County Department of Public Works (DPW) to provide financial assistance in connection to the Central Islip Commercial Corridor. On a motion by Jorge Guadron and seconded by John Lorenzo said motion was approved.
4. To consider any other business to come before the agency, there being none the meeting adjourned by a motion by James O'Connor and seconded by John Lorenzo.

TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY  
AGENDA ITEMS FOR

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**AGENDA ITEM # 3**

**TYPE OF RESOLUTION: AMEND MOA BETWEEN THE  
AGENCY AND COUNTY REGARDING FINANCIAL  
ASSISTANCE FOR CI SEWER MAIN EXTENSION**

Date: March 28, 2023

At a meeting of the Town of Islip Industrial Development Agency (the “**Agency**”) held on the 28th day of March, 2023, at 40 Nassau Avenue, Islip, New York 11751, the following members of the Agency were:

Present:

Absent:

Also Present:

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to the amendment of certain agreements of the Agency for its financial assistance in connection with a certain sewer main extension to the Central Islip Commercial Corridor in Central Islip and approving the execution and delivery of related documents.

The following resolution was duly moved, seconded, discussed and adopted with the following members voting:

Voting Aye

Voting Nay

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO AMEND CERTAIN AGREEMENTS PERTAINING TO FINANCIAL ASSISTANCE IN CONNECTION WITH A CERTAIN SEWER MAIN EXTENSION TO THE CENTRAL ISLIP COMMERCIAL CORRIDOR IN CENTRAL ISLIP AND APPROVING THE FORM, SUBSTANCE, EXECUTION AND DELIVERY OF RELATED DOCUMENTS.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 47 of the Laws of 1974 of the State of New York, as may be amended from time to time (collectively, the “**Act**”), the Town of Islip Industrial Development Agency (the “**Agency**”) was created with the authority and power, among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, the Central Islip commercial corridor (the “**Central Islip Commercial Corridor**”), is located along Carleton Avenue, in the hamlet of Central Islip in the Town of Islip, New York (the “**Town**”); and

WHEREAS, the Central Islip Commercial Corridor is an underdeveloped commercial area of the Town and the Central Islip Commercial Corridor is located in Highly Distressed Area as defined in Section 854(18) of the New York General Municipal Law; and

WHEREAS, the Central Islip Commercial Corridor is also located in a Federal Opportunity Zone and has been designated by the Town as a downtown revitalization initiative (“**DRI**”) area and the Town has applied to the State of New York (the “**State**”) for DRI funds to help renew and revitalize the Central Islip Commercial Corridor; and

WHEREAS, the Central Islip Commercial Corridor is not served by a sewer system and the commercial, industrial, warehouse and other businesses located in the Central Islip Commercial Corridor utilize cesspools and septic systems, such cesspools and septic systems have the potential to pollute and contaminate the ground water and the underground aquifer thereby jeopardizing the quality and purity of drinking water supplies and potentially leading to run off pollution in the creeks, streams and bays in the Town; and

WHEREAS, the lack of a modern, sanitary, and efficient and environmentally sound sewer system to serve the Central Islip Commercial Corridor has hindered the growth and revitalization of the Central Islip Commercial Corridor and has prevented exiting facilities, buildings and businesses located in the Central Islip Commercial Corridor from expanding and renovating and has prevented new facilities, buildings and businesses from locating to and constructing in the Central Islip Commercial Corridor; and

WHEREAS, the closest sewer systems to the Central Islip Commercial Corridor are the Southwest Sewer District’s sewer main located on Suffolk Avenue or the Southwest Sewer District’s sewer main interceptor located on Courthouse Drive and (i) connecting the Central Islip Commercial Corridor to the existing sewer main on Suffolk Avenue would

require the construction and installation of a new approximately 4500 foot PVC gravity fed sewer main, and (ii) connecting the Central Islip Commercial Corridor to the existing sewer main on Courthouse Drive would require the construction and installation of a new approximately 9700 foot PVC gravity fed sewer main (collectively, the “**Central Islip Commercial Corridor Sewer Connection Project**”); and

WHEREAS, since the Central Islip Commercial Corridor is located in a Highly Distressed Area, under the Agency’s Uniform Tax Exemption Policy (“**UTE**P”), the Agency is authorized to provide enhanced abatements to any commercial, retail, industrial, manufacturing, warehouse, distribution, research project, including multifamily or workforce or affordable housing projects currently located in the Central Islip Commercial Corridor that wish to renovate or expand or such projects that are not currently in the Central Islip Commercial Corridor but may wish to relocate to the Central Islip Commercial Corridor and such projects may also be eligible for other State and Federal benefits such as new market tax credits, low income housing tax credits and historic tax credits; and

WHEREAS, the Agency’s powers and purposes mandated by the Act to promote, develop, encourage and assist in the acquisition, construction, reconstruction, improving, maintaining, equipping and furnishing of projects under the Act, including industrial, manufacturing, warehousing, commercial, research, retail and recreational facilities located or to be located in the Central Islip Commercial Corridor in order to promote the health and economic wellbeing of the residents of the Town, enhancing employment in the town and the prevention of economic deterioration in the Town, has been stymied and delayed by the lack of a modern, sanitary, efficient and environmentally sound sewer system servicing the Central Islip Commercial Corridor; and

WHEREAS, the development, planning, environmental review and study, design, engineering, acquisition, construction and installation of a modern, sanitary, efficient and environmentally sound sewer system to service the Central Islip Commercial Corridor would constitute an Industrial Pollution Control Facility and a Project under the Act and is eligible in and of itself for the Agency’s participation and promotion under the Act, furthermore, such a modern, sanitary, efficient and environmentally sound sewer system servicing the Central Islip Commercial Corridor, would enhance and enable the Agency’s public powers and purposes with respect to Projects located or to be located in the Central Islip Commercial Corridor or to attract new Projects to locate in the Central Islip Commercial Corridor; and

WHEREAS, the development, planning, environmental review and study, design, engineering, acquisition, construction and installation of a modern, sanitary, efficient and environmentally sound sewer system to service the Central Islip Commercial Corridor is a necessary and vital step in the redevelopment and revitalization of the Central Islip Commercial Corridor; and

WHEREAS, the development, planning, environmental review and study, design, engineering, acquisition, construction and installation of a modern, sanitary, efficient and environmentally sound sewer system to service the Central Islip Commercial Corridor as an Industrial Pollution Control Facility and a Project under the Act is within the powers and purposes of the Agency under the Act; and

WHEREAS, the Agency previously approved the participation in, and funding of, in whole, or in part, the development, planning, environmental review and study, design, engineering such acquisition, construction and installation activities as of an extension of the Central Islip Commercial Corridor Sewer Connection Project to the Central Islip Commercial Corridor, in an amount presently expected to be \$1,000,000; and

WHEREAS, in connection with the Agency's participation in and funding in whole or in part, of the Central Islip Commercial Corridor Sewer Connection Project, the Agency has provided assistance in the development, planning, environmental review and study, design, engineering, acquisition, construction and installation of Central Islip Commercial Corridor Sewer Connection Project to the Central Islip Commercial Corridor; and

WHEREAS, in connection with the Agency's participation in and funding, in whole, or in part, of the development, planning, environmental review and study, design, engineering, acquisition, construction and installation of the Central Islip Commercial Corridor Sewer Connection Project to the Central Islip Commercial Corridor, the Agency has entered into a Memorandum of Agreement with Suffolk County (the "**County**"), dated March 5, 2020 (the "**Central Islip Commercial Corridor Contract**"), whereby the Agency agreed to reimburse the County for certain costs, not to exceed \$1,000,000, incurred in connection with contracts for the feasibility and design of the Central Islip Commercial Corridor Sewer Connection Project; and

WHEREAS, the County has now requested that the Agency enter into an amendment of the Central Islip Commercial Corridor Contract, dated a date to be determined (the "**Central Islip Commercial Corridor Contract Amendment**") for the purpose of clarifying that the Agency's participation in and funding, in whole, or in part, of the development, planning, environmental review and study, design, engineering, acquisition, construction and installation of the Central Islip Commercial Corridor Sewer Connection Project to the Central Islip Commercial Corridor includes reimbursing certain interest costs incurred by the County in connection with the financing of the development, planning, environmental review and study, design, engineering, acquisition, construction and installation of the Central Islip Commercial Corridor Sewer Connection Project; and

NOW, THEREFORE, BE IT RESOLVED by the Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1. The Agency hereby finds and determines:

(a) By virtue of the Act, the Agency has the power and in furtherance of its public purposes to assist in the development, environmental review and study, design, feasibility study, engineering, planning, acquisition, construction and installation of the extension of the Central Islip Commercial Corridor Sewer Connection Project to the Central Islip Commercial Corridor, as an Industrial Pollution Control Facility and a Project under the Act.

(b) The Central Islip Commercial Corridor Contract Amendment will be an effective instrument whereby the Agency and the County clarifies certain costs for which the Agency will reimburse the County in connection with its participates in and funding in whole



or in part, of the development, planning, environmental review and study, design, engineering, acquisition, construction and installation of the Central Islip Commercial Corridor Sewer Connection Project

(c) It is desirable and in the public interest for the Agency to enter into the Central Islip Commercial Corridor Contract Amendment.

Section 2. In consequence of the foregoing, the Agency hereby determines to (i) continue to provide its assistance in the funding in whole, or in part, of the development, planning, environmental review and study, design, engineering, acquisition, construction and installation of the Central Islip Commercial Corridor Sewer Connection Project in an amount not to exceed \$1,000,000, and (ii) enter into the Central Islip Commercial Corridor Contract Amendment in order to clarify that the Agency's agreement to reimburse the County includes reimbursement of certain interest costs incurred by the County in connection with the financing of the development, planning, environmental review and study, design, engineering, acquisition, construction and installation of the Central Islip Commercial Corridor Sewer Connection Project.

Section 3. The Chairperson, Vice Chairperson, Executive Director, Deputy Executive Director or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Central Islip Commercial Corridor Contract Amendment in the form the Chairperson, Vice Chairperson, Executive Director, Deputy Executive Director or any member of the Agency shall approve, and such other related documents as may be, in the judgment of the Chairperson, Vice Chairperson, Executive Director, Deputy Executive Director or any member of the Agency and Agency Counsel, necessary or appropriate to effect the transactions contemplated by this resolution. The execution thereof by Chairperson, Vice Chairperson, Executive Director, Deputy Executive Director or any member of the Agency shall constitute conclusive evidence of such approval.

Section 4. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Central Islip Commercial Corridor Contract Amendment, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Central Islip Commercial Corridor Contract Amendment binding upon the Agency.

Section 5. This resolution shall take effect immediately.

STATE OF NEW YORK    )  
                                          : SS.:  
COUNTY OF SUFFOLK    )

I, the undersigned Assistant Secretary of the Town of Islip Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Town of Islip Industrial Development Agency (the “Agency”), including the resolutions contained therein, held on the 28th day of March, 2023, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that public notice of the time and place of said meeting was duly given to the public and the news media in accordance with the New York Open Meetings Law, constituting Chapter 511 of the Laws of 1976 of the State of New York, that all members of said Agency had due notice of said meeting and that the meeting was all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand as of the 28th day of March, 2023.

By \_\_\_\_\_  
Assistant Secretary