

**MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY**

No. 1

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN
COUNCILMAN JAMES P. O'CONNOR

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Meeting of the Town of Islip Industrial Development Agency.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL
INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

William Mannix

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF



MEETING OF THE TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY

April 21, 2020

Agenda

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 10, 2020**.
3. To consider the adoption of an Inducement Resolution between the Town of Islip Industrial Development Agency and **Entourage Commerce, LLC/Pharmapacks**. Located at 80 Wilshire Boulevard, Edgewood. (0500-13300-0900-002001).
4. To consider the adoption of an Inducement Resolution between the Town of Islip Industrial Development Agency and **R Squared**. Located at 91 Fifth Ave, 97 Fifth Ave, 22 Oak Street & 3 Center Avenue, Bay Shore. (0500-39200-0100-038000), (0500-36600-0400-013000), (0500-36600-0400-035000), (0500-36600-0400-04001).
5. To consider the adoption of an Inducement Resolution between the Town of Islip Industrial Development Agency and **Silverback Realty, LLC/MultiDyne Electronics**. Located at 35 Hoffman Avenue, Hauppauge. (0500-03800-0200-011000).
6. To consider the adoption of an Inducement Resolution between the Town of Islip Industrial Development Agency and **Creative Bath Products, Inc.** located at 250 Creative Drive, Central Islip. (0500-18700-0300-001000).
7. To consider the adoption of a Refinancing Resolution between the Town of Islip Industrial Development Agency and **878 Lease and Sig 888, LLC Facility**(formerly Allstate and Hauppauge Office Park). (0500-01400-0300-002001, 0500-01400-0300-009001, 0500-01400-0300-001002 & 0500-01400-0300-026006). Located at 878 & 898 Veterans Memorial Highway, Hauppauge.
8. To consider the adoption of a Resolution authorizing a contract between the Town of Islip Industrial Development Agency and **Executive Consultants of New York** for Islip's Job Search Boot Camp program 2020.
9. To consider **any other business** to come before the Agency.



MEETING OF THE TOWN OF ISLIP

INDUSTRIAL DEVELOPMENT AGENCY

March 10, 2020

Meeting Minutes

1. Call the meeting of the Town of Islip Industrial Development Agency to order on a motion by Councilman John C. Cochrane Jr., and Councilwoman Trish Bergin Weichbrodt.

Members Angie M. Carpenter, Councilman John C. Cochrane, Councilwoman Trish Bergin Weichbrodt, Councilwoman Mary Kate Mullen, Councilman James P. O'Connor were present.

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 11, 2020**. On a motion by Councilman John C. Cochrane Jr., and Councilwoman Mary Kate Mullen, said motion was approved 5-0.
3. To consider the adoption of an Authorizing Resolution for refinancing between the Town of Islip Industrial Development Agency and **J & A Coat & Apron Services, Inc.** On a motion by Councilman James P. O'Connor and seconded by Councilwoman Trish Bergin Weichbrodt, said motion was approved 5-0.
4. To consider the adoption of an Authorizing Resolution between the Town of Islip Industrial Development Agency and **GE Aviation Systems, LLC**. On a motion by Councilman John C. Cochrane Jr., and Councilwoman Trish Bergin Weichbrodt, said motion was approved 5-0.
5. To consider the adoption of an Authorizing Resolution for a Tenant Consent between the Town of Islip Industrial Development Agency and **AlphaMed Bottles, Inc.** On a motion by Councilwoman Mary Kate Mullen and Councilman James P. O'Connor, said motion was approved 5-0.
6. To consider the adoption of a Resolution to approve a second mortgage for **Bancker Construction Corporation** located at 171 Freeman Avenue, Islip. On a motion by Councilman John C. Cochrane Jr., and Councilman James P. O'Connor, said motion was approved 5-0.
7. To consider **any other business** to come before the Agency. On motion by Councilwoman Trish Bergin Weichbrodt and seconded by Councilman James P. O'Connor.

**TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY
AGENDA ITEMS FOR APRIL 21, 2020**

AGENDA ITEM #3

TYPE OF RESOLUTION: INDUCEMENT RESOLUTION

COMPANY: ENTOURAGE COMMERCE, LLC/PHARMAPACKS
2020 FACILITY

PROJECT LOCATION: 80 WILSHIRE BLVD, EDGEWOOD

JOBS (RETAINED/CREATED): RETAINED - 711 -
CREATE - 105 -

INVESTMENT: \$13,818,500.00

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY PERTAINING TO THE CONSENT TO THE SUBLEASING OF THE 80 WILSHIRE BLVD. L.P. 2019 FACILITY AND APPROVING THE FORM, SUBSTANCE, EXECUTION AND DELIVERY OF RELATED DOCUMENTS, TAKING OFFICIAL ACTION TOWARD APPOINTING ENTOURAGE COMMERCE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF ENTOURAGE COMMERCE, LLC AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING AS AGENT(S) OF THE AGENCY FOR THE PURPOSE OF ACQUIRING AND INSTALLING EQUIPMENT IN THE FACILITY AND MAKING CERTAIN FINDINGS AND DETERMINATIONS WITH RESPECT TO THE ACQUISITION AND INSTALLATION OF THE EQUIPMENT IN THE FACILITY

WHEREAS, the Town of Islip Industrial Development Agency (the "**Agency**"), previously provided its assistance to 80 Wilshire Blvd. L.P., a New York limited partnership (the "**Company**"), in the acquisition of an approximately 20.02 acre parcel of land located at 80 Wilshire Boulevard, Edgewood, New York 11717 (the "**Land**"), the construction and equipping of an approximately 231,000 square feet building located thereon and the acquisition and installation therein of certain equipment and personal property (the "**Improvements**" and "**Equipment**"; and together with the Land, the "**Company Facility**"), which Company Facility is leased by the Agency to the Company and used by the Company as an industrial space to be leased to commercial tenants for warehousing and/or light industrial use; and

WHEREAS, the Company leased the Land and the Improvements to the Agency pursuant to the terms of a certain Company Lease Agreement, dated as of November 1, 2019 (the "**Company Lease**"), by and between the Company and the Agency; and

WHEREAS, the Agency is leasing and subleasing the Company Facility to the Company pursuant to a certain Lease and Project Agreement, dated as of November 1, 2019 (the "**Lease Agreement**"), by and between the Agency and the Company; and

WHEREAS, the Company is in negotiations to sublease the Company Facility to Entourage Commerce, LLC, a limited liability company organized and existing under the laws of the State of Delaware, on behalf of itself and/or the principals of Entourage Commerce, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "**Sublessee**"), pursuant to certain sublease agreement, dated a date to be determined (the "**Sublease Agreement**"), by and between the Company and the Sublessee, to be used as a warehouse, distribution and replenishment center in the Sublessee's business as an E-commerce seller and E-distributor for health and beauty, haircare, fragrance, and makeup products; and

WHEREAS, the Company has requested that the Agency consent to the subleasing of the Company Facility to the Sublessee; and

WHEREAS, the Company Facility may not be subleased, in whole or in part, without the prior written consent of the Agency; and

WHEREAS, such consent may be manifested by the execution of this resolution; and

WHEREAS, in connection with the subleasing of the Company Facility, the Sublessee has submitted its application for financial assistance (the "**Application**") to the Agency to enter into a transaction in which the Agency will assist in the acquisition of title to or a leasehold interest in and the installation of certain equipment and personal property, including but not limited to an HVAC system, racking, power equipment and office furniture (the "**2020 Equipment**"; and together with the Company Facility, the "**Facility**"), which 2020 Equipment is to be leased by the Agency to the Sublessee, and which Facility is to be used as a warehouse, distribution and replenishment center in the Sublessee's business as an E-commerce seller and E-distributor for health and beauty, haircare, fragrance, and makeup products (the "**Project**"); and

WHEREAS, the Agency, will acquire title to or a leasehold interest in the 2020 Equipment and will lease the 2020 Equipment to the Sublessee, all pursuant to 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 the same may be amended from time to time (collectively, the "**Act**"); and

WHEREAS, the Agency contemplates that it will provide financial assistance to the Sublessee in the form of exemptions from sales and use taxes in connection with the acquisition and installation of the 2020 Equipment in the Company Facility and any repairs and renovations to the Facility necessary to accommodate the installation of the 2020 Equipment in the Facility, all consistent with the policies of the Agency, to be more particularly described in a Final Authorizing Resolution to be adopted by the Agency prior to the closing of the transactions described herein; and

WHEREAS, as of the date of this resolution, no determination for financial assistance has been made; and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facility and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, prior to the date of the Hearing (defined below), the Agency will have prepared a cost/benefit analysis with respect to the proposed financial assistance; and

WHEREAS, prior to the closing of the transaction described herein, a public hearing (the "**Hearing**") will be held so that all persons with views in favor of or opposed to either the financial assistance contemplated by the Agency or the location or nature of the Facility can be heard; and

WHEREAS, notice of the Hearing will be given prior to the closing of the transaction described herein, and such notice (together with proof of publication) will be substantially in the form annexed hereto as Exhibit A; and

WHEREAS, the minutes of the Hearing are or will be substantially in the form annexed hereto as Exhibit B; and

WHEREAS, the Agency has given due consideration to the application of the Sublessee and to representations by the Sublessee that the proposed financial assistance is either an inducement to the Sublessee to maintain the Facility in the Town of Islip or is necessary to maintain the competitive position of the Sublessee in its industry; and

WHEREAS, the Company and the Sublessee have agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities that may arise in connection with the transaction contemplated by the sublease of the Company Facility; and

WHEREAS, the Sublessee has agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities that may arise in connection with the transaction contemplated by the leasing of the 2020 Equipment by the Agency to the Sublessee; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively, the “**SEQR Act**” or “**SEQR**”), the Agency constitutes a “State Agency”; and

WHEREAS, to aid the Agency in determining whether the installation of the 2020 Equipment may have a significant effect upon the environment, the Sublessee has prepared and submitted to the Agency an Environmental Assessment Form and related documents (the “**Questionnaire**”) with respect to the 2020 Equipment, a copy of which is on file at the office of the Agency; and

WHEREAS, the Questionnaire has been reviewed by the Agency.

NOW, THEREFORE, BE IT RESOLVED by the Town of Islip Industrial Development Agency (a majority of the members thereof affirmatively concurring) that:

Section 1. Based upon the Environmental Assessment Form completed by the Sublessee and reviewed by the Agency and other representations and information furnished by the Sublessee regarding the 2020 Equipment, the Agency determines that the action relating to the acquisition and installation of the 2020 Equipment is a Type II action under SEQR and therefore, does not require further environmental review.

Section 2. The Agency hereby finds and determines:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The subleasing of the Company Facility to the Sublessee will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of the Town of Islip and the State of New York and improve their standard of living and thereby serve the public purposes of the Act; and

(c) Based on the certification of the Sublessee in the Application, the occupancy of the Company Facility by the Sublessee shall not result in the removal of a facility or plant of the Sublessee from one area of the State to another area of the State or in the abandonment of one or more plants or facilities of the Sublessee located within the State; unless: (i) such occupation of the Company Facility is reasonably necessary to discourage the Sublessee from removing such other plant or facility to a location outside the State, or (ii) such occupation of the Company Facility is reasonably necessary to preserve the competitive position of the Sublessee in its industry; and

(d) It consents to the subleasing of the Company Facility to the Sublessee; and

(e) The execution of this resolution will satisfy the requirement of Section 9.3 of the Lease Agreement that any subleasing of the Company Facility be consented to in writing by the Agency.

Section 3. The acquisition and installation of the 2020 Equipment by the Agency, the leasing of the 2020 Equipment to the Sublessee and the provision of financial assistance pursuant to the Act will promote job opportunities, health, general prosperity and the economic welfare of the inhabitants of the Town of Islip and the people of the State of New York and improve their standard of living, and thereby serve the public purposes of the Act, and the same is, therefore, approved.

Section 4. Subject to the provisions of this resolution, the Agency shall (i) acquire and install the 2020 Equipment; and (ii) lease the 2020 Equipment to the Sublessee.

Section 5. The Sublessee is hereby notified that it will be required to comply with Section 875 of the Act. The Sublessee shall be required to agree to the terms of Section 875 pursuant to the Agency Compliance Agreement, dated a date to be determined (the “**Agency Compliance Agreement**”), by and between the Sublessee and the Agency. The Sublessee is further notified that the tax exemptions and abatements provided pursuant to the Act and the appointment of the Sublessee as agent of the Agency pursuant to this resolution are subject to termination and recapture of benefits pursuant to Sections 859-a and 875 of the Act and the recapture provisions of the Lease Agreement and the Agency Compliance Agreement.

Section 6. Counsel to the Agency is authorized and directed to work with Transaction Counsel (Nixon Peabody LLP) to prepare, for submission to the Agency, all documents necessary to affect the transfer of the real estate and personal property described in the foregoing resolution.

Section 7. The Chairman, the Executive Director, the Deputy Executive Director and all members of the Agency are hereby authorized and directed (i) to distribute copies of this resolution to the Company and the Sublessee, and (ii) to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this resolution.

Section 8. Any expenses incurred by the Agency with respect to the Facility, including the expenses of Transaction Counsel, shall be paid by the Sublessee. The Sublessee agrees to pay such expenses and further agrees to indemnify the Agency, its members, directors, employees and agents and hold the Agency and such persons harmless against claims for losses, damage or injury or any expenses or damages incurred as a result of action taken by or on behalf of the Agency in good faith with respect to the Facility.

Section 9. This resolution shall take effect immediately.

ADOPTED: April 21, 2020

I FURTHER CERTIFY, because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 220.1 issued on March 12, 2020, suspending the Open Meetings Law, constituting Chapter 511 of the Laws of 1976 of the State of New York, the Agency's Board Meeting on April 21, 2020 (the "**Board Meeting**"), was held electronically via Live-Stream instead of a public meeting open for the public to attend in person. Members of the public were advised, via the Agency's website, to listen to the Board Meeting by going to <http://islipida.com/business-assistance/ida/ida-documents-2/96-ida-videos/ida-board-meetings/335-ida-board-meeting-4-21-2020.html>, and were further advised that the Minutes of the Board Meeting would be transcribed and posted on the Agency's website, and that all members of said Agency had due notice of said meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand as of April 21, 2020.

Assistant Secretary

EXHIBIT A

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Title 1 of Article 18-A of the New York State General Municipal Law will be held by the Town of Islip Industrial Development Agency on the ____ day of May, 2020, at _____.m., local time, electronically via [conference call][webinar] in connection with the following matters:

Entourage Commerce, LLC, a limited liability company organized and existing under the laws of the State of Delaware, on behalf of itself and/or the principals of Entourage Commerce, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Sublessee**”), has applied to the Town of Islip Industrial Development Agency (the “**Agency**”), to enter into a transaction in which the Agency will assist in the acquisition of title to or a leasehold interest in and the installation of certain equipment and personal property, including but not limited to an HVAC system, racking, power equipment and office furniture (the “**2020 Equipment**”), which 2020 Equipment is to be leased by the Agency to the Sublessee, and installed in the Sublessee’s facility located at 80 Wilshire Boulevard, Edgewood, New York 11717 (the “**Company Facility**”; and together with the 2020 Equipment, the “**Facility**”), which Company Facility is sub-subleased from 80 Wilshire Blvd. L.P. (the “**Company**”), to the Sublessee pursuant to the Sublease Agreement (defined below), and which Facility is to be used as a warehouse, distribution and replenishment center in the Sublessee’s business as an E-commerce seller and E-distributor for health and beauty, haircare, fragrance, and makeup products (the “**Project**”). The 2020 Equipment will be initially owned, operated and/or managed by the Sublessee.

The Agency previously acquired a leasehold interest in the Company Facility pursuant to a Company Lease Agreement, dated as of November 1, 2019 (the “**Company Lease**”), by and between the Company and the Agency.

The Agency is subleasing the Company Facility to the Company pursuant to a Lease and Project Agreement, dated as of November 1, 2019 (the “**Lease Agreement**”), by and between the Agency and the Company.

The Company will sub-sublease the Company Facility to the Sublessee pursuant to a certain sublease agreement, dated a date to be determined (the “**Sublease Agreement**”), by and between the Company and the Sublessee.

The Agency contemplates that it will provide financial assistance to the Sublessee in the form of exemptions from sales and use taxes in connection with the acquisition and installation of the 2020 Equipment in the Company Facility and any repairs and renovations to the Facility necessary to accommodate the installation of the 2020 Equipment in the Facility, all consistent with the policies of the Agency.

A representative of the Agency will, at the above-stated time and place, hear and accept written comments from all persons with views in favor of or opposed to either the proposed financial assistance to the Sublessee or the location or nature of the Facility. Members of the public may [listen to] [view] the Public Hearing and comment on the Project and the benefits to be granted to the Sublessee by the Agency during the Public Hearing by [insert instructions to dial into the conference call or log into the webinar]. Comments may also be submitted to the Agency in writing or electronically. Minutes of the Public Hearing will be transcribed and posted on the Agency's website. At the hearing, all persons will have the opportunity to review the application for financial assistance filed by the Sublessee with the Agency and an analysis of the costs and benefits of the proposed Facility.

Dated: April __, 2020

TOWN OF ISLIP INDUSTRIAL
DEVELOPMENT AGENCY

By: William G. Mannix
Title: Executive Director

EXHIBIT B

MINUTES OF PUBLIC HEARING HELD ON
MAY __, 2020

TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY
(ENTOURAGE COMMERCE, LLC 2020 FACILITY)

Section 1. _____ of the Town of Islip Industrial Development Agency (the “**Agency**”) called the hearing to order.

Section 2. The _____ then appointed _____, the _____ of the Agency, the hearing officer of the Agency, to record the minutes of the hearing.

Section 3. The hearing officer then described the proposed transfer of the real estate, the other financial assistance proposed by the Agency and the location and nature of the Facility as follows:

Entourage Commerce, LLC, a limited liability company organized and existing under the laws of the State of Delaware, on behalf of itself and/or the principals of Entourage Commerce, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Sublessee**”), has applied to the Town of Islip Industrial Development Agency (the “**Agency**”), to enter into a transaction in which the Agency will assist in the acquisition of title to or a leasehold interest in and the installation of certain equipment and personal property, including but not limited to an HVAC system, racking, power equipment and office furniture (the “**2020 Equipment**”), which 2020 Equipment is to be leased by the Agency to the Sublessee, and installed in the Sublessee’s facility located at 80 Wilshire Boulevard, Edgewood, New York 11717 (the “**Company Facility**”; and together with the 2020 Equipment, the “**Facility**”), which Company Facility is sub-subleased by 80 Wilshire Blvd. L.P. (the “**Company**”), to the Sublessee pursuant to the Sublease Agreement (defined below), and which Facility is to be used as a warehouse, distribution and replenishment center in the Sublessee’s business as an E-commerce seller and E-distributor for health and beauty, haircare, fragrance, and makeup products (the “**Project**”). The 2020 Equipment will be initially owned, operated and/or managed by the Sublessee.

The Agency previously acquired a leasehold interest in the Company Facility pursuant to a Company Lease Agreement,

dated as of November 1, 2019 (the “**Company Lease**”), by and between the Company and the Agency.

The Agency is subleasing the Company Facility to the Company pursuant to a Lease and Project Agreement, dated as of November 1, 2019 (the “**Lease Agreement**”), by and between the Agency and the Company.

The Company will sub-sublease the Company Facility to the Sublessee pursuant to a certain sublease agreement, dated a date to be determined (the “**Sublease Agreement**”), by and between the Company and the Sublessee.

The Agency contemplates that it will provide financial assistance to the Sublessee in the form of exemptions from sales and use taxes in connection with the acquisition and installation of the 2020 Equipment in the Company Facility and any repairs and renovations to the Facility necessary to accommodate the installation of the 2020 Equipment in the Facility, all consistent with the policies of the Agency.

Section 4. The hearing officer then opened the hearing for comments from the floor for or against the proposed transfer of real estate, the other financial assistance proposed by the Agency and the location and nature of the Facility. The following is a listing of the persons heard and a summary of their views:

Section 5. The hearing officer then asked if there were any further comments, and, there being none, the hearing was closed at _____.

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 foregoing copy of the minutes of a public hearing held by the Town of Islip Industrial Development Agency (the “**Agency**”) on the ____ day of May, 2020, at _____ .m., local time, electronically via [conference call][webinar], with the original thereof on file in the office of the Agency, and that the same is a true and correct copy of the minutes in connection with such matter.

IN WITNESS WHEREOF, I have hereunto set my hand as of May ___, 2020.

Assistant Secretary

**TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY
AGENDA ITEMS FOR APRIL 21, 2020**

AGENDA ITEM #4

TYPE OF RESOLUTION: INDUCEMENT RESOLUTION

COMPANY: R SQUARED

PROJECT LOCATION: 91 FIFTH AVE, 97 FIFTH AVE, 22
OAK STREET & 3 CENTER AVE, BAY SHORE

JOBS (RETAINED/CREATED): RETAINED - 00 -
CREATE - 06 -

INVESTMENT: \$25,694,111.00

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL
DEVELOPMENT AGENCY TAKING OFFICIAL ACTION
TOWARD APPOINTING R SQUARED BAY SHORE LLC, A
DELAWARE LIMITED LIABILITY COMPANY, ON
BEHALF OF ITSELF AND/OR THE PRINCIPALS OF R
SQUARED BAY SHORE LLC AND/OR AN ENTITY
FORMED OR TO BE FORMED ON BEHALF OF ANY OF
THE FOREGOING, AS AGENT(S) OF THE AGENCY FOR
THE PURPOSE OF ACQUIRING, DEMOLISHING,
CONSTRUCTING AND EQUIPPING THE FACILITY AND
MAKING CERTAIN FINDINGS AND DETERMINATIONS
WITH RESPECT TO THE FACILITY

WHEREAS, R Squared Bay Shore LLC, a limited liability company organized and existing under the laws of the State of Delaware, on behalf of itself and/or the principals of R Squared Bay Shore LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "**Company**"), has applied to the Town of Islip Industrial Development Agency (the "**Agency**"), to enter into a transaction in which the Agency will assist in (i) the acquisition of four (4) parcels of land totaling approximately 1.45 acres located at 91 Fifth Avenue, 97 Fifth Avenue, 22 Oak Street and 3 Center Avenue, all in Bay Shore, New York 11706 (the "**Land**"), (ii) the demolition of an approximately 7,123 square foot building area located on a portion of the Land, (iii) the construction of an approximately 125,857 square foot mixed-use building (including parking garage) containing approximately 88 multi-family apartments, comprised of a mix of one-bedroom and two-bedroom units (at least 20% of the units will be set aside as affordable workforce housing), 2,400 square foot commercial space and other amenities including a pool, indoor and outdoor recreation space and seating areas located thereon (collectively, the "**Improvements**"), and (iv) the acquisition and installation therein of certain equipment and personal property including, but not limited to, residential appliances, HVAC systems, security cameras, card access, mailboxes (the "**Equipment**"; and together with the Land and the Improvements, the "**Facility**"), which Facility is to be leased by the Agency to the Company to be used by the Company as a multi-family mixed-use facility to be known as Greybarn Bay Shore (the "**Project**"); and

WHEREAS, the Agency will acquire a leasehold interest in the Land and the Improvements and title to the Equipment, will sublease and lease the Facility to the Company, all pursuant to 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 the same may be amended from time to time (collectively, the "**Act**"); and

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company in connection with the Facility, consistent with the policies of the Agency, in the form of exemptions from mortgage recording taxes in connection with the financing or any subsequent refinancing of the Facility, exemptions from sales and use taxes and abatement of real property taxes, all to be more particularly described in a Final Authorizing Resolution to be adopted by the Agency prior to the closing of the transactions described herein; and

WHEREAS, as of the date of this resolution, no determination for financial assistance has been made; and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facility and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, prior to the date of the Hearing (defined below), the Agency will have made a determination for financial assistance; and

WHEREAS, prior to the closing of the transaction described herein, a public hearing (the “**Hearing**”) will be held so that all persons with views in favor of or opposed to either the financial assistance contemplated by the Agency or the location or nature of the Facility can be heard; and

WHEREAS, notice of the Hearing will be given prior to the closing of the transaction described herein, and such notice (together with proof of publication) will be substantially in the form annexed hereto as Exhibit A; and

WHEREAS, the minutes of the Hearing are or will be in substantially in the form annexed hereto as Exhibit B; and

WHEREAS, the Agency has given due consideration to the application of the Company and to representations by the Company that the proposed financial assistance is either an inducement to the Company to maintain the Facility in the Town of Islip or is necessary to maintain the competitive position of the Company in its industry; and

WHEREAS, the Agency has required the Company to provide to the Agency a feasibility report (the “**Feasibility Study**”), together with such letters or reports from interested parties and governmental agencies or officials (the “**Letters of Support**”; and together with the Feasibility Study, the “**Requisite Materials**”) to enable the Agency to make findings and determinations that the Facility qualifies as a “project” under the Act and that the Facility satisfies all other requirements of the Act, and such Requisite Materials are listed below and attached as Exhibit C hereof:

1. Fiscal and Economic Impact Summary, dated April 2, 2020, prepared by Nelson, Pope & Voorhis, LLC; and
2. New York Law Journal Article, dated March 22, 2017 on Eligibility of Residential Developments for IDA Benefits by Anthony Guardino, Esq.; and
3. Ryan et al. v. Town of Hempstead Industrial Development Agency et al.; and

WHEREAS, the Agency’s Uniform Tax Exemption Policy (“**UTEP**”), which such UTEP is annexed hereto as Exhibit D, provides for the granting of financial assistance by the Agency for housing projects pursuant to Section I.A.6. and 7.; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively, the “SEQR Act” or “SEQR”), the Agency constitutes a “State Agency”; and

WHEREAS, to aid the Agency in determining whether the Facility may have a significant effect upon the environment, the Company has prepared and submitted to the Agency an Environmental Assessment Form (the “EAF”) and related documents (collectively, the “Questionnaire”) with respect to the Facility, a copy of which is on file at the office of the Agency; and

WHEREAS, the Questionnaire has been reviewed by the Agency; and

WHEREAS, the Company and/or its predecessor in interest submitted a request to the Town of Islip Planning Board (“Town Board”) for the rezoning of the Land from an Industrial One District to a Downtown Development District for the project now known as Greybarn Bay Shore (the “Action”); and

WHEREAS, the Town Board determined that the Action in connection with the Facility (the “Action”), is an Unlisted Action for SEQR purposes; and

WHEREAS, pursuant to a resolution dated May 25, 2017, and a negative declaration dated, May 25, 2017, the Town Board determined that the Action will not have a “significant effect” on the environment, and, therefore, an environmental impact statement will not be prepared; and

WHEREAS, this determination constitutes a negative declaration for purposes of SEQR; and

WHEREAS, as an Involved Agency, the Agency must make its own findings under SEQR prior to funding, undertaking, or approving an Action; and

WHEREAS, the Agency has reviewed the Questionnaire and such other documents as the Agency felt it necessary or appropriate to examine to adequately review the proposed Action; and

WHEREAS, the Agency finds that the negative declaration of the Town Board accurately and adequately examines environmental issues presented by the Action; and

WHEREAS, the Company has agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities that may arise in connection with the transaction contemplated by the leasing of the Facility by the Agency to the Company;

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

Section 1. Based upon the EAF completed by the Company and other representations and information furnished regarding the Action, the Town Board, following

coordinated review, determined that, based upon its review of the EAF, the appropriate criteria for determination of significance, and such other and further information which the Town Board felt necessary to review the Action, that the Action would not have a "significant effect" on the environment and, therefore, an environmental impact statement will not be prepared. This determination constitutes a negative declaration for purposes of SEQR. The Agency hereby adopts the Town Board's negative declaration as its own negative declaration under SEQR.

Section 2. In connection with the acquisition, demolition, construction and equipping of the Facility the Agency hereby makes the following determinations and findings based upon the Agency's review of the information provided by the Company with respect to the Facility, including, the Company's application for financial assistance, the Requisite Materials and other public information:

- (a) There is a lack of affordable, safe, clean housing in the Town of Islip, Suffolk County;
- (b) Such lack of housing has resulted in individuals leaving the Town of Islip and therefore adversely affecting employers, businesses, retailers, banks, financial institutions, insurance companies, health and legal services providers and other merchants in the Town of Islip and otherwise adversely impacting the economic health and well-being of the residents of the Town of Islip, employers, and the tax base of the Town of Islip;
- (c) The Facility, by providing such housing will enable persons to remain in the Town of Islip and thereby to support the businesses, retailers, banks, and other financial institutions, insurance companies, health care and legal services providers and other merchants in the Town of Islip which will increase the economic health and well-being of the residents of the Town of Islip, help preserve and increase permanent private sector jobs in furtherance of the Agency's public purposes as set forth in the Act, and therefore the Agency finds and determines that the Facility is a commercial project within the meaning of Section 854(4) of the Act;
- (d) The Facility will provide services, i.e., housing, which but for the Facility, would not otherwise be reasonably accessible to the residents of the Town of Islip.

Section 3. The acquisition, demolition, construction and equipping of the Facility by the Agency, the subleasing and leasing of the Facility to the Company and the provision of financial assistance pursuant to the Act will promote job opportunities, health, general prosperity and the economic welfare of the inhabitants of the Town of Islip and the people of the State of New York and improve their standard of living, and thereby serve the public purposes of the Act, and the same is, therefore, approved.

Section 4. Subject to the provisions of this resolution, the Agency shall (i) acquire, demolish, construct and equip the Facility; and (ii) lease and sublease the Facility to the Company.

Section 5. The Company is hereby notified that it will be required to comply with Section 875 of the Act. The Company shall be required to agree to the terms of Section 875 pursuant to the Lease and Project Agreement, dated a date to be determined (the "**Lease Agreement**"), by and between the Company and the Agency. The Company is further notified that the tax exemptions and abatements provided pursuant to the Act and the appointment of the Company as agent of the Agency pursuant to this resolution are subject to termination and recapture of benefits pursuant to Sections 859-a and 875 of the Act and the recapture provisions of the Lease Agreement.

Section 6. Counsel to the Agency is authorized and directed to work with Transaction Counsel (Nixon Peabody LLP) to prepare, for submission to the Agency, all documents necessary to affect the transfer of the real estate described in the foregoing resolution.

Section 7. The Chairman, the Executive Director, the Deputy Executive Director and all members of the Agency are hereby authorized and directed (i) to distribute copies of this resolution to the Company, and (ii) to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this resolution.

Section 8. Any expenses incurred by the Agency with respect to the Facility, including the expenses of Transaction Counsel, shall be paid by the Company. The Company agrees to pay such expenses and further agree to indemnify the Agency, its members, directors, employees and agents and hold the Agency and such persons harmless against claims for losses, damage or injury or any expenses or damages incurred as a result of action taken by or on behalf of the Agency in good faith with respect to the Facility.

Section 9. This resolution shall take effect immediately.

I FURTHER CERTIFY that, because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 220.1 issued on March 12, 2020, suspending the Open Meetings Law, constituting Chapter 511 of the Laws of 1976 of the State of New York, the Agency's Board Meeting on April 21, 2020 (the "**Board Meeting**"), was held electronically via Live-Stream instead of a public meeting open for the public to attend in person. Members of the public were advised, via the Agency's website, to listen to the Board Meeting by going to <http://islipida.com/business-assistance/ida/ida-documents-2/96-ida-videos/ida-board-meetings/335-ida-board-meeting-4-21-2020.html>, and were further advised that the Minutes of the Board Meeting would be transcribed and posted on the Agency's website, and that all members of said Agency had due notice of said meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand as of the 21st day of April, 2020.

Assistant Secretary

EXHIBIT A

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Title 1 of Article 18-A of the New York State General Municipal Law will be held electronically via [conference call][webinar] by the Town of Islip Industrial Development Agency (the “Agency”) on the ____ day of ____, 2020, at _____.m., local time, in connection with the following matters:

R Squared Bay Shore LLC, a limited liability company organized and existing under the laws of the State of Delaware, on behalf of itself and/or the principals of R Squared Bay Shore LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “Company”), has applied to the Agency to enter into a transaction in which the Agency will assist in (i) the acquisition of four (4) parcels of land totaling approximately 1.45 acres located at 91 Fifth Avenue, 97 Fifth Avenue, 22 Oak Street and 3 Center Avenue, all in Bay Shore, New York 11706 (the “Land”), (ii) the demolition of an approximately 7,123 square foot building area located on a portion of the Land, (iii) the construction of an approximately 125,857 square foot mixed-use building (including parking garage) containing approximately 88 multi-family apartments, comprised of a mix of one-bedroom and two-bedroom units (at least 20% of the units will be set aside as affordable workforce housing), 2,400 square foot commercial space and other amenities including a pool, indoor and outdoor recreation space and seating areas located thereon (collectively, the “Improvements”), and (iv) the acquisition and installation therein of certain equipment and personal property including, but not limited to, residential appliances, HVAC systems, security cameras, card access, mailboxes (the “Equipment”; and together with the Land and the Improvements, the “Facility”), which Facility is to be leased by the Agency to the Company to be used by the Company as a multi-family mixed-use facility to be known as Greybarn Bay Shore (the “Project”). The Facility will be initially owned, operated and/or managed by the Company.

The Agency contemplates that it will provide financial assistance to the Company in the form of exemptions from mortgage recording taxes in connection with the financing or any subsequent refinancing of the Facility, exemptions from sales and use taxes in connection with the acquisition, demolition, construction and equipping of the Facility and exemption of real property taxes consistent with the policies of the Agency.

A representative of the Agency will, at the above-stated time and place, hear and accept written comments from all persons with views in favor of or opposed to either the proposed financial assistance to the Company or the location or nature of the Facility. Members of the public may [listen to] [view] the Public Hearing and comment on the Project and the benefits to be granted to the Company by the Agency during the Public Hearing by [insert instructions to dial into the conference call or log into the webinar]. Comments may also be submitted to the Agency in writing or electronically. Minutes of the Public Hearing will be transcribed and posted on the Agency’s website. At the hearing, all persons will have the opportunity to review the application for financial assistance filed by the Company with the Agency and an analysis of the costs and benefits of the proposed Facility.

Dated: April ___, 2020

TOWN OF ISLIP INDUSTRIAL DEVELOPMENT
AGENCY

By: William G. Mannix
Title: Executive Director

EXHIBIT B

MINUTES OF PUBLIC HEARING HELD ON
_____, 2020

TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY (R SQUARED BAY SHORE LLC 2020 FACILITY)

Section 1. _____ of the Town of Islip Industrial Development Agency (the “**Agency**”) called the hearing to order.

Section 2. The _____ then appointed _____, the _____ of the Agency, the hearing officer of the Agency, to record the minutes of the hearing.

Section 3. The hearing officer then described the proposed transfer of the real estate, the other financial assistance proposed by the Agency and the location and nature of the Facility as follows:

R Squared Bay Shore LLC, a limited liability company organized and existing under the laws of the State of Delaware, on behalf of itself and/or the principals of R Squared Bay Shore LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Company**”), has applied to the Agency to enter into a transaction in which the Agency will assist in (i) the acquisition of four (4) parcels of land totaling approximately 1.45 acres located at 91 Fifth Avenue, 97 Fifth Avenue, 22 Oak Street and 3 Center Avenue, all in Bay Shore, New York 11706 (the “**Land**”), (ii) the demolition of an approximately 7,123 square foot building area located on a portion of the Land, (iii) the construction of an approximately 125,857 square foot mixed-use building (including parking garage) containing approximately 88 multi-family apartments, comprised of a mix of one-bedroom and two-bedroom units (at least 20% of the units will be set aside as affordable workforce housing), 2,400 square foot commercial space and other amenities including a pool, indoor and outdoor recreation space and seating areas located thereon (collectively, the “**Improvements**”), and (iv) the acquisition and installation therein of certain equipment and personal property including, but not limited to, residential appliances, HVAC systems, security cameras, card access, mailboxes (the “**Equipment**”; and together with the Land and the Improvements, the “**Facility**”), which Facility is to be leased by the Agency to the Company to be used by the Company as a multi-family mixed-use facility to be known as Greybarn Bay Shore (the “**Project**”). The Facility will be initially owned, operated and/or managed by the Company.

The Agency contemplates that it will provide financial assistance to the Company in the form of exemptions from mortgage recording taxes in connection with the financing or any subsequent refinancing of the Facility, exemptions from sales and use taxes in connection with the acquisition, demolition, construction and equipping of the

Facility and exemption of real property taxes consistent with the policies of the Agency.

Section 4. The hearing officer then opened the hearing for comments from the floor for or against the proposed transfer of real estate, the other financial assistance proposed by the Agency and the location and nature of the Facility. The following is a listing of the persons heard and a summary of their views:

Section 5. The hearing officer then asked if there were any further comments, and, there being none, the hearing was closed at _____.

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 foregoing copy of the minutes of a public hearing held by the Town of Islip Industrial Development Agency (the “**Agency**”) on the ____ day of ____, 2020, at _____.m., local time, electronically via [conference call][webinar], with the original thereof on file in the office of the Agency, and that the same is a true and correct copy of the minutes in connection with such matter.

IN WITNESS WHEREOF, I have hereunto set my hand as of _____, 2020.

Assistant Secretary

EXHIBIT C

Requisite Materials

1. Fiscal and Economic Impact Summary, dated April 2, 2020, prepared by Nelson, Pope & Voorhis, LLC;
2. New York Law Journal Article, dated March 22, 2017 on Eligibility of Residential Developments for IDA Benefits by Anthony Guardino, Esq.; and
3. Ryan et al. v. Town of Hempstead Industrial Development Agency et al.

EXHIBIT C-1

Fiscal and Economic Impact Summary, dated April 2, 2020,
prepared by Nelson, Pope & Voorhis, LLC

FISCAL AND ECONOMIC IMPACT SUMMARY

Greybarn Bay Shore

Bay Shore, New York

NP&V No. 20081

Submitted to:

Rechler Equity Partners
85 South Service Road
Plainview, New York 11803

Submitted by:

Nelson, Pope & Voorhis, LLC,
Environmental Planning Consultants
572 Walt Whitman Road
Melville, New York 11747
Phone: (631) 427-5665

April 2, 2020



TABLE OF CONTENTS

	<u>PAGE</u>
TABLE OF CONTENTS	i
1.0 INTRODUCTION AND PURPOSE	1
2.0 METHODOLOGY	3
3.0 DEMOGRAPHICS AND LOCAL TRENDS	6
3.1 DEMOGRAPHICS	6
3.2 NATIONAL, REGIONAL AND LOCAL HOUSING MARKET TRENDS	10
4.0 CONSISTENCY WITH EXISTING COMPREHENSIVE PLANNING DOCUMENTS	13
5.0 SUMMARY OF FISCAL AND ECONOMIC IMPACTS	18
6.0 REFERENCES	30

ATTACHMENT A – NELSON, POPE & VOORHIS, LLC ECONOMIC ANALYSIS QUALIFICATIONS





FISCAL AND ECONOMIC IMPACT SUMMARY

Greybarn Bay Shore

Bay Shore, New York

NP&V No. 20081

Prepared For:

Rechler Equity Partners
85 South Service Road
Plainview, New York 11803

Prepared By:

Nelson, Pope & Voorhis, LLC
572 Walt Whitman Road
Melville, New York 11747
(631) 427-5665

Date:

April 2, 2020

1.0 INTRODUCTION AND PURPOSE

Nelson, Pope & Voorhis, LLC (NP&V) has been requested to prepare a fiscal and economic impact summary for a proposed mixed-use development known as Greybarn Bay Shore, located in Bay Shore, New York. NP&V is a professional environmental and planning firm with qualifications and expertise to prepare fiscal and economic impact analyses, and has a track record of similar completed projects, as well as residential and commercial market analysis and related economic development services to private and municipal clients. The economic qualifications of the firm and personnel are provided in Attachment A.

This analysis examines the fiscal and economic impacts that are anticipated to occur through the construction and annual operations of a mixed-use development to be located at 22 Oak Street, 3 Center Avenue and 97 5th Avenue in Bay Shore, within the Town of Islip, Suffolk County, New York. The location can be more specifically described as Suffolk County Tax Map District 500, Section 366, Block 4, Lots 13, 35 and 40.1, and District 500, Section 392, Block 1, Lot 38.

The proposed project responds to the public need for increased quality rental housing as well as increased transit-oriented development opportunities in the area, as recognized in multiple comprehensive planning documents and evidenced by current conditions within the surrounding community. The project provides a positive contribution toward addressing demand for such housing needs in Bay Shore, through the construction of 88 multi-family housing units and 2,400 square feet (SF) of retail space.



The proposed project will create strong economic activity by providing jobs and a solid future tax base. Consumer activity will ripple through the local community, creating beneficial fiscal and economic impacts throughout Bay Shore, the Town of Islip, Suffolk County, and the region as a whole.

This analysis examines and quantifies the fiscal and economic impacts that are anticipated to result from the proposed development at Greybarn Bay Shore. **Section 2.0** outlines the methodology and the sources of data used to project the fiscal and economic impacts generated in this analysis. **Section 3.0** examines and summarizes demographics and trends specific to the Bay Shore community, the Town of Islip and Suffolk County. In addition, this section examines trends among the local, regional and national housing market. **Section 4.0** analyzes relevant town and local planning documents specific to the Bay Shore community and summarizes the proposed project's consistency with such reports. **Section 5.0** summarizes the existing fiscal and economic conditions – including enrollment trends/population, budget, and current tax rates and levies for the Bay Shore Union Free School District (UFSD). This section also summarizes the land use and tax base composition, detailed budgets and the current tax rates and levies for both the Town of Islip and Suffolk County. Moreover, this section summarizes the fiscal impacts that are anticipated to result from the proposed project. These include beneficial impacts to the local school district as well as the generation of annual property tax revenues allocated to each of the taxing jurisdictions located within the boundary of the site, upon full taxation based on current tax dollars. This information is useful in understanding the future tax benefit. Lastly, **Section 5.0** presents a summary of the direct economic impacts, as well as those indirect and induced impacts that are estimated to occur – on output, employment and labor income – during both the 16-month construction period, and annually upon stabilized operations of the proposed project. **Section 6.0** outlines the references and sources of information utilized in this analysis.

2.0 METHODOLOGY

Various data and information from federal, state, local, and commercial data sources was used to analyze the existing conditions and projected fiscal and economic impacts stemming from the construction and annual operation of the proposed development at Greybarn Bay Shore.

Rechler Equity Partners supplied information regarding the unit mix, construction cost and construction schedule, as well as the estimated rental rates, employment and employee salaries during the annual operations of the proposed project.

Bay Shore Union Free School District (UFSD) provides data pertaining to the district budget, enrollment trends and per-pupil education costs.

The Town of Islip and Suffolk County provide information regarding approved budgets and current tax rates for the parcels that comprise the subject property. This tax information was used to compare the existing revenues to those that are projected to be generated upon full build-out and full taxation of proposed project.

New York State Education Department provides New York State District Report Cards and the Fiscal Accountability Summary reports specific to the Bay Shore UFSD. This information allows for an analysis of how the development may affect the school district's enrollment.

New York State Office of Real Property Services provides data pertaining to the existing tax base and tax revenues for the Town of Islip. This information was used to better understand how local budgets and taxing jurisdictions will be affected by the proposed project.

United States Bureau of Labor Statistics and New York State Department of Labor publish the Occupational Employment Statistics survey. This survey was used to estimate the wages earned among those employed within "construction and extraction" occupations in the Long Island labor market. These wages were assumed for each of the workers responsible for the construction of the proposed project. Moreover, the Quarterly Census of Employment and Wages was used to estimate the wages earned among those employed within the "retail trade" industry in the Long Island labor market. These wages were assumed for each of the employees during annual operations of the proposed project.

United States Census Bureau provides the latest population counts and other pertinent demographic data for Bay Shore, the Town of Islip and Suffolk County.

Environmental Systems Research Institute, Inc. (ESRI) generated on-demand demographic reports specific to Bay Shore, the Town of Islip and Suffolk County through their *Business Analyst Online* program. Various reports were created for each place, with demographic factors in these profiles including those pertaining to population, the number of households, housing occupancy, and median household income, among others. Data was collected for 2000 and 2010 as well as current estimates (2019) and five-year projections (2024), where available.

All estimates and projections provided by ESRI draw upon data from sources including the Current Population Survey, American Community Survey, Census of Retail Trade (all via the United States Census Bureau), Consumer Expenditure Survey (via the United States Bureau of Labor Statistics), United States Postal Service, Internal Revenue Service, National Bureau of Economic Research, and other commercial and federal data sources.

IMPLAN (formerly known as the Minnesota IMPLAN Group) developed an economic impact modeling system called IMPLAN, short for “impact analysis for planning.” The program was developed in the 1970s through the United States Department of Agriculture’s Forest Service, and was privatized in 1993.

IMPLAN is built on a mathematical input-output (I-O) model to express relationships between various sectors of the economy in a specific geographic location. The I-O model assumes fixed relationships between producers and their suppliers based on demand, and the inter-industry relationships within a region largely determine how that economy will respond to change. In an I-O model, the increase in demand for a certain product or service causes a multiplier effect; increased demand for a product affects the producer of the product, the producer’s employees, the producer’s suppliers, the supplier’s employees, and so on, ultimately generating a total impact in the economy that is greater than the initial change in demand.

The IMPLAN model is a method for estimating local economic multipliers, including those pertaining to production, value-added, employment, wage and supplier data. IMPLAN differentiates in its software and data sets between 546 sectors that are recognized by the United States Department of Commerce. Multipliers are available for all states, counties and zip codes, and are derived from production, employment and trade data from sources including the United States Census Bureau, County Business Patterns, Annual Survey of Government Employment, Annual Survey of Retail Trade; United States Bureau of Labor Statistics, Quarterly Census of Employment and Wages, Consumer Expenditure Survey; United States Department of Labor; Office of Management and Budget; United States Department of Commerce; Internal Revenue Service; United States Department of Agriculture, National Agricultural Statistical Service; Federal Procurement Data Center; and United States Bureau of Economic Analysis, Regional Economic Information System, Survey of Current Business, among other national, regional, state and local data sources.

IMPLAN is widely accepted as the industry standard for estimating how much a one-time or sustained increase in economic activity in a particular region will be supplied by industries located in the region. Federal government agencies such as the Army Corps of Engineers, Bureau of Economic Analysis, Bureau of Land Management, Environmental Protection Agency, Federal Reserve Bank, Fish and Wildlife Service, and National Park Service have used the multipliers to study the local impact of government regulation on specific industries and to assess the local economic impacts of Federal actions. State and local governments including New York State Department of Labor, New York State Division of the Budget, New York State Office of the State Comptroller, New York State Assembly and New York City Economic Development Corporation, have used the multipliers to estimate the regional economic impacts of government policies and projects and of events, such as the location of new businesses within their state, or to

assess the impacts of tourism. Likewise, businesses, universities and private consultants have used the multipliers to estimate the economic impacts of a wide range of projects, such as building a new sports facility or expanding an airport; of natural disasters; of student spending; or of special events, such as national political conventions.

NP&V personnel have received formal IMPLAN training through IMPLAN, and possess the qualifications to project economic impacts for a multitude of project types using this software. For the purpose of this analysis, multipliers specific to socio-economic data in Suffolk County's "Construction of new multifamily residential structures" industry were analyzed to determine the direct, indirect and induced economic impacts during the construction period of the proposed project. Moreover, multipliers specific to socio-economic data in Suffolk County's "Tenant-occupied housing," "Retail – Miscellaneous store retailers" and "Other real estate" industries were analyzed to determine the direct, indirect and induced economic impacts during the annual operations of the proposed project. A summary of these economic impacts can be found in **Section 5.0** of this analysis.

International Council of Shopping Centers and Urban Land Institute both publish standards pertaining to sales per square foot of retail space, for various types of shopping places. These standards were referenced in estimating annual output for the 2,400 SF of retail space proposed for development.

3.0 DEMOGRAPHICS AND LOCAL TRENDS

As noted in **Section 1.0**, this section examines demographics and socioeconomic characteristics, as well as trends specific to the Bay Shore community, the Town of Islip and Suffolk County. In addition, this section summarizes trends among the local, regional and national housing market.

3.1 Demographics

Population

Trends in the residential population and in the number of households were examined for Bay Shore,¹ the Town of Islip and Suffolk County. An analysis of past data, coupled with current estimates and projections, illustrate the changing needs of the community, and how such needs can be addressed within the local housing market – including the proposed Greybarn Bay Shore development.

As seen in **Table 1** and **Chart 1**, the population within Bay Shore has increased slightly since 2000. Between 2000 and 2010, the population of Bay Shore increased by 2.4%, or by approximately 600 persons. Similarly, the population within the Town of Islip grew by 4.0%, or by approximately 13,000 residents. Suffolk County witnessed greater population growth of nearly 74,000 persons, increasing by approximately 5.2% between 2000 and 2010.²

Current estimates and projections suggest continued moderate growth, yet at a slightly greater pace in Bay Shore and a slower pace within Islip and Suffolk County, through 2024. Based on the available standard demographic references, population within the Bay Shore community is expected to grow by 960 persons, growing by 3.6% between 2010 and 2024. The population within the Town of Islip is projected to increase by a mere 564 residents, with 0.2% growth projected to occur between 2010 and 2024. Population growth within Suffolk County is projected to increase by 1.1% between 2010 and 2024, to over 1.51 million persons.³ It is important to note that this population projection does not account for specific developments currently in the planning or approval process. Moreover, while such factors are examined at the local level, projections are not based solely upon specific build-out scenarios or land use analyses. Rather, the projections are based upon historical trends and current estimates at the county level, a time series of county-to-county migration data, an historical analysis of residential building permit data and residential postal delivery counts. Such data is supplemented with available information generated by nationwide databases, statistics providers and demographic and spatial analysis tools.

¹ Bay Shore demographics are based on the Bay Shore Census Designated Place (CDP) per the US Census.

² ESRI, *Community Profile Report*. All reports accessed via ESRI Business Analyst Online, March 18, 2020.

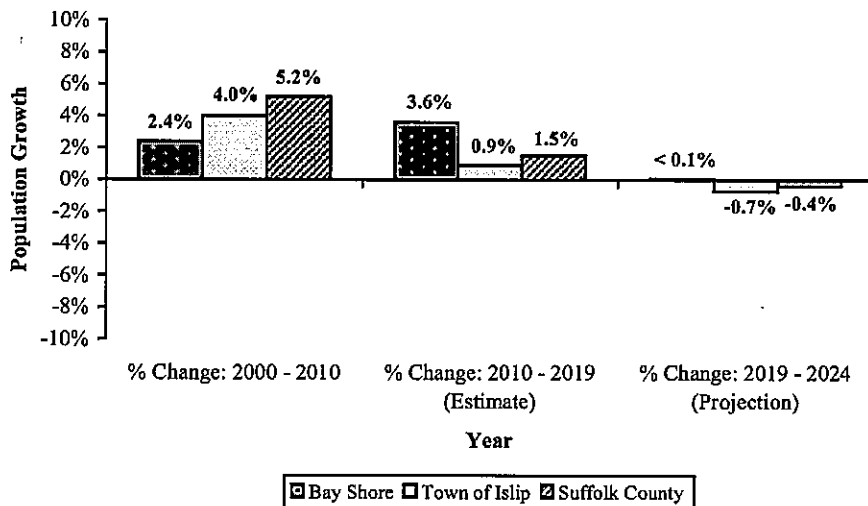
³ ESRI, *Community Profile Report*. All reports accessed via ESRI Business Analyst Online, March 18, 2020.

Table 1
POPULATION TRENDS

Year	Bay Shore	Town of Islip	Suffolk County
2000	25,726	322,612	1,419,369
2010	26,337	335,543	1,493,350
2019 (Estimate)	27,290	338,550	1,515,506
2024 (Projection)	27,297	336,107	1,510,196

Source: United States Bureau of the Census; ESRI Business Analyst; Analysis by Nelson, Pope & Voorhis, LLC.

Chart 1
CHANGE IN POPULATION



Source: United States Bureau of the Census; ESRI Business Analyst; Analysis by Nelson, Pope & Voorhis, LLC.

Households

Reflective of the population trends, the number of households within each place has also witnessed a moderate increase since 2000. As seen in **Table 2** and **Chart 2**, the number of households in Bay Shore increased by 2.4% between 2000 and 2010 – from 8,849 households in 2000 to 9,064 households in 2010. The Town of Islip witnessed more growth in the number of households than in its population, growing by 4,696 households, or 4.7% over the decade. Likewise, Suffolk County grew by over 30,000 households, or by 6.5% between 2000 and 2010.⁴

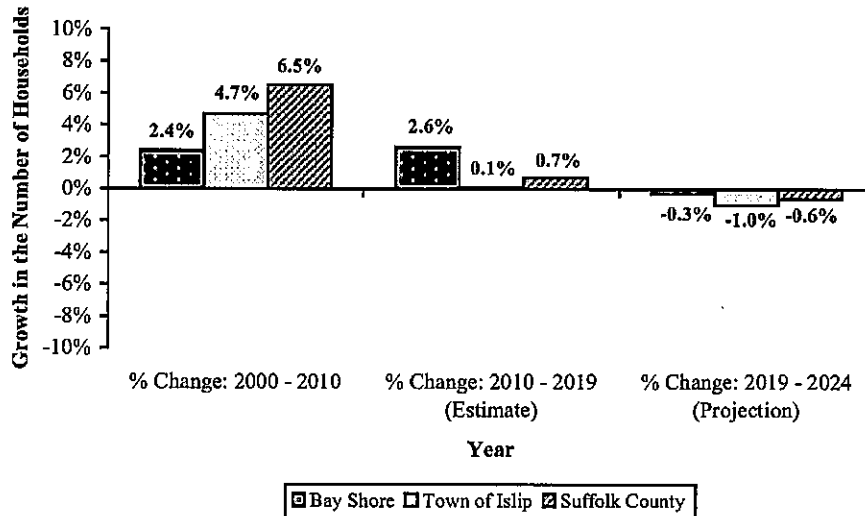
⁴ ESRI, *Community Profile Report*. All reports accessed via ESRI Business Analyst Online, March 18, 2020.

Table 2
HOUSEHOLD TRENDS

Year	Bay Shore	Town of Islip	Suffolk County
2000	8,849	98,935	469,299
2010	9,064	103,631	499,922
2019 (Estimate)	9,303	103,708	503,659
2024 (Projection)	9,272	102,700	500,460

Source: United States Bureau of the Census; ESRI Business Analyst; Analysis by Nelson, Pope & Voorhis, LLC.

Chart 2
CHANGE IN NUMBER OF HOUSEHOLDS



Source: United States Bureau of the Census; ESRI Business Analyst; Analysis by Nelson, Pope & Voorhis, LLC.

The latest estimates suggest 9,303 households currently exist within Bay Shore, 103,708 households in the Town of Islip and over 503,000 in Suffolk County. As seen with population trends, current estimates and projections suggest a slight decline among the number of households within each geographic area, between 2019 and 2024. Overall, Bay Shore is projected to experience approximately 4.8% growth in the number of households between 2000 and 2024.⁵

⁵ ESRI, *Community Profile Report*. All reports accessed via ESRI Business Analyst Online, March 18, 2020.

As seen in **Table 3**, the current estimated average household size in Bay Shore is 2.90 persons.⁶ This is lower than the average household size of that in the Town of Islip, at 3.22 persons per household, yet comparable to that of Suffolk County, at 2.95 persons per household. When compared to other parts of Suffolk County, the relatively smaller household size in Bay Shore is reflective of the relative greater number of single-person households, young professionals, young families, empty nesters and seniors in the community.

Table 3
AVERAGE HOUSEHOLD SIZE: 2019 (ESTIMATE)

Geographic Area	Household Size
Bay Shore	2.90
Town of Islip	3.22
Suffolk County	2.95

Source: United States Bureau of the Census; ESRI Business Analyst;
Analysis by Nelson, Pope & Voorhis, LLC.

Tenure

As seen in **Table 4**, the majority of the housing units in each geographic location are owner-occupied. Bay Shore has the greatest share of rental properties when compared to the Town of Islip and Suffolk County, with renter-occupied units comprising 36.9% of the housing stock. This is nearly double that of Suffolk County as a whole.⁷ The large share of renter-occupied housing units in the Bay Shore community is reflected in the relatively greater demand for such units within the local housing market.

Table 4
HOUSING TENURE: 2019 (ESTIMATE)

Housing Type	Bay Shore	Town of Islip	Suffolk County
Total Housing Units	9,932	112,050	579,465
Owner-Occupied	56.8%	72.1%	69.6%
Renter-Occupied	36.9%	20.5%	17.3%
Vacant Housing Units	6.3%	7.4%	13.1%

Source: United States Bureau of the Census; ESRI Business Analyst; Analysis by Nelson, Pope & Voorhis, LLC.

⁶ ESRI, *Community Profile Report*. All reports accessed via ESRI Business Analyst Online, March 18, 2020.

⁷ ESRI, *Community Profile Report*. All reports accessed via ESRI Business Analyst Online, March 18, 2020.

Income

Household income serves as a primary measure in determining affordability among various housing options within a given community. As seen in **Table 5**, households in Bay Shore have a median income of approximately \$76,649. The median household income within the Town of Islip and Suffolk County is significantly higher than that of Bay Shore – at \$93,257 and \$97,325, respectively.⁸ The considerably lower median household income levels found in Bay Shore are indicative of a population with a greater demand for affordable and workforce housing options.

Table 5
MEDIAN HOUSEHOLD INCOME: 2019 (ESTIMATE)

Geographic Area	Household Income
Bay Shore	\$76,649
Town of Islip	\$93,257
Suffolk County	\$97,325

Source: United States Bureau of the Census; ESRI Business Analyst;
 Analysis by Nelson, Pope & Voorhis, LLC.

3.2 National, Regional and Local Housing Market Trends

Current and projected local, regional and national housing conditions are an important component to understanding the market for new housing in the Bay Shore community. Many external economic forces are shaping the local housing market conditions in the community, Suffolk County and the Long Island region as a whole.

The national housing market has been strong, and as of December 2019, home construction was at its highest levels in 13 years.⁹ Nationally, new housing has been demanded to meet the needs of the young workforce. Conversely, aging long-term residences are being developed as infill multi-family housing in many downtown settings. Overall, housing sales increased by 10.8% between December 2018 and December 2019 – the highest sales level in almost two years. Likewise, new home sales increased by 23.0% over the same time period.¹⁰ However, construction has dipped over the past few months as the national economy faces coronavirus fears and uncertainty. Home-building declined the most in the Northeast region, falling by 25.1% between February 2020 and March 2020.¹¹ Market performance within the conventional multifamily real estate industry has decreased by 40% between mid-February and March 23rd, 2020.¹² It is expected that these trends will continue over the next few months, with our

⁸ ESRI, *Community Profile Report*. All reports accessed via ESRI Business Analyst Online, March 18, 2020.

⁹ The Associated Press, “New US home construction dips again in February” March 18, 2020, accessed via Long Island Business News.

¹⁰ Long Island Association, “LIA Monthly Economic Report.” February 2020.

¹¹ The Associated Press, “New US home construction dips again in February” March 18, 2020, accessed via Long Island Business News.

¹² CBRE, “CBRE Flash Call: COVID-19 Impact on Multifamily Real Estate” March 24, 2020.

economy dipping into a short-term recession.¹³ The Federal Reserve's move to reduce interest rates is projected to make credit more accessible and stimulate the real estate sector. With these lower interest rates, construction and real estate sectors may improve, but this will likely not occur until fears of the coronavirus have subsided.¹⁴

The housing market on Long Island is reflective of national trends, but there remains several issues and challenges specific to the region. As identified in the Long Island Index report *Long Island's Future: Economic Implications of Today's Choices*, a group of interconnected factors that limit market viability are contributing to the overall stagnancy: stagnant population growth, the decline in young families, high housing costs/limited housing options, and a lack of employment options. Stagnant population growth and the decline in young families are both aspects of the same issue, largely caused by the third point, high housing costs and limited housing options. Long Island is largely built out or limited by zoning, and subsequently, is feeling the pressure of unmet housing demand not only from its own communities, but on a regional scale as well.

Up until March 2020, Long Island's housing market remained strong, with home sales rising by 3.7%, and home sale prices rising more significantly – by 8.0% between February 2019 and February 2020 in Suffolk County.¹⁵ In Nassau County, home sales have increased by 7.3% between February 2019 and February 2020, while home sales prices increasing by 5.0% over the same period.¹⁶ According to the National Association of Realtors, Long Island residential real estate ranks as the 9th highest-priced metropolitan area in the nation, with the median sales price of single-family homes pegged at \$507,600 as of the third quarter of 2019.

Overall, rental properties remain limited, with an average vacancy rate of only 3.4% among apartments on Long Island as of January 2020. This vacancy rate was the 8th lowest among metropolitan areas in the nation, and well below the 5% measure of market equilibrium, at which neither renters nor owners are at a particular advantage. This indicates the strength of the local rental real estate market, and considerable unmet demand that remains in the local housing market. Median asking rents were \$2,157 per unit. As of January 2020, both asking rents (which averaged \$3,359 per unit) and vacancy rates (which averaged 3.9%) were higher for new rental space, constructed after 2009.¹⁷

Recent college graduates and young professionals are not seeking the same suburban lifestyle as previous generations; they are starting families later and prefer environments in which their live, work and play options are within close proximity to their place of residence. As such, housing is being developed which follows not only the national trend, but is also being created in transit-oriented development (TOD) locations surrounding train stations. According to the Long Island Index, the economic future of Long Island depends on developing such transit-oriented multifamily housing across all price points. Such higher density development around train

¹³ The Associated Press, "New US home construction dips again in February" March 18, 2020, accessed via Long Island Business News.

¹⁴ Long Island Association, "LIA Monthly Economic Report." March 2020.

¹⁵ Multiple Listing Service of Long Island, "Suffolk County Market Updates." February 2020.

¹⁶ Multiple Listing Service of Long Island, "Nassau County Market Updates." February 2020.

¹⁷ Long Island Association, "LIA Monthly Economic Report." February 2020.

4.0 CONSISTENCY WITH EXISTING COMPREHENSIVE PLANNING DOCUMENTS

As noted in Section 1.0, this section analyzes relevant town and local planning documents specific to the Bay Shore community and summarizes the proposed project's consistency with such reports. This includes the *Town of Islip Comprehensive Plan* (prepared in 1979), the *Town of Islip Comprehensive Plan Update* (prepared in 2011), the *Greater Bay Shore NY Rising Community Reconstruction Plan* (prepared in 2014) and Suffolk County Planning Commission's *Smart Communities through Smart Growth* plan (2000).

Town of Islip Comprehensive Plan

The *Town of Islip Comprehensive Plan* was prepared in 1979 and discusses a variety of planning issues which include housing, the environment, recreation, open space, public services, transportation, community identity, commercial and industrial development as well as historic preservation and urban aesthetics. The seven (7) goals of the Comprehensive Plan are:

- To promote housing which satisfies the needs and tastes of Islip citizens for the entire range of income levels in the Town;
- To protect the natural resources and environment of Islip;
- To provide recreational services of all kinds in adequate supply and easily accessible to all the Town's people;
- To provide or promote efficient, quality public services, including transportation, education, health, safety and consumer protection;
- To promote the development of identifiable communities and corresponding social activities;
- To promote only those commercial and industrial developments that are compatible with local employment needs and surrounding environments; and,
- To promote attractive environments that enhances the value of life with aesthetically pleasing surroundings.

The plan lists several issues in the hamlet of Bay Shore, with a specific focus on issues in the downtown (referred to as the "core area" in the plan), which includes the subject property. One of the key issues in the core area at the time of the plan was rooming and housing in old and unkempt former large single-family homes. These structures strained public services and paid low taxes as these types of housing units are single-assessed units but supported many individual tenants. Additionally, these types of housing options placed the greatest burden on community services and were lower in market value.

In order to address the issues outlined in the 1979 Comprehensive Plan, three alternative development scenarios were created to guide redevelopment in Bay Shore while also balancing the needs of the community. Of these three development scenarios, the Town determined a sub-regional center alternative would provide the most "balanced, identifiable community structure" and aligned with the existing community scale and character of the core area. This alternative proposes a considerable increase in the scale of residential, commercial and transportation facilities in the core area. Specifically, this alternative assumed 3,600 new housing units, high density housing types (townhouses, garden apartments and high rises), and an increase in commercial area (an optimum size of 450,000 square feet of additional commercial space) with the intention of creating additional employment opportunities. Recommendations to create a sub-regional center that pertain to the proposed Greybarn Bay Shore mixed-use development include:

Greater Bay Shore NY Rising Community Reconstruction Plan

The Greater Bay Shore NY Rising Community Reconstruction Plan (Greater Bay Shore NYRCR Plan) was prepared in 2014 as part of the NY Rising Community Reconstruction Program within the Governor's Office of Storm Recovery. The program was enacted in order to rebuild at risk communities impacted by extreme weather events (e.g., Superstorm Sandy) and rising sea levels. The NY Rising Community Reconstruction Program provides these communities with funding and technical expertise to "develop thorough and implementable reconstruction plans to build physically, socially, and economically resilient and sustainable communities."¹⁹

Critical issues for the Greater Bay Shore area were identified through public outreach that define the needs, opportunities, strategies and projects to create a more resilient and sustainable community. These critical issues include: flooding, extended recovery time for basic services, resiliency of the ferries and marinas, vulnerable populations, communications and educational outreach, critical services to the Southside Hospital-Northwell Health, water quality and recovery of the local economy including downtown Bay Shore. The needs and opportunities for both economic development and housing outlined in the Greater Bay Shore NYRCR Plan are as follows:

- **Economic Development**
 - Need: Continued growth in local tax base, new jobs, and greater resiliency of the economy;
 - Opportunity: Maintain economic base of business in the Village of Brightwaters and extend economic momentum related to medical corridor, Main Street, and marina area in Bay Shore;
 - Need: Improved integration of commercial, recreational, and tourism assets and functions;
 - Opportunity: Utilize strategies that can build upon and improve synergies within the Business Improvement District and/or Main Street between local businesses and tourism (to and from Fire Island);
 - Need: Improved resiliency and continuity of waterfront businesses; and,
 - Opportunity: Implement policies, plans, incentives to further support water-dependent marine economic activity and/ consider the appropriateness of additional water-enhanced commercial uses to improve economic diversity.
- **Housing**
 - Need: Improved or expanded relocation opportunities, where appropriate, for those (including vulnerable populations) located in extreme and high risk areas;
 - Opportunity: Facilitate the introduction of mixed-use development related to economic revitalization in non-risk areas;
 - Need: More safe, resilient housing in flood prone areas that meet the needs of the community; and,
 - Opportunity: Use best practices to address physical and practical aspects of raising older, large, or potentially historic houses (senior, ADA-compliant access).

A critical goal "is to ensure that the Community's social, economic, and natural-resource assets and systems that were affected by Superstorm Sandy are more resilient against future storms."

¹⁹ Jacobs and Cameron Engineering in coordination with the NY Rising Community Reconstruction Program. *Greater Bay Shore NY Rising Community Reconstruction Plan*. December 2014.

Both housing and economic centers were identified as priority assets in the Greater Bay Shore area. Specifically, there are a significant number of residences that are at risk of flooding and storm surge events. Housing resources, including those for low-income and seniors, were identified as the highest community value as local economies are unable to recover from devastating disasters without housing. Additionally, the primary economic centers, including the Montauk Highway/Main Street corridor, are critical resources for Bay Shore's economy, all of which are in flood risk areas.

It should be noted that the subject property is partially located in a moderate-risk area. To protect these priority assets, several projects are provided in the Greater Bay Shore NYRCR Plan. While there are no specific projects that relate to the proposed action, a general program noted in the Greater Bay Shore NYRCR Plan that supports the proposed Greybarn mixed-use development is the Housing Relocation Program, which encourages the voluntary relocation of housing out of extreme and high risk flood locations. As the subject property is located outside of the extreme- and high-risk flood locations and is not within a floodplain or flood hazard area, the proposed Greybarn mixed-use development is an appropriate location for new housing and commercial opportunities in the downtown. Furthermore, the proposed action will provide new retail opportunities that will support the Main Street corridor and the area's economy, while also providing housing resources that are essential to downtown Bay Shore. Therefore, the proposed Greybarn mixed-use development supports the intent of the Greater Bay Shore NYRCR Plan.

Suffolk County Planning Commission, Smart Communities through Smart Growth

As discussed in the 2000 *Smart Communities through Smart Growth* study, prepared by the Suffolk County Planning Commission, the characteristics of Long Island's current landscape are the result of development based on auto-centric zoning ordinances. The study discusses eight principles of "Smart Growth" development that can be used as guidelines for further development in communities throughout Long Island. The eight principles are as follows:

- Direct development to strengthen existing communities;
- Encourage mixed land uses and mixed-use buildings;
- Encourage consultation between communities;
- Take advantage of compact building sizes and create a range of housing opportunities;
- Provide a variety of transportation choices;
- Create pleasant environments and attractive communities;
- Preserve open space and natural resources; and,
- Make development decisions predictable, fair and cost-effective.

The proposed Greybarn Bay Shore development is consistent with these principles in that it will strengthen the existing Bay Shore community while encouraging mixed-use buildings. The mix of uses creates the density of development that is needed to sustain a healthy and walkable community. A local synergy would be created and the need for residents to drive to various uses is minimized. Further, the proposed development creates a range of housing opportunities at densities that are associated with a traditional downtown. The density, land costs and the presence of community support facilities make it easier to develop attractive housing that is affordable to a variety of income groups. Targeted groups such as senior, starter or workforce housing can be guided to such higher density housing with a variety of styles and housing types that are appropriate to locate near transit or town centers.

The proposed project's location proximate the LIRR station, pedestrian access, and attractive design will contribute to a pleasant environment and attractive community. This will strengthen the sense of place, community interest, and sense of pride in the community. Lastly, the proposed project will preserve open space and natural resources by creating a mixed-use development in an area with existing infrastructure, instead of committing open space for the new development. Therefore, the proposed Greybarn mixed-use development supports the intent of the Suffolk County Planning Commission's *Smart Communities through Smart Growth* study.



It is clear that there remains a need for alternative, pedestrian-friendly planning designs. The proposed project responds to the public need for increased quality rental housing as well as increased transit-oriented development opportunities in the area, as recognized in the aforementioned comprehensive planning documents and evidenced by current conditions within the Bay Shore community.

5.0 SUMMARY OF FISCAL AND ECONOMIC IMPACTS

As noted in Section 1.0, this analysis summarizes the existing conditions and the fiscal and economic impacts that are associated with the development of Greybarn Bay Shore. Fiscal impacts include the generation of property tax revenues and their distribution among local taxing jurisdictions, upon full taxation of the parcels. Economic impacts include direct, indirect and induced benefits on output, employment and associated labor income during the 16-month construction phase and during a stabilized year of annual operations.

The proposed project will increase the distribution of tax ratables throughout the Bay Shore UFSD, the Town of Islip and Suffolk County, upon full build-out and full-taxation of the development. Moreover, the proposed project will generate immediate construction jobs as well as permanent employment opportunities for Town and area residents. Such fiscal and economic benefits are most crucial for the economic well-being throughout the Bay Shore community, the greater Long Island region and New York State.

A summary of findings is provided herein, with detailed methodologies and references provided throughout this analysis. This analysis was prepared using methods, data and information that are considered to be industry standard for such fiscal and economic impact analyses.

Definition of Economic Impacts

A *direct impact* arises from the first round of buying and selling. These direct impacts can be used to identify additional rounds of buying and selling for other sectors of the economy and to identify the impact of spending by local households. An *indirect impact* refers to the increase in sales of other industry sectors, which include further round-by-round sales. An *induced impact* accounts for the changes in output and labor income by those employed within the region, resulting from direct and indirect impacts. The *total impact* is the sum of the direct, indirect and induced impacts.

Key Findings

Existing Conditions

- As seen in Section 3.0, and according to the latest commercial data estimates, there are currently approximately 27,290 persons residing within 9,663 housing units in Bay Shore. Likewise, there are currently approximately 338,550 persons residing within 110,665 housing units in the Town of Islip.²⁰
- The vast majority of assessed parcels in the Town of Islip are residential properties, comprising 84.5% of the total number of parcels. However, such properties comprise 62.7% of the Town's tax base²¹ and cause the greatest burden on community services.
- The Town of Islip adopted an operating budget for the 2019-20 fiscal year, with budgeted expenditures of over \$244.5 million and anticipated revenues of over \$229.0 million. This includes both town-wide funds and special district funds.²²

²⁰ ESRI, *Community Profile Report*. All reports accessed via ESRI Business Analyst Online, March 18, 2020.

²¹ New York State Office of Real Property Services, 2018 Annual Assessment Rolls, 2018 Parcel Counts by Individual Property Class Code.

²² Town of Islip, "2020 Adopted Budget."

- Suffolk County created a 2020 operating budget with expenditures of over \$3.2 billion and revenues of nearly \$4.1 billion.²³
- The proposed project is located within the boundaries of the Bay Shore UFSD. The latest Census estimates suggest that 92.1% of all school-aged children who are enrolled in school and reside within the school district boundaries attended public schools; the remaining 7.9% of school-aged children attend private schools.
- Student enrollment within the Bay Shore UFSD has slightly increased – by 199 students, or 3.5% – over the ten (10) years between the 2009-10 and 2018-19 academic years.²⁴
- According to the New York State School Report Card Fiscal Accountability Summary for the Bay Shore UFSD, expenditures averaged \$14,490 per general education student and \$42,314 per special education student during the 2017-18 academic year. During this year, 897 students, or 13.0% of the students within Bay Shore UFSD, were enrolled in the special education program.²⁵
- The Bay Shore UFSD adopted a balanced budget for the 2019-20 academic year, with revenues and expenditures totaling nearly \$159.4 million.²⁶
- Unemployment has decreased substantially since its peak in 2010-2012. As of December 2019, approximately 6,300 persons – 3.6% of the Town's labor force – are unemployed. While it is important to note that this data has not been seasonally adjusted, such trends are nonetheless slightly lower than that of Suffolk County and New York State.²⁷
- Since the subject property is comprised of both residential and commercial uses under existing conditions, the taxes are currently split between homestead and non-homestead taxes. Under Article 19, Section 1903 of the New York State Real Property Tax Law, this is a local option to establish two separate tax rates: a lower tax rate for residential property owners (homestead tax) and a higher rate for all other property owners (non-homestead tax).
- The project site is currently taxed at a rate of \$28.8660 per \$100 of assessed valuation (homestead rate) and \$39.0640 per \$100 of assessed valuation (non-homestead rate). This translates into a current generation of \$43,964 in property tax revenues.²⁸ The existing distribution of tax revenues is shown in Table 6.

²³ Suffolk County, "2020 Recommended Operating Budget, Narrative Summary Volume 1," 2019.

²⁴ New York State Department of Education.

²⁵ New York State Department of Education.

²⁶ Bay Shore UFSD.

²⁷ New York State Department of Labor.

²⁸ Town of Islip Receiver of Taxes.

**Table 6
EXISTING TAX REVENUES**

Taxing Jurisdiction	Current Tax Rate (per \$100 Assessed Valuation)	Current Tax Revenue	Percent of Total Tax Revenue
Total: School Tax	20.8300 - 30.6640	\$34,465	78.4%
Bay Shore School District – Non-Homestead	29.5730	\$32,235	73.3%
Bay Shore School District – Homestead	20.0890	\$1,004	2.3%
Bay Shore Library District – Non-Homestead	1.0910	\$1,189	2.7%
Bay Shore Library District – Homestead	0.7410	\$37	0.1%
Total: County Tax	3.3000	\$3,762	8.6%
County General Fund	0.1830	\$209	0.5%
County Police	3.1170	\$3,553	8.1%
Total: Town Tax	1.4370 - 2.1660	\$2,433	5.5%
General Town – Non-Homestead	1.1760	\$1,282	2.9%
General Town – Homestead	0.8060	\$40	0.1%
Town Excluding Villages – Non-Homestead	0.0490	\$53	0.1%
Town Excluding Villages – Homestead	0.0310	\$2	<0.1%
Combined Highway – Non-Homestead	0.9410	\$1,026	2.3%
Combined Highway – Homestead	0.6000	\$30	0.1%
Total: Other Tax	3.0070	\$3,304	7.5%
New York State Real Property Tax Law	0.2080	\$237	0.5%
Out of County Tuition	0.0740	\$84	0.2%
Bay Shore Fire District	1.1900	\$1,357	3.1%
Street Lighting District – Non-Homestead	0.1060	\$116	0.3%
Street Lighting District – Homestead	0.0730	\$4	<0.1%
Town Water	0.0350	\$40	0.1%
Bay Shore/Brightwaters Ambulance	0.4430	\$505	1.1%
Bay Shore Improvement District	0.3640	\$218	0.5%
Sewer District #3	0.5140	\$586	1.3%
Sewer District Benefit Fee	--	\$143	0.3%
New York State MTA Tax	--	\$15	<0.1%
TOTAL: ALL TAXING JURISDICTIONS	28.8660 - 39.0640	\$43,964	100.0%

Source: Town of Islip Receiver of Taxes; Analysis by Nelson, Pope & Voorhis, LLC.

General Impacts

- An analysis of housing occupancy estimates allows for the determination of the number of residents and school-aged children that would likely result from the proposed project. This derivation of the projected number of school-aged children is based on standard demographic multipliers published by the Center for Urban Policy Research at Rutgers University, which are based on the number of bedrooms, type of building and approximate rent. These data are important in projecting fiscal impacts to the school district as related to tax revenue and cost of education.
- The project is proposed to include the development of 88 multi-family residential units. Such housing is projected to create a total of 158 residents. Of this, it is projected that 10 persons will be school-aged children between the ages of five (5) and 17 years old, as seen in Table 7.

Table 7
IMPACT ON POPULATION

Parameter	1-BR Market- Rate Units ²⁹	2-BR Market- Rate Units ³⁰	1-BR Workforce Units ³¹	2-BR Workforce Units ³²	Total: All Units
Number of Units	59	11	15	3	88
Average Infants/Toddlers per Household	0.08	0.19	0.08	0.19	--
Average School-Aged Children per Household	0.08	0.23	0.08	0.23	--
Average Adults per Household	1.51	1.89	1.51	1.89	--
Projected New Residents	99	26	25	8	158
Infants/Toddlers	5	2	1	1	9
School-Age Children	5	3	1	1	10
Adults	89	21	23	6	139

Source: Center for Urban Policy Research at Rutgers University; Analysis by Nelson, Pope & Voorhis, LLC.

Anticipated Fiscal Impacts

- For taxing purposes, the total estimated market valuation of the proposed project is based upon total lease rates of approximately \$20 per square foot of retail space and monthly rental rates ranging from \$1,563 to \$2,900 per month for the residential properties.³³ As shown in Table 8, monthly rental rates for all 88 units total \$2.5 million per year.

Table 8
RENTAL RATES

Unit Type	Number of Units	Monthly Rental Rate	Total Gross Rent
1-BR Market-Rate	59	\$2,500	\$1,770,000
2-BR Market-Rate	11	\$2,900	\$382,800
1-BR Workforce	15	\$1,563	\$281,340
2-BR Workforce	3	\$1,915	\$68,940
Total: All Rental Units	88	--	\$2,503,080

Source: Data provided by Rechler Equity Partners; Analysis by Nelson, Pope & Voorhis, LLC.

²⁹ The demographic multiplier per housing unit assumes a renter-occupied 1-BR residence within a structure type of 5+ units, with rent of more than \$1,000 per month.

³⁰ The demographic multiplier per housing unit assumes a renter-occupied 2-BR residence within a structure type of 5+ units, with rent of more than \$1,100 per month.

³¹ The demographic multiplier per housing unit assumes a renter-occupied 1-BR residence within a structure type of 5+ units, with rent of more than \$1,000 per month.

³² The demographic multiplier per housing unit assumes a renter-occupied 2-BR residence within a structure type of 5+ units, with rent of more than \$1,100 per month.

³³ Commercial lease rates and residential rental rates provided by Rechler Equity Partners, in March 2020.

- After applying estimated loss from vacancies of 5%, as well as an expense ratio of 45% for residential use and 30% for commercial use, a capitalization rate of 0.1 and a Town equalization rate of 10.77%, the estimated assessed valuation of the proposed project upon full build-out and occupancy is approximately \$1.38 million. This is shown in Table 9.

Table 9
ESTIMATED ASSESSED VALUATION

Parameter	Residential	Commercial	Total: Proposed Project
Gross Annual Rents	\$2,503,080	\$48,000	\$2,551,080
Estimated Loss from Vacancies	5%	5%	--
Expense Ratio	45%	30%	--
Net Income	\$1,251,540	\$31,200	\$1,282,740
Capitalization Rate	0.1	0.1	0.1
Estimated Market Value	\$12,515,400	\$312,000	\$12,827,400
2019-20 Equalization Rate	10.77%	10.77%	10.77%
Assessed Value	\$1,347,909	\$33,602	\$1,381,511

Source: Data provided by Rechler Equity Partners; Assumptions and analysis by Nelson, Pope & Voorhis, LLC.

- Since multifamily residential properties are classified as commercial properties, it is assumed that the proposed project will be taxed under the non-homestead tax option for the purpose of this analysis.
- When the assessed valuation of \$1.38 million is applied to the current non-homestead tax rates, the proposed project is projected to generate \$542,820 in annual taxes under full build-out and full taxation of the property. This represents a net increase of over \$498,000 per year when compared to existing site conditions. The distribution of tax revenues is shown in Table 10.
- Fiscal impacts are projected based on full build-out and full taxation based on current assessments and projected revenues. It is noted that any tax deferral programs will delay and phase-in full taxation. The projection of tax revenues is useful in determining existing, PILOT and future taxation to assist with an understanding of existing and future taxes to assist the IDA in decision-making.

Table 10
ANTICIPATED TAX REVENUE GENERATION

Taxing Jurisdiction	Current Tax Revenue	Projected Tax Revenue	Change in Tax Revenue	Percent of Total Tax Revenue
Total: School Tax	\$34,465	\$423,627	\$389,161	78.0%
Bay Shore School District – Non-Homestead	\$32,235	\$408,554	\$376,320	75.3%
Bay Shore School District – Homestead	\$1,004	--	--	0.0%
Bay Shore Library District – Non-Homestead	\$1,189	\$15,072	\$13,883	2.8%
Bay Shore Library District – Homestead	\$37	--	--	0.0%
Total: County Tax	\$3,762	\$45,590	\$41,828	8.4%
County General Fund	\$209	\$2,528	\$2,320	0.5%
County Police	\$3,553	\$43,062	\$39,508	7.9%
Total: Town Tax	\$2,433	\$29,924	\$27,491	5.5%
General Town – Non-Homestead	\$1,282	\$16,247	\$14,965	3.0%
General Town – Homestead	\$40	--	--	0.0%
Town Excluding Villages – Non-Homestead	\$53	\$677	\$624	0.1%
Town Excluding Villages – Homestead	\$2	--	--	0.0%
Combined Highway – Non-Homestead	\$1,026	\$13,000	\$11,974	2.4%
Combined Highway – Homestead	\$30	--	--	0.0%
Total: Other Tax	\$3,304	\$43,680	\$40,376	8.0%
New York State Real Property Tax Law	\$237	\$2,874	\$2,636	0.5%
Out of County Tuition	\$84	\$1,022	\$938	0.2%
Bay Shore Fire District	\$1,357	\$16,440	\$15,083	3.0%
Street Lighting District – Non-Homestead	\$116	\$1,464	\$1,349	0.3%
Street Lighting District – Homestead	\$4	--	--	0.0%
Town Water	\$40	\$484	\$444	0.1%
Bay Shore/Brightwaters Ambulance	\$505	\$6,120	\$5,615	1.1%
Bay Shore Improvement District	\$218	\$5,029	\$4,811	0.9%
Sewer District #3	\$586	\$7,101	\$6,515	1.3%
Sewer District Benefit Fee	\$143	\$3,147	\$3,004	0.6%
New York State MTA Tax	\$15	--	--	<0.1%
TOTAL: ALL TAXING JURISDICTIONS	\$43,964	\$542,820	\$498,856	100.0%

Source: Town of Islip Receiver of Taxes; Analysis by Nelson, Pope & Voorhis, LLC.

- Approximately 92.1% of all school-aged children who are enrolled in school and reside within the Bay Shore UFSD boundaries attended public schools; the remaining 7.9% of school-aged children residing within the district attend private schools. For the purpose of this analysis, and when applying this factor to the ten (10) school-aged children projected to reside within the proposed project, it is estimated that one (1) student will attend private schools; the remaining nine (9) students are likely to attend public schools within the Bay Shore UFSD.
- The estimated nine (9) school-aged children anticipated to attend public schools within the Bay Shore UFSD will result in additional costs to the school district; however, this cost will be offset by the school tax revenue generated by the proposed project upon full taxation, with a substantial surplus that will benefit the school district as noted in review of Table 11 below.

Economic Impacts of Construction

A detailed analysis of direct, indirect and induced impacts generated during the 16-month construction period is outlined below. It is important to note that each of these impacts are temporary and are projected to occur only while the proposed project is being constructed.

- For the purpose of this analysis, it is anticipated that construction of the proposed project will commence in the first quarter of 2021, with the construction period anticipated to occur over a period of approximately 16 months, culminating mid-2022.³⁵
- The proposed project is projected to represent approximately \$18 million³⁶ in construction costs over the 16-month construction period.³⁷ This \$18 million in direct annual output is projected to generate an indirect impact of over \$2.2 million, and an induced impact of an additional \$5.8 million, bringing the total economic impact on output to nearly \$26.1 million during the 16-month construction period.³⁸
- During the construction period, direct employment refers to the number of short-term jobs necessary to complete the construction of the proposed project. Assuming that 50% of the construction costs are attributed to labor, and when the total labor costs of \$9.0 million are divided by the average wage among construction and extraction occupations on Long Island (\$67,550 per year, as reported by New York State Department of Labor's Occupational Employment Statistics survey), and adjusted for inflation to reflect the projected wages anticipated at the commencement of the construction period in 2021 (\$71,664 per year assumes an annual three percent inflation factor), it is assumed that the construction period will generate 94.2 jobs. When further applying a conversion factor of approximately 0.967 (per the IMPLAN software, specific to IMPLAN Sector 58: 'Construction of new multifamily residential structures' in Suffolk County, New York) to adjust these jobs to full-time equivalent (FTE) employees, it is estimated that the construction period will generate 91.1 FTE jobs, which are anticipated to last the entire duration of the 16-month construction period.
- The 91.1 FTE jobs created during the construction period will have an indirect impact of 13.1 FTE employees and an induced impact of 35.6 FTE employees in other industry sectors, bringing the total impact of the 16-month construction period to 139.8 FTE jobs.³⁹ This job creation – direct, as well as indirect and induced – is most crucial during Long Island's present economic state, and presents opportunities for persons who remain unemployed throughout the region.
- During the construction period, direct labor income refers to the annual earnings, wages, or salary paid to each of the workers responsible for the construction of the proposed project. Labor income typically comprises approximately 50% of the cost of residential construction; the remaining portion represents the cost of materials.⁴⁰

³⁵ Construction schedule provided by Rechler Equity Partners, in March 2020.

³⁶ For the purpose of this analysis, this figure and all other figures in the construction portion of this analysis reflect 2021 dollars, the year in which construction is assumed to commence.

³⁷ Construction costs provided by Rechler Equity Partners, in March 2020. It is important to note that all costs are estimates based upon market conditions as of the date of preparation of this analysis.

³⁸ According to IMPLAN, a multiplier of 1.576719 represents the total dollar change in output that occurs in all industries for each additional dollar of output delivered to final demand through the "Construction of new multifamily residential structures" (IMPLAN Sector 58) in Suffolk County, New York.

³⁹ According to IMPLAN, a multiplier of 11.207589 represents the total change in the number of jobs that occurs in all industries for each additional one million dollars of output delivered to final demand through the "Construction of new multifamily residential structures" (IMPLAN Sector 58) in Suffolk County, New York.

⁴⁰ Construction/renovations labor and materials estimates per architectural design group Nelson and Pope.

- Labor income is projected to total \$71,664 per year, per employee.⁴¹ When applied to the 16-month construction period, this represents approximately \$95,552 per employee, and \$9.0 million in collective earnings among the 91.1 FTE employees. This labor income is projected to have an indirect impact of \$841,360 and an induced impact of over \$2.0 million, bringing the total economic impact of the 16-month construction period to over \$11.8 million in labor income.⁴²

A summary of key economic findings projected to occur during the 16-month construction period is provided in **Table 12**.

Table 12
SUMMARY OF KEY ECONOMIC FINDINGS
DURING 16-MONTH CONSTRUCTION PERIOD

Impact Type	Output (Total Revenue) ⁴³	Employment (Total Number of FTE Jobs) ⁴⁴	Labor Income (Total Wages)
Direct Impact	\$18,000,000	91.1	\$9,000,000
Indirect Impact	\$2,279,313	13.1	\$841,360
Induced Impact	\$5,802,782	35.6	\$2,032,448
Total Impact	\$26,082,095	139.8	\$11,873,808

Source: Data provided by Rechler Equity Partners; New York State Department of Labor; Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

Economic Impacts of Annual Operations

A detailed analysis of direct, indirect and induced impacts generated annually during operations is outlined below. It is important to note that each of these impacts is permanent and on-going and they are projected on an annual basis, assuming continued stabilized operations.

- It is assumed that the proposed project will begin the operational phase of development upon the completion of the 16-month construction period, anticipated to occur mid-2022. For the purpose of this analysis, the first year of stabilized operations is assumed to occur in 2023.

⁴¹ New York State Department of Labor's Occupational Employment Statistics survey reports a mean wage of \$67,550 among those employed within construction and extraction occupations in the Long Island labor market. Data was collected between November 2015 and May 2018, and then updated to the first quarter of 2019 by making cost-of-living adjustments. An additional annual inflation factor of three percent (3%) was applied to the average wage, to reflect wages at the commencement of the construction period – estimated to occur in 2021 for the purpose of this analysis.

⁴² According to IMPLAN, a multiplier of 0.764650 represents the total dollar change in labor income of households employed by all industries for each additional dollar of output delivered to final demand through the "Construction of new multifamily residential structures" (IMPLAN Sector 58) in Suffolk County, New York.

⁴³ The direct impact of output is equal to the total construction cost of the proposed project over the 16-month construction period.

⁴⁴ For the purpose of this analysis, it is assumed that the persons employed during the construction of the proposed project will be employed for a duration of 16 months, from the commencement until the culmination of the construction period.

- Annual output will be generated in the form of monthly rental income, which averages the following⁴⁵:
 - \$2,500 for each one (1)-bedroom market-rate unit;
 - \$2,900 for each two (2)-bedroom market-rate unit;
 - \$1,563 for each one (1)-bedroom workforce unit; and,
 - \$1,915 for each two (2)-bedroom workforce unit.
- Annual rental income is anticipated to total \$2.5 million.
- Additional output will be generated in the form of annual leases of \$20 per square foot of retail space, totaling \$48,000 per year. Given these assumptions, the proposed project will generate \$2,551,080⁴⁶ in annual operational revenue.
- According to the International Council of Shopping Centers and the Urban Land Institute, retailers within a given super community/community shopping center (the classification that downtown areas fall within) in the United States generate median sales of \$284.30 per square foot of gross leasable area. When applied to the 2,400 SF of retail space proposed for development, this yields an additional \$682,320 in estimated sales revenue.
- In total, it is estimated that the proposed project will generate over \$3.2 million in annual output.
- The annual operational revenues⁴⁷ are projected to generate an indirect impact of over \$552,000 and an induced impact of over \$408,000 per year. This additional output is generated through round-by-round sales made at various merchants in other sectors of the regional economy. These include local retailers, service providers, banks, grocers, restaurants, financial institutions, insurance companies, health and legal services providers, and other establishments in the region.
- The sum of the direct, indirect and induced impacts results in a total economic impact on output of nearly \$3.9 million during annual operations.⁴⁸

⁴⁵ Assumptions pertaining to monthly rental rates provided by Rechler Equity Partners, in March 2020. It is important to note that all costs are estimates based upon market conditions as of the date of preparation of this analysis.

⁴⁶ For the purpose of this analysis, this figure and all other figures in the operations portion of this analysis reflect 2023 dollars, the year in which stabilized operations are assumed.

⁴⁷ The direct operational revenues include annual rent from the 88 multifamily units, tenant leases from the 2,400 SF of commercial space and sales revenues from the commercial space, totaling approximately \$3.2 million per year. It is important to note however, that the effect of retail/wholesale margins must be taken into account when projecting the economic impact of sales occurring within retail establishments. Margins represent the difference between producer and purchaser prices, or the mark-up that each retailer applies to a given product over and above the cost to produce. For the purpose of this analysis, margins specific to retail establishments in Suffolk County, New York, were applied to the economic impact of the \$682,320 in sales revenues projected to occur within the retail space proposed for development. This results in a direct impact of retail sales equal to \$307,258 per year among the retail space – representing the “profit” among retailers at the proposed project. The difference between this figure and the annual sales revenues of \$682,320 is attributed to the cost to produce the items being purchased at the retail space.

⁴⁸ According to IMPLAN, a multiplier of 1.769239 represents the total dollar change in output that occurs in all industries for each additional dollar of output delivered to final demand by “Retail – Miscellaneous store retailers” (IMPLAN Sector 412), a multiplier of 1.310452 represents the total dollar change in output that occurs in all industries for each additional dollar of output delivered to final demand by “Tenant-occupied housing” (IMPLAN Sector 448), and a multiplier of 2.028771 represents the total dollar change in output that occurs in all industries for each additional dollar of output delivered to final demand by “Other real estate” (IMPLAN Sector 447), in Suffolk County, New York.

- The proposed project is anticipated to generate 8.0 FTE jobs on site, which includes 4.0 FTE jobs associated with the residential component and an additional 4.0 FTE jobs associated with the retail component of the proposed project.⁴⁹ The 8.0 FTE jobs will have an indirect impact of 2.5 FTE employees and an induced impact of 2.4 FTE employees in other industry sectors, bringing the total economic impact of employment to 13.0 FTE jobs during annual operations.⁵⁰
- The 8.0 FTE jobs will generate a total of \$490,212 in collective labor income. This labor income includes employee salaries ranging from \$50,000 to \$90,000 for the four (4.0) FTE jobs associated with the residential component (and assume an average of \$70,000 for each position)⁵¹ and an average salary of \$35,680 for the four (4.0) FTE jobs associated with the commercial component of the proposed project (as reported by New York State Department of Labor's Quarterly Census of Employment and Wages, specific to Suffolk County's Retail Trade industry as of 2018). In addition, the labor income includes benefits equal to approximately 14.9% of the total salaries for the residential positions, and benefits equal to approximately 17.9% of the total salaries for the commercial positions.⁵²
- The \$490,212 in labor income will have an indirect impact of over \$178,000 and an induced impact of over \$143,000, bringing the total economic impact of labor income to \$812,052 during annual operations.⁵³

A summary of key economic findings projected to occur during annual operations is provided in Table 13.

⁴⁹ Assumptions pertaining to the direct employment within the residential component of the proposed project provided by Rechler Equity Partners, in March 2020. Assumptions pertaining to the direct employment within the commercial component of the proposed project assume average employee ratios specific to the retail industry, as published in various sources – including but not limited to the Commercial Buildings Energy Consumption Survey by the Energy Information Administration, Long Island Business News, CEQR Technical Manual, as well as Federal, State and local planning standards and design publications. Such ratios are considered to be industry standard for such fiscal and economic impact analyses. It is important to note that all assumptions are estimates based upon market conditions as of the date of preparation of this analysis.

⁵⁰ According to IMPLAN, a multiplier of 18.846410 represents the total change in the number of jobs that occurs in all industries for each additional one million dollars of output delivered to final demand by "Retail – Miscellaneous store retailers" (IMPLAN Sector 412), a multiplier of 6.519361 represents the total change in the number of jobs that occurs in all industries for each additional one million dollars of output delivered to final demand by "Tenant-occupied housing" (IMPLAN Sector 448), and a multiplier of 12.908856 represents the total change in the number of jobs that occurs in all industries for each additional one million dollars of output delivered to final demand by "Other real estate" (IMPLAN Sector 447) in Suffolk County, New York.

⁵¹ Assumptions pertaining to the annual salaries within the residential component of the proposed project provided by Rechler Equity Partners, in March 2020.

⁵² According to IMPLAN, a multiplier of 1.149518 represents the total benefits specific to employee salaries among "Tenant-occupied housing" (IMPLAN Sector 448) and "Other real estate" (IMPLAN Sector 447), and a multiplier of 1.179562 represents the total benefits specific to employee salaries among "Retail – Miscellaneous store retailers" (IMPLAN Sector 412) in Suffolk County, New York.

⁵³ According to IMPLAN, a multiplier of 0.906250 represents the total dollar change in labor income of households employed by all industries for each additional dollar of output delivered to final demand by "Retail – Miscellaneous store retailers" (IMPLAN Sector 412), a multiplier of 0.232582 represents the total dollar change in labor income of households employed by all industries for each additional dollar of output delivered to final demand by "Tenant-occupied housing" (IMPLAN Sector 448), and a multiplier of 0.534006 represents the total dollar change in labor income of households employed by all industries for each additional dollar of output delivered to final demand by "Other real estate" (IMPLAN Sector 447), in Suffolk County, New York.

Table 13
SUMMARY OF KEY ECONOMIC FINDINGS DURING ANNUAL OPERATIONS

Impact Type	Output (Annual Revenue)	Employment (Number of Annual FTE Jobs)	Labor Income (Annual Wages)
Direct Impact	\$2,926,142	8.0	\$490,212
Indirect Impact	\$552,648	2.5	\$178,624
Induced Impact	\$408,481	2.4	\$143,216
Total Impact	\$3,887,270	13.0	\$812,052

Source: Data provided by Rechler Equity Partners; New York State Department of Labor; Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

6.0 REFERENCES

Bay Shore Union Free School District, 2020. Bay Shore, New York.

Environmental Systems Research Institute, Inc., 2020. Community Profile: Bay Shore CDP, New York. Prepared on March 18, 2020. Accessed via ESRI Business Analyst, Redlands, California, 2020.

Environmental Systems Research Institute, Inc., 2020. Community Profile: Islip County Subdivision, New York. Prepared on March 18, 2020. Accessed via ESRI Business Analyst, Redlands, California, 2020.

Environmental Systems Research Institute, Inc., 2020. Community Profile: Suffolk County, New York. Prepared on March 18, 2020. Accessed via ESRI Business Analyst, Redlands, California, 2020.

IMPLAN, 2019. IMPLAN Economic Modeling System. Huntersville, North Carolina.

Jacobs and Cameron Engineering in coordination with the NY Rising Community Reconstruction Program, 2014. Greater Bay Shore NY Rising Community Reconstruction Plan. Albany, New York, 2014.

New York State Department of Labor, 2020. Labor Force and Unemployment Data, Local Area Unemployment Statistics Program, Albany, New York, 2020.

New York State Department of Labor, in partnership with United States Bureau of Labor Statistics, 2019. Occupational Employment Statistics Survey. Long Island Region, 2019.

New York State Education Department, 2020. The New York State School Report Card: Fiscal Accountability Summary for Bay Shore Union Free School District, School Year 2017-18. Information and Reporting Services, Albany, New York.

New York State Education Department, 2020. The New York State School Report Card: K-12 Enrollment for Bay Shore Union Free School District, School Year 2018-19. Information and Reporting Services, Albany, New York.

New York State Office of Real Property Services, 2019. 2018 Annual Assessment Rolls, 2018 Parcel Counts by Individual Property Class Code. Albany, New York, 2020.

Suffolk County, 2019. 2020 Recommended Operating Budget: Narrative Summary. Volume No. 1, 2019. Hauppauge, New York, 2019.

Suffolk County Planning Commission, 2000. Smart Communities through Smart Growth. Hauppauge, New York, 2000.

Town of Islip, 1979. Town of Islip Comprehensive Plan. Islip, New York, 1979.

Town of Islip, 2019. 2020 Adopted Budget. Islip, New York, 2019.

Town of Islip Department of Planning and Development, 2011. CP2011-01: Comprehensive Plan Update #1. Islip, New York, 2011.

Town of Islip Office of the Receiver of Taxes, 2019. Statement of Taxes. Islip, New York, 2019.

United States Census Bureau, 2020. 2013-2017 American Community Survey 5-Year Estimates. Accessed via American FactFinder. Washington, District of Columbia, 2020.

ATTACHMENT A
Nelson, Pope & Voorhis, LLC
Economic Analysis Qualifications



NELSON POPE & VOORHIS

ABOUT NELSON, POPE & VOORHIS...

ENVIRONMENTAL
PLANNING
CONSULTING

MUNICIPAL PLANNING
SEQRA COMPLIANCE
HARBOR MANAGEMENT
PLANNING
FEASIBILITY STUDIES
DUE DILIGENCE ASSISTANCE
REGIONAL PLANNING
ECONOMIC PLANNING
ENVIRONMENTAL SITE
ASSESSMENT
ENVIRONMENTAL SCIENCE &
ANALYSIS
WETLAND PERMITTING
STORM WATER MANAGEMENT
PLANS
WATERFRONT & COASTAL
ZONE PROJECTS
MAPPING
WATERSHED MANAGEMENT &
WATER SUPPLY
PERMITTING & PROCESSING
SUSTAINABILITY & LEED
PROJECT PLANNING &
SUPPORT

NELSON POPE & VOORHIS

572 Walt Whitman Road
Mehlville, New York
11747

PHONE: 631-427-5665
FAX: 631-427-5620
NPV@NELSONPOPE.COM

Nelson, Pope & Voorhis, LLC was formed in 1997 and has grown in capabilities and size since that time. The merging of Charles Voorhis & Associates (13 year history) with Nelson & Pope (a 50-year tradition in engineering and related services) created an environmental planning firm with a wealth of experience to bring to complex environmental problem solving, planning and feasibility, resource assessment and site investigations.

Nelson, Pope & Voorhis serves governmental and private sector clients in preparing creative solutions in the specialized area of complex environmental project management and land use planning and analysis.

Nelson, Pope & Voorhis has the benefit of knowledge of local issues, local resources, and the passion to provide the very best solutions and strategies for the local area. This provides unparalleled knowledge of the application of the community planning process, comprehensive planning and SEQRA Administration. The result is a team of highly compatible land use professionals that will get the job done in a manner that ensures real and implementable solutions.

Nelson, Pope & Voorhis employees are recognized as experts in environmental, land use and planning issues and have provided consulting services to various municipalities. NP&V encourages continuing education through participation in conferences and seminars for all staff and holds regular training luncheons utilizing APA and other training packages.

Nelson, Pope & Voorhis has a capable staff of professionals, including planners and economic analysts, ecologists, hydrologists, wetlands specialists and environmental professionals. When integrated with technical staff of Nelson & Pope, the team is expanded to include civil, sanitary and transportation engineers and land surveyors.

Nelson, Pope & Voorhis would appreciate the opportunity to discuss how we can assist you in achieving your goals. We are committed to providing quality environmental, planning and consulting services to all clients. This statement of qualifications is an introduction to the many services we provide with a focus on municipal services; the following pages contain a more detailed presentation of services offered by Nelson, Pope & Voorhis, as well as a sampling of completed projects and key staff resumes.

Call us at (631) 427-5665. We welcome the opportunity to serve your environmental, planning and consulting needs.



NELSON POPE & VOORHIS

MORE ABOUT NELSON, POPE & VOORHIS...

**ENVIRONMENTAL
PLANNING
CONSULTING**

**MUNICIPAL PLANNING
SEQRA COMPLIANCE
HARBOR MANAGEMENT**

**PLANNING
FEASIBILITY STUDIES
DUE DILIGENCE
ASSISTANCE**

**REGIONAL PLANNING
ECONOMIC PLANNING
ENVIRONMENTAL SITE**

**ASSESSMENT
ENVIRONMENTAL SCIENCE
& ANALYSIS**

WETLAND PERMITTING

**STORM WATER
MANAGEMENT PLANS
WATERFRONT & COASTAL
ZONE PROJECTS**

**MAPPING
WATERSHED MANAGEMENT
& WATER SUPPLY**

**PERMITTING & PROCESSING
SUSTAINABILITY & LEED
PROJECT PLANNING &
SUPPORT**

**NELSON POPE
& VOORHIS**

572 Walt Whitman Road
Melville, New York
11747

PHONE: 631-427-5665
FAX: 631-427-5620
NPV@NELSONPOPE.COM

Charles Voorhis is managing partner and is a member of the American Institute of Certified Planners (AICP) and is a Certified Environmental Professional (CEP), having over 30 years of experience in environmental planning on Long Island and the New York area. Mr. Voorhis oversees the business in terms of management, marketing and expertise, provides expert testimony in hearings and court proceedings, and ensures that client needs are served to the best of the firm's ability.

The firm has significant expertise in applied use of the State Environmental Quality Review Act (SEQRA) with understanding of the practical and legal use of this law from both the private and municipal perspective. Staffing includes environmental professionals assembled to work together as a team with complementary expertise and interests. NP&V personnel maintain wildlife collection permits in New York State, and are active contributors to the Long Island Geographic Information System (GIS) user group meetings and publications.

The firm has developed a number of copyright protected computer models for environmental analysis in the areas of: wildlife and ecology; water budget analysis and groundwater impacts; economic and market analysis; and stormwater impact prediction. The reports and graphics generated for projects are high in quality and professionally prepared through the use of state-of-the-art technology in digital aerial photography, geocoding and mapping of site features using differential global positioning systems (GPS), AutoCAD analysis/mapping, ESRI geographic information systems (GIS) programs including ArcMap and 3D Analyst and Spatial Analyst, custom spreadsheet models for regional land use impact assessment, and related technological tools for advanced data management and word processing. The seamless integration of environmental and engineering services with Nelson & Pope is accomplished by direct communication and computer networking to ensure that projects are managed through the review process to the development stage.

NP&V features three divisions, created to better serve clients with high quality, innovative and responsive consulting



NELSON POPE & VOORHIS

THE THREE DIVISIONS OF NP&V...

ENVIRONMENTAL PLANNING CONSULTING

**MUNICIPAL PLANNING
SEQRA COMPLIANCE
HARBOR MANAGEMENT
PLANNING
FEASIBILITY STUDIES
DUE DILIGENCE ASSISTANCE
REGIONAL PLANNING
ECONOMIC PLANNING
ENVIRONMENTAL SITE
ASSESSMENT
ENVIRONMENTAL SCIENCE &
ANALYSIS
WETLAND PERMITTING
STORM WATER MANAGEMENT
PLANS
WATERFRONT & COASTAL
ZONE PROJECTS
MAPPING
WATERSHED MANAGEMENT &
WATER SUPPLY
PERMITTING & PROCESSING
SUSTAINABILITY & LEED
PROJECT PLANNING &
SUPPORT**

NELSON POPE & VOORHIS

572 Walt Whitman Road
Muhlenberg, New York
11747

PHONE: 631-427-5665
FAX: 631-427-5620
NPV@NELSONPOPE.COM

The division of **ENVIRONMENTAL & COMMUNITY PLANNING** specializes in comprehensive local and regional planning. Technology is key in today's planning field and NP&V continues to keep pace with the most current tools available for planning applications. Use of Geographic Information System (GIS) software, 3D Analyst, ArcScene and Spatial Analyst, as well as CommunityViz (3-D simulation and analysis software), architectural SketchUp (modeling software), AutoCAD, and planning and analysis software and spreadsheets, results in rapid, accurate and high quality data, analysis, illustration and reporting. This division conducts planning studies, revitalization plans, community development/public participation activities, and human resource analysis including noise, air, demographic, socio-economic and visual resource assessment (including 3D simulations, photo simulations and shadow studies). The division is directed by Kathryn Eiseman, AICP and includes planners, economic analysts and GIS specialists with environmental, planning and architectural backgrounds.

The division of **ENVIRONMENTAL RESOURCE & WETLANDS ASSESSMENT** provides quality services in the preparation of Environmental Impact Statements (EIS's), Environmental Assessments (EA's), planning and zoning law review and preparation, stormwater permitting and erosion control compliance, and wetland delineation, assessment, mitigation and permitting. This division is headed by Carrie O'Farrell, AICP and has a capable staff including environmental scientists, wetland ecologists and environmental professionals to ensure timely delivery of quality products.

The division of **PHASE I/II ASSESSMENTS & REMEDIATION** performs Phase I and II Environmental Site Assessments (ESA's), voluntary cleanup, brownfields cleanup, RI/FS and all aspects of site remediation and investigation. The division is headed by Steven McGinn, CEI a member of Nelson & Pope's environmental services branch for 13 years with significant experience in preparation of Phase I/II ESA's field investigations and remediation. This division includes a staff of hydrogeologists and environmental professionals and coordinates required field equipment and laboratory services. NP&V has performed large and small assessments and provides the fastest possible turnaround to meet due diligence periods and deadlines which are often a factor in real estate transactions. NP&V Phase I/II ESA services are known and accepted by lending institutions throughout the tri-state area. NP&V owns, maintains and operates GPR (Ground Penetrating Radar) and PowerProbe units to provide expanded services in site investigations. A description of NP&V qualifications and resumes of personnel proposed for the project and specific project experience is included in the



NELSON POPE & VOORHIS

SUMMARY OF SERVICES...

ENVIRONMENTAL PLANNING CONSULTING

**MUNICIPAL PLANNING
SEQRA COMPLIANCE
HARBOR MANAGEMENT
PLANNING
FEASIBILITY STUDIES
DUE DILIGENCE ASSISTANCE
REGIONAL PLANNING
ECONOMIC PLANNING
ENVIRONMENTAL SITE
ASSESSMENT
ENVIRONMENTAL SCIENCE &
ANALYSIS
WETLANDS PERMITTING
STORM WATER
MANAGEMENT PLANS
WATERFRONT & COASTAL
ZONE PROJECTS
MAPPING
WATERSHED MANAGEMENT
& WATER SUPPLY
PERMITTING & PROCESSING
SUSTAINABILITY & LEED
PROJECT PLANNING &
SUPPORT**

NELSON POPE & VOORHIS

572 Walt Whitman Road
Muhlenberg, New York
11747

PHONE: 631-427-5665
FAX: 631-427-5620
NPV@NELSONPOPE.COM

What we do at Nelson, Pope & Voorhis...

- **SEQRA Compliance and Environmental Analysis:** Environmental impact statements (EIS); assessment forms (EAF); ecological and wildlife studies; noise and air emission impact studies; and compliance with Federal, State & local environmental regulations & laws.
- **Municipal Planning:** Full environmental and planning review services for municipalities including site plan and subdivision review, zoning board review and SEQRA Administration.
- **Regional and Community Planning:** Conceptual site development planning; public outreach: visioning workshops and charrettes; development alternatives; zoning; site yield studies; build-out analysis; visual analysis (3-D modeling; photo simulations) and comprehensive regional and hamlet planning studies.
- **Feasibility and Due Diligence Assistance:** Comprehensive research into site development related issues affecting project implementation, timing and costs.
- **Economic Planning:** Fiscal and economic impact analyses, market analyses & feasibility studies, economic development strategies, niche market and branding planning, tax base analysis, housing incentives and programs and community development.
- **Grants Administration:** Preparation of federal and state funded municipal grant applications, project management; including the preparation of all reporting documents.
- **Environmental Site Assessment:** Phase I, II and III environmental site assessments; geophysical surveys; remedial investigation and feasibility studies; Brownfield investigations; voluntary cleanup program; oil spill closure; asbestos and lead testing and abatement.
- **Soil Borings & Subsurface Investigations:** Soil borings, Ground Penetrating Radar; groundwater investigations, modeling; and flow studies; monitoring well and piezometer installation.



NELSON POPE & VOORHIS

SUMMARY OF SERVICES...

ENVIRONMENTAL PLANNING CONSULTING

MUNICIPAL PLANNING
SEORA COMPLIANCE
HARBOR MANAGEMENT
PLANNING
FEASIBILITY STUDIES
DUE DILIGENCE ASSISTANCE
REGIONAL PLANNING
ECONOMIC PLANNING
ENVIRONMENTAL SITE
ASSESSMENT
ENVIRONMENTAL SCIENCE &
ANALYSIS
WETLAND PERMITTING
STORM WATER
MANAGEMENT PLANS
WATERFRONT & COASTAL
ZONE PROJECTS
MAPPING
WATERSHED MANAGEMENT
& WATER SUPPLY
PERMITTING & PROCESSING
SUSTAINABILITY & LEED
PROJECT PLANNING &
SUPPORT

NELSON POPE & VOORHIS

572 Walt Whitman Road
Melville, New York
11747

PHONE: 631-427-5665
FAX: 631-427-5620
NPV@NELSONPOPE.COM

- **STORM WATER MANAGEMENT PLANS (SWPPPS):** Design of management plans for storm water and erosion control compliance with latest Federal and State regulations; preparation and processing of NOI; and site compliance during construction...
- **WATERFRONT AND COASTAL ZONE PROJECTS:** Planning; permitting of waterfront improvement projects; water quality data management and studies; and docking facilities...
- **MAPPING:** Inventory of physical features; GIS mapping; data management and analysis; and ground penetrating radar for identification of subsurface conditions...
- **WATERSHED MANAGEMENT AND WATER SUPPLY:** Comprehensive regional watershed and water supply management and planning studies...
- **PERMITTING AND PROCESSING:** Preparation and processing of environmental applications for submittal; client representation before municipal agencies and departments and expert testimony for legal support and hearings...
- **Wetland Permitting:** Flagging and identification of fresh water and tidal wetlands; preparation of wetland permitting; and wetland restoration plans.

Nelson, Pope & Voorhis has the benefit of knowledge of local issues, local resources, and the passion to provide the very best solutions and strategies for the local area. This provides unparalleled knowledge of the application of the community planning process, comprehensive planning and SEQRA Administration. The result is a team of highly compatible land use professionals that will get the job done in a manner that ensures real and feasible solutions.



ECONOMIC AND FISCAL IMPACT ANALYSIS, DEMOGRAPHIC AND COMMUNITY NEEDS ASSESSMENTS

ENVIRONMENTAL PLANNING CONSULTING

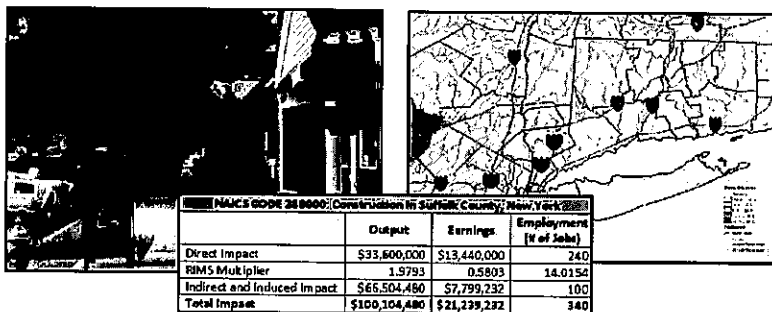
FEASIBILITY & DUE DILIGENCE
ASSISTANCE
REGIONAL & SITE PLANNING
ECONOMIC PLANNING
ENVIRONMENTAL SITE
ASSESSMENT
ENVIRONMENTAL SCIENCE &
ANALYSIS
WETLAND PERMITTING
STORM WATER MANAGEMENT
PLANS
WATERFRONT & COASTAL
ZONE PROJECTS
MAPPING
WATERSHED MANAGEMENT &
WATER SUPPLY
PERMITTING & PROCESSING
SUSTAINABILITY & LEED
PROJECT PLANNING &
SUPPORT

NELSON POPE & VOORHIS

572 Walt Whitman Road
Melville, New York
11747

PHONE: 631-427-5665
FAX: 631-427-5620
NPV@NELSONPOPE.COM

- FISCAL ANALYSIS
- ECONOMIC IMPACT ANALYSIS
- ECONOMIC DEVELOPMENT STRATEGIES
- MARKET POSITIONING & BRANDING
- MAIN STREET REVITALIZATION
- COMPREHENSIVE COMMUNITY NEEDS ASSESSMENTS
- SOCIOECONOMIC ANALYSIS
- DEMOGRAPHIC ANALYSIS
- TAX BASE ANALYSIS



Many of our clients know of our quality services in tax revenue and demographic impact analysis including demographic and school district impact assessments. This expertise combined with our expert use of Geographic Information System (GIS) and census data has allowed NP&V to complete quality fiscal and economic impact studies since the company was formed in 1997.

Our fiscal impact analyses identify project benefits in terms of tax revenue projections and demand for community services from various providers. We have expanded our capabilities and recently, our economic impact analyses concentrate on an expanded quantification of project benefits including job generation during the construction and operation of development, projected salaries, consumer spending, sales tax generation from spending and other economic "ripple effect" benefits. It is critically important to understand the full benefits of economic development projects during difficult economic times.

NP&V has a track record of completed, successful and built projects involving fiscal impact analysis, demographic assessment, market studies and customized analyses of community service related impacts in nearly all Towns in Nassau and Suffolk Counties. NP&V's economic planning expertise can be integrated into economic development strategies, project feasibility, balancing of mixed-use project scenarios, community development and assistance programs and needs assessments. Please contact us for more information on how we can assist with the economic planning aspects of your development, re-development, revitalization or community needs assessment project.



MARKET ANALYSIS

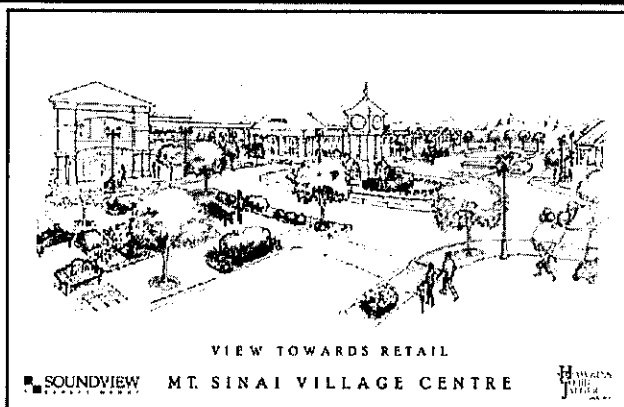
ENVIRONMENTAL PLANNING CONSULTING

FEASIBILITY & DUE DILIGENCE
ASSISTANCE
REGIONAL & SITE PLANNING
ECONOMIC PLANNING
ENVIRONMENTAL SITE
ASSESSMENT
ENVIRONMENTAL SCIENCE &
ANALYSIS
WETLAND PERMITTING
STORM WATER MANAGEMENT
PLANS
WATERFRONT & COASTAL
ZONE PROJECTS
MAPPING
WATERSHED MANAGEMENT &
WATER SUPPLY
PERMITTING & PROCESSING
SUSTAINABILITY & LEED
PROJECT PLANNING &
SUPPORT

NELSON POPE & VOORHIS

572 Walt Whitman Road
Melville, New York
11747

PHONE: 631-427-5665
FAX: 631-427-5620
NPV@NELSONPOPE.COM

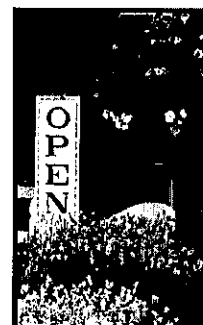


VIEW TOWARDS RETAIL

SOUNDVIEW MT. SINAI VILLAGE CENTRE

NP&V is a professional environmental and planning firm with qualifications and expertise to prepare various types of residential and commercial market analyses and feasibility studies, and has a track record of such completed projects throughout Long Island.

In the preparation of a market analysis, NP&V strives to identify and quantify the need for a specific type of development – be it a shopping center, office space, a new residential subdivision or an assisted living community, among others – that can be accommodated at a given location. NP&V is able to analyze the relationship between the supply and demand and reveal whether or not a given development could be supported in a specified location. This is accomplished through the definition of a target market area, a critical evaluation of demographics, socioeconomic characteristics and consumer trends, and an analysis of existing and comparable developments.



Findings and recommendations of our market analyses are tailored to each community, and provide the facts necessary to determine the viability of a given project, attract specific types of businesses, and market projects to possible investors. As such, our market analyses have proven to be a valuable tool in the decision-making process – for both the public sector and private developers.



NICHE MARKET AND BRANDING PLAN & BUILD-OUT/TAX BASE ANALYSIS TOWN OF BROOKHAVEN

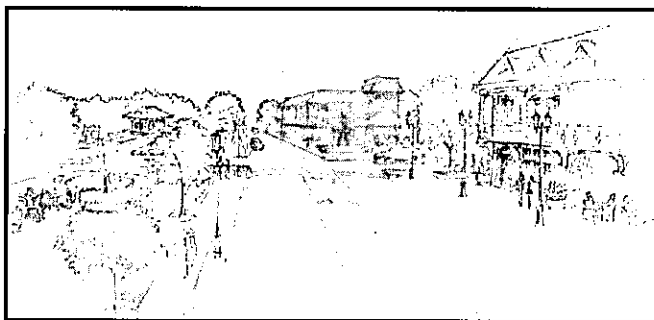
ENVIRONMENTAL PLANNING CONSULTING

**FEASIBILITY & DUE DILIGENCE
ASSISTANCE
REGIONAL & SITE PLANNING
ECONOMIC PLANNING
GRANT PREPARATION &
ADMINISTRATION
ENVIRONMENTAL SITE
ASSESSMENT
ENVIRONMENTAL SCIENCE &
ANALYSIS
WETLAND PERMITTING
STORM WATER MANAGEMENT
PLANS
WATERFRONT & COASTAL
ZONE PROJECTS
MAPPING
WATERSHED MANAGEMENT &
WATER SUPPLY
PERMITTING & PROCESSING
SUSTAINABILITY & LEED
PROJECT PLANNING &
SUPPORT**

NELSON POPE & VOORHIS

572 Walt Whitman Road
Melville, New York
11747

PHONE: 631-427-5665
FAX: 631-427-5620
NPV@NELSONPOPE.COM



Nelson, Pope & Voorhis (NP&V) is working with the Town of Brookhaven on a niche market and branding plan for Greater Bellport community. The focus of this plan is to form a set of recommendations that outline the necessary steps that members in the Greater Bellport community can take in order to successfully create a sense of place, community pride and positive perceptions through a more niche-oriented position in the local market. NP&V recommended various initiatives to make the Greater Bellport community unique and marketable, creating a place that people want to be, where people are comfortable, and a place that people remember and come back to time and again. The niche market and branding plan strives to promote the community's niche market to new residents, visitors and economic development opportunities alike, offering the Greater Bellport community the opportunity to develop a theme that they want to be known for.

NP&V is also working with the Town of Brookhaven on a build-out/tax base analysis, to analyze how the local school district could be impacted by growth. NP&V is working on the creation of a GIS model to compare tax assessments for various land use scenarios to ensure an adequate tax base to support increased growth in school population without disproportionate increases in residential tax rates. This model will be used to test assumptions for future development and analyze various alternatives in an automated fashion, allowing for easily comparison of scenarios and results. Ultimately, the model will provide a reality check for future planning with respect to provision of quality community services, and may provide support for creating additional commercial tax base within the district. The project is underway, and is nearing completion.



ECONOMIC DEVELOPMENT CHAPTER OF THE COMPREHENSIVE PLAN UPDATE TOWN OF SOUTHDOLD

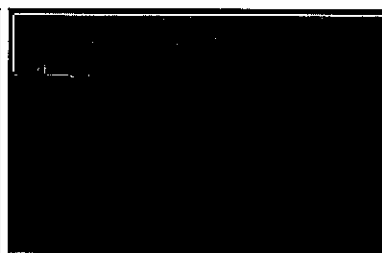
ENVIRONMENTAL PLANNING CONSULTING

FEASIBILITY & DUE DILIGENCE
ASSISTANCE
REGIONAL & SITE PLANNING
ECONOMIC PLANNING
ENVIRONMENTAL SITE
ASSESSMENT
ENVIRONMENTAL SCIENCE &
ANALYSIS
WETLAND PERMITTING
STORM WATER MANAGEMENT
PLANS
WATERFRONT & COASTAL
ZONE PROJECTS
MAPPING
WATERSHED MANAGEMENT &
WATER SUPPLY
PERMITTING & PROCESSING
SUSTAINABILITY & LEED
PROJECT PLANNING &
SUPPORT

NELSON POPE & VOORHIS

572 Walt Whitman Road
Melville, New York
11747

PHONE: 631-427-5665
FAX: 631-427-5620
NPV@NELSONPOPE.COM



In an effort to achieve the Town's vision, five goals and numerous objectives were formed to provide direction for future decision-making pertaining to the Town's economy. Much of the Town's economic vitality is based on the Town's unique rural, historic and maritime-based character as well as its natural resources. It is critical that these qualities be recognized, enhanced and protected. NP&V is currently working on the preparation of the economic chapter of the Comprehensive Plan Update for the Town of Southold to allow for the formation of appropriate recommendations and implementation strategies focused on long-term economic sustainability throughout the Town.

One of the specific tasks involved with the economic chapter of the Town's Comprehensive Plan is the zoning/build-out analysis. The Town of Southold is facing development pressure and is concerned about the impact that the current zoning may have on the Town's resources. The Town of Southold prepared a build-out analysis of several zoning districts, and NP&V funneled these findings into a model to assess the regional impact of full build-out and modified development scenarios. Ensuring quality of life, protection of environmental resources, housing needs and maintenance of the tax base were key elements of the model. This project involved the creation of a spreadsheet model to synthesize multiple evaluation factors to analyze the impact of full build out of the Town of Southold under its current zoning. This project is an update to a similar project completed for the Town in 2003.



RESUMES
Nelson, Pope & Voorhis

Charles J. Voorhis, AICP, CEP



Title

Managing Partner of Firm, Nelson, Pope & Voorhis, LLC; Melville, New York

Education & Training

- SUNY at Stony Brook; Master of Science in Environmental Engineering, concentration in Water Resource Management, 1984
- Princeton Associates; Groundwater Pollution and Hydrology Short Course, Princeton, New Jersey, 1983
- New York State Health Department, Environmental Health Training Course, Hauppauge, New York, 1982
- Southampton College of Long Island University; Bachelor of Science in Environmental Geology, 1977

Professional Affiliations, Certifications & Training

- American Planning Association, Washington, D.C.
- National Association of Environmental Professionals, Alexandria, VA
- Environmental Assessment Association, Scottsdale, Arizona
- American Water Resources Association, Syracuse, New York
- New York Water Pollution Control Association, Riverdale, NY
- Water Pollution Control Federation, Washington, D.C.
- Long Island Seaport & EcoCenter, Inc., Director, Port Jefferson, NY
- Boy Scouts of America, Trained Scoutmaster, Nathaniel Woodhull District,
- Historical Society of Port Jefferson, Trustee, Port Jefferson, NY
- Environmental Conservation Board, Village of Port Jefferson, NY
- Port Jefferson Village, Waterfront Advisory Committee, Port Jefferson, NY
- Town of Brookhaven Mount Sinai Harbor Advisory Committee, Medford, NY
- Brookhaven Conservation Advisory Council, Medford, NY

Professional Experience

Charles Voorhis is a professional planner (AICP) and a certified environmental professional (CEP) with both private sector and public sector experience. Mr. Voorhis has managed municipal projects including regional and local planning studies, wetlands and shoreline restoration, environmental impact statements, permit compliance and environmental analysis. Charles Voorhis has over 39 years of professional environmental planning experience, including the position of Director of Environmental Protection of the Town of Brookhaven, supervising the environmental implementation of the Town of Brookhaven Comprehensive Plan Update and secured grants under the Local Waterfront Revitalization Program. As a private consultant for over 23 years, Mr. Voorhis has managed environmental planning and analysis of large scale planning and development projects throughout Nassau and Suffolk Counties. Recent projects include a study to eradicate aquatic invasive/nuisance species in upper and lower Canaan Lakes, Yaphank, stormwater management studies on the north and south shores for the Town of Brookhaven and Town of Islip, completion of the Water Supply Management & Watershed Protection Strategy for the Town of Southold, completion of the Suffolk County North Shore Embayments Watershed Management Plan, and completion of the Lake Agawam Comprehensive Management Plan, as well as numerous environmental impact statements, wetland and shoreline feasibility analyses and management plans.

Project Experience

- Great Cove Watershed Management Plan, 2011
- Town of Southold Comprehensive Plan Update, Economic Chapter, 2010
- Beaver Dam Creek Watershed Management Plan, 2009
- Lake Agawam Comprehensive Management Plan, 2009
- Southold TDR Planning Report and GEIS, 2008
- The Residences at North Hills, DEIS and FEIS, 2005-06
- Town of Southold Comprehensive Implementation Strategy, 2003
- Southampton Agricultural Opportunities Subdivision, DEIS, FEIS and Findings, 2001
- Old Orchard Woods, DEIS and FEIS, 2000
- Town of Smithtown Armory Park, DEIS, 2000
- Town of Southold Water Supply Management & Water Protection Strategy, 2000
- Knightsbridge Gardens, DEIS and FEIS, 1997
- Camelot Village @ Huntington, DEIS, 1997
- Airport International Plaza, DEIS and FEIS, 1996
- Price Club @ New Rochelle, DEIS and FEIS, 1995
- Commack Campus Park @ Commack DEIS and FEIS, 1994
- Water Mill Shops @ Water Mill DEIS, 1993
- Town of Brookhaven Land Use Plan, 1987

Nicole Dellavecchia



Title

Economic Analyst/Planner

Education & Training

- Formal training course in the IMPLAN Economic Modeling System, Minnesota Implan Group, 2009
- Master of Urban Planning Specialization in International and Economic Development, SUNY University at Buffalo, 2006
- Bachelor of Arts- Economics, SUNY College at Geneseo, 2004
- Bachelor of Arts- International Relations, Specialization in Economic Development, SUNY College at Geneseo, 2004

Professional Affiliations, Certifications & Training

- American Planning Association
- State University of New York, College at Geneseo, Long Island Regional Alumni Committee, Member
- Ronald McDonald House of Long Island, Volunteer
- Special Olympics of New York, New York City Region and Long Island Region, Volunteer
- Alpha Phi Omega, Alumni

Professional Experience

Ms. Dellavecchia is an economic analyst and a planner with vast experience overseeing the preparation of market analyses and feasibility studies, niche market studies and branding plans, school district analyses, economic development strategies, as well as fiscal (projecting taxes and the impact to local jurisdictions) and economic (projecting job creation and associated revenues circulating throughout the economy) impact analyses for residential, commercial, office, industrial, recreational, hospitality, tourism and mixed-use developments. She has significant expertise in analyzing demographic data and preparing grant applications. Ms. Dellavecchia has been involved with corridor management plans, local waterfront revitalization plans, brownfield development, zoning plans, mall redevelopment, tourism plans and public participation and community visioning processes. Prior to joining NP&V in 2009, Ms. Dellavecchia was involved in numerous planning initiatives - including public-sector and private development projects throughout New York's Capital District, Southern Tier and Hudson Valley region, as well as within various municipalities/regions in Pennsylvania and Massachusetts.

Project Experience

- Fiscal and Economic Impact Analysis: Hampton Classic Horse Show (2018), The Hills at Southampton (2017), Dune Deck (2016), Renaissance Downtowns (New Rochelle, 2015; Huntington Station, 2015; Hempstead 2012), Canoe Place Inn (2014), The Meadows at Yaphank PDD (2011), New Frontier (2011)
- Commercial Market Analysis: Medford (2014), The Meadows at Yaphank PDD (2011), Mt. Sinai Village Centre (2011)
- Residential/Housing Market Analysis: Bellport and East Patchogue (2017), Brentwood Garden Apartments (2012), The Canal Property (2012), The Uplands at St. Johnland CCRC (2011)
- Waterfront Market Analysis: Town of Oyster Bay Eastern Waterfront Area (2011)
- School District Analysis: Mt. Sinai Meadows (2018), Jefferson Meadows (2011), North Manor Estates (2011)
- Niche Market and Branding Plan: North Bellport (2011)
- Economic Development Studies: Lawrence Aviation Redevelopment Feasibility Study (2017); Peconic River/Route 25 Corridor BOA (2015)
- Comprehensive/Master Planning: Village of Poquott (2011), Town of Southold- Economic Development Chapter and Demographics Chapter (2011)
- American Planning Association Massachusetts Chapter Award for Outstanding Planning, City of Pittsfield Master Plan, 2009

- Housing
 - Offer a variety of housing types;
 - Orient housing to services of the commercial area;
 - Develop new housing densities that allow high levels of amenities;
 - Encourage pedestrian access from residential areas to commercial and recreational areas;
 - New multi-family housing should contain predominantly one- and two-bedroom units that relate to young singles, starter families, mature couples and senior citizens; and,
 - Large clustered residential areas that are urban in character.
- Commercial
 - Convenience and comparison shopping to serve residents;
 - Specialty shopping to serve regional and adjacent community;
 - Support services for community residents; and,
 - Group commercial activities into walking configuration encouraging mix of land uses.

The core area is also divided into development areas, based on proposed density residential development and future land uses. Although the subject property is not depicted in a 'development area,' the subject property is located immediately north of Area I (near the train station), which proposes a mix of medium- and high-density residential development consisting of new housing clusters comprised of townhouses and garden apartments with high-rise structures. Medium density is proposed closer to the train station and the subject property; townhouses and garden apartments are specifically recommended for medium-density residential areas. A proposed land use change map identifies the subject property as both industrial and medium-density residential uses; the areas south of the train station proximate to the subject property are portrayed as medium-density residential.

Overall, the proposed project complies with the intent and recommendations provided in the *Town of Islip Comprehensive Plan* as the Greybarn Bay Shore mixed-use development will provide additional residential units and new retail opportunities to support the redevelopment of Bay Shore's core area.

Town of Islip Comprehensive Plan Update

The *Town of Islip Comprehensive Plan Update* was prepared in 2011, and consists of a single-page update to reflect the Town's shifting demographics and existing conditions. The *Update* notes that the town population has become older and more diversified (especially within the hamlets of Bay Shore, Brentwood and Central Islip), with relatively slow population growth occurring in these same three (3) hamlets. As of the date of publication of this *Update*, Bay Shore was noted to comprise 9% of the Town's total population of 335,000, with approximately 4,000 residents per square mile – the fourth densest hamlet within the Town. The *Update* notes that the Town is far less diversified in its housing stock when compared to other municipalities in Suffolk County, with single-family housing units comprising over 76% of the total housing stock.

The seven original goals of the 1979 Comprehensive Plan were deemed to be as important and valid then as they were when they were created, and remain the focus of the Town of Islip. As such, the proposed project is deemed to be consistent with the *Town of Islip Comprehensive Plan Update*.



stations will allow the attraction of young workers and new businesses, while reducing the pressure to develop Long Island's remaining open spaces. Many communities on Long Island have seen success in such transit-oriented development in recent years, with successful case studies including Wyandanch, Mineola, Patchogue, Ronkonkoma, and Farmingdale, among others.

Despite the relatively higher housing prices in the region, Long Island housing has become relatively more affordable over the past five years. In 2014, Long Island real estate was more affordable than just 16 metropolitan areas. This doubled to 32 metropolitan areas in 2019.¹⁸ However, Long Island still has an extensive need for affordable housing options. There remains a high demand for both owner-occupied and renter-occupied affordable and workforce housing throughout Long Island communities, including the Town of Islip and Bay Shore – as evidenced in Section 4.0.

¹⁸ National Association of Realtors

- The ratio of special education students to the total enrollment within the Bay Shore UFSD is approximately 13.0%. For lack of any other statistics to use as a basis for projection, it is assumed that the portion of special education students will remain constant with the development of the proposed project. When applied to the estimated nine (9) school-aged children that are projected to attend public schools, it is anticipated that eight (8) of these students would be enrolled within the general education program, while one (1) of these students would be enrolled within the school district's special education program.
- According to the New York State School Report Card, Fiscal Accountability Supplement for Bay Shore UFSD, expenditures averaged \$14,490 per general education student and \$42,314 per special education student during the 2017-18 academic year.³⁴ Given these assumptions, it is estimated that the nine (9) public-school students will result in additional costs to the Bay Shore UFSD amounting to approximately \$158,234 per academic year.
- As seen in Table 10, the proposed project is anticipated to levy tax revenues for the Bay Shore UFSD, estimated to total \$408,554 per year. These property tax revenues would cover all associated expenses incurred by the nine (9) public-school students, resulting in a net surplus revenue to the school district of over \$250,000 per year upon full taxation of the property. This net revenue could ease the district's need to tap into additional fund balances and could also help alleviate an increased burden on other taxpayers throughout the district. This is shown in Table 11.

TABLE 11
FISCAL IMPACT ON SCHOOL DISTRICT

Parameter	General Education	Special Education	Total All Students
Student Enrollment: Existing Conditions	6,022	897	6,919
Percentage of Enrollment: Existing Conditions	87.0%	13.0%	100.0%
Number of Additional Students in Public Schools: Proposed Project	8	1	9
Expenditure per Pupil: Existing Conditions	\$14,490	\$42,314	--
Additional Expenditures: Proposed Project	\$115,920	\$42,314	\$158,234
Projected Tax Revenue Allocated to School District: Proposed Project	--	--	\$408,554
Net Additional Revenue	--	--	\$250,320

Source: Bay Shore UFSD; New York State Education Department; Analysis by Nelson, Pope & Voorhis, LLC.

³⁴ This data reflects the most recently published data as of the date of submission of this analysis.

EXHIBIT C-2

New York Law Journal Article, dated March 22, 2017 on Eligibility of Residential
Developments for IDA Benefits

New York Law Journal

Real Estate Trends

WWW.NYLI.COM

VOLUME 257—NO. 54

An ALM Publication

WEDNESDAY, MARCH 22, 2017

ZONING AND LAND USE PLANNING

Eligibility of Residential Developments for IDA Benefits

By
Anthony S.
Guardino



It has been nearly 50 years since the New York State Legislature enacted legislation authorizing industrial development agencies (IDAs) for the purpose of promoting economic development. Now, towns, cities, and counties throughout the state have created their own IDAs under General Municipal Law (GML) Article 18-A (the IDA Act) and use them to encourage—and to financially assist—a wide variety of real estate developments, often to great success.

In many instances, however, an IDA's efforts are met with objections, both in and out of court. Recently, for example, tax benefits afforded by a town's IDA to the Green Acres Mall on Long Island aroused community criticism, and led New York State Comptroller Thomas DiNapoli to announce that he would audit the IDA to determine its compliance with policies and procedures related to its approval of the project.

ANTHONY S. GUARDINO is a partner with Farrell Fritz in the firm's Huppauge office.

There also continues to be disputes over the scope of projects that may receive IDA benefits. Last August, the Supreme Court, Seneca County, rejected a challenge to a decision by the Seneca County IDA to provide tax benefits for a casino being built in the county. *Nearpass v. Seneca County Industrial Development Agency*, 53 Misc. 3d 737 (Sup.Ct. Seneca Co. 2016). The petitioners argued that the casino was not a project defined in the IDA Act and, therefore, that it was ineligible for IDA benefits. They pointed out, among other things, that when the IDA Act first was enacted, casinos were prohibited in New York, and after casinos were allowed by amendment to the New York Constitution, the IDA Act was not amended to include casinos as a project entitled to IDA benefits.

The court was not persuaded and decided, instead, that the casino facility was a commercial project under the IDA Act and, in particular, that it also was a recreation facility within the purview of GML Section 854(9).

Perhaps more surprising than a dispute over the eligibility of a casino to receive IDA benefits was a recent court case that asked whether a residential development could qualify for IDA benefits—an issue of statewide significance. In *Matter of Ryan v. Town of Hempstead Industrial Development Agency*, Index No. 5324/16 (Sup.Ct. Nassau Co. Jan. 27, 2017), the Supreme Court, Nassau County, held that a residential apartment building project fell within the definition of a project for which IDA benefits may be granted.

After first providing background on the IDA Act, this column will discuss the court's decision in *Matter of Ryan* and its implications.

The IDA Act

When the legislation governing the creation, organization, and powers of IDAs in New York State was enacted in 1969, it provided that its general purpose was "to promote the economic welfare of [the state's] inhabitants and to actively promote, attract,

encourage and develop economically sound commerce and industry through governmental action for the purpose of preventing unemployment and economic deterioration." This intent was further evidenced by the original provision of GML Section 858, which provided that:

The purposes of the agency shall be to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing industrial, manufacturing, warehousing, commercial and research facilities and thereby advance the job opportunities, general prosperity and economic welfare of the people of the state of New York and to improve their standard of living.

The decision by the Nassau County Supreme Court in *Matter of Ryan*¹ provides confirmation that residential developments are eligible to receive industrial development agency benefits.

In approving the bill, then-Governor Nelson Rockefeller noted that "industrial development agencies provide one means for communities to attract new industry, encourage plant modernization and create new job opportunities." McKinney's 1969 Session Laws, Vol. 2, p. 2572.

The original legislation has been amended a number of times since 1969 to broaden the scope of permissible IDA activities. For example, the definition of project was expanded to specifically include construction of industrial pollution control facilities (L 1971, ch 978), winter recreation facilities and then recreation facilities generally (L 1974, ch 954; L 1977, ch 630), horse racing facilities (L 1977, ch 267), railroad facilities (L 1980, ch 803) and educational or cultural facilities (L 1982, ch 541).

As noted above, however, it has not been amended to specifically include casinos. And it also does not specifically include residential developments.

In 1985, however, the New York state comptroller's office was asked by the village attorney for the village of Port Chester whether construction of an apartment complex was a commercial purpose within the meaning of GML Section 854(4) and, thereby, whether it was a proper project for industrial development bond financing. In response, the Comptroller issued Opinion No. 85-51, 1985 N.Y. St. Comp. 70 (Aug. 16, 1985) (the "comptroller's opinion").

In the comptroller's opinion, the comptroller's office explained that, at its inception, the IDA Act's primary thrust was to promote the development of commerce and industry as a means of increasing employment opportunities.

The comptroller's opinion then reasoned that for an apartment complex to qualify as an eligible project under Article 18-A, it had to promote employment opportunities and prevent economic deterioration in the area served by the IDA.

The comptroller's opinion added that the comptroller's office was "not in a position to render an opinion" as to whether a project that consisted of the construction of an apartment complex was a commercial activity within the meaning of Article 18-A. Rather, it continued, such a determination "must be made by local officials based upon all the facts relevant to the proposed project."

Any such determination, the comptroller's opinion concluded, had to take into account the stated purposes of the IDA Act: "the promotion of employment opportunities and the prevention of economic deterioration."

When this issue reached the court in *Triple S. Realty v. Village of Port Chester*, Index No. 22355/86 (Sup. Ct. Westchester Co. Aug. 19, 1987), the Westchester County Supreme Court held that residential construction may be eligible for industrial development agency benefits if such construction "would increase employment opportunities and prevent economic deterioration in the area served by the IDA."

The decision by the Nassau County Supreme Court in *Matter of Ryan* provides further confirmation that

residential developments certainly are eligible to receive IDA benefits.

'Matter of Ryan'

The case arose after the Town of Hempstead Industrial Development Agency (TOHIDA) granted financial and tax benefits and assistance to Renaissance Downtowns UrbanAmerica, with respect to the construction of a new 336-unit residential apartment complex in the village of Hempstead on Long Island. That was Phase 1 of a multi-phase revitalization project that was planned to include additional mixed-use buildings and parking facilities.

The financial benefits and assistance granted by the TOHIDA included:

- exemptions from mortgage recording taxes for one or more mortgages;
- securing the principal amount not to exceed \$70 million;
- a sales and use tax exemption up to \$3.45 million in connection with the purchase/lease of building materials, services, or other personal property for the project; and
- abatement of real property taxes for an initial term of 10 years pursuant to a payment in lieu of taxes (PILOT) agreement.

Six petitioners, including a trustee for the village of Hempstead, challenged the TOHIDA's resolution in an Article 78 proceeding, arguing that an IDA could not grant benefits

for a project that was residential, either in whole or in part, in nature.

For their part, the respondents contended that the development of a residential rental building fell within the ambit of the statutory definition of a project entitled to receive an IDA's financial assistance and benefits in that it promoted "employment opportunities" and prevented "economic deterioration" in the area served by the IDA.

The court agreed with the respondents and dismissed the petition.

In its decision, the court noted that the comptroller's opinion had observed that the determination of whether construction of an apartment complex was a commercial activity within the meaning of the IDA Act had to be made by local officials based on facts relevant to the proposed project.

The court then pointed out that the TOHIDA had approved Renaissance's application for assistance with respect to the first phase of the revitalization project based on the TOHIDA's findings, that, among other things:

- the town of Hempstead was in need of attractive multi-family housing to retain workers in the town and attract new business;
- a healthy residential environment located in the town was needed to further economic growth;
- there was a lack of affordable, safe, clean multi-family housing within the town; and

- the facility would provide the nucleus of a healthy residential environment, and would be instrumental and vital in the further growth of the town.

Moreover, the court continued, the TOHIDA also found that the development of the first phase of the facility would "promote and maintain the job opportunities, health, general prosperity and economic welfare" of the town's citizens and "improve their standard of living."

Given that the project promoted employment opportunities and served to combat economic deterioration in the area served by the TOHIDA, the court upheld the TOHIDA's decision as rationally based and not arbitrary or capricious, an abuse of discretion, or an error of law.

Conclusion

IDA benefits can play an important role in real estate development. For nearly five decades, they have benefited New Yorkers in numerous situations. As the comptroller's office and the courts have recognized, a project—including a residential project—that demonstrates that it promotes employment opportunities and prevents economic deterioration is eligible to receive IDA benefits.

Reprinted with permission from the March 22, 2017 edition of the NEW YORK LAW JOURNAL. © 2017 ALM Media Properties, LLC. All rights reserved. Further duplication without permission is prohibited. For information, contact 877-251-3181 or nynews@alm.com. #07001-17-25

EXHIBIT C-3

Ryan et al. v. Town of Hempstead Industrial Development Agency et al.

SHORT FORM ORDER

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF NASSAU

P R E S E N T : HON. JEFFREY S. BROWN
JUSTICE

-----X TRIAL/IAS PART 13
In the Matter of DONALD L. RYAN, FLAVIA
IANNACCONE, JAMES DENON, JOHN M. WILLAMS,
REGINAL LUCAS and ROBERT DeBREW, JR.,

INDEX # 5324/16

Petitioners,

Mot. Seq. 1

Mot. Date 9.13.16

Submit Date 11.17.16

For A Judgment Pursuant to Article 78 of the New York
Civil Practice and Rules,

XXX

-against-

TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT
AGENCY, RENAISSANCE DOWNTOWNS
URBANAMERICA, LLC, and RDU PARCEL 1 LLC,

Respondents.
-----X

=====

The following papers were read on this motion:

Papers Numbered

Notice of Petition, Affidavits, Exhibits, Memorandum Annexed.....	1,2
Verified Answers.....	3,4,5
Opposing Affidavits.....	6,7,8,9,10,11,12
Reply Affidavits.....	13, 14
Sur-Reply Affidavit.....	15
Hearing Record (3 Vols.).....	16

=====

Application by petitioners pursuant to Article 78 to invalidate as *ultra vires* and to void the May 18, 2016 resolution passed by the Town of Hempstead Industrial Development Agency (TOHIDA) is decided as hereinafter provided.

In this Article 78 proceeding, petitioners seek to invalidate the resolution passed by respondent TOHIDA on May 18, 2016, which granted financial and tax benefits and assistance to respondent Renaissance Downtowns UrbanAmerica, LLC (Renaissance) *vis-a-vis* construction of a new 336 unit residential apartment complex on the northwest corner of the intersection of Washington and Front Streets (Phase I of the multi-phase Village of Hempstead downtown revitalization project¹ which was planned to include additional mixed use buildings/parking facilities). The Phase I property was a tax exempt Village property for at least 50 years until December 15, 2015 when it was acquired by respondent Renaissance.

The financial benefits and assistance granted include:

exemptions from mortgage recording taxes for one or more mortgages securing the principal amount not to exceed \$70,000,000;

sales and use tax exemption up to \$3,450,000 in connection with the purchase/lease of building materials, services or other personal property for the project;

abatement of real property taxes for an initial term of ten years pursuant to Payment in Lieu of Taxes Agreement (PILOT).

Based on the theory that the resolution was affected by an error of law, i.e., that residential apartment buildings are not included in the type of project or facility that is eligible for financial assistance under the General Municipal Law Article 18-A (Industrial Development Act [the IDA or the Act]), petitioners seek to invalidate the subject resolution as *ultra vires*/void.

In opposition, respondents first seek dismissal of the petition based on its alleged multiple fatal flaws including petitioners' lack of standing; failure to raise the *ultra vires* issue in the administrative proceeding before respondent TOHIDA; and failure to serve the attorney general in accordance with CPLR 7804(e).

The alleged flaws are not fatal and do not provide a basis for dismissal. Petitioners have standing to maintain an action for equitable or declaratory relief under State Finance Law § 123-b *vis-a-vis* the issue of whether the project herein falls within the definition of a "project" for which IDA benefits may be granted (*see Nearpass v Seneca County Indus. Dev. Agency*, 52 Misc 3d 533 [Sup Ct, Seneca County 2016 Falvey, J.]; *Dudley v. Kerwick*, 52 NY2d 542 [1981]; *cf.*

¹The development as outlined in the Appraisal Report (Exhibit "2" to the Petition) was approved in a unanimous 5-0, bi-partisan vote by the Village of Hempstead Board. It includes the construction of, among other things: residential units, structured parking, retail space, medical office building, mixed used artist loft with grade and basement level supermarket, surface parking office space, senior independent living apartment building, hotel and restaurant space.

Kadish v. Roosevelt Raceway Assoc., 183 AD2d 874, 875 [2d Dept 1992] [no standing under State Finance Law § 123-b (1) to challenge financing and acquisition of property by TOHIDA through bond issuance because statute specifically excludes bond issuance by a public benefit corporation). Further, the *ultra vires* issue was, in fact, raised in the administrative proceeding before respondent TOHIDA (Record: Vol. 3 Tab 25, pp 113-114), and the Nassau County Regional Office of the New York State Attorney General rejected service of the petition on the ground that the office did not represent respondent TOHIDA.

In further support of its dismissal, movants argue that the petition fails to state a viable cause of action as it is based on the false premise that an Industrial Development Agency may not grant benefits for a commercial project that is residential, either in whole or in part, in nature.

For the reasons which follow, the petition must be dismissed.

Pursuant to General Municipal Law § 858, an Industrial Development Agency

"shall be to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing industrial, manufacturing, warehousing, commercial, research and recreation facilities . . . and thereby advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York and to improve their recreation opportunities, prosperity and standard of living."

An Industrial Development Agency is thus a "governmental agenc[y] or instrumentalit[y] created for the purpose of preventing unemployment and economic deterioration (General Municipal Law § 852) and to "provide one means for communities to attract new industry, encourage plant modernization and create new job opportunities" (Governor's Mem., 1969 McKinney's Session Laws of N.Y. at 2572).

According to respondents, the development of a residential rental building falls within the ambit of the statutory definition of a project,² entitled to financial assistance and benefits, as set forth in § 854(4) of the General Municipal Law in that it "promotes employment opportunities and prevents economic deterioration in the area served by the industrial development agency" (Opns. St. Comp. No. 85-51 [N.Y.S. Cptr., 1985 WL 25843]).

In the opinion of the State Comptroller, the determination of whether construction of an apartment complex is a commercial activity within the meaning of the statute must be made by

²As set forth in § 854(4) the term "project" is broadly defined to include, in relevant part, "any land, any building or other improvement, and all real and personal properties located within the state of New York and within or outside or partially within and partially outside the municipality for whose benefit the agency was created. . . ."

local officials based upon facts relevant to the proposed project (*Id.* ["Local officials must determine, based upon all the relevant facts, whether construction of an apartment complex will promote employment opportunities and prevent economic deterioration. . . ."]). Respondents argue that TOHIDA acted within the scope of its authority in resolving to provide IDA assistance to the project since it would promote job creation and growth in a distressed area of the Village of Hempstead and serve as the first physical manifestation of the Village's Downtown Revitalization plan and a catalyst for future phases.

Here, the record establishes that a duly noticed public hearing was held regarding respondent Renaissance's application for TOHIDA assistance with respect to the first phase of the \$2.5 billion Hempstead Revitalization project for which site plan approval was already in place and a building permit issued. The resolution was granted based on respondent TOHIDA's findings, that, among other things:

- (a) The Town of Hempstead is in need of attractive multi-family housing to retain workers in the Town and attract new business;
- (b) a healthy residential environment located in the Town of Hempstead is needed in order to further economic growth;
- (c) there is a lack of affordable, safe, clean multi-family housing within the Town of Hempstead;
- (d) the facility will provide the nucleus of a healthy residential environment, and will be instrumental and vital in the further growth of the Town of Hempstead.

Respondent TOHIDA also found that:

the acquisition, construction and equipping of the Phase I Facility will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of the Town of Hempstead and the State of New York and improve their standard of living and thereby serve the public purposes of the Act;

the project conformed with local zoning laws and planning regulations of the Town of Hempstead; and

the project will not have a significant effect on the environment as determined in accordance with Article 8 of the Environmental Conservation Law and regulations promulgated thereunder.

The allegations proffered in opposition to the resolution, regarding traffic congestion; additional garbage/sewage; additional burden of increased student population in an already overcrowded/underfunded school district; burden of increased financial costs of municipal services to support increased population, are speculative and lack merit in the face of reasoned evaluation of the project by respondent TOHIDA as set forth in the record. As stated in the affidavit of Wayne J. Hall, Sr., Mayor of the Incorporated Village of Hempstead and Chairman of the Village Community Development Agency:

"the IDA benefits awarded to Renaissance for this particular Phase I of the development are critically important to the revitalization of the Village of Hempstead's downtown area, and are essential to the twin goals of preventing any further physical and economic deterioration of the area, as well as promoting employment opportunities to the Village."

As stated in the Socio-Economic Impact of the Village of Hempstead's Revitalization Plan report, dated March 31, 2016, (Exhibit "A" to the Affidavit of Donald Monti in Opposition to Petition):

"Upon completion, the overall revitalization of the Village of Hempstead will have generated an estimated \$4 billion in economic activity, comprised of economic activity during and after the construction period.

Nearly \$3 billion of primary and secondary economic activity will be generated from construction of the development encompassing 5 million square feet, comprising 2.8 million square feet of 3,500 residential units and 2.2 million square feet of mixed use, retail, hospitality, office and other commercial uses.

This will result in new socio-economic improvements to the Village of Hempstead that will provide much needed housing for Long Island's young professionals and active adults, and create during the construction period as many as 22,000 temporary construction and secondary jobs generating nearly \$1.4 billion in wages.

When completed, the revitalization will create approximately 6,000 permanent and 4,500 secondary jobs generating \$498 million in wages of which 1,500 of the permanent jobs generating \$125 million in wages projected to be held by Village of Hempstead residents. Thus, in total, the construction activity and resulting permanent jobs and their related secondary economic impacts are expected to generate nearly \$4 billion in primary and secondary economic impact, and over the 20 year PILOT period \$142 million in new county, town, school and village property taxes. and \$43.5 million in new county sales taxes."

In reviewing the actions of an administrative agency, courts must assess whether the determination was the result of an error of law or was arbitrary, capricious, or an abuse of discretion such that the actions at issue were taken without sound basis in reason and without regard to the facts (*Matter of County of Monroe v Kaladjian*, 83 NY2d 185, 189 [1994], citing *Matter of Pell v Bd. of Educ.*, 34 NY2d 222, 231 [1974]; *Akpan v Koch*, 75 NY2d 561, 570-71 [1990]; *Matter of Calvi v Zoning Bd. of Appeals of the City of Yonkers*, 238 AD2d 417, 418 [2d Dept 1997]). The agency's determination need only be supported by a rational basis (*Matter of County of Monroe v Kaladjian*, *supra*; *Matter of Jennings v Comm. N.Y. Dept. of Social Svcs.*, 71 AD3d 98, 108 [2d Dept 2010]). If the determination is rationally based, a reviewing court may not substitute its judgment for that of the agency even if the court might have decided the matter differently (*Matter of Savetsky v Zoning Bd. of Appeals of Southampton*, 5 AD3d 779, 780 [2d Dept 2004]; *Matter of Calvi v Zoning Bd. of Appeals of the City of Yonkers*, *supra*). It is not for the reviewing court to weigh the evidence or reject the choice made by the agency where the evidence conflicts and room for choice exists (*Matter of Calvi v Zoning Bd. of Appeals of the City of Yonkers*, *supra*, citing *Toys "R" Us v Silva*, 89 NY2d 411, 424 [1996]; *Akpan v Koch*, *supra*).

The record at bar establishes that in adopting the challenged resolution following a public hearing, review of Renaissance's application, and the environmental effects, respondent TOHIDA did not act in excess of its jurisdiction or beyond the scope of its authority; i.e., *ultra vires*. Nor was TOHIDA's decision after review of all of the circumstances to adopt the resolution finding that the Phase I facility constituted a "project" under the IDA affected by an error of law as would warrant relief under Article 78.

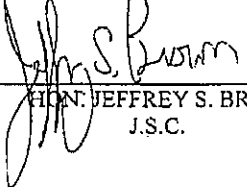
Where, as here, the project at issue promotes employment opportunities and serves to combat economic deterioration in an area served by an industrial development agency, a finding that the project falls within the ambit of the IDA is rationally based; neither arbitrary or capricious or an abuse of discretion, nor an error of law.

Accordingly, the petition is denied and the proceeding is hereby dismissed.

This constitutes the decision and order of this court. All applications not specifically addressed herein are denied.

Dated: Mineola, New York
January 25, 2017

ENTER:


HON. JEFFREY S. BROWN
J.S.C.

Attorney for Petitioner
LaReddola Lester & Assocs., LLP
600 Old Country Road, Ste. 224
Garden City, NY 11530
516-357-0056
5163570069@fax.nycourts.gov

Attorney for Respondent Renaissance Downtowns
Forchelli Curto Deegan Schwartz
Mineo & Terrana, LLP
333 Earle Ovington Blvd., Ste. 1010
Uniondale, NY 11553
516-248-1700
5162481729@fax.nycourts.gov

Attorneys for Respondent Hempstead Industrial
Lisa Bloom, Esq.
William F. Weir, Esq.
Nixon Peabody, LLP
50 Jericho Quadrangle, Ste. 300
Jericho, NY 11753
516-832-7500
lbloom@nixonpeabody.com

and

Ryan Brennan & Donnelly, LLP
John E. Ryan, Esq.
131 Tulip Avenue
Floral Park, NY 11001
516-328-1100
jryan@rbdllp.net

EXHIBIT D

Town of Islip Industrial Development Agency Uniform Tax Exemption Policy



TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY

UNIFORM TAX EXEMPTION POLICY

The Town of Islip Industrial Development Agency ("TOIIDA") provides financial assistance (tax-exempt or taxable bonds and/or straight lease transactions) for projects which promote the economic growth and health of Islip Town and the Long Island region. TOIIDA provides financial assistance to all projects and facilities as defined in Title I of Article 18A of the General Municipal Law. These projects and facilities as defined in Title 1 of Article 18A of the General Municipal Law (the "Act"). These projects and facilities include, but are not limited to: industrial, manufacturing, research and development, warehousing, commercial, office, recreation and other economic development projects. Also included are: affordable housing, senior housing, downtown housing, assisted living facilities, brownfield redevelopment projects and projects that eliminate commercial blight. Certain retail projects are included (those that are in conformance with Sec. 862 of the NYS GML, those that are part of a mixed use downtown redevelopment plan and those that involve the elimination of community blight).

All projects receiving financial assistance through TOIIDA are eligible for various tax exemptions and abatements. In reviewing applications for financial assistance, TOIIDA shall take into consideration, review and comply with all requirements and provisions of the Act.

I. REAL PROPERTY TAXES

- A. **Real Property Tax Abatement:** TOIIDA provides real property tax abatements in the form of reduction of existing taxes and/or freezing existing taxes and/or abating the increased assessment (value added) as a result of the project. Real property tax abatements may be structured in the form of fixed annual payments with or without scheduled increases over a period of time or in the form of abatements of the increased assessment that results from the project over a period of time or in the form of reduction of the existing taxes with a phase in back to the original tax level over a period of time. To evidence such abatements, TOIIDA will enter into a lease and project agreement or

other agreement evidencing the real property tax abatement relating to such project with the project occupant, which such agreement shall require payment of PILOT payments in accordance with the provisions set forth below.

Each project is reviewed and evaluated on a case by case basis. TOIIDA's review utilizes criteria that measure the projects level of significance and/or strategic value and/or impact upon the Town of Islip at both the micro and macro level as well as upon Long Island as a Region and/or the State economy.

As a general rule, the term of the real property tax abatement is ten years. The basic real property tax abatement provided by the TOIIDA is based upon the equivalent of Section 485-b of the New York State Real Property Tax Law. This section provides for a 50% real property tax abatement on the increased assessed value in the first year; 45% real property tax abatement in the second year; 40% abatement in the third year and thereafter declining 5% per year over a ten year period. A 485-b real property tax abatement is the minimum that TOIIDA provides. An enhanced real property tax abatement is considered and/or provided under the following circumstances:

1. **Existing Vacant Facilities & Brownfields:** In order to encourage "reuse" and upgrading of existing building stock and environmentally damaged properties commonly referred to as brownfields, TOIIDA may provide an enhanced real property tax benefit and abatement for projects involving vacant existing facilities and brownfields. The benefits may include freezing or reducing the assessment base of the pre-improved facility and granting of abatements that are equivalent of double the benefits provided by Section 485-b of the Real Property Tax Law. These abatements will consist of a 100% abatement on the increased assessed value in the first year; a 90% abatement in the second year; and 80% abatement in the third year and thereafter declining 10% per year over a ten year period.
2. **Significant/Strategic Projects:** TOIIDA may provide enhanced real property tax abatements (double 485-b) to projects that are considered significantly and strategically important to the economic well-being of Islip Town and the Long Island region. Provision of an enhanced real property tax abatement would be considered for high-tech and biomedical manufacturing; research and development; computer and data processing facilities; financial (back office) operations; professional services industry; corporate, national or regional headquarters; and projects deemed significant to the revitalization of distressed communities. Each project eligible for enhanced property tax abatement is evaluated pursuant to the guidelines/criteria contained in Attachment 1.
3. **Projects within the boundaries of the former Empire Zone:** TOIIDA provides enhanced real property tax abatement to projects located within the boundaries of the former New York State designated Empire Zone. The enhanced property tax abatement consists of a 100% abatement on the increased assessed value for the first 5 years; 90% in year 6; 80% in year 7 and thereafter declining 10% per year through year 14.
4. **Housing projects:** TOIIDA provides property tax abatements for standard rental housing projects (senior housing, assisted living facilities, downtown corridor

rental housing) that provide a public benefit in accordance with the Town of Islip Comprehensive Plan and related Planning Department studies. Including but not limited to the Central Islip Revitalization Master Plan and the Suffolk County Industrial and Commercial Incentive Board Plan, Zones 2 & 3. These abatements will consist of a 100% abatement on the increased assessed value in the first year; a 90% abatement in the second year; and 80% abatement in the third year and thereafter declining 10% per year over a ten year period. The ten year abatement period will commence upon the receipt of a certificate of occupancy for any portion of the qualified housing project and during the initial construction of property will be assessed and billed at the base value.

5. **Subsidized Housing:** For qualified housing projects (100% affordable housing projects). That provide a public benefit in accordance with the Town of Islip Comprehensive Plan and related Planning Department studies, TOIIDA may set flat PILOT payments on a per unit, per year basis. The length and term of these agreements will be determined on a case-by-case basis, based upon such factors as affordability, market conditions & the extent of public subsidies and participation in the project.
6. **Blighted Commercial Properties:** TOIIDA may provide enhanced property tax abatements (double 485-b) for projects that eliminate community blight as defined in Chapter 6A, Article II of the Islip Town Code.
7. **Mixed Use properties in Downtown Commercial Corridors:** TOIIDA may provide enhanced real property tax abatements (double 485-b) for projects in which a combination of residential and commercial construction work is performed to create a building used for mixed residential and commercial purposes. Such projects must be located within proscribed downtown corridors as contained in zones 2 & 3 of the Suffolk County Industrial and Commercial Incentive Board Plan adopted in 1999, as amended and/or those projects governed by Chapter 68 of the Town Code known as Downtown Development Districts and Business Districts.
8. **Town and/or other Municipally Owned Property:** Property owned by the Town of Islip and/or another municipal entity that is sold and/or leased to a private developer and/or private company may qualify for a 100% abatement and/or an enhanced abatement for periods up to 15 years. However, no village taxes will be abated in any PILOT Agreement entered into under this provision.
9. **Large Employment Generators:** Projects that create or retain 500 jobs or more may qualify for tax abatements for periods of up to 20 years. For new construction, this would be in the form of a 100% abatement the first year and declining 5% per year for 20 years. For existing buildings, the benefits may include reducing existing real property taxes and/or freezing the real property tax base and/or granting real property tax abatements on the increased value that result from the project for periods up to 20 years.
10. **Manufacturing Project:** TOIIDA may provide enhanced real property tax abatement to manufacturing projects. The enhanced property tax abatement consists of a 12 year term.

- B. Projects in Foreign Trade Zone:** For projects located within Islip's Foreign Trade Zone, all payments are made pursuant to land lease with the Town of Islip's Foreign Trade Zone Authority.
- C. Deviations from Policy:** TOIIDA reserves the right to deviate from its uniform real property tax abatement policy under special/extraordinary circumstances. Deviations can take the form of providing less or more in the way of real property tax abatements. These deviations would be done by reducing or increasing the percentage of the annual abatement, or by reducing or increasing the term of the PILOT Agreement, or by doing a combination of both. Provision of less in the way of real property tax abatements is applicable to projects that are subsequent phases of a previously TOIIDA financed, multi-phased project and/or TOIIDA determines that the benefit provided by these projects merits a reduced level of incentive (cost). Provision of more in the way of real property tax abatements is applicable to projects that are considered extremely significant and vital to the economic health and well-being of Islip Town and the Long Island Region. Any applicant may apply in writing to TOIIDA for increased real property tax abatement benefits setting forth reasons for a proposed deviation from the uniform policy. Such requests should set forth specific data and information which would cause TOIIDA to deviate from its uniform policy focusing, in whole or part, on the guidelines and criteria set forth in Attachment 1 hereto. Each time TOIIDA propose to deviate from its uniform real property tax abatement policy, it will provide written notification with any explanation for the deviation to the chief executive officer of each affected taxing jurisdiction.

II. SALES TAX EXEMPTIONS

- A. Eligible Expenses:** TOIIDA provides sales and use tax exemptions on all eligible materials and/or equipment used or incorporated into the project during the initial construction/renovation and equipping of the project. TOIIDA does not provide sales tax exemption for ongoing expenses after the project is completed. Unless otherwise determined by resolution of TOIIDA, the sales and use tax exemption may be up to one hundred percent (100%) of the sales and/or use taxes that would have been levied if the project were not exempt by reason of TOIIDA's involvement in the project.
- B. To provide such exemption:** TOIIDA shall execute a lease and project agreement or other agreement evidencing the sales and use tax exemption relating to such project with the project occupant. The period of time for which such exemption shall be effective shall commence no earlier than the date of execution of such agreement. Such agreement shall contain an expiration date for the continued availability of sales tax exemptions, which such expiration date shall be based upon the anticipated project completion date. Should the project not be completed by the expiration date, the project occupant must request an extension of the expiration date from TOIIDA prior to the stated expiration date. The sales and use tax exemption will also have a stated maximum amount of the exemption. If an applicant anticipated that it is going to exceed the stated amount of the sales and use tax exemption, they must request TOIIDA to increase the exemption amount before the applicant has exceeded the exemption in accordance with Section II D below.
- C. Reporting Requirements:** Project occupants (agents) are required to annually file a statement of the value of all sales tax exemptions claimed for the year to the New York State Department of Taxation and Finance. TOIIDA requires that each project occupant (agent) provides TOIIDA with a copy of that annual filing.

- D. **Deviations from Policy:** TOIIDA reserves the right to deviate from its uniform sales tax exemption policy under special/extraordinary circumstances. Deviations can take the form of providing less in the way of sales tax exemptions. These deviations would be done by reducing the full sales tax exemption to a partial sales tax exemption for the initial project completion period. Provision of less in the way of sales tax exemption is applicable to projects that are subsequent phases of a previously TOIIDA financed multi-phase project and/or TOIIDA determines that the benefit provided by these projects merits a reduced level of incentive (cost). If an exemption of less than one hundred percent (100%) is determined by TOIIDA to be applicable to a project, then the project operator shall be required to pay a Payment-in-lieu-of-tax to TOIIDA equal to the applicable percentage of sales and/or use tax liability not being abated. TOIIDA shall remit such payment within thirty (30) days of receipt thereof by TOIIDA, to the affected tax jurisdictions in accordance with Section 874(3) of the Act. Each time TOIIDA deviates from its uniform sales tax exemption policy, it will provide written notification, with an explanation for the deviation to the chief executive officer of each affected taxing jurisdiction.
- E. **LATER TERMINATION/INCREASE IN AMOUNT:** The Executive Director is authorized on behalf of TOIIDA to approve (i) requests regarding the extension of the completion date of its project and (ii) requests regarding an increase of sales and use tax exemptions in an amount not to exceed \$100,000.00 in connection with the purchase or lease of equipment, building materials, services or other personal property, without the need of approval of the board of directors of TOIIDA. Any requests for an increase of sales and use tax exemptions in an amount greater than \$100,000.00 will require public notice in accordance with the Act and approval of the TOIIDA board.

III. MORTGAGE RECORDING TAX

All TOIIDA assisted projects are eligible for a partial exemption from the mortgage recording tax imposed pursuant to Article 11 of the New York State Tax Law, except with respect that portion of the mortgage recording tax allocated to transportation districts referenced in Section 253(2)(a) of the Tax Law.

- A. **Project Related Financing:** Financing secured by a mortgage which is directly related to the project is exempt from the mortgage recording tax.
- B. **Non-Project Related Financing:** Financing secured by a mortgage which is not directly related to, or a part of, the project, are not eligible for exemption from mortgage recording tax.
- C. **Deviations from Policy:** TOIIDA reserves the right to deviate from its uniform mortgage recording tax exemption policy under special/extraordinary circumstances. Deviations can take the form of providing less in the way of mortgage recording tax exemptions. These deviations would be done by reducing the mortgage recording tax exemption from a full exemption to a partial exemption. Provision of less in the way of exemption from mortgage recording tax is applicable to projects that are subsequent phases of a previously TOIIDA financed multi-phase project and/or TOIIDA determines that the benefit provided by these project merits a reduced level of incentive (cost). Each time TOIIDA proposes to deviate from its uniform mortgage recording tax exemption policy, it will provide written notification with an explanation for the deviation to the Chief executive officer of each affected taxing jurisdiction.

IV. RECAPTURE OF BENEFITS:

ALL TOIIDA projects which receive financial assistance in accordance with the terms and provisions of this Uniform Tax Exemption Policy shall be subject to termination and recapture of any benefits received in accordance with TOIIDA's Recapture and Termination Policy, as such may be amended from time to time, and as required under the Act.

ATTACHMENT 1

ENHANCED REAL PROPERTY TAX ABATEMENT GUIDELINES/CRITERIA

TOIIDA considers the following significant indicators when determining whether to provide enhanced real property tax abatements. (These determinants are not all inclusive and are not in priority order):

1. ***Economy:*** Local and regional economic conditions at the time of application.
2. ***Jobs:*** The extent to which the project will directly create or retain permanent private sector jobs as well as “temporary” jobs during the construction period. In addition, the level of secondary “multiplier” jobs that will be created or retained as a result of the project.
3. ***Project Cost/Payroll:*** Level of direct annual payroll that results from the project as well as secondary “multiplier” payroll and payroll during the initial construction period.
4. ***Project Purpose:*** Type of industrial or commercial activity proposed for the facility.
5. ***Site Alternatives:*** Likelihood that the project will locate elsewhere resulting in subsequent real economic losses for retention projects and possible failure to realize future economic benefits for attraction projects.
6. ***Project Location:*** Nature of the property before the project (vacant land, vacant buildings, distressed community, Former Empire Zone, blighted property, downtown corridor).
7. ***Project Benefits:*** Amount of private sector investment as a result of the project and the level of additional revenue for local taxing jurisdictions.
8. ***Project Costs:*** Impact of the project and the proposed abatements/exemption on local taxing jurisdictions and extent to which will require additional services from local government entities.

**TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY
AGENDA ITEMS FOR APRIL 21, 2020**

AGENDA ITEM #5

TYPE OF RESOLUTION: INDUCEMENT RESOLUTION

COMPANY: SILVERBACK REALTY, LLC/MULTIDYNE
ELECTRONICS, INC. 2020

PROJECT LOCATION: 35 HOFFMAN AVE, HAUPPAUGE

JOBS (RETAINED/CREATED): RETAINED - 22 -
CREATE - 11 -

INVESTMENT:

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION TOWARD APPOINTING SILVERBACK REALTY LLC, A NEW YORK LIMITED LIABILITY COMPANY, ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF SILVERBACK REALTY LLC AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING AND MULTIDYNE ELECTRONICS, INC., A NEW YORK BUSINESS CORPORATION ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF MULTIDYNE ELECTRONICS, INC. AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING, AS AGENT(S) OF THE AGENCY FOR THE PURPOSE OF ACQUIRING, RENOVATING AND EQUIPPING THE FACILITY AND MAKING CERTAIN FINDINGS AND DETERMINATIONS WITH RESPECT TO THE FACILITY

WHEREAS, Silverback Realty LLC, a limited liability company organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Silverback Realty LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "**Company**") and Multidyne Electronics, Inc., a business corporation organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Multidyne Electronics, Inc. and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "**Sublessee**"), have applied to the Town of Islip Industrial Development Agency (the "**Agency**"), to enter into a transaction in which the Agency will assist in (a) the acquisition of an approximately 1.3 acre parcel of land located at 35 Hoffman Avenue, Hauppauge, New York 11788 (the "**Land**"), the renovation of an approximately 19,960 square foot building located thereon (the "**Improvements**"), and the acquisition and installation therein of certain equipment not part of the Equipment (as such term is defined herein) (the "**Facility Equipment**"; and together with the Land and the Improvements, the "**Company Facility**"), which Company Facility is to be leased and subleased by the Agency to the Company and further subleased by the Company to the Sublessee; and (b) the acquisition and installation of certain equipment and personal property (the "**Equipment**"; and together with the Company Facility, the "**Facility**"), which Equipment is to be leased by the Agency to the Sublessee and which Facility is to be used by the Sublessee for its primary use in the high-tech manufacture, design and warehousing of fiber optic communication equipment for the broadcast, cinema and professional AV industries (the "**Project**"); and

WHEREAS, the Agency will acquire a leasehold interest in the Land and the Improvements and title to the Facility Equipment and Equipment, will sublease and lease the Company Facility to the Company for further sublease to the Sublessee and will lease the Equipment to the Sublessee, all pursuant to 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 the same may be amended from time to time (collectively, the "**Act**"); and

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company and the Sublessee in connection with the Facility, consistent with the policies of the Agency, in the form of exemptions from mortgage recording taxes in connection with the financing or any subsequent refinancing of the Facility, exemptions from sales and use taxes and abatement of real property taxes, all to be more particularly described in a Final Authorizing Resolution to be adopted by the Agency prior to the closing of the transactions described herein; and

WHEREAS, as of the date of this resolution, no determination for financial assistance has been made; and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facility and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, prior to the date of the Hearing (defined below), the Agency will have prepared a cost/benefit analysis with respect to the proposed financial assistance; and

WHEREAS, prior to the closing of the transaction described herein, a public hearing (the "**Hearing**") will be held so that all persons with views in favor of or opposed to either the financial assistance contemplated by the Agency or the location or nature of the Facility can be heard; and

WHEREAS, notice of the Hearing will be given prior to the closing of the transaction described herein, and such notice (together with proof of publication) will be substantially in the form annexed hereto as Exhibit A; and

WHEREAS, the minutes of the Hearing are or will be substantially in the form annexed hereto as Exhibit B; and

WHEREAS, the Agency has given due consideration to the application of the Company and the Sublessee and to representations by the Company and the Sublessee that the proposed financial assistance is either an inducement to the Company and the Sublessee to maintain the Facility in the Town of Islip or is necessary to maintain the competitive position of the Company and the Sublessee in their respective industries; and

WHEREAS, the Company and the Sublessee will agree to indemnify the Agency against certain losses, claims, expenses, damages and liabilities that may arise in connection with the transaction contemplated by the leasing of the Facility by the Agency to the Company and the Sublessee.

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively, the "**SEQR Act**" or "**SEQR**"), the Agency constitutes a "State Agency"; and

WHEREAS, to aid the Agency in determining whether the Facility may have a significant effect upon the environment, the Company and Sublessee have prepared and

submitted to the Agency an Environmental Assessment Form and related documents (the "**Questionnaire**") with respect to the Facility, a copy of which is on file at the office of the Agency; and

WHEREAS, the Questionnaire has been reviewed by the Agency.

NOW, THEREFORE, BE IT RESOLVED by the Town of Islip Industrial Development Agency (a majority of the members thereof affirmatively concurring) that:

Section 1. Based upon the Environmental Assessment Form completed by the Company and the Sublessee and reviewed by the Agency and other representations and information furnished by the Company and the Sublessee regarding the Facility, the Agency determines that the action relating to the acquisition, renovation, equipping, and operation of the Facility is a Type II action under SEQR and therefore, does not require further environmental review.

Section 2. The acquisition, renovation and equipping of the Facility by the Agency, the subleasing and leasing of the Company Facility to the Company for further subleasing to the Sublessee, the leasing of the Equipment to the Sublessee and the provision of financial assistance pursuant to the Act will promote job opportunities, health, general prosperity and the economic welfare of the inhabitants of the Town of Islip and the people of the State of New York and improve their standard of living, and thereby serve the public purposes of the Act, and the same is, therefore, approved.

Section 3. Subject to the provisions of this resolution, the Agency shall (i) acquire, renovate and equip the Facility; (ii) lease and sublease the Company Facility to the Company; and (iii) lease the Equipment to the Sublessee.

Section 4. The Company and the Sublessee are hereby notified that they will be required to comply with Section 875 of the Act. The Company shall be required to agree to the terms of Section 875 pursuant to the Lease and Project Agreement, dated a date to be determined (the "**Lease Agreement**"), by and between the Company and the Agency. The Sublessee shall be required to agree to the terms of Section 875 pursuant to the Agency Compliance Agreement, dated a date to be determined (the "**Agency Compliance Agreement**"), by and between the Sublessee and the Agency. The Company and the Sublessee are further notified that the tax exemptions and abatements provided pursuant to the Act and the appointment of the Company and the Sublessee as agents of the Agency pursuant to this resolution are subject to termination and recapture of benefits pursuant to Sections 859-a and 875 of the Act and the recapture provisions of the Lease Agreement and the Agency Compliance Agreement.

Section 5. Counsel to the Agency is authorized and directed to work with Transaction Counsel (Nixon Peabody LLP) to prepare, for submission to the Agency, all documents necessary to affect the transfer of the real estate described in the foregoing resolution.

Section 6. The Chairman, the Executive Director, the Deputy Executive Director and all members of the Agency are hereby authorized and directed (i) to distribute copies of

this resolution to the Company and the Sublessee, and (ii) to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this resolution.

Section 7. Any expenses incurred by the Agency with respect to the Facility, including the expenses of Transaction Counsel, shall be paid by the Company and the Sublessee. The Company and the Sublessee agree to pay such expenses and further agree to indemnify the Agency, its members, directors, employees and agents and hold the Agency and such persons harmless against claims for losses, damage or injury or any expenses or damages incurred as a result of action taken by or on behalf of the Agency in good faith with respect to the Facility.

Section 8. This resolution shall take effect immediately.

ADOPTED: April 21, 2020

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 foregoing copy of a resolution of the Town of Islip Industrial Development Agency (the “Agency”) with the original thereof on file in the office of the Agency, and the same is a true and correct copy of such resolution and of the proceedings of the Agency in connection with such matter.

Such resolution was passed at a meeting of the Agency held via Live-Stream at <http://islipida.com/business-assistance/ida/ida-documents-2/96-ida-videos/ida-board-meetings/335-ida-board-meeting-4-21-2020.html>, on the 21st day of April, 2020, at which meeting the following members were:

Present:

Absent:

Also Present:

The question of the adoption of the foregoing resolution was duly put to vote on roll call, which resulted as follows:

Voting Aye

and, therefore, the resolution was declared duly adopted.

The Application is in substantially the form presented to and approved at such meeting.

I FURTHER CERTIFY, because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 220.1 issued on March 12, 2020, suspending the Open Meetings Law, constituting Chapter 511 of the Laws of 1976 of the State of New York, the Agency's Board Meeting on April 21, 2020 (the "**Board Meeting**"), was held electronically via Live-Stream instead of a public meeting open for the public to attend in person. Members of the public were advised, via the Agency's website, to listen to the Board Meeting by going to <http://islipida.com/business-assistance/ida/ida-documents-2/96-ida-videos/ida-board-meetings/335-ida-board-meeting-4-21-2020.html>, and were further advised that the Minutes of the Board Meeting would be transcribed and posted on the Agency's website, and that all members of said Agency had due notice of said meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand as of April 21, 2020.

Assistant Secretary

EXHIBIT A

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Title 1 of Article 18-A of the New York State General Municipal Law will be held by the Town of Islip Industrial Development Agency on the ____ day of May, 2020, at _____.m., local time, electronically via [conference call][webinar] in connection with the following matters:

Silverback Realty LLC, a limited liability company organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Silverback Realty LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Company**”) and Multidyne Electronics, Inc., a business corporation organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Multidyne Electronics, Inc. and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Sublessee**”), have applied to the Town of Islip Industrial Development Agency (the “**Agency**”), to enter into a transaction in which the Agency will assist in (a) the acquisition of an approximately 1.3 acre parcel of land located at 35 Hoffman Avenue, Hauppauge, New York 11788 (the “**Land**”), the renovation of an approximately 19,960 square foot building located thereon (the “**Improvements**”), and the acquisition and installation therein of certain equipment not part of the Equipment (as such term is defined herein) (the “**Facility Equipment**”; and together with the Land and the Improvements, the “**Company Facility**”), which Company Facility is to be leased and subleased by the Agency to the Company and further subleased by the Company to the Sublessee; and (b) the acquisition and installation of certain equipment and personal property (the “**Equipment**”; and together with the Company Facility, the “**Facility**”), which Equipment is to be leased by the Agency to the Sublessee and which Facility is to be used by the Sublessee for its primary use in the high-tech manufacture, design and warehousing of fiber optic communication equipment for the broadcast, cinema and professional AV industries (the “**Project**”). The Company Facility will be initially owned, operated and/or managed by the Company. The Equipment will be initially owned, operated and/or managed by the Sublessee.

The Agency contemplates that it will provide financial assistance to the Company and the Sublessee in the form of exemptions from mortgage recording taxes in connection with the financing or any subsequent refinancing of the Facility, exemptions from sales and use taxes in connection with the renovation and equipping of the Facility and exemption of real property taxes consistent with the policies of the Agency.

A representative of the Agency will, at the above-stated time and place, hear and accept written comments from all persons with views in favor of or opposed to either the proposed financial assistance to the Company and the Sublessee or the location or nature of the Facility. Members of the public may [listen to] [view] the Public Hearing and comment on the Project and the benefits to be granted to the Company and the Sublessee by the Agency during the Public Hearing by [insert instructions to dial into the conference call or log into the webinar]. Comments may also be submitted to the Agency in writing or electronically. Minutes of the

Public Hearing will be transcribed and posted on the Agency's website. At the hearing, all persons will have the opportunity to review the application for financial assistance filed by the Company and the Sublessee with the Agency and an analysis of the costs and benefits of the proposed Facility.

Dated: April __, 2020

TOWN OF ISLIP INDUSTRIAL
DEVELOPMENT AGENCY

By: William G. Mannix
Title: Executive Director

EXHIBIT B

MINUTES OF PUBLIC HEARING HELD ON
MAY __, 2020

TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY
(SILVERBACK REALTY LLC/MULTIDYNE ELECTRONICS, INC. 2020 FACILITY)

Section 1. _____ of the Town of Islip Industrial Development Agency (the “**Agency**”) called the hearing to order.

Section 2. The _____ then appointed _____, the _____ of the Agency, the hearing officer of the Agency, to record the minutes of the hearing.

Section 3. The hearing officer then described the proposed transfer of the real estate, the other financial assistance proposed by the Agency and the location and nature of the Facility as follows:

Silverback Realty LLC, a limited liability company organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Silverback Realty LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Company**”) and Multidyne Electronics, Inc., a business corporation organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Multidyne Electronics, Inc. and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Sublessee**”), have applied to the Town of Islip Industrial Development Agency (the “**Agency**”), to enter into a transaction in which the Agency will assist in (a) the acquisition of an approximately 1.3 acre parcel of land located at 35 Hoffman Avenue, Hauppauge, New York 11788 (the “**Land**”), the renovation of an approximately 19,960 square foot building located thereon (the “**Improvements**”), and the acquisition and installation therein of certain equipment not part of the Equipment (as such term is defined herein) (the “**Facility Equipment**”; and together with the Land and the Improvements, the “**Company Facility**”), which Company Facility is to be leased and subleased by the Agency to the Company and further subleased by the Company to the Sublessee; and (b) the acquisition and installation of certain equipment and personal property (the “**Equipment**”; and together with the Company Facility, the “**Facility**”), which Equipment is to be leased by the Agency to the Sublessee and which Facility is to be used by the Sublessee for its primary use in the high-tech manufacture, design and warehousing of fiber optic communication equipment for the broadcast, cinema and

professional AV industries (the "**Project**"). The Company Facility will be initially owned, operated and/or managed by the Company. The Equipment will be initially owned, operated and/or managed by the Sublessee.

The Agency contemplates that it will provide financial assistance to the Company and the Sublessee in the form of exemptions from mortgage recording taxes in connection with the financing or any subsequent refinancing of the Facility, exemptions from sales and use taxes in connection with the renovation and equipping of the Facility and exemption of real property taxes consistent with the policies of the Agency.

Section 4. The hearing officer then opened the hearing for comments from the floor for or against the proposed transfer of real estate, the other financial assistance proposed by the Agency and the location and nature of the Facility. The following is a listing of the persons heard and a summary of their views:

Section 5. The hearing officer then asked if there were any further comments, and, there being none, the hearing was closed at _____.

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 foregoing copy of the minutes of a public hearing held by the Town of Islip Industrial Development Agency (the “**Agency**”) on the ____ day of May, 2020, at _____ .m., local time, electronically via [conference call][webinar], with the original thereof on file in the office of the Agency, and that the same is a true and correct copy of the minutes in connection with such matter.

IN WITNESS WHEREOF, I have hereunto set my hand as of May ___, 2020.

Assistant Secretary

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL
DEVELOPMENT AGENCY TAKING OFFICIAL ACTION
TOWARD APPOINTING CREATIVE BATH PRODUCTS, INC.,
A NEW YORK BUSINESS CORPORATION, ON BEHALF OF
ITSELF AND/OR THE PRINCIPALS OF CREATIVE BATH
PRODUCTS, INC. AND/OR AN ENTITY FORMED OR TO BE
FORMED ON BEHALF OF ANY OF THE FOREGOING, AS
AGENT(S) OF THE AGENCY FOR THE PURPOSE OF
ACQUIRING THE FACILITY AND MAKING CERTAIN
FINDINGS AND DETERMINATIONS WITH RESPECT TO
THE FACILITY

WHEREAS, Creative Bath Products, Inc., a business corporation organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Creative Bath Products, Inc. and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the **"Company"**) has applied to the Town of Islip Industrial Development Agency (the **"Agency"**), to enter into a transaction in which the Agency will assist in the acquisition of an approximately 20.00 acre parcel of land located at 250 Creative Drive, Central Islip, New York 11722 (the **"Land"**), and an existing approximately 300,000 square foot building located thereon (the **"Improvements"**; and, together with the Land, the **"Facility"**), which Facility is to be leased by the Agency to, and used by, the Company in its business as a distributor and manufacturer of decorative bath and home accessories (the **"Project"**); and

WHEREAS, the Agency will acquire a leasehold interest in the Facility and will sublease the Facility to the Company, all pursuant to 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 the same may be amended from time to time (collectively, the **"Act"**); and

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company in connection with the Facility, consistent with the policies of the Agency, in the form of abatement of real property taxes, all to be more particularly described in a Final Authorizing Resolution to be adopted by the Agency prior to the closing of the transactions described herein; and

WHEREAS, as of the date of this resolution, no determination for financial assistance has been made; and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facility and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, prior to the date of the Hearing (defined below), the Agency will have prepared a cost/benefit analysis with respect to the proposed financial assistance; and

WHEREAS, prior to the closing of the transaction described herein, a public hearing (the **"Hearing"**) will be held so that all persons with views in favor of or opposed to either the

financial assistance contemplated by the Agency or the location or nature of the Facility can be heard; and

WHEREAS, notice of the Hearing will be given prior to the closing of the transaction described herein, and such notice (together with proof of publication) will be substantially in the form annexed hereto as Exhibit A; and

WHEREAS, the minutes of the Hearing will be substantially in the form annexed hereto as Exhibit B; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively, the “SEQR Act” or “SEQR”), the Agency constitutes a “State Agency”; and

WHEREAS, to aid the Agency in determining whether the Facility may have a significant effect upon the environment, the Company and Sublessee have prepared and submitted to the Agency an Environmental Assessment Form and related documents (the “Questionnaire”) with respect to the Facility, a copy of which is on file at the office of the Agency; and

WHEREAS, the Questionnaire has been reviewed by the Agency; and

WHEREAS, the Agency has given due consideration to the application of the Company and to representations by the Company that the proposed financial assistance is either an inducement to the Company to maintain the Facility in the Town of Islip or is necessary to maintain the competitive position of the Company in its industry; and

WHEREAS, the Company agrees to indemnify the Agency against certain losses, claims, expenses, damages and liabilities that may arise in connection with the transaction contemplated by the leasing of the Facility by the Agency to the Company.

NOW, THEREFORE, BE IT RESOLVED by the Town of Islip Industrial Development Agency (a majority of the members thereof affirmatively concurring) that:

Section 1. Based upon the Environmental Assessment Form completed by the Company and reviewed by the Agency and other representations and information furnished by the Company regarding the Facility, the Agency determines that the action relating to the acquisition and operation of the Facility is an “unlisted” action, as that term is defined in the SEQR Act. The Agency also determines that the action will not have a “significant effect” on the environment, and, therefore, an environmental impact statement will not be prepared. This determination constitutes a negative declaration for purposes of SEQRA. Notice of this determination shall be filed to the extent required by the applicable regulations under SEQRA or as may be deemed advisable by the Chairman or Executive Director of the Agency or counsel to the Agency.

Section 2. The acquisition of the Facility by the Agency, the subleasing of the Facility to the Company and the provision of financial assistance pursuant to the Act will

promote job opportunities, health, general prosperity and the economic welfare of the inhabitants of the Town of Islip and the people of the State of New York and improve their standard of living, and thereby serve the public purposes of the Act, and the same is, therefore, approved.

Section 3. Subject to the provisions of this resolution, the Agency shall (i) acquire the Facility; and (ii) sublease the Facility to the Company.

Section 4. The Company is hereby notified that it will be required to comply with Section 875 of the Act. The Company shall be required to agree to the terms of Section 875 pursuant to the Lease and Project Agreement, dated a date to be determined (the "**Lease Agreement**"), by and between the Company and the Agency. The Company is further notified that the abatement of real property taxes provided pursuant to the Act and pursuant to this resolution are subject to termination and recapture of benefits pursuant to Sections 859-a and 875 of the Act and the recapture provisions of the Lease Agreement.

Section 5. Counsel to the Agency is authorized and directed to work with Transaction Counsel (Nixon Peabody LLP) to prepare, for submission to the Agency, all documents necessary to affect the transfer of the real estate described in the foregoing resolution.

Section 6. The Chairman, the Executive Director, the Deputy Executive Director and all members of the Agency are hereby authorized and directed (i) to distribute copies of this resolution to the Company and the Sublessee, and (ii) to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this resolution.

Section 7. Any expenses incurred by the Agency with respect to the Facility, including the expenses of Transaction Counsel, shall be paid by the Company. The Company agrees to pay such expenses and further agree to indemnify the Agency, its members, directors, employees and agents and hold the Agency and such persons harmless against claims for losses, damage or injury or any expenses or damages incurred as a result of action taken by or on behalf of the Agency in good faith with respect to the Facility.

Section 8. 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 foregoing copy of a resolution of the Town of Islip Industrial Development Agency (the “Agency”) with the original thereof on file in the office of the Agency, and the same is a true and correct copy of such resolution and of the proceedings of the Agency in connection with such matter.

Such resolution was passed at a meeting of the Agency, held via Live-Stream at <http://islipida.com/business-assistance/ida/ida-documents-2/96-ida-videos/ida-board-meetings/335-ida-board-meeting-4-21-2020.html>, on the 21st day of April, 2020, at which meeting the following members were:

Present:

Absent:

Also Present:

The question of the adoption of the foregoing resolution was duly put to vote on roll call, which resulted as follows:

Voting Aye

and, therefore, the resolution was declared duly adopted.

The Application is in substantially the form presented to and approved at such meeting.

I FURTHER CERTIFY that, because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 220.1 issued on March 12, 2020, suspending the Open Meetings Law, constituting Chapter 511 of the Laws of 1976 of the State of New York, the Agency's Board Meeting on April 21, 2020 (the "**Board Meeting**"), was held electronically via Live-Stream instead of a public meeting open for the public to attend in person. Members of the public were advised, via the Agency's website, to listen to the Board Meeting by going to <http://islipida.com/business-assistance/ida/ida-documents-2/96-ida-videos/ida-board-meetings/335-ida-board-meeting-4-21-2020.html>, and were further advised that the Minutes of the Board Meeting would be transcribed and posted on the Agency's website, and that all members of said Agency had due notice of said meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand as of the 21st day of April, 2020.

Assistant Secretary

EXHIBIT A

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Title 1 of Article 18-A of the New York State General Municipal Law will be held electronically via [conference call][webinar] by the Town of Islip Industrial Development Agency (the “**Agency**”) on the ____ day of ____, 2020, at _____.m., local time, in connection with the following matters:

Creative Bath Products, Inc., a business corporation organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Creative Bath Products, Inc. and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Company**”) has applied to the Town of Islip Industrial Development Agency (the “**Agency**”), to enter into a transaction in which the Agency will assist in the acquisition of an approximately 20.00 acre parcel of land located at 250 Creative Drive, Central Islip, New York 11722 (the “**Land**”), and an existing approximately 300,000 square foot building located thereon (the “**Improvements**”; and, together with the Land, the “**Facility**”), which Facility is to be leased by the Agency to the Company and used by the Company in its business as a distributor and manufacturer of decorative bath and home accessories (the “**Project**”). The Facility will be owned and/or managed by the Company.

The Agency contemplates that it will provide financial assistance to the Company in the form of exemptions from mortgage recording taxes in connection with the financing or any subsequent refinancing of the Facility, exemptions from sales and use taxes in connection with the acquisition of the Facility and exemption of real property taxes consistent with the policies of the Agency.

A representative of the Agency will, at the above-stated time and place, hear and accept written comments from all persons with views in favor of or opposed to either the proposed financial assistance to the Company or the location or nature of the Facility. Members of the public may [listen to] [view] the Public Hearing and comment on the Project and the benefits to be granted to the Company by the Agency during the Public Hearing by [insert instructions to dial into the conference call or log into the webinar]. Comments may also be submitted to the Agency in writing or electronically. Minutes of the Public Hearing will be transcribed and posted on the Agency’s website. At the hearing, all persons will have the opportunity to review the application for financial assistance filed by the Company with the Agency and an analysis of the costs and benefits of the proposed Facility.

Dated: April ____, 2020

TOWN OF ISLIP INDUSTRIAL DEVELOPMENT
AGENCY

By: William G. Mannix
Title: Executive Director

EXHIBIT B

MINUTES OF PUBLIC HEARING HELD ON
_____, 2020

TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY
(CREATIVE BATH PRODUCTS, INC. 2020 FACILITY)

Section 1. _____ of the Town of Islip Industrial Development Agency (the “**Agency**”) called the hearing to order.

Section 2. The _____ then appointed _____, the _____ of the Agency, the hearing officer of the Agency, to record the minutes of the hearing.

Section 3. The hearing officer then described the proposed transfer of the real estate, the other financial assistance proposed by the Agency and the location and nature of the Facility as follows:

Creative Bath Products, Inc., a business corporation organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Creative Bath Products, Inc. and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Company**”) has applied to the Town of Islip Industrial Development Agency (the “**Agency**”), to enter into a transaction in which the Agency will assist in the acquisition of an approximately 20.00 acre parcel of land located at 250 Creative Drive, Central Islip, New York 11722 (the “**Land**”), and an existing approximately 300,000 square foot building located thereon (the “**Improvements**”; and, together with the Land, the “**Facility**”), which Facility is to be leased by the Agency to the Company and used by the Company in its business as a distributor and manufacturer of decorative bath and home accessories (the “**Project**”). The Facility will be owned and/or managed by the Company.

The Agency contemplates that it will provide financial assistance to the Company in the form of exemptions from mortgage recording taxes in connection with the financing or any subsequent refinancing of the Facility, exemptions from sales and use taxes in connection with the acquisition of the Facility and exemption of real property taxes consistent with the policies of the Agency.

Section 4. The hearing officer then opened the hearing for comments from the floor for or against the proposed transfer of real estate, the other financial assistance proposed by the Agency and the location and nature of the Facility. The following is a listing of the persons heard and a summary of their views:

Section 5. The hearing officer then asked if there were any further comments, and, there being none, the hearing was closed at _____.

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 foregoing copy of the minutes of a public hearing held by the Town of Islip Industrial Development Agency (the “**Agency**”) on the ____ day of ____, 2020, at _____ .m., local time, electronically via [conference call][webinar], with the original thereof on file in the office of the Agency, and that the same is a true and correct copy of the minutes in connection with such matter.

IN WITNESS WHEREOF, I have hereunto set my hand as of _____, 2020.

Assistant Secretary

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL
DEVELOPMENT AGENCY TAKING OFFICIAL ACTION
TOWARD APPOINTING CREATIVE BATH PRODUCTS, INC.,
A NEW YORK BUSINESS CORPORATION, ON BEHALF OF
ITSELF AND/OR THE PRINCIPALS OF CREATIVE BATH
PRODUCTS, INC. AND/OR AN ENTITY FORMED OR TO BE
FORMED ON BEHALF OF ANY OF THE FOREGOING, AS
AGENT(S) OF THE AGENCY FOR THE PURPOSE OF
ACQUIRING THE FACILITY AND MAKING CERTAIN
FINDINGS AND DETERMINATIONS WITH RESPECT TO
THE FACILITY

WHEREAS, Creative Bath Products, Inc., a business corporation organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Creative Bath Products, Inc. and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "**Company**") has applied to the Town of Islip Industrial Development Agency (the "**Agency**"), to enter into a transaction in which the Agency will assist in the acquisition of an approximately 20.00 acre parcel of land located at 250 Creative Drive, Central Islip, New York 11722 (the "**Land**"), and an existing approximately 300,000 square foot building located thereon (the "**Improvements**"; and, together with the Land, the "**Facility**"), which Facility is to be leased by the Agency to, and used by, the Company in its business as a distributor and manufacturer of decorative bath and home accessories (the "**Project**"); and

WHEREAS, the Agency will acquire a leasehold interest in the Facility and will sublease the Facility to the Company, all pursuant to 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 the same may be amended from time to time (collectively, the "**Act**"); and

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company in connection with the Facility, consistent with the policies of the Agency, in the form of abatement of real property taxes, all to be more particularly described in a Final Authorizing Resolution to be adopted by the Agency prior to the closing of the transactions described herein; and

WHEREAS, as of the date of this resolution, no determination for financial assistance has been made; and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facility and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, prior to the date of the Hearing (defined below), the Agency will have prepared a cost/benefit analysis with respect to the proposed financial assistance; and

WHEREAS, prior to the closing of the transaction described herein, a public hearing (the "**Hearing**") will be held so that all persons with views in favor of or opposed to either the

financial assistance contemplated by the Agency or the location or nature of the Facility can be heard; and

WHEREAS, notice of the Hearing will be given prior to the closing of the transaction described herein, and such notice (together with proof of publication) will be substantially in the form annexed hereto as Exhibit A; and

WHEREAS, the minutes of the Hearing will be substantially in the form annexed hereto as Exhibit B; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively, the “SEQR Act” or “SEQR”), the Agency constitutes a “State Agency”; and

WHEREAS, to aid the Agency in determining whether the Facility may have a significant effect upon the environment, the Company and Sublessee have prepared and submitted to the Agency an Environmental Assessment Form and related documents (the “Questionnaire”) with respect to the Facility, a copy of which is on file at the office of the Agency; and

WHEREAS, the Questionnaire has been reviewed by the Agency; and

WHEREAS, the Agency has given due consideration to the application of the Company and to representations by the Company that the proposed financial assistance is either an inducement to the Company to maintain the Facility in the Town of Islip or is necessary to maintain the competitive position of the Company in its industry; and

WHEREAS, the Company agrees to indemnify the Agency against certain losses, claims, expenses, damages and liabilities that may arise in connection with the transaction contemplated by the leasing of the Facility by the Agency to the Company.

NOW, THEREFORE, BE IT RESOLVED by the Town of Islip Industrial Development Agency (a majority of the members thereof affirmatively concurring) that:

Section 1. Based upon the Environmental Assessment Form completed by the Company and reviewed by the Agency and other representations and information furnished by the Company regarding the Facility, the Agency determines that the action relating to the acquisition and operation of the Facility is an “unlisted” action, as that term is defined in the SEQR Act. The Agency also determines that the action will not have a “significant effect” on the environment, and, therefore, an environmental impact statement will not be prepared. This determination constitutes a negative declaration for purposes of SEQRA. Notice of this determination shall be filed to the extent required by the applicable regulations under SEQRA or as may be deemed advisable by the Chairman or Executive Director of the Agency or counsel to the Agency.

Section 2. The acquisition of the Facility by the Agency, the subleasing of the Facility to the Company and the provision of financial assistance pursuant to the Act will

promote job opportunities, health, general prosperity and the economic welfare of the inhabitants of the Town of Islip and the people of the State of New York and improve their standard of living, and thereby serve the public purposes of the Act, and the same is, therefore, approved.

Section 3. Subject to the provisions of this resolution, the Agency shall (i) acquire the Facility; and (ii) sublease the Facility to the Company.

Section 4. The Company is hereby notified that it will be required to comply with Section 875 of the Act. The Company shall be required to agree to the terms of Section 875 pursuant to the Lease and Project Agreement, dated a date to be determined (the "**Lease Agreement**"), by and between the Company and the Agency. The Company is further notified that the abatement of real property taxes provided pursuant to the Act and pursuant to this resolution are subject to termination and recapture of benefits pursuant to Sections 859-a and 875 of the Act and the recapture provisions of the Lease Agreement.

Section 5. Counsel to the Agency is authorized and directed to work with Transaction Counsel (Nixon Peabody LLP) to prepare, for submission to the Agency, all documents necessary to affect the transfer of the real estate described in the foregoing resolution.

Section 6. The Chairman, the Executive Director, the Deputy Executive Director and all members of the Agency are hereby authorized and directed (i) to distribute copies of this resolution to the Company and the Sublessee, and (ii) to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this resolution.

Section 7. Any expenses incurred by the Agency with respect to the Facility, including the expenses of Transaction Counsel, shall be paid by the Company. The Company agrees to pay such expenses and further agree to indemnify the Agency, its members, directors, employees and agents and hold the Agency and such persons harmless against claims for losses, damage or injury or any expenses or damages incurred as a result of action taken by or on behalf of the Agency in good faith with respect to the Facility.

Section 8. 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 foregoing copy of a resolution of the Town of Islip Industrial Development Agency (the “**Agency**”) with the original thereof on file in the office of the Agency, and the same is a true and correct copy of such resolution and of the proceedings of the Agency in connection with such matter.

Such resolution was passed at a meeting of the Agency, held via Live-Stream at <http://islipida.com/business-assistance/ida/ida-documents-2/96-ida-videos/ida-board-meetings/335-ida-board-meeting-4-21-2020.html>, on the 21st day of April, 2020, at which meeting the following members were:

Present:

Absent:

Also Present:

The question of the adoption of the foregoing resolution was duly put to vote on roll call, which resulted as follows:

Voting Aye

and, therefore, the resolution was declared duly adopted.

The Application is in substantially the form presented to and approved at such meeting.

I FURTHER CERTIFY that, because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 220.1 issued on March 12, 2020, suspending the Open Meetings Law, constituting Chapter 511 of the Laws of 1976 of the State of New York, the Agency's Board Meeting on April 21, 2020 (the "**Board Meeting**"), was held electronically via Live-Stream instead of a public meeting open for the public to attend in person. Members of the public were advised, via the Agency's website, to listen to the Board Meeting by going to <http://islipida.com/business-assistance/ida/ida-documents-2/96-ida-videos/ida-board-meetings/335-ida-board-meeting-4-21-2020.html>, and were further advised that the Minutes of the Board Meeting would be transcribed and posted on the Agency's website, and that all members of said Agency had due notice of said meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand as of the 21st day of April, 2020.

Assistant Secretary

EXHIBIT A

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Title 1 of Article 18-A of the New York State General Municipal Law will be held electronically via [conference call][webinar] by the Town of Islip Industrial Development Agency (the “**Agency**”) on the ____ day of ____, 2020, at _____.m., local time, in connection with the following matters:

Creative Bath Products, Inc., a business corporation organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Creative Bath Products, Inc. and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Company**”) has applied to the Town of Islip Industrial Development Agency (the “**Agency**”), to enter into a transaction in which the Agency will assist in the acquisition of an approximately 20.00 acre parcel of land located at 250 Creative Drive, Central Islip, New York 11722 (the “**Land**”), and an existing approximately 300,000 square foot building located thereon (the “**Improvements**”; and, together with the Land, the “**Facility**”), which Facility is to be leased by the Agency to the Company and used by the Company in its business as a distributor and manufacturer of decorative bath and home accessories (the “**Project**”). The Facility will be owned and/or managed by the Company.

The Agency contemplates that it will provide financial assistance to the Company in the form of exemptions from mortgage recording taxes in connection with the financing or any subsequent refinancing of the Facility, exemptions from sales and use taxes in connection with the acquisition of the Facility and exemption of real property taxes consistent with the policies of the Agency.

A representative of the Agency will, at the above-stated time and place, hear and accept written comments from all persons with views in favor of or opposed to either the proposed financial assistance to the Company or the location or nature of the Facility. Members of the public may [listen to] [view] the Public Hearing and comment on the Project and the benefits to be granted to the Company by the Agency during the Public Hearing by [insert instructions to dial into the conference call or log into the webinar]. Comments may also be submitted to the Agency in writing or electronically. Minutes of the Public Hearing will be transcribed and posted on the Agency’s website. At the hearing, all persons will have the opportunity to review the application for financial assistance filed by the Company with the Agency and an analysis of the costs and benefits of the proposed Facility.

Dated: April ___, 2020

TOWN OF ISLIP INDUSTRIAL DEVELOPMENT
AGENCY

By: William G. Mannix
Title: Executive Director

EXHIBIT B

MINUTES OF PUBLIC HEARING HELD ON
_____, 2020

TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY
(CREATIVE BATH PRODUCTS, INC. 2020 FACILITY)

Section 1. _____ of the Town of Islip Industrial Development Agency (the “Agency”) called the hearing to order.

Section 2. The _____ then appointed _____, the _____ of the Agency, the hearing officer of the Agency, to record the minutes of the hearing.

Section 3. The hearing officer then described the proposed transfer of the real estate, the other financial assistance proposed by the Agency and the location and nature of the Facility as follows:

Creative Bath Products, Inc., a business corporation organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Creative Bath Products, Inc. and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “Company”) has applied to the Town of Islip Industrial Development Agency (the “Agency”), to enter into a transaction in which the Agency will assist in the acquisition of an approximately 20.00 acre parcel of land located at 250 Creative Drive, Central Islip, New York 11722 (the “Land”), and an existing approximately 300,000 square foot building located thereon (the “Improvements”; and, together with the Land, the “Facility”), which Facility is to be leased by the Agency to the Company and used by the Company in its business as a distributor and manufacturer of decorative bath and home accessories (the “Project”). The Facility will be owned and/or managed by the Company.

The Agency contemplates that it will provide financial assistance to the Company in the form of exemptions from mortgage recording taxes in connection with the financing or any subsequent refinancing of the Facility, exemptions from sales and use taxes in connection with the acquisition of the Facility and exemption of real property taxes consistent with the policies of the Agency.

Section 4. The hearing officer then opened the hearing for comments from the floor for or against the proposed transfer of real estate, the other financial assistance proposed by the Agency and the location and nature of the Facility. The following is a listing of the persons heard and a summary of their views:

Section 5. The hearing officer then asked if there were any further comments, and, there being none, the hearing was closed at _____.

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 foregoing copy of the minutes of a public hearing held by the Town of Islip Industrial Development Agency (the “**Agency**”) on the ____ day of ____, 2020, at _____.m., local time, electronically via [conference call][webinar], with the original thereof on file in the office of the Agency, and that the same is a true and correct copy of the minutes in connection with such matter.

IN WITNESS WHEREOF, I have hereunto set my hand as of _____, 2020.

Assistant Secretary

**TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY
AGENDA ITEMS FOR JANUARY 14, 2020**

AGENDA ITEM #7

TYPE OF RESOLUTION: INDUCEMENT RESOLUTION

COMPANY: 878 LEASE AND SIG 888 FACILITY

PROJECT LOCATION: 1000 MACARTHUR HIGHWAY,
BOHEMIA

JOBS (RETAINED/CREATED): RETAINED - 00 -
CREATE - 00 -

INVESTMENT: \$N/A

Date: April 21, 2020

At a meeting of the Town of Islip Industrial Development Agency (the “Agency”), held via Live-Stream at <http://islipida.com/business-assistance/ida/ida-documents-2/96-ida-videos/ida-board-meetings/335-ida-board-meeting-4-21-2020.html>, on the 21st day of April, 2020, 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 take action on a proposed mortgage financing and the execution of related loan documents in connection with certain industrial development facilities more particularly described below (878 Lease LLC Facility & SIG 888 LLC Facility) 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 MORTGAGE
FINANCING AND THE EXECUTION AND DELIVERY OF
LOAN DOCUMENTS IN CONNECTION THEREWITH FOR
THE 878 LEASE LLC FACILITY AND THE SIG 888 LLC
FACILITY AND APPROVING THE FORM, SUBSTANCE,
EXECUTION AND DELIVERY OF SUCH 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 the same 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 certain industrial development projects as authorized by the Act; and

WHEREAS, the Agency previously provided its assistance to Hauppauge Office Park Associates, LLC, a limited liability company duly organized and validly existing under the laws of the State of New York (the "**Original 888 Company**"), in acquisition of approximately 25 acres of land located at 888 and 898 Veterans Highway, Hauppauge, Town of Islip, Suffolk County, New York and the renovation and equipping of two buildings totaling approximately 220,000 square feet of space located thereon to make tenant fit-out improvements to provide incentives towards full occupancy by various lessees (collectively, the "**888 Facility**"), all to be leased by the Agency to the Original 888 Company for further sublease by the Original 888 Company to tenants (collectively, the "**888 Sublessees**"); and

WHEREAS, the Land was leased by the Original 888 Company to the Agency pursuant to the terms of the Company Lease Agreement, dated as of February 1, 2014 (the "**Original 888 Company Lease Agreement**"); and

WHEREAS, the Agency subleased the 888 Facility to the Original 888 Company pursuant to a certain Lease Agreement, dated as of February 1, 2014, (the "**Original 888 Lease Agreement**"), by and between the Agency, as sublessor, and the Original 888 Company, as sublessee; and

WHEREAS, SIG 888 LLC, a limited liability company organized and existing under the laws of the State of New York (the "**888 Company**"), previously requested the Agency's consent to the assignment by the Original 888 Company of all of its rights, title, interest and obligations under the Original 888 Lease Agreement and certain other agreements in connection with the 888 Facility to, and the assumption by, the Company of all of such rights, title, interest and obligations of the Original 888 Company, and the release of the Original 888 Company from any further liability with respect to the 888 Facility subject to certain requirements of the Agency, all pursuant to the terms of an Assignment, Assumption and Amendment Agreement, dated as of October 31, 2017 (the "**888 Assignment, Assumption and Amendment Agreement**"), by and among the Agency, the Original 888 Company, and the 888 Company; and

WHEREAS, the Original 888 Lease Agreement was assigned and amended pursuant to the 888 Assignment, Assumption and Amendment Agreement (collectively, the Original 888 Lease Agreement and the 888 Assignment, Assumption and Amendment Agreement are the **"888 Lease Agreement"**); and

WHEREAS, the Agency previously provided its assistance to 878 Realty Co., LLC, a limited liability company duly organized and validly existing under the laws of the State of New York (the **"Original 878 Company"**), in (i) the acquisition of a leasehold interest in an approximately one-half acre parcel of land located at 878 Veterans Memorial Highway, Hauppauge, Town of Islip, Suffolk County, New York and the construction and equipping of an approximately 87,945 square foot facility located thereon, and the acquisition and installation of certain equipment (collectively, the **"878 Facility"**; and together with the 888 Facility, the **"Facilities"**), and which 878 Facility is used by Allstate Insurance Company, an Illinois business company (the **"Sublessee"**), for its primary use as a major insurance company; and

WHEREAS, the Land was leased by Hauppauge Office Park Associates, LLC, a New York limited liability company (the **"Original Ground Lessor"**) to the Original 878 Company pursuant to a certain Ground Lease, dated as of July 1, 2013 (the **"Ground Lease"**) for further sublease by the Original 878 Company to the Agency pursuant to the terms of the Company Lease Agreement, dated as of September 1, 2013 (the **"Original 878 Company Lease Agreement"**); and

WHEREAS, the Agency subleased the 878 Facility to the Original 878 Company pursuant to a certain Lease Agreement, dated as of February 1, 2014, (the **"Original 878 Lease Agreement"**), by and between the Agency, as sublessor, and the Original 878 Company, as sublessee; and

WHEREAS, 878 Lease LLC, a limited liability company organized and existing under the laws of the State of Delaware and authorized to transact business in the State of New York (the **"878 Company"**; and together with the 888 Company, the **"Companies"**), previously requested the Agency's consent to the assignment by the Original 878 Company of all of its rights, title, interest and obligations under the Original 878 Lease Agreement and certain other agreements in connection with the 878 Facility to, and the assumption by, the 878 Company of all of such rights, title, interest and obligations of the Original 878 Company, and the release of the Original 878 Company from any further liability with respect to the 878 Facility subject to certain requirements of the Agency, all pursuant to the terms of an Assignment, Assumption and Amendment Agreement, dated as of October 31, 2017 (the **"878 Assignment, Assumption and Amendment Agreement"**), by and among the Agency, the Original 878 Company, the Sublessee and the 878 Company; and

WHEREAS, in connection with such assignment, the Land was sold by the Original Ground Lessor to the 888 Company, and the Land continued to be leased by the 888 Company to the 878 Company; and

WHEREAS, the Original 878 Lease Agreement was assigned and amended pursuant to the 878 Assignment, Assumption and Amendment Agreement (collectively, the Original

878 Lease Agreement and the 878 Assignment, Assumption and Amendment Agreement are the “**878 Lease Agreement**”; and together with the 888 Lease Agreement, the “**Lease Agreements**”); and

WHEREAS, the Companies have now requested that the Agency consent to enter into a refinancing with Société Générale Financial Corporation, or such other lender or lenders not yet determined (the “**Lender**”) with respect to the Facilities in the aggregate principal amount not to exceed \$70,000,000 (the “**2020 Loan**”); and

WHEREAS, the Agency will not be providing further financial assistance to the Companies in the form of exemptions from mortgage recording taxes on the 2020 Loan; and

WHEREAS, as security for such 2020 Loan being made to the Companies by the Lender, the Companies have submitted a request to the Agency that it join with the Companies in executing and delivering to the Lender one or more mortgages and such other loan documents, satisfactory to the Agency, upon advice of counsel, in both form and substance, as may be reasonably requested by the Lender (the “**2020 Loan Documents**”); and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facility and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York;

WHEREAS, the Companies have agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities that may arise in connection with the transactions contemplated by the financing or refinancing of the Facilities and the continued leasing of the Facilities.

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 been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act.
- (b) The Facilities continue to constitute “projects” as such term is defined in the Act.
- (c) The refinancing of the Facilities will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of the Town of Islip, Suffolk County and the State of New York and improve their standard of living and thereby serve the public purposes of the Act.
- (d) The refinancing of the Facilities as contemplated in this resolution is reasonably necessary to maintain the competitive position of the Companies in their respective industries.

- (e) Based upon representations of the Companies and counsel to the Companies, the Facilities continue to conform with the local zoning laws and planning regulations of the Town of Islip and all regional and local land use plans for the area in which the Facilities are located.
- (f) It is desirable and in the public interest for the Agency to assist in the refinancing of the Facilities.
- (g) The 2020 Loan Documents will be effective instruments whereby the Agency and the Companies agree to secure the 2020 Loan and assign to the Lender their respective rights under the Lease Agreements (except the Agency's Unassigned Rights as defined therein).

Section 2. In consequence of the foregoing, the Agency hereby determines to: (i) grant a mortgage or mortgages on and security interest securing the full principal amount of the 2020 Loan in and to the Facilities pursuant to certain mortgages and security agreements for the benefit of the Lender (the "**2020 Mortgage**"), (ii) execute, deliver and perform the 2020 Mortgage, and (iii) execute, deliver and perform the 2020 Loan Documents to which the Agency is a party, as may be necessary or appropriate to effect the 2020 Loan or any subsequent refinancing of the 2020 Mortgage.

Section 3. The Agency will not be providing further financial assistance to the Companies in the form of exemptions from mortgage recording taxes on the 2020 Loan.

Section 4. Subject to the provisions of this resolution and the Lease Agreements, the Agency is hereby authorized to do all things necessary or appropriate for the execution, delivery and performance of the 2020 Loan Documents and the 2020 Mortgage, and such other related documents as may be necessary or appropriate to effect the 2020 Loan, or any subsequent refinancing of the 2020 Loan, and all acts heretofore taken by the Agency with respect to such financing or refinancing are hereby approved, ratified and confirmed. The Agency is hereby further authorized to execute and deliver any future documents in connection with any future refinancing or permanent financing of the Facilities without need for any further or future approvals of the Agency.

Section 5.

(a) Subject to the provisions of this resolution and the Lease Agreements; the Chairman, Executive Director, Deputy Executive Director and all other members of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the 2020 Mortgage and 2020 Loan Documents, together with such other related documents as may be, in the judgment of the Chairman and Agency Counsel, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the "**Agency Documents**"). The execution thereof by the Chairman, Executive Director, Deputy Executive Director or any member of the Agency shall constitute conclusive evidence of such approval; and

(b) The Chairman, Executive Director, Deputy Executive Director and any member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional authorized representatives of the Agency.

Section 6. Subject to the provisions of this resolution and the Lease Agreements, 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 Agency Documents, 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 Agency Documents binding upon the Agency.

Section 7. Any expenses incurred by the Agency with respect to the financing or refinancing of the Facilities shall be paid by the Companies. The Companies have agreed to pay such expenses and has further agreed to indemnify the Agency, its members, directors, employees and agents and hold the Agency and such persons harmless against claims for losses, damage or injury or any expenses or damages incurred as a result of action taken by or on behalf of the Agency in good faith with respect to the financing or refinancing of the Facilities.

Section 8. This resolution shall take effect immediately.

ADOPTED: April 21, 2020

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 April 21, 2020, 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.

That the Agency Documents contained in this transcript of proceedings are each in substantially the form presented to the Agency and/or approved by said meeting.

I FURTHER CERTIFY that, because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo’s Executive Order 220.1 issued on March 12, 2020, suspending the Open Meetings Law, constituting Chapter 511 of the Laws of 1976 of the State of New York, the Agency’s Board Meeting on April 21, 2020 (the “**Board Meeting**”), was held electronically via Live-Stream instead of a public meeting open for the public to attend in person. Members of the public were advised, via the Agency’s website, to listen to the Board Meeting by going to <http://islipida.com/business-assistance/ida/ida-documents-2/96-ida-videos/ida-board-meetings/335-ida-board-meeting-4-21-2020.html>, and were further advised that the Minutes of the Board Meeting would be transcribed and posted on the Agency’s website, and that all members of said Agency had due notice of said meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand as of the 21st day of April, 2020.

By: _____
Assistant Secretary

**TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY
AGENDA ITEMS FOR JANUARY 14, 2020**

AGENDA ITEM #8

TYPE OF RESOLUTION: RESOLUTION AUTHORIZING

COMPANY: EXECUTIVE CONSULTANTS OF NEW YORK

PROJECT LOCATION: N/A

JOBS (RETAINED/CREATED): RETAINED - 00 -
CREATE - 00 -

INVESTMENT: \$N/A

April 21, 2020

WHEREAS, Maria Themistocleous-Frey d/b/a Executive Consultants of New York, (“Executive Consultants”) is a career consulting firm that provides a mix of services to its clients including a Job Search Boot Camp; and

WHEREAS, the Town of Islip Industrial Development Agency has determined that it would be beneficial to contract with Executive Consultants for a series of eight (8) “Job Search Boot Camp” seminars and three (3) monthly Alumni Support Classes available to all constituents of the Town of Islip; and

WHEREAS, the primary goal of Executive Consultants will be to set into motion a series of seminars and follow-up support classes that will assist participants in obtaining employment; and

NOW THEREFORE, on motion of
seconded by _____, be it

RESOLVED, that the Chairman, or his designee, is authorized to enter into an agreement with Executive Consultants to provide eight (8) “Job Search Boot Camp” seminars and three (3) monthly Alumni Support Classes available to all constituents of the Town of Islip at a cost of \$7,800.00, subject to approval of the Agreement by the Town Attorney as to form.

UPON a vote being taken the result was:



Executive Consultants of New York, Corp.

2950 Express Drive South

Suite 102

Islandia, New York 11749

1.212.500.0585 | 1.631.230.2100

info@ecnycorp.com

April 2nd, 2020

Town of Islip IDA & Economic Development

Attn: Town Supervisor, Angie Carpenter, Director of Economic Development & IDA, William Mannix and Deputy Director of Economic Development, John Walser.

Re: Islip Fall 2020, Job Search Boot Camp®

Dear Town of Islip Representatives,

I hope this letter finds you all doing well. Although we do not normally run Job Search Boot Camps® two years consecutively for the Town of Islip, with the current COVID 19 crisis and thousands filing for unemployment weekly, we are reaching out to you to consider taking a proactive approach and scheduling a program for Fall 2020. Over 6.6 Million claims were filed for unemployment Nationwide last week and our local communities are also getting hit hard. With companies like Ronkonkoma based, Baumann & Sons, reporting layoffs of “about 900 drivers and other employees”, we must prepare constituents for what is to come employment wise. While I believe that a good amount of companies will bring employees back, there are too many that do not have the tools to navigate writing a competitive resume or starting a successful job search campaign.

This being said, we are also advising the potential of running a Job Fair in November to bring companies together, cultivate relationships and ultimately “Hire Local on Long Island®”. To add to the impact of this job fair, three break out sessions can be held to drive traffic. We can invite the Small Business Development Center to run one of the sessions to discuss programs and resources for smaller/midsize companies struggling, a Job Search Strategy Class, and a Resume or LinkedIn Class as well. As former Chairwoman of the Brookhaven Job Fair – charged with spearheading 4 events, the Job Fair was the largest in Suffolk County. We have an entire Industrial Park and amazing community – we hope you find this proposal favorable and are open to discussion.

Thank you for your consideration and please do reach out with any questions.

Sincerely yours,

Maria Themistocleous-Frey

Maria Themistocleous-Frey, President & Founder

Executive Consultants of New York, Corp.

1.212.500.0585 | info@ecnycorp.com

Executive Consultants of New York, Corp.

"Workforce Development IS Economic Development"



Mission Statement

Our methodology is to teach people how to attain employment via networking. We believe in teaching the fundamentals necessary to be able to recreate a successful job search in the event that employment is lost or reduced more than once. While it would be easier for us as Corporate Headhunters to find employment for the people we assist, we believe that by sharing our synergistic techniques we promote sustainable change and assist families for a lifetime.

Our program is an intense Job Search Boot Camp® developed by a Team of successful Corporate Headhunters and Executives. It is created to immerse participants in effective and synergistic techniques used today by top sales, marketing and recruitment professionals to differentiate, get noticed and ultimately get hired.

How is this program different?

1. We teach our programs from a Corporate Headhunter/Employer perspective.

- **Research & Sweat Equity**

~ We teach participants how to attain work the same way we source clients and candidates – via solid networking and research. With today's current conditions and tenacious competition, job attainment is much easier accomplished via networking and research than by applying online via job boards.

- **Only 15-20% of all available jobs are ever publicly advertised in any medium and only 5 of every 1000 applications ever get to the Hiring Manager's desk.**

~ We teach participants how to bypass the gatekeeper (often a Human Resources Generalist, not a niche specialist) and how to get their information in front of the actual Hiring Manager who can accurately see what they bring to the table.

- **Attention to Profile details both on Résumé and Online Presence.**

~ Our program will assist participants in creating a Quantitative Résumé, Online Profile and Elevator Pitch via execution of tactics such as the S.T.A.R. (Situation, Task, Action, and Result) technique.

~ Through a series of exercises, we will develop an individual's ability to expound on their skill-sets and be able to articulate effectively the steps

Executive Consultants of New York, Corp. ©

1.212.500.0585 | info@ecnycorp.com

that have led them to success. Many job seekers use Monster.com or Careerbuilder.com, posting inadequate information on their profiles/resumes which in many cases destroys their chances of getting a call for an interview.

2. ECNY's program has served as a successful tool for all levels of individuals from College Students/Graduates to Senior Corporate Executives.

- **Our program is an outstanding tool in getting College Students or recent grads to visit the Department of Labor yet also supplies Sr. Executives with techniques and methodologies relevant to their needs.**

~ Although Underemployed and Employed are unable to claim for unemployment, our program is an excellent tool to show that we aim to help all individuals attain their ultimate occupational goals.

- **Teaching via Network training ensures that participants will gain the fundamental and synergistic techniques necessary to be able to recreate multiple successful job searches in any industry (using sites such as LinkedIn).**

~ In today's job market it is not uncommon to hear that an individual has started a new job and then shortly thereafter their position was eliminated, relocated or that their new company was acquired or closing their doors. Our program teaches a process that is easily recreated, and that will continue to support an individual by creating a network which supports their career, offering mentorship and industry relevance.

3. Speed Interviewing vs. Traditional Mock Interviews.

- **Today due to financial and time restraints candidates must prepare for interviews with several, and in many cases boardrooms full of interviewers.**

~ By using speed interviewing instead of traditional mock interviews, it teaches and trains individuals to think on their feet, fully understanding that there are many different interviewing styles, and methodologies, such as behavioral, qualifying and characteristic.

4. Income Generation & Managing Your Financial Well Being During a Job Search.

- **There are many emotions and worries that come along with being unemployed/underemployed. The financial well-being of an individual is often neglected or overlooked.**

~ ECNY has developed a relationship with, and only uses the services of, Certified Counselors from Equity First Foundation, who contribute valuable information on how to manage participants' financial well-being during their search. Over 40% of our participants seek out many of the free services offered via Equity First Foundation.

~ Certified Post Traumatic Stress Disorder Counselors are on hand during all Veteran Boot Camp programs.

~ Positive Personal Development throughout program ensures sticktoitiveness.

Executive Consultants of New York, Corp. ©

1.212.500.0585 | info@ecnycorp.com

Curriculum: Town of Islip

Sessions Will Be Held:

3 Hours in Duration

One Day a Week

Weekly for 8 Consecutive Weeks

1. CHANGE MANAGEMENT Motivational Session

Outcomes: A More Positive Approach Towards the Job Search.

Additional Resources: Power Point on Change Management

2. JOB SEARCH PLAN & INCOME GENERATION DURING SEARCH

Outcomes: Ability to Generate Income While in Transition.

Additional Resources: Taking Interim Opportunities and Understanding This Does Not Define Future Opportunities

3. MANAGING YOUR FINANCIAL WELL BEING

Outcomes: Greater Understanding of Resources Available.

Additional Resources: Equity First Foundation – Financial Literacy Workshop

4. TRANSFERABLE JOB SKILLS

Outcomes: Produce Skills List

Additional Resources: Greater Ability to Expound on Skill-Sets

5. RESUMES / COVER LETTERS & REFERENCES

Outcomes: Working Resume

Additional Resources: Resume & Cover Letter Samples & Full Critique of Each Participant Resume.

6. BUILDING AN EFFECTIVE NETWORK

Outcomes: 30-second Elevator Pitch

Additional Resources: “LinkedIn Live” Class

7. EVERYTHING THAT YOU NEED TO KNOW ABOUT INTERVIEWING

Outcomes: Client Will Experience a Higher Level of Comfort During a Mock Interview / or While Attending a Job Fair

Additional Resources: Speed Interviewing Class or Mock Interviews

Executive Consultants of New York, Corp. ©

1.212.500.0585 | info@ecnycorp.com

8. MAKING A LIST OF POTENTIAL EMPLOYERS & RESEARCHING HIRING MANAGERS

Outcome: Identify at Least 3 Careers of Interest

Additional Resources: Building a List of Company Contacts

9. WHAT IF YOU DIDN'T GET THE JOB?

Outcome: Ability to Identify Reasons That May Have Prevented Them from Attaining Job and Motivation to Continue Search.

Additional Resources: "For Every NO" Class

SPECIAL ELECTIVE EVENT SESSIONS

Speed Interview Session - Included

LinkedIn Live Class - Included

PROGRAM EXPENSES:

Cost: \$7,800.00 for Each Eight (8) Week Boot Camp Curriculum **including:**

****ECNY ALUMNI PROGRAM:** Unlimited 2 Hour Alumni Classes Taught Monthly at Microsoft. This Includes Microsoft Suite Training (Word, Excel, One Note, Power Point etc.) and Monthly Speaker Events for Maximum Exposure to Job Opportunities, to Support Participant Efforts, Discuss Experiences During Their Search, and Maintain Momentum. Speakers Have Included: Northwell Health, Curtiss Wright, Jovia, PSEG, Corporate Hiring Solutions, Among Others.

*All Materials Will Be Provided

*Each Program May Include Up To 50 Participants

**MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY**

No. 2

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN
COUNCILMAN JAMES P. O'CONNOR

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Meeting of the Town of Islip Resource Recovery Agency Board

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL
INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

Martin Bellew

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF



ISLIP RESOURCE RECOVERY AGENCY
April 21, 2020

1. Call the Meeting of the Islip Resource Recovery Agency to Order.
2. Approval of the Minutes for the March 10, 2020 Agency Board Meeting
3. Resolution authorizing the President to enter into a contract between the Agency and FPM Engineering Group, P.C. to provide Professional Engineering Services for the Preparation of Semi-annual and Annual Title V Compliance Reports, and Annual Air Emissions Statement Reports for the Blydenburgh Road Landfill Complex; as required by the NYSDEC and USEPA through 2023.
4. Resolution authorizing a Policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824 (5) of Public Authorities law
5. Other Business
6. Adjournment



ISLIP RESOURCE RECOVERY AGENCY

March 10, 2020

On a motion of Councilperson Bergin, seconded by Councilperson Cochrane and unanimously approved, a meeting of the Islip Resource Recovery Agency was convened at 2:31 p.m. in the Town Board Room of Islip Town Hall, 655 Main Street, Islip, NY 11751. A Quorum was present for this Agency Board Meeting.

DIRECTORS PRESENT

Angie M. Carpenter
Mary Kate Mullen
James P. O'Connor
Trish Bergin-Weichbrodt
John C. Cochrane, Jr.

OFFICERS PRESENT

Martin Bellew, President
Linda Bunde, Secretary

On a motion of Councilperson O'Connor, seconded by Councilperson Bergin, and unanimously approved, the minutes from the February 11, 2020 Agency Board Meeting were approved.

On a motion of Councilperson O'Connor seconded by Councilperson Cochrane, and unanimously approved, a resolution was passed authorizing the Town Clerk to publish a Notice of Public Hearing to consider the adoption of the Solid Waste Management Plan for Planning Years 2019-2028.

On a motion of Councilperson Cochrane, seconded by Councilperson Bergin, and unanimously approved, a resolution was passed authorizing the President to enter into an agreement with Atlantic Lining Co., Inc., for all Labor and Material and Associated Costs to perform work related to the Partial Capping and Closure for the Construction and Demolition (C&D) portion of the Blydenburgh Cleanfill Landfill.

On a motion of Councilperson Bergin, seconded by Councilperson Mullen, and unanimously approved, a resolution was passed authorizing the President to enter into an agreement with RSA Geolab, LLC for Laboratory Testing and Certification of the Geosynthetic Material used for the Partial Capping Project for the Blydenburgh Road Cleanfill Landfill.

There being no further business to come before the Board, the meeting was adjourned on a motion of Councilperson Cochrane, seconded by Councilperson O'Connor, and unanimously approved.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Linda Bunde".

Linda Bunde
Secretary

RESOLUTION AUTHORIZING THE PRESIDENT TO ENTER INTO AN AGREEMENT BETWEEN THE AGENCY AND FPM ENGINEERING GROUP, P.C. TO PROVIDE PROFESSIONAL ENGINEERING SERVICES FOR THE PREPARATION OF SEMI-ANNUAL AND ANNUAL TITLE V COMPLIANCE REPORTS, AND ANNUAL AIR EMISSIONS STATEMENT REPORTS FOR THE BLYDENBURGH ROAD LANDFILL COMPLEX; AS REQUIRED BY THE NYSDEC AND USEPA THROUGH 2023.

WHEREAS, the Town owns, operates and maintains the Blydenburgh Road Landfill; and

WHEREAS, the New York State Department of Environmental Conservation (NYSDEC) and United States Environmental Protection Agency (USEPA) require Semi-Annual and Annual Title V Compliance Reporting and Annual Air Emissions Statement Reports for the above-referenced facility; and

WHEREAS, On January 21, 2020 the Agency sent a Request for Proposal (RFP) to provide Professional Engineering Services relative to completing the semi-annual and annual Title V Compliance Reporting and Annual Air Emissions Statement Reports; and

WHEREAS, as a result of the aforementioned RFP, four qualified entities submitted proposals providing costs for consulting; and

WHEREAS, FPM Engineering Group, P.C. was the most qualified proposer and submitted a contract proposal of \$54,650.00 for four years with one two-year option to renew;

NOW, THEREFORE on a motion of _____, seconded by _____, be it hereby

RESOLVED, that the President is authorized to enter into an agreement between the Agency and FPM Engineering Group, P.C. to provide Professional Engineering Services related to the preparation of Semi-Annual and Annual Title V Compliance Reports and Annual Air Emissions Statement Reports for the Blydenburgh Road Landfill Complex, as required by Federal and State Regulations. The total contract amount will be \$54,650, which is the total for contract years 2020, 2021, 2022 and 2023 with the option to extend the contract for an additional two (2) years upon mutual agreement.

UPON A VOTE being taken, the result was: _____

Islip Resource Recovery Agency

**Sponsor's Memorandum
for Agency Board Resolution**

Instructions: All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Town Attorney no later than 12 days prior to the scheduled meeting.

Purpose: Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

**RESOLUTION ADOPTING A POLICY PROHIBITING THE EXTENSION OF CREDIT
TO BOARD MEMBERS AND STAFF IN ACCORDANCE WITH SECTION 2824 (5) OF
THE PUBLIC AUTHORITIES LAW**

Specify Where Applicable:

1. Entity or individual benefitted by resolution: **Islip Resource Recovery Agency**
2. Site or Location effected by resolution: N/A
3. Cost: N/A
4. Budget Line: N/A
5. Amount and source of outside funding: N/A

Environmental Impact: Is this action subject to a SEQR environmental review?

_____ Yes under Section I, Sub.A, Number _____ of the Town of Islip 617 Check List,
an environmental review is required

 X No under Section II, Sub. _____, Number _____ of the Town of Islip 617 Check
List, no environmental review is required

Martin Bellew

4/7/20

Signature of Agency President:
Martin J. Bellew

Date:

April 21, 2020

RESOLUTION ADOPTING A POLICY PROHIBITING THE EXTENSION OF CREDIT TO BOARD MEMBERS AND STAFF IN ACCORDANCE WITH SECTION 2824 (5) OF THE PUBLIC AUTHORITIES LAW

WHEREAS, the Public Authority Accountability Act, (the Act) Section 2824 (5) requires that the Islip Resource Recovery Agency (the "Agency") adopt the following policy Prohibiting the extension of credit to Board members and staff:

Notwithstanding any provision of any general, special or local law, municipal charter or ordinance to the contrary, no board of a state or local authority shall, directly or indirectly, including through any subsidiary, extend or maintain credit, arrange for the extension of credit, or renew an extension of credit, in the form of a personal loan to or for any officer, board member or employee (or equivalent thereof) of the authority.

WHEREAS, a copy of this Policy shall be disclosed to any and all prospective members; and

NOW, THEREFORE, on a motion of _____,
seconded by _____, be it hereby

RESOLVED, that the Agency has adopted a Policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824 (5) of Public Authorities law, and that the Islip Resource Recovery Agency has duly adopted this Policy, by virtue of the approval of this Agency Board Resolution; dated April 21, 2020.

UPON A VOTE being taken, the result was _____.

**MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY**

No. 3

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN
COUNCILMAN JAMES P. O'CONNOR

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to recognize the transfer of ownership of J.A. Cochrane & Sons LLC, to Steven Macchio for Town-owned Bay Bottom Land for the purpose of shellfish cultivation in the Great South Bay.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

Martin Bellew

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

TOWN OF ISLIP

**SPONSOR'S MEMORANDUM
TOWN BOARD RESOLUTION**

INSTRUCTIONS: All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Town Attorney no later than 12 days prior to the scheduled meeting.

PURPOSE: Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

RESOLUTION AUTHORIZING THE SUPERVISOR TO RECOGNIZE THE TRANSFER OF OWNERSHIP OF J.A. COCHRANE & SONS LLC, TO STEVEN MACCHIO FOR TOWN-OWNED BAY BOTTOM LAND, FOR THE PURPOSE OF SHELLFISH CULTIVATION IN THE GREAT SOUTH BAY

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by this resolution: Town of Islip
2. Site or location affected by resolution: Town owned Bay Bottom in the Great South Bay
3. Cost:
4. Budget Line(s):
5. Amount and source of outside funding: None

ENVIRONMENTAL IMPACT: Is this action subject to SEQRA environmental review:
_____ YES, under Section I, Sub.A, Number _____ of Town of Islip 617 Check List, an environmental review is required.
_____ X _____ NO, under Section II, Sub _____ Number _____ of Town of Islip 617 Check List, no environmental review is required.

Math Beller

Signature of Commissioner/Department Head Sponsor

4/7/20

Date

April 21, 2020
Resolution No. _____

AUTHORIZING THE SUPERVISOR TO RECOGNIZE THE TRANSFER OF OWNERSHIP OF J.A. COCHRANE & SONS LLC, TO STEVEN MACCHIO FOR TOWN-OWNED BAY BOTTOM LAND, FOR THE PURPOSE OF SHELLFISH CULTIVATION IN THE GREAT SOUTH BAY

WHEREAS, the Town of Islip owns underwater land in the Great South Bay (GSB) which has historically produced substantial quantities of shellfish, including clams, scallops and oysters; however, the GSB has recently seen a steady significant decline in the shellfish harvest; and

WHEREAS, the Town of Islip established a Bay Bottom Licensing Program in 2009 for those individuals having experience in shellfish cultivation, with the intent of promoting the overall health of the Great South Bay's Ecosystem; and

WHEREAS, the Town of Islip currently has an existing license agreement with John A. Cochrane & Sons, LLC for the cultivation of shellfish in the Great South Bay; and

WHEREAS, effective December 10, 2019 the final transfer of assets were made by the original members of J.A. Cochrane & Sons, LLC to Steven Macchio, who now holds 100% ownership and is the sole owner of J.A. Cochrane & Sons, LLC; and

WHEREAS, the Town of Islip Department of Environmental Control has reviewed the request;

NOW, THEREFORE, on motion of Councilperson _____
seconded by Councilperson _____, be it

RESOLVED, that the Supervisor recognizes Steven Macchio as the new owner of J.A. Cochrane & Sons LLC, of Town-owned Bay Bottom Land, for the purpose of shellfish cultivation in the Great South Bay

UPON A VOTE being taken, the result was _____.

**MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY**

No. 4

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN
COUNCILMAN JAMES P. O'CONNOR

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to enter into an extension of the Agreement for Professional Services with Faithful Friends Veterinary Services, PC to provide NYS Licensed Veterinary Services to the Town of Islip Animal Shelter and Adopt-A-Pet Center on an as-needed basis.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

Martin Bellew

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

TOWN OF ISLIP

**SPONSOR'S MEMORANDUM
TOWN BOARD RESOLUTION**

INSTRUCTIONS: All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Town Attorney no later than 12 days prior to the scheduled meeting.

PURPOSE: Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

AUTHORIZING THE SUPERVISOR TO ENTER INTO AN EXTENSION OF AN AGREEMENT FOR PROFESSIONAL SERVICES WITH FAITHFUL FRIENDS VETERINARY SERVICES, PC (LAURA J. FIORE, DVM) TO PROVIDE NYS LICENSED VETERINARY SERVICES TO THE TOWN OF ISLIP ANIMAL SHELTER AND ADOPT-A-PET CENTER (THE "SHELTER") ON AN "AS-NEEDED" BASIS THROUGH 2020.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by this resolution: Animals at the Town of Islip Animal Shelter and Adopt-A-Pet Center
2. Site or location affected by resolution: Town of Islip Animal Shelter and Adopt-A-Pet Center
3. Cost: As needed, not to exceed budgetary constraints.
4. Budget Line(s): A3150.4-5150
5. Amount and source of outside funding: N/A

ENVIRONMENTAL IMPACT: Is this action subject to SEQRA environmental review:
_____ YES, under Section I, Sub.A, Number_____ of Town of Islip 617 Check List, an environmental review is required.
_____ X _____ NO, under Section II, Sub_____ Number_____ of Town of Islip 617 Check List, no environmental review is required.

Mark Bellan

4/7/20

Signature of Commissioner/Department Head Sponsor

Date

April 21, 2020

RESOLUTION AUTHORIZING THE SUPERVISOR TO ENTER INTO AN EXTENSION OF AN AGREEMENT FOR PROFESSIONAL SERVICES WITH FAITHFUL FRIENDS VETERINARY SERVICES, PC (LAURA J. FIORE, DVM) TO PROVIDE NYS LICENSED VETERINARY SERVICES TO THE TOWN OF ISLIP ANIMAL SHELTER AND ADOPT-A-PET CENTER (THE "SHELTER") ON AN "AS-NEEDED" BASIS THROUGH 2020.

WHEREAS, the Town of Islip owns and operates a municipal animal shelter, and;

WHEREAS, part of the mission of the Shelter is to provide medical care and treatment for all animals in the care, custody and control of the Shelter;

WHEREAS, towards this end, the Shelter secured the services of a NYS Licensed Veterinarian on an "as-needed" basis; and

WHEREAS, at the February 12, 2019 Town Board Meeting a resolution was passed authorizing the Town to enter into an Agreement with Faithful Friends Veterinary Services, PC (Laura J. Fiore, DVM); and

WHEREAS, the term of the this Agreement allows for the option of a *two, (1) one-year extension periods*, and the Town would like to continue using the Services of Laura J. Fiore, DVM; and

WHEREAS, the Town agrees to compensate Faithful Friends Veterinary Services P.C. (Laura J. Fiore, DVM) \$80/hour for professional services. Such sum will be payable upon submission of a properly documented Town of Islip Claim Voucher;

NOW, THEREFORE, on a motion of _____ seconded by _____, be it hereby

RESOLVED, that the Supervisor is authorized to enter into an extension of the Agreement for Professional Services with Faithful Friends Veterinary Services, PC (Laura J. Fiore, DVM); at the rate of \$80.00 per hour for the provision of Veterinary Services at the Shelter, on an "as-needed" basis through 2020.

UPON A VOTE BEING TAKEN, the result was: _____

**MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY**

No. 5

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN
COUNCILMAN JAMES P. O'CONNOR

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Appropriation Transfers

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL
INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

Joseph Ludwig

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

TOWN OF ISLIP
Resolution Authorizing Appropriation Transfers

Resolution prepared on 3/18/20 for (department) DEC approved by Commissioner/Department Head
(print name & sign) Greg Hancock and Comptroller Joseph Ludwig : at the Town Board Meeting on
(date) 4/21/20, on a motion by Councilperson _____, seconded by Councilperson _____,
it was RESOLVED that the Comptroller is authorized to make the transfer(s) listed below:

Increase			Decrease		
Account Title	Account Number	Amount	Account Title	Account Number	Amount
Other Equip.	A 8162.2-2500	3,000.00	Equip. Repair	A 8162.4-4120	3,000.00

3,000.00

3,000.00

Justification: To purchase 2 sub.pumps

Upon a vote being taken, the result was _____

Date _____

DISTRIBUTION

Town Clerk

Comptroller

Department Head

COMPTROLLER'S USE ONLY

Journal Entry Number _____

This form is required (effective 1/1/81) for both the processing of appropriation transfers requiring Town Board Resolution and those not requiring Town Board Resolution.

COMPTROLLER'S OFFICE
ISLIP, NEW YORK
2020 MAR 18 AM 10:52

TOWN OF ISLIP
Resolution Authorizing Appropriation Transfers

Resolution prepared on 4/7/20 for the Town Attorney _____ approved by Commissioner/Department Head
(print name & sign) Joseph Ludwig and Comptroller _____ : at the Town Board Meeting on
(date) 4/21/20, on a motion by Councilperson _____, seconded by Councilperson _____,
it was RESOLVED that the Comptroller is authorized to make the transfer(s) listed below:

<u>Account Title</u>	<u>Increase</u> <u>Account Number</u>	<u>Amount</u>	<u>Account Title</u>	<u>Increase</u> <u>Account Number</u>	<u>Amount</u>
Appropriated Fund Balance	A..1002.09	1,000,000.00	O/S Professional - Legal	A.1420.45001	1,000,000.00

1,000,000.00

1,000,000.00

Justification: To amend the budget to fund expenses related to defense of Flores, et al vs Town of Islip et al.

Upon a vote being taken, the result was _____.

Date _____.

DISTRIBUTION

Town Clerk

Comptroller

Department Head

COMPTROLLER'S USE ONLY

Journal Entry Number _____

This form is required (effective 1/1/81) for both the processing of appropriation transfers requiring Town Board Resolution and those not requiring Town Board Resolution.

TOWN OF ISLIP
Resolution Authorizing Appropriation Transfers

Resolution prepared on February 24, 2020 for Parks, Recreation and Cultural Affairs approved by Commissioner/Department Head
Thomas Owens and Comptroller _____ : at the Town Board Meeting on
4/21/20, on a motion by Councilperson _____, seconded by Councilperson _____,
it was RESOLVED that the Comptroller is authorized to make the transfer(s) listed below:

	Increase	
Account Title	Account Number	Amount
Recreation Aide	A.7031.12300	\$ 49,900.00
Overtime	A.7031.19650	\$ 2,000.00

	Decrease	
Account Title	Account Number	Amount
Recreation Supervisor	A.7034.12380	\$ 49,900.00
Overtime	A.7034.19650	\$ 2,000.00

\$ 51,900.00

\$ 51,900.00

Justification: To consolidate divisions.

Upon a vote being taken, the result was _____.

Date _____.

DISTRIBUTION

Town Clerk

Comptroller

Department Head

COMPTROLLER'S USE ONLY

Journal Entry Number _____

This form is required (effective 1/1/81) for both the processing of appropriation transfers requiring Town Board Resolution and those not requiring Town Board Resolution.

TOWN OF ISLIP

Resolution prepared on ~~March 12, 2020~~ for Parks, Recreation and Cultural Affairs approved by Commissioner/Department Head

Thomas Owens and Comptroller [Signature] : at the Town Board Meeting on

4/21/20, on a motion by Councilperson W, seconded by Councilperson _____,

it was RESOLVED that the Comptroller is authorized to make the transfer(s) listed below:

Increase			Decrease		
Account Title	Account Number	Amount	Account Title	Account Number	Amount
Maintenance Mechanic IV- ZC	A.7114.15743	\$ 7,480.00	Maintenance Mechanic IV- ZC	A.7111.15743	\$ 7,480.00

\$ 7,480.00

\$ 7,480.00

Justification: To correct transfer to incorrect Division.

Upon a vote being taken, the result was _____

Date _____

DISTRIBUTION

Town Clerk

Comptroller

Department Head

COMPTROLLER'S USE ONLY

Journal Entry Number

**MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY**

No. 6

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN
COUNCILMAN JAMES P. O'CONNOR

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Bid Awards

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL
INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

Michael Rand

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

BIDS TO BE AWARDED
APRIL 21, 2020

- | | |
|--|---|
| 1. PLUMBING SUPPLIES | -Central Islip Plumbing |
| 2. ELECTRICAL SUPPLIES | -Wesco Distribution
-A C Electric Supplies, Inc. |
| 3. JANITORIAL SUPPLIES | -Appco Paper & Plastics Corp
-Interboro Packaging Corp.
-Ocean Janitorial Supply
-Imperial Bag & Paper Co.
Burke Supply Div.
-Amity Vacuum, Inc.
-Unipa Corp.
-W B Mason, Inc.
-Central Poly Corp.
-United Sales USA Corp.
-Cleanco Distributors, Inc.
-Mill Wiping Rags, Inc. |
| 4. TOWING SERVICE FOR REMOVAL OF
VEHICLES FROM TOWN OF ISLIP
ROADWAYS AND PRIVATE PROPERTY | -Roll Rite |
| 5. 2021 Mack GRANITE GR64ft TRACTOR
(OR EQUAL) | -Gabrielli Truck Sales |

NO: 1 PLUMBING SUPPLIES

BID PRICE: Various Prices as per Bid Items A through CC

LOWEST RESPONSIBLE BIDDER: Central Islip Plumbing

COMPETITIVE BID: Yes – February 12, 2020 (1st Advertisement)
March 4, 2020 (2nd Advertisement)

BUDGET ACCOUNT NUMBER: A1630.4-1150

ANTICIPATED EXPENDITURE: \$10,000.00

DEPARTMENT: Public Works

JUSTIFICATION OF NEED: To provide supplies to do plumbing repairs at
Town facilities.

PLEASE NOTE: This bid was advertised twice. The first advertisement
produced only one (1) responding bidder. The second advertisement
produced only one (1) responding bidder.

NO: 2 ELECTRICAL SUPPLIES

BID PRICE: Various Prices as per Bid Items #A1 – 305 and B. Disc. Off Catalog

LOWEST RESPONSIBLE BIDDER: Wesco Distribution – items #A1 – 305

A C Electric Supplies, Inc. – items #A1-305;
B. 20% (Disc. Off Catalog)

COMPETITIVE BID: Yes – February 26, 2020

BUDGET ACCOUNT NUMBER: A1630.4-1100

ANTICIPATED EXPENDITURE: \$12,000.00

DEPARTMENT: Public Works

JUSTIFICATION OF NEED: To provide electric supplies for Town maintenance personnel.

NO: 3 JANITORIAL SUPPLIES

BID PRICE: Various Prices as per Bid Items #1 through 103

LOWEST RESPONSIBLE: Various Vendors

COMPETITIVE BID: Yes – February 12, 2020

BUDGET ACCOUNT NUMBER: A1620.4-1500

ANTICIPATED EXPENDITURE: \$100,000.00

DEPARTMENT: Public Works

JUSTIFICATION OF NEED: To provide cleaning and sanitary products to Town facilities.

PLEASE NOTE: Item #40 for Plastic Liners was not recommended to the lowest dollar bidder, Interboro Packaging, as they did not bid according to specifications. (See memo from Dennis Bennett, DPW Custodial attached).

NO: 4 TOWING SERVICE FOR REMOVAL OF VEHICLES FROM TOWN OF ISLIP
ROADWAYS AND PRIVATE PROPERTY

PRICE:

1. \$125.00/ea. (passenger vehicles, vans, sport utility vehicles & pickups)
2. \$395.00/ea. (six-wheelers, campers)
3. \$495.00/ea. (ten-wheelers & above)
4. \$495.00/vehicle (such as winch from deep within a wooded area or winching a vehicle out of water)

LOWEST RESPONSIBLE BIDDER: Roll Rite

COMPETITIVE BID: Yes -- February 12, 2020 (1st Advertisement)
March 4, 2020 (2nd Advertisement)

BUDGET ACCOUNT NUMBER: A 3010.4-4200

ANTICIPATED EXPENDITURE: \$50,000.00

DEPARTMENT: Public Safety Enforcement

JUSTIFICATION OF NEED: Tow abandoned vehicles from Town roadways
as well as safety hazards.

PLEASE NOTE: This bid was advertised twice. The first advertisement
produced only one (1) responding bidder. The second advertisement
produced only one (1) responding bidder.

ALSO PLEASE NOTE: The prices on the resolution are the result of
negotiations between the Dept. of Public Safety Enforcement and
the bidder, Roll Rite. Each of the prices negotiated is less than the
bid price.

NO. 5 2021 MACK GRANITE GR64FT TRACTOR (OR EQUAL)

BID PRICE: 1. \$148,425.00/ea. (Tractor
2. 28%/disc. (Parts)
3. \$130.00/hr. (Labor)

LOWEST RESPONSIBLE BIDDER: Gabrielli Truck Sales

COMPETITIVE BID: Yes – Feb. 5, 2020 (1st Advertisement)
April 1, 2020 (2nd Advertisement)

BUDGET ACCOUNT NUMBER: H19 8172.3-2302

ANTICIPATED EXPENDITURE: \$148,672.89/ea.

DEPARTMENT: Environmental Control

JUSTIFICATION OF NEED: Need to haul material. Aging fleet.

PLEASE NOTE: This bid was advertised twice.

NO: 1 PLUMBING SUPPLIES

BID PRICE: Various Prices as per Bid Items A through CC

LOWEST RESPONSIBLE BIDDER: Central Islip Plumbing

COMPETITIVE BID: Yes – February 12, 2020 (1st Advertisement)
March 4, 2020 (2nd Advertisement)

BUDGET ACCOUNT NUMBER: A1630.4-1150

ANTICIPATED EXPENDITURE: \$10,000.00

DEPARTMENT: Public Works

JUSTIFICATION OF NEED: To provide supplies to do plumbing repairs at
Town facilities.

PLEASE NOTE: This bid was advertised twice. The first advertisement
produced only one (1) responding bidder. The second advertisement
produced only one (1) responding bidder.

WHEREAS, the Town solicited competitive bids for the purchase of PLUMBING SUPPLIES,
CONTRACT #220-16; and

WHEREAS, the bid was advertised twice and opened on March 4, 2020; and

WHEREAS, Central Islip Plumbing, 62 W. Suffolk Ave., Central Islip, NY 11717 submitted
the only bid for this contract; and

WHEREAS, Central Islip Plumbing has been determined to be a responsible bidder.

NOW, THEREFORE, on a motion of
seconded by _____, be it

RESOLVED, that the Town Board of the Town of Islip hereby award the contract to
Central Islip Plumbing in the amount of various prices as per Bid Items #A through CC for one
(1) year from date of award with an option to renew for four (4) one (1) year extensions.

Upon a vote being taken, the result was:

PLUMBING
SUPPLIES

CONTRACT # 220-16

DATE: MARCH 4, 2020

11:00 A.M.

THIS TABULATION OF SEALED BIDS OPENED IN ACCORDANCE WITH SECTION 103 OF THE
GENERAL MUNICIPAL LAW FOR THE PURPOSE OF CONSIDERING THE AWARD OF A PURCHASE
CONTRACT FOR USE IN THE TOWN OF ISLIP.

BUDGET # A1630.4-1150 *OKRK* ESTIMATED AMOUNT \$10,000.00

COMPTROLLER'S APPROVAL _____ ACCOUNT TITLE Plumbing

(THIS BID WAS ADVERTISED TWICE)

BABYLON PLUMBING SUPPLY
99 JOHN STREET
BABYLON NY 11702

CENTRAL ISLIP PLUMBING
62 W. SUFFOLK AVE
CENTRAL ISLIP NY 11722

SEE ATTACHED SHEETS

award - items # A through CC

FERGUSON
1595 LAKE LAND AVE
BOHEMIA NY 11716

IT IS RECOMMENDED TO AWARD TO THE LOWEST RESPONSIBLE BIDDER AS INDICATED.

COMMISSIONER T. OWENS CONCURS.

SIGNED BY:

Michael Rand
MICHAEL RAND
DIRECTOR

Barbara Maltese
BARBARA MALTESE
PRINCIPAL OFFICE ASSISTANT

PLUMBING SUPPLIES	CENTRAL ISLIP
CONTRACT #220-16	PLUMBING
ITEM #	
A. CRANE STANDARD (OR EQUAL)	
1. Elongated 1.5 gal.bowls top spud	\$82.68
2. Round 1.5 gal.tank bowls 10"	\$100.66
3. Round 1.6 gal.tank bowls 12"	\$64.75
4. 3 hole wall mount elongated bowl	\$214.23
5. 4 hole wall mount elongated bowl	\$74.37
6. 19" self-rim steel sink w/4" center	\$34.50
7. Wall hung sink 2/4" center	\$32.42
8. Urinals with 1/2 spud	NO BID
9. Urinals w/trap	\$122.04
10. Urinals w/o trap	\$61.26
11. Elongated bowl & tank handicap, ADA	\$110.38
B. SLOAN FLUSH VALVE (ROYAL) (OR EQUAL)	
1. 1.6 gal. 110	\$78.84
2. 1.6 gal. 111	\$78.84
3. 1.5 gal. 186	\$108.55
4. Sloan repair kits, A38A	\$11.21
5. Sloan repair kits, A37A	\$11.21
6. Sloan repair kits, A36A	\$11.21
C. DELTA FAUCETS (OR EQUAL)	
1. Delta 4" center cry handles	\$78.10
2. Delta 6" center cry handles w/sprayers	\$79.53
3. Delta 6" center cry handles w/o sprayers	\$62.32
D. THERMOSTATIC CONTROL HEADS	
1. T104A 1040	\$33.71
E. COPPER PIPE 20 FEET (L)	
1. 1/2" (L)	\$20.92
2. 3/4" (L)	\$34.27
3. 1" (L)	\$49.53
4. 1 1/2" (L)	\$87.88
F. COPPER PIPE 10 FEET (K)	
1. 1" (K)	\$34.27
2. 1 1/4" (K)	\$42.80
3. 1 1/2" (K)	\$55.53
4. 2" (K)	\$84.25

ITEM #	CENTRAL ISLIP
	PLUMBING
G. COPPER TUBING (ROLL)	
1. 1/4" (L)	\$35.49
2. 3/8" (L)	\$54.10
3. 1/2" (L)	\$79.31
4. 3/4" (L)	\$126.32
5. 1" (L)	\$177.24
6. 3/4" (K)	\$210.53
7. 1" (K)	\$295.40
H. COPPER UNIONS	
1. 1/2" (L)	\$2.76
2. 3/4" (L)	\$3.48
3. 1" (L)	\$5.88
4. 1 1/2" (L)	\$14.44
5. 1 3/4" (L)	NO BID
6. 2" (L)	\$24.64
I. COPPER "k" PIPE 20 FEET	
1. 1" (K)	\$68.54
2. 1 1/3" (K)	NO BID
3. 1 1/2" (K)	\$111.06
4. 2" (K)	\$168.51
J. COPPER FITTINGS 1/2"	
1. Slip coupling	\$2.07
2. Coupling	\$0.19
3. Ells	\$0.25
4. Tees	\$0.42
5. 45	\$0.46
6. Male adapt	\$0.52
7. Female adapt	\$0.83
8. 1/2" to 3/4" adapt	\$0.67
9. 1/2" to 3/4" male adapt	\$1.52
10. 1/2" to 3/4" female adapt	\$1.78
11. 1/2" caps	\$0.18
K. COPPER FITTINGS 3/4"	
1. Slip coupling	\$0.51
2. Coupling	\$0.37
3. Ells	\$0.56
4. Tees	\$1.03
5. 45	\$1.94
6. Male adapt	\$0.88
7. Female adapt	\$1.14
8. 3/4" to 1" adapt	\$1.21

ITEM #	CENTRAL ISLIP
	PLUMBING
K. COPPER FITTINGS 3/4" (con't)	
9. 3/4" to 1 " male adapt	\$3.32
10. 3/4" to 1" female adapt	\$3.81
11. 3/4" caps	\$0.34
L. COPPER FITTINGS 1"	
1. Slip coupling	\$1.08
2. Coupling	\$0.74
3. Ells	\$0.14
4. Tees	\$3.09
5. 45	\$1.95
6. Male adapt	\$2.24
7. Female adapt	\$2.60
8. Caps	\$0.79
M. COPPER FITTINGS 1 1/4"	
1. Slip coupling	\$1.59
2. Coupling	\$1.32
3. Ells	\$2.04
4. Tees	\$4.26
5. 45	\$2.61
6. Male adapt	\$3.23
7. Female adapt	\$3.78
8. Caps	\$1.05
N. COPPER FITTINGS 1 1/2"	
1. Slip coupling	\$2.14
2. Coupling	\$1.75
3. Ells	\$3.17
4. Tees	\$6.44
5. 45	\$3.22
6. Male adapt	\$3.78
7. Female adapt	\$5.91
8. Caps	\$1.54
O. COPPER FITTINGS 1 3/4"	
1. Slip coupling	NO BID
2. Coupling	NO BID
3. Ells	NO BID
4. Tees	NO BID
5. 45	NO BID
6. Male adapt	NO BID
7. Female adapt	NO BID
8. Caps	NO BID

ITEM #	CENTRAL ISLIP
	PLUMBING
P. COPPER FITTINGS 2"	
1. Slip coupling	\$3.70
2. Coupling	\$2.91
3. Ells	\$5.79
4. Tees	\$10.25
5. 45	\$5.38
6. Male adapt	\$6.40
7. Female adapt	\$8.03
8. Caps	\$2.83
Q. COUPLING	
CAPS	
1. 1/3" Cap	NO BID
2. 3/4" Cap	\$0.34
3. 1" Cap	\$0.79
4. 1 1/2" Cap	\$1.54
PLUGS	
1. 1/4" Plug	NO BID
2. 3/4" Plug	NO BID
3. 1" Plug	NO BID
4. 1 1/2" Plug	NO BID
R. SUPPLIES	
1. 3/4" Teflon Tape	\$1.12
2. 1/2" Teflon Tape	\$0.60
3. Pipe joint compound (Hercules or equal)	\$3.17
4. Plumbers putty (Hercules or equal)	\$1.19
5. PVC cement clear 1 pt. can	\$5.36
6. PVC primer clean 1 pt. can	\$5.11
7. Soldering frlux 1 pt. bottles w/brush	\$6.32
8. Solder lb. rolls 95/5	\$16.57
9. Hercules (or equal) lube oil 4 oz.	\$2.32
10. Hercules (or equal) clear cutting oil	\$9.26
11. Chrome "S" trap 1 1/2" x 1 1/4"	\$14.30
12. Chrome "P" trap 1 1/2"	\$9.09
13. Chrome "P" trap 1 1/4"	\$8.87
14. Chrome tailpiece 1 1/2"	\$5.15
15. Chrome tailpiece 1 1/4"	\$5.34
16. Chrome offsets or rough brass 1 1/2"	\$7.58
17. Chrome offsets or rough brass 1 1/4"	\$5.26
18. Sink supply flex 12"	\$2.29
19. Sink supply flex 12" braided	\$2.43
20. Sink supply flex 24"	\$3.03
21. Sink Supply flex 24" braided	\$2.92

ITEM #	CENTRAL ISLIP
	PLUMBING
22. Tank supply flex 12"	\$2.41
23. Tank supply flex 12" braided	\$2.44
24. White elongated open frt. Less cover st.	\$15.88
25. Korky flapper tank ball	\$2.13
26. Johni bolt 5/16" x 2 1/4"	\$1.99
27. 1" shower pull chain valve heavy duty	\$69.40
S. WATTS RELIEF VALVE (OR EQUAL)	
1. Watts relief valve h/w 150 psi	\$12.35
2. Watts relief valve boiler psi	\$12.82
BRASS CRAFT PEED VALVE	
1. 1/2" x 3/8" angle valve R19C	\$4.75
2. 1/2" x 3/8" angle valve staight \$12C	\$5.21
3. 1/2" x 1/2" angle C	\$13.39
4. 1/2" x 1/2" straight C	\$13.81
5. 3/8" x 3/8" angle	\$4.75
T. PVC SCH 40 PIPE	
1. 1/2" pipe 20 ft. (L)	\$3.37
2. 3/4" pipe 20 ft. (L)	\$4.49
3. 1" pipe 20 ft. (L)	\$6.36
4. 1 1/2" pipe 20 ft. (L)	\$9.54
5. 2" pipe 20 ft. (L)	\$13.09
6. 2 1/2" pipe 20 ft. (L)	\$21.88
7. 3" pipe 20 ft. (L)	\$26.37
8. 9" pipe 20 ft. (L)	NO BID
TEES	
1. 1/2" tees	\$0.30
2. 3/4" tees	\$0.34
3. 1" tees	\$0.60
4. 2" tees	\$1.65
5. 3" tees	\$7.15
6. 4" tees	\$12.93
COUPLINGS	
1. 3/4" coupling	\$0.22
2. 1" coupling	\$0.37
3. 1 1/2" coupling	\$0.54
4. 2" coupling	\$0.82
5. 2 1/2" coupling	\$1.80
6. 3" coupling	\$2.78
7. 4" coupling	\$4.02

ITEM #	CENTRAL ISLIP
	PLUMBING
T. PVC SCH 40 PIPE (con't)	
ELLS	
1. 3/4" ells	\$0.27
2. 1" ells	\$0.47
3. 1 1/2" ells	\$0.87
4. 2" ells	\$1.35
5. 2 1/2" ells	\$4.07
6. 3" ells	\$4.87
7. 4" ells	\$8.71
8. 3/4" socked to the threaded ells	\$0.34
9. 3/4" to 1" bushing	\$0.44
10. 1/2" Sure-Flo coupling (or equal)	NO BID
11. 1" Sure-Flo coupling (or equal)	NO BID
12. 1 2/4" Sure-Flo coupling (or equal)	NO BID
13. 2" Sure-Flo coupling (or equal)	NO BID
14. 2 1/2" Sure-Flo coupling (or equal)	NO BID
15. 3" Sure-Flo coupling (or equal)	NO BID
16. 4" Sure-Flo coupling (or equal)	NO BID
U. PVC SCH 80	
1. 1/2" pipe 20 ft. (L)	\$5.24
2. 1" pipe 20 ft. (L)	\$10.66
3. 1 1/2" pipe 20 ft. (L)	\$16.46
4. 2" pipe 20 ft. (L)	\$22.31
5. 2 1/2" pipe 20 ft. (L)	\$36.59
6. 3" pipe 20 ft. (L)	\$44.80
7. 4" pipe 20 ft. (L)	\$64.44
TEES	
1. 3/4" tees	\$2.50
2. 1" tees	\$3.13
3. 1 1/2" tees	\$8.60
4. 2" tees	\$10.75
5. 2 1/2" tees	\$11.69
6. 3" tees	\$14.60
7. 4" tees	\$17.03
COUPLING	
1. 3/4" coupling	\$2.08
2. 1" coupling	\$2.14
3. 1 1/2" coupling	\$3.50
4. 2" coupling	\$3.78
5. 2 1/2" coupling	\$9.25
6. 3" coupling	\$10.62
7. 4" coupling	\$13.30

ITEM #	CENTRAL ISLIP
	PLUMBING
ELLS	
1. 3/4" ells	\$1.10
2. 1" ells	\$1.75
3. 1 1/2" ells	\$2.51
4. 2" ells	\$3.04
5. 2 1/2" ells	\$7.10
6. 3" ells	\$7.94
7. 4" ells	\$12.07
8. 3/4" socked to threaded ells	\$3.92
9. 3/4" to 2 1/2" union	NO BID
V. DMD DRESSER COUPLINGS STYLE 38	
1. 1/2"	NO BID
2. 3/4"	NO BID
3. 1"	NO BID
4. 1 1/2"	NO BID
5. 1 3/4"	NO BID
6. 2"	NO BID
7. 2 1/2"	NO BID
W. WATER FILTERS	
1. AP 217 filters	\$40.14
2. EP 12#5592402	NO BID
3. AP 110 filters	\$9.20
4. AP 200 filters	\$95.80
5. AP 1015 built-in shut off valve	NO BID
X. WAX SEALS	
1. Johni-Ring Plus - for urinals	\$2.54
2. Johni-Ring Plus - back outlet toilets	\$2.85
3. Johni-Ring Plus - standard	\$0.91
4. Johni-Ring Plus - w/plastic sleeve	\$1.17
Y. NIBCO U.S.A. GATE VALVE, BOILER DRAINS (OR EQUAL)	
1. 2/" Nibco U.S.A. (or equal)	\$8.71
2. 3/4" Nibco U.S.A. (or equal)	\$9.47
3. 1/2" Nibco U.S.A. (or equal)	\$36.85
4. 3/4" Nibco U.S.A. (or equal)	\$44.76
5. 1" Nibco U.S.A. (or equal)	\$59.97
6. 1 1/2" Nibco U.S.A. (or equal)	\$101.12
Z. WATT'S BALL VALVE (OR EQUAL)	
1. 1/2" threaded	\$5.81
2. 3/4" threaded	\$9.03

ITEM #	CENTRAL ISLIP
Z. WATT'S BALL VALVE (OR EQUAL) con't	PLUMBING
3. 1" threaded	\$13.15
4. 1 1/2" threaded	\$29.99
5. 1/2" sweat	\$5.81
6. 3/4" sweat	\$9.03
7. 1" sweat	\$13.15
8. 1 1/2" sweat	\$29.99
AA. MAX PAK 90 ELBOW (OR EQUAL)	
1. 1"	\$35.11
2. 1 1/4"	\$63.36
3. 1 1/2"	\$112.64
4. 2"	\$227.91
BB. STYLE 38 DRESSER COUPLER	
1. 1/2"	\$39.99
2. 3/4"	\$41.55
3. 1"	\$53.72
4. 1 1/4"	\$50.11
5. 1 1/2"	\$50.61
6. 2"	\$85.45
7. 2 1/4"	NO BID
8. 2 1/2"	\$96.81
9. 3"	\$98.86
CC. PEXb	
1. 3/4 x 20 ft. Aquapex Red (F2930750)	\$12.91
2. 3/4 x 20 ft. Aquapec Blue (P3930750)	\$12.91
3. 3/4 x 3/4" PeX x PEX 90 (PEX 0010)	\$1.14
4. 1/2 x 3/4" CU xPX Adapt (PEX 0185)	\$0.97
5. 3/4 PEX x FIP Adapt (PEX 0175)	\$1.84
6. 3/4 PEX tee	\$1.44
7. 3/4 PES c PEX Ball Valve (PEX 0335)	\$4.55
8. 1/2 x 20 ft. Aquapex Red (F29300500)	\$7.45
9. 1/2 x 20 ft. Aquapex Blue	\$7.45
10. 1/2 CU x PEX adapt (PEX 0176)	\$0.58
11. 1/2 PEX tee	\$0.80
12. 1/2 x 1/2 PEX x PEX CPLG (PEX 0025)	\$0.43
13. 1/2 x 12/PEX x PEX 90	\$2.94
14. 1/2 PEX CP angle stop (PEX 0345)	\$3.90
15. 1/2 x PEX ball valve	\$2.83
16. 1/2 PEX press sleeve	\$0.26
17. 1/2 cinch clamps	\$0.28
18. 3/4" cinch clamp	\$0.33

NO: 2 ELECTRICAL SUPPLIES

BID PRICE: Various Prices as per Bid Items #A1 – 305 and B. Disc. Off Catalog

LOWEST RESPONSIBLE BIDDER: Wesco Distribution – items #A1 – 305

A C Electric Supplies, Inc. – items #A1-305;
B. 20% (Disc. Off Catalog)

COMPETITIVE BID: Yes – February 26, 2020

BUDGET ACCOUNT NUMBER: A1630.4-1100

ANTICIPATED EXPENDITURE: \$12,000.00

DEPARTMENT: Public Works

JUSTIFICATION OF NEED: To provide electric supplies for Town maintenance personnel.

WHEREAS, the Town solicited competitive bids for the purchase of ELECTRICAL SUPPLIES, Contract #210-41; and

WHEREAS, said bid states the contract may be awarded geographically to two (2) vendors; and

WHEREAS, on February 26, 2020 sealed bids were opened and Wesco Distribution, 550 Prime Place, Hauppauge, NY 11788 and A C Electric Supplies, Inc. 741 Smithtown Bypass, Smithtown, NY 11787 submitted the apparent low dollar bids; and

WHEREAS, Wesco Distribution and A C Electric Supplies, Inc. have been determined to be responsible bidders.

NOW, THEREFORE, on a motion of
seconded by _____, be it

RESOLVED, that the Town Board of the Town of Islip hereby award the contract to Wesco Distribution in the amount of various prices as per bid items #A1 through 305; and A C Electric Supplies, Inc. in the amount of various prices as per bid items #A1 through 305 and B. 20% (Discount off Catalog) for three (3) years from date of award with an option to renew for one (1) additional year.

Upon a vote being taken, the result was:

ELECTRICAL
SUPPLIES

CONTRACT # 220-41

DATE: FEB. 26, 2020

11:00 A.M.

THIS TABULATION OF SEALED BIDS OPENED IN ACCORDANCE WITH SECTION 103 OF THE
GENERAL MUNICIPAL LAW FOR THE PURPOSE OF CONSIDERING THE AWARD OF A PURCHASE
CONTRACT FOR USE IN THE TOWN OF ISLIP.

BUDGET # A1630.4-1100 *OK RE* ESTIMATED AMOUNT \$12,000.00
COMPTROLLER'S APPROVAL _____ ACCOUNT TITLE Electrical Supplies

ARTNA ELECTRIC LLC
270 PARK AVE
GARDEN CITY NY 11040

SEE ATTACHED SHEETS

WESCO DISTRIBUTION
550 PRIME PLACE
HAUPPAUGE NY 11788

award - items # A1-305; B (Disc. off Catalog)

SEE ATTACHED SHEETS

KELLY & HAYES ELEC SUPPLY
66 SOUTHERN BLVD
NESCONSET NY 11767

ULE GROUP
60 HOFFMAN AVE
HAUPPAUGE NY 11788

A C ELECTRIC SUPPLIES INC
741 SMITHTOWN BYPASS
SMITHTOWN NY 11787

award - items #A1 - 305; B (Disc. off Catalog)
SEE ATTACHED SHEETS

COOPERFRIEDMAN ELEC SUPPLY
d/b/a COOPER ELECTRIC
1 MATRIX DR
MONROE NJ 08831

SEE ATTACHED SHEETS

IT IS RECOMMENDED TO AWARD TO THE LOWEST RESPONSIBLE BIDDER AS INDICATED.

COMMISSIONER T. OWENS

CONCURS.

SIGNED BY:

Michael Rand
MICHAEL RAND
DIRECTOR

Barbara Maltese
BARBARA MALTESE
PRINCIPAL OFFICE ASSISTANT

ELECTRICAL SUPPLIES	AETNA	WESCO	A C	COOPERFRIEDMAN
CONTRACT #220-41	ELECTRIC	DIST.	ELECTRIC	/b/a COOPER ELCT.
ITEM #				
A. Electrical Supplies				
1. Single Gang Boxes PVC	\$4.27	\$6.20	\$0.53	NO BID
2. Single Gang Boxes PVC	\$3.80	\$6.70	\$0.56	NO BID
3. Single Gang Bxes PVC	\$6.00	\$6.00	\$0.50	NO BID
4. Single Gang Boxes PVC	\$3.99	\$6.70	\$0.53	NO BID
5. Single Gang Boxes PVC	\$3.91	\$6.90	\$0.54	NO BID
6. Single Gang Boxes PVC	\$6.00	\$6.30	\$0.50	NO BID
7. Single Gang Boxes PVC	\$3.99	\$6.60	\$0.65	NO BID
8. Single Gang Boxes PVC	\$3.99	\$4.50	\$0.58	NO BID
9. Single Gang Boxes PVC	\$6.00	\$5.70	\$0.67	NO BID
10. Breakers	\$7.50	NO BID	\$8.00	NO BID
11. Breakers	\$7.50	\$16.00	\$8.00	NO BID
12. Breakers	\$7.50	NO BID	\$8.00	NO BID
13. Breakers	\$18.00	\$39.00	\$17.50	NO BID
14. Breakers	\$18.00	NO BID	\$17.50	NO BID
15. Breakers	\$18.00	NO BID	\$17.50	NO BID
16. Breakers	\$4.45	\$4.15	\$6.00	NO BID
17. Breakers	\$4.45	\$4.15	\$6.00	NO BID
18. Breakers	\$4.45	\$4.15	\$6.00	NO BID
19. Breakers	\$12.50	\$14.00	\$13.50	NO BID
20. Breakers	\$12.50	\$14.00	\$13.50	NO BID
21. Breakers	\$10.50	\$9.75	\$11.00	NO BID
22. Breakers	\$10.50	\$9.75	\$11.00	NO BID
23. Breakers	\$10.50	\$9.75	\$11.00	NO BID
24. Breakers	\$10.50	\$9.75	\$11.00	NO BID
25. Breakers	\$10.50	\$9.75	\$11.00	NO BID
26. Breakers	\$10.50	\$9.75	\$11.00	NO BID
27. Breakers	\$10.50	\$32.00	\$31.00	NO BID
28. Fuses	\$3.50/min.	NO BID	\$1.25	NO BID
29. Fuses	\$3.50/min.	NO BID	\$1.25	NO BID
30. Fuses	\$3.50/min.	NO BID	\$1.25	NO BID
31. Fuses	\$2.50	\$2.40	\$3.50	NO BID
32. Fuses	\$2.50	\$2.40	\$3.50	NO BID
33. Fuses	\$2.50	\$2.40	\$3.50	NO BID
34. Cable	\$117.00	\$115.00	\$99.00	NO BID
35. Cable	\$170.00	\$188.00	\$165.00	NO BID
36. Cable	\$117.00	\$113.00	\$100.00	NO BID
37. Cable	\$180.00	\$200.00	\$170.00	NO BID
38. Cable	\$275.00	\$361.00	\$310.00	NO BID
39. Cable	\$183.50	\$52.00	\$50.00	NO BID
40. Cable	\$70.00	\$70.00	\$75.00	NO BID
41. Cable	\$77.00	\$76.00	\$75.00	NO BID
42. Cable	\$107.00	\$106.00	\$121.00	NO BID

ITEM #	AETNA	WESCO	A C	COOPERFRIEDMAN
	ELECTRIC	DIST.	ELECTRIC	d/b/a COOPER ELCT.
43. Cable	\$120.00	\$131.00	\$129.00	NO BID
44. Cable	\$170.00	\$168.00	\$180.00	NO BID
45. Cable	\$60.00	\$56.00	\$66.00	NO BID
46. Cable	\$85.00	\$86.00	\$90.00	NO BID
47. Cable	\$130.00	\$136.00	\$140.00	NO BID
48. Cable	\$170.00	\$132.00	\$160.00	NO BID
49. Cable	\$240.00	\$187.00	\$190.00	NO BID
50. Cable	\$340.00	\$284.00	\$340.00	NO BID
51. Plug Ends	\$9.25	\$4.70	\$1.25	NO BID
52. Plug Ends	\$6.00	\$3.55	\$0.79	NO BID
53. Plug Ends	\$11.00	\$8.45	\$13.50	NO BID
54. Plug Ends	\$7.00	\$5.20	\$9.60	NO BID
55. Plug Ends	\$22.50	\$20.60	\$26.50	NO BID
56. Plug Ends	\$11.00	\$7.10	\$14.50	NO BID
57. Wire	\$520.00	\$1.10/ft.	\$580.00	NO BID
58. Wire	\$220.00	\$230.00/500 ft	\$380.00	NO BID
59. Wire	\$1,435.00	\$2.05/ft	\$1,125.00	NO BID
60. Wire	\$1,795.00	\$2.60/ft.	\$1,250.00	NO BID
61. Wire	\$54.00	\$60.00/500 ft.	\$39.00	NO BID
62. Wire	\$87.00	\$92.00/500 ft.	\$51.00	NO BID
63. Wire	\$55.00	NO BID	\$75.00	NO BID
64. Wire	\$57.00	\$44.00	\$95.00	NO BID
65. Wire Nuts	\$26.00	\$16.00	\$28.00	NO BID
66. Wire Nuts	\$21.00	\$16.00	\$45.00	NO BID
67. Wire Nuts	\$15.00	\$12.00	\$17.00	NO BID
68. Wire Nuts	\$10.00	\$12.00	\$9.00	NO BID
69. Wire Nuts	\$9.00	\$9.40	\$7.00	NO BID
70. Wire Nuts	NO BID	\$30.50	\$10.00	NO BID
71. Tape	\$50.00	\$46.80	\$59.00	NO BID
72. Tape	\$47.00	NO BID	\$59.00	NO BID
73. Tape	\$47.00	\$43.00	\$59.00	NO BID
74. Tape	\$47.00	NO BID	\$59.00	NO BID
75. Tape	\$47.00	\$43.00	\$59.00	NO BID
76. Tape	\$47.00	\$43.00	\$59.00	NO BID
77. Incandescent Fixtures	\$3.00	\$2.95	\$3.75	NO BID
78. Incandescent Fixtures	\$2.00	\$1.95	\$2.50	NO BID
79. Incandescent Fixtures	\$1.50	\$1.28	\$2.50	NO BID
80. Thermostat	\$33.00	NO BID	\$45.00	NO BID
81. Thermostat	\$75.00	NO BID	\$48.00	NO BID
82. Thermostat	\$18.00	NO BID	\$75.00	NO BID
83. Receptacles	\$31.00	\$14.75	\$17.50	NO BID
84. Receptacles	\$33.00	NO BID	\$29.00	NO BID
85. Receptacles	\$17.50	NO BID	\$59.00	NO BID
86. Receptacles	\$1.75	\$1.15	\$1.75	NO BID
87. Receptacles	\$9.50	\$1.25	\$1.95	NO BID

ITEM #	AETNA	WESCO	A C	COOPERFRIEDMAN
	ELECTRIC	DIST.	ELECTRIC	d/b/a COOPER ELCT.
88. Receptacles	\$10.50	\$3.10	\$10.00	NO BID
89. Receptacles	\$13.75	\$1.75	\$10.00	NO BID
90. Receptacles	\$19.25	\$9.70	\$15.83	NO BID
91. Receptacles	\$10.00	\$5.05	\$12.00	NO BID
92. Receptacles	\$11.00	NO BID	\$12.00	NO BID
93. Flexible Tubing	\$0.80	\$1.36	\$1.25	NO BID
94. Flexible Tubing	\$3.25	\$2.41	\$2.45	NO BID
95. Flexible Tubing	\$3.00	\$3.38	\$3.10	NO BID
96. Flexible Tubing	\$3.50	\$4.50	\$3.89	NO BID
97. Wall Plates	\$0.35	\$0.22	\$0.45	NO BID
98. Wall Plates	\$0.30	\$0.22	\$0.45	NO BID
99. Wall Plates	\$0.65	\$0.44	\$0.70	NO BID
100. Wall Plates	\$0.35	\$0.22	\$0.45	NO BID
101. Wall Plates	\$0.50	\$0.44	\$0.70	NO BID
102. Wall Plates	\$0.92	\$0.66	\$0.95	NO BID
103. Wall Plates	\$0.65	\$0.44	\$0.78	NO BID
104. Wall Plates	\$0.37	\$0.22	\$0.50	NO BID
105. Wall Plates	\$0.70	\$0.44	\$0.75	NO BID
106. Wall Plates	\$0.35	\$0.22	\$0.50	NO BID
107. Plastic Pull Boxes	\$49.00	\$73.00	\$49.00	NO BID
108. Plastic Pull Boxes	\$14.00	\$16.00	\$12.50	NO BID
109. E.M.T. Pipe	\$4.35	\$4.60	\$5.80	NO BID
110. E.M.T. Pipe	\$7.70	\$8.10	\$10.00	NO BID
111. E.M.T. Pipe	\$14.00	\$13.90	\$14.50	NO BID
112. E.M.T. Pipe	\$22.00	\$22.50	\$21.00	NO BID
113. E.M.T. Pipe	\$26.00	\$27.50	\$29.00	NO BID
114. E.M.T. Pipe	\$31.00	\$32.25	\$31.00	NO BID
115. E.M.T. Connectors	\$0.15	\$0.12	\$0.15	NO BID
116. E.M.T. Connectors	\$0.25	\$0.20	\$0.26	NO BID
117. E.M.T. Connectors	\$0.40	\$0.32	\$0.39	NO BID
118. E.M.T. Connectors	\$0.75	\$0.67	\$0.80	NO BID
119. E.M.T. Connectors	\$1.05	\$0.94	\$1.10	NO BID
120. E.M.T. Connectors	\$1.35	\$1.16	\$1.55	NO BID
121. E.M.T. Connectors	\$0.32	\$0.24	\$0.40	NO BID
122. E.M.T. Connectors	\$0.40	\$0.30	\$0.39	NO BID
123. E.M.T. Connectors	\$0.55	\$0.52	\$0.61	NO BID
124. E.M.T. Connectors	\$0.99	\$0.96	\$1.10	NO BID
125. E.M.T. Connectors	\$1.50	\$1.45	\$1.55	NO BID
126. E.M.T. Connectors	\$1.70	\$1.82	\$2.50	NO BID
127. E.M.T. Couplings	\$0.25	\$0.15	\$0.30	NO BID
128. E.M.T. Couplings	\$0.30	\$0.21	\$0.29	NO BID
129. E.M.T. Couplings	\$0.42	\$0.33	\$0.45	NO BID
130. E.M.T. Couplings	\$0.76	\$0.70	\$0.92	NO BID
131. E.M.T. Couplings	\$1.15	\$1.03	\$1.30	NO BID
132. E.M.T. Couplings	\$1.45	\$1.18	\$1.60	NO BID

ITEM #	AETNA	WESCO	A C	COOPERFRIEDMAN
	ELECTRIC	DIST.	ELECTRIC	d/b/a COOPER ELCT.
133. E.M.T. Couplings	\$0.30	\$0.28	\$0.45	NO BID
134. E.M.T. Couplings	\$0.40	\$0.36	\$0.55	NO BID
135. E.M.T. Couplings	\$0.62	\$0.61	\$0.75	NO BID
136. E.M.T. Couplings	\$1.10	\$1.09	\$1.40	NO BID
137. E.M.T. Couplings	\$1.45	\$1.47	\$1.95	NO BID
138. E.M.T. Couplings	\$2.10	\$1.99	\$2.40	NO BID
139. Mc Cable Straps	\$6.25	NO BID	\$12.00	NO BID
140. MC Cable Straps	\$5.25	\$6.00	\$9.00	NO BID
141. E.M.T. Straps	\$3.30	\$5.00	\$8.00	NO BID
142. E.M.T. Straps	\$5.15	\$4.00	\$2.00	NO BID
143. E.M.T. Straps	\$9.10	\$6.25	\$14.00	NO BID
144. E.M.T. Straps	\$13.75	\$10.00	\$19.00	NO BID
145. E.M.T. Straps	\$23.00	\$15.75	\$34.00	NO BID
146. E.M.T. Straps	\$29.25	\$19.10	\$39.00	NO BID
147. Rigid Straps	\$87.00	\$21.50	\$40.00	NO BID
148. May West	\$0.35	NO BID	\$0.30	NO BID
149. May West	\$0.20	\$0.15	\$0.30	NO BID
150. May West	\$0.22	\$0.16	\$0.40	NO BID
151. May West	\$0.27	\$0.16	\$0.50	NO BID
152. May West	\$0.32	\$0.30	\$0.75	NO BID
153. May West	\$0.50	\$0.46	\$0.75	NO BID
154. May West	\$0.65	\$0.56	\$0.99	NO BID
155. L.B.'s E.M.T.	\$1.60	\$2.47	\$2.95	NO BID
156. L.B.'s E.M.T.	\$2.10	\$2.48	\$4.50	NO BID
157. L.B.'s E.M.T.	\$3.15	\$3.50	\$4.95	NO BID
158. L.B.'s E.M.T.	\$5.75	\$6.50	\$10.50	NO BID
159. L.B.'s E.M.T.	\$7.00	\$8.00	\$11.50	NO BID
160. L.B.'s E.M.T.	\$11.00	\$12.50	\$17.50	NO BID
161. Switches	\$2.50	\$1.68	\$5.95	NO BID
162. Switches	\$3.50	\$3.56	\$6.17	NO BID
163. Switches	\$9.70	\$11.70	\$11.50	NO BID
164. Switches	\$10.99	NO BID	\$14.00	NO BID
165. Switches	\$10.99	\$10.00	\$15.00	NO BID
166. Boxes	\$68.00	NO BID	\$13.50	NO BID
167. Boxes	\$38.00	\$0.85	\$0.50	NO BID
168. Boxes	\$38.00	\$0.85	\$0.90	NO BID
169. Boxes	\$42.00	\$0.95	\$1.10	NO BID
170. Boxes	\$29.50	\$0.85	\$0.95	NO BID
171. Boxes	\$28.25	\$1.60	\$2.15	NO BID
172. Boxes	\$44.00	\$0.95	\$2.45	NO BID
173. Boxes	\$102.00	\$1.84	\$2.50	NO BID
174. Boxes	\$88.00	\$1.80	\$2.15	NO BID
175. Boxes	\$295.00	\$1.20	\$0.95	NO BID
176. Boxes	\$128.00	\$0.44	\$0.50	NO BID

ITEM #	AETNA	WESCO	A C	COOPERFRIEDMAN
	ELECTRIC	DIST.	ELECTRIC	d/b/a COOPER ELTC.
177. Boxes OUTSIDE	\$3.25	\$5.30	\$5.00	NO BID
178. Boxes OUTSIDE	\$3.25	\$4.85	\$5.00	NO BID
179. Connectors	\$1.50	\$0.20	\$1.25	NO BID
180. Connectors	\$1.50	\$0.15	\$0.25	NO BID
181. Connectors	\$1.00	\$0.47	\$0.66	NO BID
182. Connectors	\$2.00	\$0.75	\$0.91	NO BID
183. Connectors	\$3.25	\$1.40	\$1.40	NO BID
184. Lamp Holder Covers	\$2.15	NO BID	\$1.90	NO BID
185. Lamp Holder Covers	\$25.00	NO BID	\$1.60	NO BID
186. Ballast	\$13.00	\$12.15	\$13.00	NO BID
187. Ballast	\$10.50	NO BID	\$14.00	NO BID
188. Ballast	\$12.00	\$11.25	\$14.00	NO BID
189. Ballast	\$13.50	NO BID	NO BID	NO BID
190. Fluorescent Light Bulbs	\$74.00	\$61.00	\$72.50	NO BID
191. Fluorescent Light Bulbs	\$180.00	\$155.00	\$185.00	NO BID
192. Fluorescent Light Bulbs	\$142.00	\$78.00	\$76.00	NO BID
193. Flu. Light Bulbs compac	\$34.00	NO BID	\$75.00	NO BID
194. Flu. Light Bulbs compac	\$31.00	NO BID	\$89.00	NO BID
195. Flu. Light Bulbs compac	\$66.00	NO BID	\$115.00	NO BID
196. PVC Sch 40 Pipe	\$1.80	\$1.97	\$3.20	NO BID
197. PVC Sch 40 Pipe	\$2.26	\$2.37	\$4.50	NO BID
198. PVC Sch 40 Pipe	\$2.90	\$3.45	\$7.50	NO BID
199. PVC Sch 40 Pipe	\$5.30	\$4.97	\$8.00	NO BID
200. PVC Sch 40 Pipe	\$5.40	\$5.76	\$8.00	NO BID
201. PVC Sch 40 Pipe	\$5.95	\$7.18	\$9.00	NO BID
202. PVC Sch 40 Pipe	\$9.85	\$11.25	\$12.50	NO BID
203. PVC Sch 40 Pipe	\$12.25	\$13.75	\$14.50	NO BID
204. PVC Sch 40 Pipe	\$14.25	\$17.45	\$18.50	NO BID
205. PVC Sch 40 Pipe	\$16.00	\$18.95	\$21.00	NO BID
206. PVC Fittings	\$0.10	\$0.10	.9	NO BID
207. PVC Fittings	\$0.20	\$0.15	\$0.15	NO BID
208. PVC Fittings	\$0.39	\$0.40	\$0.35	NO BID
209. PVC Fittings	\$1.75	\$1.97	\$1.75	NO BID
210. PVC Fittings	\$0.15	\$0.13	\$0.15	NO BID
211. PVC Fittings	\$0.15	\$0.12	\$0.14	NO BID
212. PVC Fittings	\$0.25	\$0.24	\$0.40	NO BID
213. PVC Fittings	\$0.40	\$0.44	\$0.50	NO BID
214. PVC Fittings	\$2.25	\$2.54	\$2.50	NO BID
215. PVC Fittings	\$0.25	\$0.21	\$0.25	NO BID
216. PVC Fittings	\$0.19	\$0.19	\$0.24	NO BID
217. PVC Fittings	\$0.34	\$0.32	\$0.44	NO BID
218. PVC Fittings	\$0.59	\$0.66	\$0.68	NO BID
219. PVC Fittings	\$2.50	\$2.76	\$2.90	NO BID
220. PVC Fittings	\$0.30	\$0.28	\$0.42	NO BID
221. PVC Fittings	\$0.27	\$0.25	\$0.36	NO BID

ITEM #	AETNA	WESCO	A C	COOPERFRIEDMAN
	ELECTRIC	DIST.	ELECTRIC	d/b/a COOPER ELTC.
222. PVC Fittings	\$0.48	\$0.43	\$0.64	NO BID
223. PVC Fittings	\$0.90	\$1.03	\$1.25	NO BID
224. PVC Fittings	\$4.00	\$4.29	\$6.00	NO BID
225. PVC Fittings	\$0.40	\$0.38	\$0.40	NO BID
226. PVC Fittings	\$0.38	\$0.34	\$0.50	NO BID
227. PVC Fittings	\$0.43	\$0.46	\$0.64	NO BID
228. PVC Fittings	\$1.20	\$1.32	\$1.80	NO BID
229. PVC Fittings	\$4.48	\$5.10	\$6.50	NO BID
230. PVC Fittings	\$0.43	\$0.44	\$0.50	NO BID
231. PVC Fittings	\$0.43	\$0.44	\$0.50	NO BID
232. PVC Fittings	\$0.60	\$0.61	\$0.90	NO BID
233. PVC Fittings	\$2.05	\$1.83	\$1.75	NO BID
234. PVC Fittings	\$8.00	\$8.99	\$16.00	NO BID
235. PVC Fittings	\$0.60	\$0.62	\$0.90	NO BID
236. PVC Fittings	\$0.72	\$0.80	\$0.75	NO BID
237. PVC Fittings	\$1.30	\$1.34	\$2.10	NO BID
238. PVC Fittings	\$2.70	\$3.20	\$2.84	NO BID
239. PVC Fittings	\$30.50	\$32.98	\$32.58	NO BID
240. PVC Fittings	\$1.10	\$1.09	\$1.03	NO BID
241. Locknuts Conduit	\$0.10	\$0.05	\$0.08	NO BID
242. Locknuts Conduit	\$0.12	\$0.07	\$0.10	NO BID
243. Locknuts Conduit	\$0.18	\$0.12	\$0.17	NO BID
244. Locknuts Conduit	\$0.21	\$0.17	\$0.23	NO BID
245. Locknuts Conduit	\$0.30	\$0.25	\$0.34	NO BID
246. Locknuts Conduit	\$0.35	\$0.32	\$0.39	NO BID
247. Locknuts Conduit	\$0.85	\$0.93	\$0.12	NO BID
248. Locknuts Conduit	\$0.97	\$1.07	\$1.34	NO BID
249. Outside Cover	\$3.19	\$4.00	\$3.36	NO BID
250. Outside Cover	\$3.64	\$2.63	\$3.36	NO BID
251. Outside Cover	\$5.50	\$2.70	\$21.95	NO BID
252. Outside Cover	\$0.59	\$0.80	\$0.72	NO BID
253. Outside Cover	\$7.45	\$7.90	\$0.72	NO BID
254. Blank Covers	\$0.24	NO BID	\$0.72	NO BID
255. Blank Covers	\$0.31	\$0.37	\$0.39	NO BID
256. Blank Covers	\$0.25	\$0.33	\$0.46	NO BID
257. Blank Covers	\$0.35	\$0.44	\$0.58	NO BID
258. Covers	\$0.87	\$0.94	\$1.04	NO BID
259. Covers	\$0.87	\$0.94	\$1.04	NO BID
260. Covers	\$0.90	\$0.94	\$1.04	NO BID
261. Covers	\$0.91	\$0.94	\$1.04	NO BID
262. Covers	\$0.89	\$2.85	\$0.52	NO BID
263. Covers	\$0.43	\$1.70	\$0.72	NO BID
264. Covers	\$0.89	\$0.94	\$1.04	NO BID
265. PVC Bushing	\$0.09	\$0.05	\$0.08	NO BID
266. PVC Bushing	\$0.13	\$0.07	\$0.11	NO BID

ITEM #	AETNA ELECTRIC	WESCO DIST.	A C ELECTRIC	COOPERFRIEDMAN d/b/a COOPER ELTC.
267. PVC Bushing	\$0.16	\$0.11	\$0.19	NO BID
268. PVC Bushing	\$0.17	\$0.14	\$0.23	NO BID
269. PVC Bushing	\$0.20	\$0.20	\$0.30	NO BID
270. PVC Bushing	\$0.38	\$0.34	\$0.54	NO BID
271. PVC Bushing	\$0.60	\$0.69	\$0.97	NO BID
272. PVC Bushing	\$0.70	\$0.76	\$1.08	NO BID
273. PVC Strap	\$0.28	\$0.18	\$0.21	NO BID
274. PVC Strap	\$0.32	\$0.22	\$0.24	NO BID
275. PVC Strap	\$0.37	\$0.28	\$0.28	NO BID
276. PVC Strap	\$0.75	\$0.30	\$0.36	NO BID
277. PVC Strap	\$2.58	\$0.35	\$0.39	NO BID
278. PVC Strap	\$1.35	\$0.45	\$0.45	NO BID
279. PVC Strap	\$2.48	\$1.13	\$0.89	NO BID
280. Splicing Kits	\$59.00	\$56.00	\$46.75	NO BID
281. Splicing Kits	\$29.00	\$26.35	\$25.78	NO BID
282. Splicing Kits	\$32.00	NO BID	\$20.50	NO BID
283. Splicing Kits	\$62.85	NO BID	\$137.00	NO BID
284. Splicing Kits	\$54.00	\$44.60	\$56.16	NO BID
285. Splicing Kits	\$20.00	\$14.50	\$13.02	NO BID
286. Heat Shrink Tubing	\$29.25	NO BID	\$84.36	NO BID
287. Heat Shrink Tubing	\$42.00	\$4.00	\$116.85	NO BID
288. Heat Shrink Tubing	\$37.25	\$4.00	\$157.86	NO BID
289. Heat Shrink Tubing	\$27.00	\$4.75	\$141.50	NO BID
290. Heat Shrink Tubing	\$29.00	\$5.00	\$142.43	NO BID
291. Heat Shrink Tubing	\$39.75	NO BID	\$111.80	NO BID
292. Conduit Nipples	\$91.00	NO BID	\$146.25	NO BID
293. Conduit Nipples	\$10.00	\$11.25	\$146.25	NO BID
294. Conduit Nipples	\$10.00	\$25.75	\$159.25	NO BID
295. Hand Dryer	\$410.00	NO BID	\$214.00	NO BID
296. Wire Conn.	\$0.07	\$0.09	\$0.71	NO BID
297. Wire Conn.	\$0.12	\$0.12	\$0.99	NO BID
298. Wire Conn.	\$0.35	\$0.32	\$1.04	NO BID
299. Wire Conn.	\$13.00	\$0.12	\$0.11	NO BID
300. Bulbs	\$7.00	NO BID	\$6.86	NO BID
301. Bulbs	\$11.75	NO BID	\$7.87	NO BID
302. Fixture	\$70.00	\$62.00	\$61.10	NO BID
303. Fixture	\$74.00	\$80.00	\$45.50	NO BID
304. Mounting Fixture Fan	NO BID	NO BID	\$20.74	NO BID
305. Fixture	\$72.00	NO BID	14.24	NO BID
B. DISCOUNT OFF CATALOG	39%	N/A	20%	30%

NO: 3 JANITORIAL SUPPLIES

BID PRICE: Various Prices as per Bid Items #1 through 103

LOWEST RESPONSIBLE: Various Vendors

COMPETITIVE BID: Yes – February 12, 2020

BUDGET ACCOUNT NUMBER: A1620.4-1500

ANTICIPATED EXPENDITURE: \$100,000.00

DEPARTMENT: Public Works

JUSTIFICATION OF NEED: To provide cleaning and sanitary products to Town facilities.

PLEASE NOTE: Item #40 for Plastic Liners was not recommended to the lowest dollar bidder, Interboro Packaging, as they did not bid according to specifications. (See memo from Dennis Bennett, DPW Custodial attached).

WHEREAS, the Town solicited competitive bids for the purchase of JANITORIAL SUPPLIES, CONTRACT #220-03; and

WHEREAS, on February 12, 2020 sealed bids were opened and Appco Paper & Plastics Corp., 3949 Austin Blvd., Island Park, NY 11558; Interboro Packaging Corp., 114 Bracken Rd., Montgomery, NY 12549; Ocean Janitorial Supply, 2775 Sunrise Highway, Islip Terrace, NY 11752; Imperial Bag & Paper Co. Burke Supply Div., 255 Route 1 & 9, Jersey City, NJ 07306; Amity Vacuum, Inc., 272 Route 110 Broadway, Amityville, NY 11701; Unipak Corp., P. O. Box 300027, Brooklyn, NY 11230; W. B. Mason, Inc., 90 Nikon Court, Hauppauge, NY 11788; Central Poly Corp., 2400 Bedle Pl., P. O. Box 4097, Linden, NJ 02036; United Sales USA Corp., 185 30th Street, Brooklyn, NY 11232; Cleanco Distributors, Inc., 10 Hub Drive Ste.4, Melville, NY 11747 and Mill Wiping Rags, Inc. submitted the apparent low dollar bids; and

WHEREAS, Appco Paper & Plastics Corp., Interboro Packaging Corp., Ocean Janitorial Supply, Imperial Bag & Paper Co. Burke Supply Div., Amity Vacuum, Inc., Unipak Corp., W. B. Mason, Inc., Central Poly Corp., United Sales USA Corp., Cleanco Distributors, Inc. and Mill Wiping Rags, Inc. have been determined to be a responsible bidders

NOW, THEREFORE, on a motion of
seconded by _____, be it

RESOLVED, that the Town Board of the Town of Islip hereby award the contract to the following vendors as per the following bid items:

Appo Paper & Plastics Corp. – items #1,64

Interboro Packaging Corp. – items #38,41

Ocean Janitorial Supply – items #11,97, 102, 103

Imperial Bag & Paper Co. – items #3, 17-21, 23-26, 34, 36, 43, 54,66,67,70-73,
78,83,84,88-91,95,99

Amity Vacuum, Inc. – items #4,12,13,15,16,22,27-29,32,33,46,47,51,56-58,61,
74,76

Unipak Corp. – item #40

W.B. Mason, Inc. – items #2,6,7,9,31,35,44,48,50,52,53,63,68,69,75,77,80-82,
86,92,93,96,98,100,101

Central Poly Corp.- items #39,42

United Sales USA Corp. – items #5,55,65

Cleanco Districutors, Inc. – items #8,14,30,37,49,60,62,79,85,87,94

Mill Wiping Rags, Inc. – item #45

for eighteen (18) months from date of award.

Upon a vote being taken, the result was:



TOWN OF ISLIP DEPARTMENT OF PUBLIC WORKS

401 MAIN STREET ISLIP, NEW YORK 11751 (631) 224-5610

Angie M. Carpenter, Supervisor

Thomas Owens, Commissioner

March 10, 2020

To Whom It May Concern:

Please be advised that #40 Plastic Liners 3.0 on the Town of Islip Janitorial Bid was not recommended to the lowest bidder. They did not meet the Town's specifications which Stated that mil must be "3.0 or better". The sample them submitted did not meet the specifications.

Dennis Bennett

THIS TABULATION OF SEALED BIDS OPENED IN ACCORDANCE WITH SECTION 103 OF THE GENERAL MUNICIPAL LAW FOR THE PURPOSE OF CONSIDERING THE AWARD OF A PURCHASE CONTRACT FOR USE IN THE TOWN OF ISLIP.

BUDGET # A1620.4-1500

ESTIMATED AMOUNT

\$100,000.00

COMPTROLLER'S APPROVAL

ACCOUNT TITLE Custodial Supplies

CALICO PACKAGING LLC
10621 IRON BRIDGE RD STE F
JESSUP MD 20794

SEE ATTACHED SHEETS

APPCO PAPER & PLASTICS CORP
3949 AUSTIN BLVD
ISLAND PARK NY 11558

award - items #1,64

SEE ATTACHED SHEETS

INTERBORO PACKAGING CORP
114 BRACKEN RD
MONTGOMERY NY 12549

award - items #38.41

SEE ATTACHED SHEETS

OCEAN JANITORIAL SUPPLY
2775 SUNRISE HWY
ISLIP TERRACE NY 11752

award - items #11,97,102,103

SEE ATTACHED SHEETS

IMPERIAL BAG & PAPER CO
BURKE SUPPLY DIV
255 ROUTE 1 & 9
JERSEY CITY NJ 07306

award - items #3,17-21,23-26,34,36,43,54,66,67,
70-73 SEE ATTACHED SHEETS 78,83,84,88-91,95,99

AMITY VACUUM INC
272 ROUTE 110 BROADWAY
AMITYVILLE NY 11701

award - items #4,12,13,15,16,22,27-29,32,33,46,
47, SEE ATTACHED SHEETS 51,56-58,61,74,76.


IT IS RECOMMENDED TO AWARD TO THE LOWEST RESPONSIBLE BIDDER AS INDICATED.

COMMISSIONER _____ CONCURS.

SIGNED BY:


MICHAEL RAND
DIRECTOR

PAGE 1 OF 3


BARBARA MALTESE
PRINCIPAL OFFICE ASSISTANT

THIS TABULATION OF SEALED BIDS OPENED IN ACCORDANCE WITH SECTION 103 OF THE GENERAL MUNICIPAL LAW FOR THE PURPOSE OF CONSIDERING THE AWARD OF A PURCHASE CONTRACT FOR USE IN THE TOWN OF ISLIP.

BUDGET # _____ ESTIMATED AMOUNT _____

UNIPAK CORP P O BOX 300027 BROOKLYN NY 11230	award - items #40 SEE ATTACHED SHEETS
W B MASON INC 90 NICON COURT HAUPPAUGE NY 11788	award - items #2, 6,7,9,31,35,44,48,50,52,53,63, 68,69,75,77,80-82,86,92,93,96,98,100,101 SEE ATTACHED SHEETS
CENTRAL POLY CORP 2400 BEDLE PLACE P O BOX 4097 LINDEN NJ 02036	award - items #39,42 SEE ATTACHED SHEETS
UNITED SALES USA CORP 185 30th STREET BROOKLYN NY 11232	award - items #5,55,65 SEE ATTACHED SHEETS
ALL AMERICAN POLY 40 TURNER PLACE PISCATAWAY NJ 08854	
CLEANCO DISTRIBUTORS INC 10 HUB DRIVE STE 4 MELVILLE NY 11747	award - items #8,14,30,37,49,60,62,79,85,87,94 SEE ATTACHED SHEETS

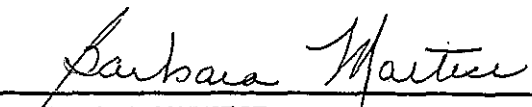
IT IS RECOMMENDED TO AWARD TO THE LOWEST RESPONSIBLE BIDDER AS INDICATED.

COMMISSIONER _____ CONCURS.

SIGNED BY:


MICHAEL RAND
DIRECTOR

PAGE 2 OF 3


BARBARA MALTESE
PRINCIPAL OFFICE ASSISTANT

THIS TABULATION OF SEALED BIDS OPENED IN ACCORDANCE WITH SECTION 103 OF THE
GENERAL MUNICIPAL LAW FOR THE PURPOSE OF CONSIDERING THE AWARD OF A PURCHASE
CONTRACT FOR USE IN THE TOWN OF ISLIP.

BUDGET # _____ ESTIMATED AMOUNT _____

MILL WIPING RAGS INC
1656 E 233rd ST
BRONX NY 10466

award - item #45

SEE ATTACHED SHEETS

MS DAWN BIANCO
GLOBAL INDUSTRIAL
11 HARBOR PARK DR
PORT WASHINGTON NY 11050

PYRAMID SCHOOL PRODUCTS
6510 NORTH 54th STREET
TAMPA FL 33610-1980

SEE ATTACHED SHEETS

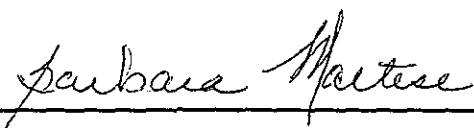
NOT LICENSED IN NYS

IT IS RECOMMENDED TO AWARD TO THE LOWEST RESPONSIBLE BIDDER AS INDICATED.
COMMISSIONER _____ CONCURS.

SIGNED BY:


MICHAEL RAND
DIRECTOR

PAGE 3 OF 3


BARBARA MALTESE
PRINCIPAL OFFICE ASSISTANT

JANITORIAL SUPPLIES	CALICO	APPCO PAPER &	INTERBORO
CONTRACT #220-03	PACKAGING	PLASTICS	PACKAGING
ITEM #			
1. Ammonia	NO BID	\$12.29	NO BID
2. Auto Dri	NO BID	NO BID	NO BID
3. Bleach	NO BID	NO BID	NO BID
4. Bowl Cleaner	NO BID	NO BID	
5. Push Broom 24"	NO BID	NO BID	NO BID
6. Brute Mobile Container	NO BID	\$22.81	NO BID
7. Buckets	NO BID	NO BID	NO BID
8. Bug Spray	NO BID	NO BID	NO BID
9. Carpet Shampoo	NO BID	NO BID	NO BID
10. Carpet Spot Remover	NO BID	NO BID	NO BID
11. Cellulose Sponge	NO BID	NO BID	NO BID
12. Butchers Bright Cleaner	NO BID	NO BID	NO BID
13. Babo	NO BID	\$19.95	NO BID
14. Cups	NO BID	\$29.87	NO BID
15. Corn Broom	NO BID	NO BID	NO BID
16. Disinfectant Spray	NO BID	NO BID	NO BID
17. Dust Mop Frames 48"	NO BID	NO BID	NO BID
18. Dust Mop Heads 48"	NO BID	NO BID	NO BID
19. Dust Mop Frames 36"	NO BID	NO BID	NO BID
20. Dust Mop Heds 36"	NO BID	NO BID	NO BID
21. Dust Mop Handle 60"	NO BID	NO BID	NO BID
22. Dust Pan	NO BID	NO BID	NO BID
23. Dust Mop Frame 24"	NO BID	NO BID	NO BID
24. Dust Mop Heads 24"	NO BID	NO BID	NO BID
25. Dust Mop Frames 12"	NO BID	NO BID	NO BID
26. Dust Mop Heads 12"	NO BID	NO BID	NO BID
27. Furniture Polish	NO BID	NO BID	NO BID
28. Germicidal	NO BID	NO BID	NO BID
29. Glass Cleaner	NO BID	NO BID	NO BID
30. Hand Soap Dispenser	NO BID	NO BID	NO BID
31. Hand Cleaner Jelly Type	NO BID	NO BID	NO BID
32. Liquid Hand Soap	NO BID	NO BID	NO BID
33. Liquid Drain Opener	NO BID	NO BID	NO BID
34. Mop Heads 24 oz.	NO BID	NO BID	NO BID
35. Mop Paul	NO BID	NO BID	NO BID
36. Mop Handle 60"	NO BID	NO BID	NO BID
37. Mop Stick	NO BID	NO BID	NO BID
38. Plastic Liners 15x19x31	\$14.14	NO BID	\$11.34
39. Platic Liners 22x16x60	\$20.14	NO BID	\$17.72
40. Plastic Liners 23x10x44	\$27.84	NO BID	\$23.82
41. Plastic Liners 30x37	\$15.14	NO BID	\$13.98
42. Plastic Liners 22x16x60	\$35.14	NO BID	\$28.82
43. Waxed Bags	NO BID	NO BID	NO BID

JANITORIAL SUPPLIES	OCEAN	IMPERIAL	AMITY
CONTRACT #220-03	JANITORIAL	BAG & PAPER	VACUUM
ITEM #			
1. Ammonia	\$14.88	\$14.55	NO BID
2. Auto Dri	\$14.36	\$11.91	\$9.50
3. Bleach	\$19.38	\$11.82	\$12.00
4. Bowl Cleaner	\$35.28	\$18.26	\$13.65
5. Push Broom 24"	NO BID	\$12.44	\$10.15
6. Brute Mobile Container	NO BID	\$57.72	\$23.00
7. Buckets	NO BID	\$4.37	\$4.20
8. Bug Spray	NO BID	\$57.76	\$35.00
9. Carpet Shampoo	\$76.94	\$30.20	\$26.00
10. Carpet Spot Remover	NO BID	\$25.58	\$31.30
11. Cellulose Sponge	\$1.56	\$31.07	\$1.85
12. Butchers Bright Cleaner	NO BID	\$22.48	\$19.50
13. Babo	NO BID	\$23.58	\$19.40
14. Cups	NO BID	\$36.86	NO BID
15. Corn Broom	NO BID	\$4.91	\$4.50
16. Disinfectant Spray	NO BID	\$24.27	\$21.70
17. Dust Mop Frames 48"	\$9.01	\$2.51	\$5.75
18. Dust Mop Heads 48"	\$21.11	\$4.73	\$5.25
19. Dust Mop Frames 36"	NO BID	\$2.72	\$4.65
20. Dust Mop Heds 36"	NO BID	\$3.16	\$4.70
21. Dust Mop Handle 60"	NO BID	\$3.29	\$4.95
22. Dust Pan	NO BID	\$6.00	\$5.35
23. Dust Mop Frame 24"	NO BID	\$1.55	\$3.40
24. Dust Mop Heads 24"	NO BID	\$2.29	\$3.25
25. Dust Mop Frames 12"	NO BID	\$2.18	NO BID
26. Dust Mop Heads 12"	NO BID	\$2.91	NO BID
27. Furniture Polish	\$49.44	\$29.68	\$24.70
28. Germicidal	NO BID	\$7.35	\$4.40
29. Glass Cleaner	\$79.08	\$24.70	\$21.00
30. Hand Soap Dispenser	NO BID	\$12.40	\$8.50
31. Hand Cleaner Jelly Type	NO BID	\$21.27	NO BID
32. Liquid Hand Soap	NO BID	\$25.27	\$25.00
33. Liquid Drain Opener	NO BID	\$37.93	\$19.00
34. Mop Heads 24 oz.	\$97.08	\$20.53	\$32.00
35. Mop Paul	NO BID	\$76.21	\$39.00
36. Mop Handle 60"	NO BID	\$3.72	\$8.95
37. Mop Stick	\$20.20	NO BID	\$9.90
38. Plastic Liners 15x19x31	\$30.18	NO BID	NO BID
39. Platic Liners 22x16x60	\$29.04	\$33.68	NO BID
40. Plastic Liners 23x10x44	\$40.77	NO BID	NO BID
41. Plastic Liners 30x37	\$20.75	\$17.14/33X40	NO BID
42. Plastic Liners 22x16x60	NO BID	\$33.68	NO BID
43. Waxed Bags	NO BID	\$11.88	NO BID

JANITORIAL SUPPLIES	UNIPAK	W B	CENTRAL
CONTRACT #220-03	CORP.	MASON	POLY
ITEM #			
1. Ammonia	NO BID	\$13.21	NO BID
2. Auto Dri	NO BID	<u>\$7.74</u>	NO BID
3. Bleach	NO BID	\$11.73	NO BID
4. Bowl Cleaner	NO BID	\$16.98	NO BID
5. Push Broom 24"	NO BID	\$11.04	NO BID
6. Brute Mobile Container	NO BID	<u>\$20.56</u>	NO BID
7. Buckets	NO BID	<u>\$4.02</u>	NO BID
8. Bug Spray	NO BID	NO BID	NO BID
9. Carpet Shampoo	NO BID	<u>\$25.60</u>	NO BID
10. Carpet Spot Remover	NO BID	\$40.23	NO BID
11. Cellulose Sponge	NO BID	NO BID	NO BID
12. Butchers Bright Cleaner	NO BID	NO BID	NO BID
13. Babo	NO BID	\$23.04	NO BID
14. Cups	NO BID	\$32.42	NO BID
15. Corn Broom	NO BID	NO BID	NO BID
16. Disinfectant Spray	NO BID	\$39.00	NO BID
17. Dust Mop Frames 48"	NO BID	\$5.01	NO BID
18. Dust Mop Heads 48"	NO BID	\$8.09	NO BID
19. Dust Mop Frames 36"	NO BID	\$4.47	NO BID
20. Dust Mop Heds 36"	NO BID	\$6.19	NO BID
21. Dust Mop Handle 60"	NO BID	NO BID	NO BID
22. Dust Pan	NO BID	\$8.58	NO BID
23. Dust Mop Frame 24"	NO BID	\$3.01	NO BID
24. Dust Mop Heads 24"	NO BID	\$4.44	NO BID
25. Dust Mop Frames 12"	NO BID	NO BID	NO BID
26. Dust Mop Heads 12"	NO BID	NO BID	NO BID
27. Furniture Polish	NO BID	\$28.47	NO BID
28. Germicidal	NO BID	NO BID	NO BID
29. Glass Cleaner	NO BID	\$21.57	NO BID
30. Hand Soap Dispenser	NO BID	NO BID	NO BID
31. Hand Cleaner Jelly Type	NO BID	<u>\$14.46</u>	NO BID
32. Liquid Hand Soap	NO BID	NO BID	NO BID
33. Liquid Drain Opener	NO BID	\$22.68	NO BID
34. Mop Heads 24 oz.	NO BID	\$25.67	NO BID
35. Mop Paul	NO BID	<u>\$32.96</u>	NO BID
36. Mop Handle 60"	NO BID	<u>\$7.47</u>	NO BID
37. Mop Stick	NO BID	NO BID	NO BID
38. Plastic Liners 15x19x31	\$13.45	NO BID	\$13.80
39. Platic Liners 22x16x60	\$20.20	NO BID	<u>\$19.30</u>
40. Plastic Liners 23x10x44	<u>\$27.50</u>	NO BID	\$20.40
41. Plastic Liners 30x37	\$14.20	NO BID	\$14.60
42. Plastic Liners 22x16x60	\$34.60	NO BID	<u>\$33.90</u>
43. Waxed Bags	NO BID	\$15.00	NO BID

JANITORIAL SUPPLIES	UNITED SALES	CLEANCO	MILL WIPING
CONTRACT #220-03	USA	DIST.	RAGS
ITEM #			
1. Ammonia	\$13	NO BID	NO BID
2. Auto Dri	NO BID	NO BID	NO BID
3. Bleach	\$12	NO BID	NO BID
4. Bowl Cleaner	\$18.85	\$13.70	NO BID
5. Push Broom 24"	\$10	NO BID	NO BID
6. Brute Mobile Container	NO BID	NO BID	NO BID
7. Buckets	NO BID	\$3.00/10 qt	NO BID
8. Bug Spray	\$60	\$33.00	NO BID
9. Carpet Shampoo	NO BID	NO BID	NO BID
10. Carpet Spot Remover	NO BID	\$31.00	NO BID
11. Cellulose Sponge	NO BID	NO BID	NO BID
12. Butchers Bright Cleaner	NO BID	\$19.99	NO BID
13. Babo	NO BID	\$14.00/14 oz	NO BID
14. Cups	\$30.50	\$28.99	NO BID
15. Corn Broom	NO BID	NO BID	NO BID
16. Disinfectant Spray	\$60	\$22.00	NO BID
17. Dust Mop Frames 48"	NO BID	NO BID	NO BID
18. Dust Mop Heads 48"	NO BID	NO BID	NO BID
19. Dust Mop Frames 36"	NO BID	NO BID	NO BID
20. Dust Mop Heds 36"	NO BID	NO BID	NO BID
21. Dust Mop Handle 60"	NO BID	NO BID	NO BID
22. Dust Pan	NO BID	\$5.89	NO BID
23. Dust Mop Frame 24"	NO BID	NO BID	NO BID
24. Dust Mop Heads 24"	NO BID	\$6.20	NO BID
25. Dust Mop Frames 12"	NO BID	NO BID	NO BID
26. Dust Mop Heads 12"	NO BID	\$5.95	NO BID
27. Furniture Polish	\$26.12	\$24.90	NO BID
28. Germicidal	\$7.14	\$4.64	NO BID
29. Glass Cleaner	\$26.23	\$21.10	NO BID
30. Hand Soap Dispenser	NO BID	\$7.85	NO BID
31. Hand Cleaner Jelly Type	\$17.83	NO BID	NO BID
32. Liquid Hand Soap	NO BID	\$26.80	NO BID
33. Liquid Drain Opener	NO BID	\$21.00	NO BID
34. Mop Heads 24 oz.	\$26.52	\$27.20	NO BID
35. Mop Paul	\$45	NO BID	NO BID
36. Mop Handle 60"	NO BID	NO BID	NO BID
37. Mop Stick	NO BID	\$6.98	NO BID
38. Plastic Liners 15x19x31	NO BID	NO BID	NO BID
39. Platic Liners 22x16x60	NO BID	NO BID	NO BID
40. Plastic Liners 23x10x44	NO BID	NO BID	NO BID
41. Plastic Liners 30x37	NO BID	NO BID	NO BID
42. Plastic Liners 22x16x60	NO BID	NO BID	NO BID
43. Waxed Bags	NO BID	NO BID	NO BID

JANITORIAL SUPPLIES	PYRAMID
CONTRACT #220-03	SCHOOL PROD.
ITEM #	
1. Ammonia	NO BID
2. Auto Dri	NO BID
3. Bleach	NO BID
4. Bowl Cleaner	NO BID
5. Push Broom 24"	\$10.33
6. Brute Mobile Container	\$69.95
7. Buckets	\$3.52
8. Bug Spray	\$35.98
9. Carpet Shampoo	NO BID
10. Carpet Spot Remover	\$37.98
11. Cellulose Sponge	\$1.69
12. Butchers Bright Cleaner	\$23.98
13. Babo	\$29.98
14. Cups	NO BID
15. Corn Broom	\$5.98
16. Disinfectant Spray	\$28.99
17. Dust Mop Frames 48"	\$3.99
18. Dust Mop Heads 48"	\$5.99
19. Dust Mop Frames 36"	\$3.49
20. Dust Mop Heds 36"	\$4.99
21. Dust Mop Handle 60"	\$4.79
22. Dust Pan	\$5.89
23. Dust Mop Frame 24"	\$2.75
24. Dust Mop Heads 24"	\$3.79
25. Dust Mop Frames 12"	NO BID
26. Dust Mop Heads 12"	NO BID
27. Furniture Polish	\$28.99
28. Germicidal	NO BID
29. Glass Cleaner	\$23.98
30. Hand Soap Dispenser	NO BID
31. Hand Cleaner Jelly Type	NO BID
32. Liquid Hand Soap	NO BID
33. Liquid Drain Opener	NO BID
34. Mop Heads 24 oz.	\$40.98
35. Mop Paul	\$38.98
36. Mop Handle 60"	\$8.99
37. Mop Stick	NO BID
38. Plastic Liners 15x19x31	NO BID
39. Platic Liners 22x16x60	NO BID
40. Plastic Liners 23x10x44	NO BID
41. Plastic Liners 30x37	NO BID
42. Plastic Liners 22x16x60	NO BID
43. Waxed Bags	\$18.59

ITEM #	CALICO	APPCO PAPER &	INTERBORO
	PACKAGING	PLASTICS	PACKAGING
44. Polishing Pads 17"	NO BID	NO BID	NO BID
45. Rabs Balbriggan	NO BID	NO BID	NO BID
46. Rubber Glover, Large	NO BID	NO BID	NO BID
47. Refuse Container 32 gal.	NO BID	NO BID	NO BID
48. Waste Baskets	NO BID	NO BID	NO BID
49. Sanitary Napkins Disposal Units	NO BID	NO BID	NO BID
50. Spray Buff Pads 17"	NO BID	NO BID	NO BID
51. Spraypol Pads, 20"	NO BID	NO BID	NO BID
52. Stripping Pads 17"	NO BID	NO BID	NO BID
53. Stripping Pads 20"	NO BID	NO BID	NO BID
54. Threaded Handles 60"	NO BID	NO BID	NO BID
55. Toilet Tissue	NO BID	\$29.99	NO BID
56. Urinal Screens w/ Covered Blocks	NO BID	\$10.89	NO BID
57. Window Squeegee Brass	NO BID	NO BID	NO BID
58. Doodle Pads & Holder	NO BID	\$19.97	NO BID
59. Cleaning & Polishing Compound	NO BID	NO BID	NO BID
60. Rust Stain Remover	NO BID	NO BID	NO BID
61. Green Scrub Pads 6x9	NO BID	\$11.89/60	NO BID
62. Vinyl Gloves, Large	NO BID	\$18.99	\$17.80
63. Latex Disposable Gloves	NO BID	\$32.93/cs 1000	\$9.40
64. Round Dolly	NO BID	\$16.49	NO BID
65. Emmotion Towels	NO BID	\$39.97	NO BID
66. Emmotion Automated Dispenser	NO BID	NO BID	NO BID
67. Double Toilet Paper Holders	NO BID	NO BID	NO BID
68. Stripping Pads, 13"	NO BID	NO BID	NO BID
69. Buffing Pads 13"	NO BID	NO BID	NO BID
70. PPP Pickers	NO BID	NO BID	NO BID
71. Razor Floor Scraper	NO BID	NO BID	NO BID
72. Toy Brooms	NO BID	NO BID	NO BID
73. Feather Dusters	NO BID	NO BID	NO BID
74. Powered Hand Soap	NO BID	NO BID	NO BID
75. Lava Hand Soap, Bars	NO BID	NO BID	NO BID
76. Vandal Removal	NO BID	NO BID	NO BID
77. Toilet Bowl Brush	NO BID	NO BID	NO BID
78. Defoamer	NO BID	NO BID	NO BID
79. Urinal Screen	NO BID	NO BID	NO BID
80. Wall Mounted Air Freshener	NO BID	NO BID	NO BID
81. Pumie Scouring Pads	NO BID	NO BID	NO BID
82. Lotion Hand Soap w/ Moisturizer	NO BID	NO BID	NO BID
83. Diamond Floor Pad Plus	NO BID	NO BID	NO BID
84. Pads for Stripping	NO BID	NO BID	NO BID
85. Sanitizing Wipes	NO BID	NO BID	NO BID
86. Instant Hand Sanitizer Foam	NO BID	NO BID	NO BID
87. Toilet Seat covers	NO BID	\$29.93	NO BID
88. Spray Bottle	NO BID	\$2.47	NO BID

ITEM #	OCEAN	IMPERIAL	AMITY
	JANITORIAL	BAG & PAPER	VACUUM
44. Polishing Pads 17"	\$24.79	\$9.76	\$9.90
45. Rabs Balbriggan	NO BID	\$90.40	NO BID
46. Rubber Glover, Large	NO BID	\$0.42	\$4.60/doz
47. Refuse Container 32 gal.	NO BID	\$23.51	\$25.10
48. Waste Baskets	\$9.24	\$3.80	\$3.75
49. Sanitary Napkins Disposal Units	NO BID	\$16.08	\$17.10
50. Spray Buff Pads 17"	\$24.79	\$9.76	\$9.90
51. Spraypol Pads, 20"	\$32.08	\$12.45	\$12.20
52. Stripping Pads 17"	\$25.48	\$9.76	\$9.90
53. Stripping Pads 20"	\$32.98	\$12.48	\$12.20
54. Threaded Handles 60"	\$4.95	\$1.84	\$2.49
55. Toilet Tissue	\$55.29	\$31.89	NO BID
56. Urinal Screens w/ Covered Blocks	\$24.67	\$8.72	\$8.60
57. Window Squeegee Brass	NO BID	\$12.98	\$9.95
58. Doodle Pads & Holder	\$35.37	\$5.46	\$4.25
59. Cleaning & Polishing Compound	NO BID	NO BID	NO BID
60. Rust Stain Remover	NO BID	\$100.87	NO BID
61. Green Scrub Pads 6x9	\$40.20	\$12.06	\$11.60
62. Vinyl Gloves, Large	\$5.60	\$19.25	NO BID
63. Latex Disposable Gloves	\$9.08	\$4.26	\$3.50
64. Round Dolly	\$71.83	\$21.59	\$17.50
65. Emmotion Towels	NO BID	\$58.26	NO BID
66. Emmotion Automated Dispenser	NO BID	\$32.26	NO BID
67. Double Toilet Paper Holders	NO BID	\$9.85	NO BID
68. Stripping Pads, 13"	\$17.29	\$6.56	\$6.90
69. Buffing Pads 13"	\$17.12	\$6.56	\$6.90
70. PPP Pickers	\$17.22	\$9.35	\$13.60
71. Razor Floor Scraper	\$27.76	\$6.86	\$8.40
72. Toy Brooms	NO BID	\$2.04	\$2.39
73. Feather Dusters	\$13.21	\$5.70	\$5.95
74. Powered Hand Soap	\$55.33	\$41.84	\$38.00
75. Lava Hand Soap, Bars	NO BID	\$43.10	\$41.00
76. Vandal Removal	\$79.44	\$51.64	\$41.00
77. Toilet Bowl Brush	NO BID	\$2.29	NO BID
78. Defoamer	\$64.48	\$26.43	\$48.00
79. Urinal Screen	NO BID	\$105.96	\$18.90
80. Wall Mounted Air Freshener	NO BID	\$116.73	\$118.00
81. Pumie Scouring Pads	\$31.80	\$31.24	\$26.00
82. Lotion Hand Soap w/ Moisturizer	NO BID	\$39.32	NO BID
83. Diamond Floor Pad Plus	\$219.16	\$193.62	NO BID
84. Pads for Stripping	\$62.23	\$18.23	\$21.00
85. Sanitizing Wipes	NO BID	\$51.92	NO BID
86. Instant Hand Sanitizer Foam	\$95.55	\$67.26	NO BID
87. Toilet Seat covers	\$43.20	\$24.90	NO BID
88. Spray Bottle	\$2.30	\$0.82	\$0.99

ITEM #	UNIPAK	W B	CENTRAL
	CORP.	MASON	POLY
44. Polishing Pads 17"	NO BID	\$8.61	NO BID
45. Rabs Balbriggan	NO BID	NO BID	NO BID
46. Rubber Glover, Large	NO BID	\$0.47	NO BID
47. Refuse Container 32 gal.	NO BID	NO BID	NO BID
48. Waste Baskets	NO BID	\$2.30	NO BID
49. Sanitary Napkins Disposal Units	NO BID	NO BID	NO BID
50. Spray Buff Pads 17"	NO BID	\$8.61	NO BID
51. Spraypol Pads, 20"	NO BID	NO BID	NO BID
52. Stripping Pads 17"	NO BID	\$8.61	NO BID
53. Stripping Pads 20"	NO BID	\$11.06	NO BID
54. Threaded Handles 60"	NO BID	\$2.78	NO BID
55. Toilet Tissue	NO BID	\$28.66	\$50.00
56. Urinal Screens w/ Covered Blocks	NO BID	\$12.42	NO BID
57. Window Squeegee Brass	NO BID	NO BID	NO BID
58. Doodle Pads & Holder	NO BID	NO BID	NO BID
59. Cleaning & Polishing Compound	NO BID	NO BID	NO BID
60. Rust Stain Remover	NO BID	NO BID	NO BID
61. Green Scrub Pads 6x9	NO BID	\$2.08	NO BID
62. Vinyl Gloves, Large	NO BID	\$18.32	NO BID
63. Latex Disposable Gloves	NO BID	\$2.65	NO BID
64. Round Dolly	NO BID	\$16.83	NO BID
65. Emmotion Towels	NO BID	\$49.85	\$54.90
66. Emmotion Automated Dispenser	NO BID	\$0.00	\$70.00
67. Double Toilet Paper Holders	NO BID	NO BID	NO BID
68. Stripping Pads, 13"	NO BID	\$5.83	NO BID
69. Buffing Pads 13"	NO BID	\$5.83	NO BID
70. PPP Pickers	NO BID	\$12.71	NO BID
71. Razor Floor Scraper	NO BID	\$14.92	NO BID
72. Toy Brooms	NO BID	\$3.05	NO BID
73. Feather Dusters	NO BID	NO BID	NO BID
74. Powered Hand Soap	NO BID	NO BID	NO BID
75. Lava Hand Soap, Bars	NO BID	\$34.22	NO BID
76. Vandal Removal	NO BID	\$47.49	NO BID
77. Toilet Bowl Brush	NO BID	\$0.62	NO BID
78. Defoamer	NO BID	NO BID	NO BID
79. Urinal Screen	NO BID	\$17.57	NO BID
80. Wall Mounted Air Freshener	NO BID	\$18.18	NO BID
81. Pumie Scouring Pads	NO BID	\$22.60	NO BID
82. Lotion Hand Soap w/ Moisturizer	NO BID	\$26.78	NO BID
83. Diamond Floor Pad Plus	NO BID	NO BID	NO BID
84. Pads for Stripping	NO BID	NO BID	NO BID
85. Sanitizing Wipes	NO BID	NO BID	NO BID
86. Instant Hand Sanitizer Foam	NO BID	\$61.11	NO BID
87. Toilet Seat covers	NO BID	\$25.51	NO BID
88. Spray Bottle	NO BID	\$0.84	NO BID

ITEM #	UNITED SALES	CLEANCO	MILL WIPING
	USA	DIST	RAGS
44. Polishing Pads 17"	NO BID	NO BID	NO BID
45. Rags Balbriggan	NO BID	NO BID	\$26.50
46. Rubber Glover, Large	NO BID	\$4.80	NO BID
47. Refuse Container 32 gal.	NO BID	NO BID	NO BID
48. Waste Baskets	NO BID	NO BID	NO BID
49. Sanitary Napkins Disposal Units	NO BID	\$14.25	NO BID
50. Spray Buff Pads 17"	NO BID	NO BID	NO BID
51. Spraypol Pads, 20"	NO BID	NO BID	NO BID
52. Stripping Pads 17"	NO BID	NO BID	NO BID
53. Stripping Pads 20"	NO BID	NO BID	NO BID
54. Threaded Handles 60"	NO BID	NO BID	NO BID
55. Toilet Tissue	\$24	\$25.50	NO BID
56. Urinal Screens w/ Covered Blocks	\$11	\$8.75	NO BID
57. Window Squeegee Brass	NO BID	NO BID	NO BID
58. Doodle Pads & Holder	NO BID	NO BID	NO BID
59. Cleaning & Polishing Compound	NO BID	NO BID	NO BID
60. Rust Stain Remover	NO BID	\$41.00	NO BID
61. Green Scrub Pads 6x9	NO BID	NO BID	NO BID
62. Vinyl Gloves, Large	\$19	\$17.00	NO BID
63. Latex Disposable Gloves	NO BID	NO BID	NO BID
64. Round Dolly	\$26.16	NO BID	NO BID
65. Emmotion Towels	\$35	NO BID	NO BID
66. Emmotion Automated Dispenser	\$90	NO BID	NO BID
67. Double Toilet Paper Holders	NO BID	NO BID	NO BID
68. Stripping Pads, 13"	NO BID	NO BID	NO BID
69. Buffing Pads 13"	NO BID	NO BID	NO BID
70. PPP Pickers	NO BID	\$13.00	NO BID
71. Razor Floor Scraper	NO BID	NO BID	NO BID
72. Toy Brooms	NO BID	NO BID	NO BID
73. Feather Dusters	NO BID	NO BID	NO BID
74. Powered Hand Soap	\$57	NO BID	NO BID
75. Lava Hand Soap, Bars	NO BID	\$38.00	NO BID
76. Vandal Removal	NO BID	\$41.90	NO BID
77. Toilet Bowl Brush	NO BID	NO BID	NO BID
78. Defoamer	NO BID	\$39.95	NO BID
79. Urinal Screen	NO BID	\$15.00	NO BID
80. Wall Mounted Air Freshener	NO BID	\$100.00	NO BID
81. Pumie Scouring Pads	NO BID	NO BID	NO BID
82. Lotion Hand Soap w/ Moisturizer	NO BID	NO BID	NO BID
83. Diamond Floor Pad Plus	NO BID	NO BID	NO BID
84. Pads for Stripping	NO BID	NO BID	NO BID
85. Sanitizing Wipes	\$62.59	\$20.00	NO BID
86. Instant Hand Sanitizer Foam	\$69.65	\$88.00	NO BID
87. Toilet Seat covers	NO BID	\$24.00	NO BID
88. Spray Bottle	NO BID	NO BID	NO BID

ITEM #	PYRAMID
	SCHOOL PROD.
44. Polishing Pads 17"	\$9.88
45. Rabs Balbriggan	NO BID
46. Rubber Glover, Large	\$0.46
47. Refuse Container 32 gal.	NO BID
48. Waste Baskets	\$3.74
49. Sanitary Napkins Disposal Units	\$17.98
50. Spray Buff Pads 17"	\$9.88
51. Spraypol Pads, 20"	\$12.15
52. Stripping Pads 17"	\$9.88
53. Stripping Pads 20"	\$12.15
54. Threaded Handles 60"	\$2.47
55. Toilet Tissue	NO BID
56. Urinal Screens w/ Covered Blocks	\$10.98
57. Window Squeegee Brass	\$7.99
58. Doodle Pads & Holder	\$3.99
59. Cleaning & Polishing Compound	NO BID
60. Rust Stain Remover	NO BID
61. Green Scrub Pads 6x9	\$11.69
62. Vinyl Gloves, Large	\$24.80
63. Latex Disposable Gloves	\$3.79
64. Round Dolly	\$17.99
65. Emmotion Towels	NO BID
66. Emmotion Automated Dispenser	NO BID
67. Double Toilet Paper Holders	\$9.89
68. Stripping Pads, 13"	\$6.89
69. Buffing Pads 13"	\$6.89
70. PPP Pickers	\$13.98
71. Razor Floor Scraper	\$8.59
72. Toy Brooms	\$2.59
73. Feather Dusters	\$6.98
74. Powered Hand Soap	\$89.98
75. Lava Hand Soap, Bars	\$45.99
76. Vandal Removal	\$41.98
77. Toilet Bowl Brush	\$2.39
78. Defoamer	NO BID
79. Urinal Screen	\$15.88
80. Wall Mounted Air Freshener	\$116.98
81. Pumie Scouring Pads	\$23.94
82. Lotion Hand Soap w/ Moisturizer	NO BID
83. Diamond Floor Pad Plus	NO BID
84. Pads for Stripping	NO BID
85. Sanitizing Wipes	NO BID
86. Instant Hand Sanitizer Foam	\$72.98
87. Toilet Seat covers	\$32.99
88. Spray Bottle	\$0.89

ITEM#	CALICO	APPCO PAPER &	INTERBORO
	PACKAGING	PLASTICS	PACKAGING
89. Multi-fold Towel Dispenser	NO BID	NO BID	NO BID
90. Multi-fold Towel Dispenser	NO BID	NO BID	NO BID
91. Paper Towel Dispenser w/Manual Lever	NO BID	NO BID	NO BID
92. Towel Roll	NO BID	NO BID	NO BID
93. Towel, Multi Fold	NO BID	\$14.97	NO BID
94. Foam Soap Pouch	NO BID	NO BID	NO BID
95. Stripping Pad 17"	NO BID	NO BID	NO BID
96. Floor Finish	NO BID	NO BID	NO BID
97. Floor Stripper	NO BID	NO BID	NO BID
98. Toilet Paper Dispenser	NO BID	NO BID	NO BID
99. Toilet Paper Dispenser	NO BID	NO BID	NO BID
100. Toilet Paper 9"	NO BID	NO BID	NO BID
101. Eco Air Cabinet	NO BID	NO BID	NO BID
102. Floor Finish	NO BID	NO BID	NO BID
103. Floor Finish Lucen	NO BID	NO BID	NO BID
104. Vacuum Bags	NO BID	NO BID	NO BID

s/janitorial supplies 2020 tab #1

ITEM#	OCEAN	IMPERIAL	AMITY
	JANITORIAL	BAG & PAPER	VACUUM
89. Multi-fold Towel Dispenser	NO BID	<u>\$29.31</u>	NO BID
90. Multi-fold Towel Dispenser	NO BID	<u>\$29.31</u>	NO BID
91. Paper Towel Dispenser w/Manual Lever	\$58.17	<u>\$44.78</u>	NO BID
92. Towel Roll	NO BID	\$36.17	NO BID
93. Towel, Multi Fold	\$27.66	\$21.09	NO BID
94. Foam Soap Pouch	\$46.57	NO BID	NO BID
95. Stripping Pad 17"	\$78.80	<u>\$76.97</u>	NO BID
96. Floor Finish	\$86.58	\$74.48	NO BID
97. Floor Stripper	<u>\$73.26</u>	\$30.48	NO BID
98. Toilet Paper Dispenser	NO BID	\$26.05	NO BID
99. Toilet Paper Dispenser	\$42.28	<u>\$24.74</u>	\$32.00
100. Toilet Paper 9"	\$44.39	\$16.99	NO BID
101. Eco Air Cabinet	NO BID	\$5.13	\$6.90
102. Floor Finish	<u>\$80.54</u>	\$48.21	NO BID
103. Floor Finish Lucen	<u>\$98.41</u>	\$65.44	NO BID
104. Vacuum Bags	NO BID	NO BID	NO BID

s/janitorial supplies 2020 tab 2

ITEM#	UNIPAK	W B	CENTRAL
	CORP.	MASON	POLY
89. Multi-fold Towel Dispenser	NO BID	NO BID	NO BID
90. Multi-fold Towel Dispenser	NO BID	NO BID	NO BID
91. Paper Towel Dispenser w/Manual Lever	NO BID	NO BID	NO BID
92. Towel Roll	NO BID	\$16.07	\$19.60
93. Towel, Multi Fold	NO BID	\$12.76	\$16.35
94. Foam Soap Pouch	NO BID	NO BID	NO BID
95. Stripping Pad 17"	NO BID	NO BID	NO BID
96. Floor Finish	NO BID	\$60.38	NO BID
97. Floor Stripper	NO BID	NO BID	NO BID
98. Toilet Paper Dispenser	NO BID	\$24.43	NO BID
99. Toilet Paper Dispenser	NO BID	\$32.93	NO BID
100. Toilet Paper 9"	NO BID	\$20.32	\$21.00
101. Eco Air Cabinet	NO BID	\$2.43	NO BID
102. Floor Finish	NO BID	NO BID	NO BID
103. Floor Finish Lucen	NO BID	NO BID	NO BID
104. Vacuum Bags	NO BID	NO BID	NO BID

s/janitorial supplies 2020 tab #3

ITEM#	UNITED SALES	CLEANCO	MILL WIPING
	USA	DIST	RAGS
89. Multi-fold Towel Dispenser	\$38	NO BID	NO BID
90. Multi-fold Towel Dispenser	\$38	NO BID	NO BID
91. Paper Towel Dispenser w/Manual Lever	\$35	NO BID	NO BID
92. Towel Roll	\$16.75	NO BID	NO BID
93. Towel, Multi Fold	\$13.50	NO BID	NO BID
94. Foam Soap Pouch	NO BID	\$35.75	NO BID
95. Stripping Pad 17"	NO BID	NO BID	NO BID
96. Floor Finish	NO BID	\$81.50	NO BID
97. Floor Stripper	NO BID	NO BID	NO BID
98. Toilet Paper Dispenser	\$15.28	NO BID	NO BID
99.n Toilet Paper Dispenser	\$25	NO BID	NO BID
100. Toilet Paper 9"	\$15	NO BID	NO BID
101. Eco Air Cabinet	NO BID	\$5.50	NO BID
102. Floor Finish	NO BID	NO BID	NO BID
103. Floor Finish Lucen	NO BID	NO BID	NO BID
104. Vacuum Bags	NO BID	NO BID	NO BID

s/janitorial supplies 2020 tab 4

ITEM#	PYRAMID
	SCHOOL PROD.
89. Multi-fold Towel Dispenser	NO BID
90. Multi-fold Towel Dispenser	NO BID
91. Paper Towel Dispenser w/Manual Lever	NO BID
92. Towel Roll	NO BID
93. Towel, Multi Fold	NO BID
94. Foam Soap Pouch	NO BID
95. Stripping Pad 17"	NO BID
96. Floor Finish	NO BID
97. Floor Stripper	NO BID
98. Toilet Paper Dispenser	NO BID
99.n Toilet Paper Dispenser	\$35.99
100. Toilet Paper 9"	NO BID
101. Eco Air Cabinet	\$7.99
102. Floor Finish	NO BID
103. Floor Finish Lucen	NO BID
104. Vacuum Bags	NO BID

s/janitorial supplies 2020 tab 5

NO: 4 TOWING SERVICE FOR REMOVAL OF VEHICLES FROM TOWN OF ISLIP
ROADWAYS AND PRIVATE PROPERTY

PRICE:

1. \$125.00/ea. (passenger vehicles, vans, sport utility vehicles & pickups)
2. \$395.00/ea. (six-wheelers, campers)
3. \$495.00/ea. (ten-wheelers & above)
4. \$495.00/vehicle (such as winch from deep within a wooded area or winching a vehicle out of water)

LOWEST RESPONSIBLE BIDDER: Roll Rite

COMPETITIVE BID: Yes – February 12, 2020 (1st Advertisement)
March 4, 2020 (2nd Advertisement)

BUDGET ACCOUNT NUMBER: A 3010.4-4200

ANTICIPATED EXPENDITURE: \$50,000.00

DEPARTMENT: Public Safety Enforcement

JUSTIFICATION OF NEED: Tow abandoned vehicles from Town roadways
as well as safety hazards.

PLEASE NOTE: This bid was advertised twice. The first advertisement produced only one (1) responding bidder. The second advertisement produced only one (1) responding bidder.

ALSO PLEASE NOTE: The prices on the resolution are the result of negotiations between the Dept. of Public Safety Enforcement and the bidder, Roll Rite. Each of the prices negotiated is less than the bid price.

WHEREAS, the Town solicited competitive bids for TOWING SERVICE FOR REMOVAL OF VEHICLES FROM TOWN OF ISLIP ROADWAYS AND PRIVATE PROPERTY, CONTRACT #220-185; and

WHEREAS, the bid was advertised twice and opened on March 4, 2020; and

WHEREAS, Roll Rite, 639 Sunrise Highway, W. Babylon, NY 11704, submitted the only bid for this contract; and

WHEREAS, Roll Rite has been determined to be a responsible bidder.

NOW, THEREFORE, on a motion of
seconded by _____, be it

RESOLVED, that after negotiation regarding the price for services, the Town Board of the Town of Islip hereby award the contract to Roll Rite in the amount of 1. \$125.00/ea. (passenger vehicles, vans, sport utility vehicles & pickups); 2. \$395.00/ea. (six-wheelers, campers); 3. \$495.00/ea. (ten-wheeler & above) and 4. \$495.00/vehicle (such as winch from deep within a wooded area or winching a vehicle out of the water) for one (1) year from date of award with an option for three (3 one (1) year periods.

Upon a vote being taken, the result was:

VEHICLES FROM TOI ROADWAYS &
PRIVATE PROPERTY

CONTRACT # 220-185

DATE: MARCH 4, 2020

11:00 A.M.

THIS TABULATION OF SEALED BIDS OPENED IN ACCORDANCE WITH SECTION 103 OF THE
GENERAL MUNICIPAL LAW FOR THE PURPOSE OF CONSIDERING THE AWARD OF A PURCHASE
CONTRACT FOR USE IN THE TOWN OF ISLIP.

BUDGET # A3010.4-4200 *OK PRK* ESTIMATED AMOUNT \$50,000.00

COMPTROLLER'S APPROVAL _____ ACCOUNT TITLE Abandoned Vehicles

(THIS BID WAS ADVERTISED TWICE)

ROLL RITE
639 SUNRISE HIGHWAY
W BABYLON NY 11704

1. \$149.00/ea. (Pass.Veh., Vans, Spt.Util. & Pick Up)
2. \$3.95/ea. (Six-Wheelers, Campers)
3. \$495/ea. (Ten-Wheelers & Above)
4. \$495/hr. (Extraordinary Towing & Rigging)

CHARLIE'S TOWING SRV INC
59 CARLETON AVE
ISLIP TERRACE NY 11752

TNT AUTO BODY & TOWING INC
15 MOFFITT BLVD
BAY SHORE NY 11706

ELITE TOWING & TRANSPORT
335 RONKONKOMA AVE
RONKONKOMA NY 11779

HIGBIE COLLISION
188 HIGBIE LANE
W ISLIP NY 11795

IT IS RECOMMENDED TO AWARD TO THE LOWEST RESPONSIBLE BIDDER AS INDICATED.

COMMISSIONER A. D'AMICO CONCURS.

SIGNED BY:

Michael Rand
MICHAEL RAND
DIRECTOR

Barbara Maltese
BARBARA MALTESE
PRINCIPAL OFFICE ASSISTANT

NO. 5 2021 MACK GRANITE GR64FT TRACTOR (OR EQUAL)

BID PRICE: 1. \$148,425.00/ea. (Tractor
2. 28%/disc. (Parts)
3. \$130.00/hr. (Labor)

LOWEST RESPONSIBLE BIDDER: Gabrielli Truck Sales

COMPETITIVE BID: Yes – Feb. 5, 2020 (1st Advertisement)
April 1, 2020 (2nd Advertisement)

BUDGET ACCOUNT NUMBER: H19 8172.3-2302

ANTICIPATED EXPENDITURE: \$148,672.89/ea.

DEPARTMENT: Environmental Control

JUSTIFICATION OF NEED: Need to haul material. Aging fleet.

PLEASE NOTE: This bid was advertised twice.

WHEREAS, the Town solicited competitive bids for the purchase of a 2021 MACK GRANITE GR64ft TRACTOR (OR EQUAL), CONTRACT #220-251; and

WHEREAS, the bid was advertised twice and opened on APRIL 1, 2020; and

WHEREAS, Gabrielli Truck Sales, 3200 Horse Block Rd., Medford, NY 11763 submitted the lowest dollar bid; and

WHEREAS, Gabrielli Truck Sales has been determined to be a responsible bidder.

NOW, THEREFORE, on a motion of

seconded by _____, be it

RESOLVED, that the Town Board of the Town of Islip hereby award the contract to Gabrielli Truck Sales in the amount of: 1. \$148,425.00/ea. (Tractor); 2. 28%/disc. (Parts); 3. \$130.00/hr. (Labor) for one (1) year from date of award with an option to renew for one (1) additional year.

Upon a vote being taken, the result was:

2021 MACK GRANIT GR64FT TRACTOR
(OR EQUAL)

CONTRACT # 220-251

DATE:

APRIL 1, 2020

11:00 A.

THIS TABULATION OF SEALED BIDS OPENED IN ACCORDANCE WITH SECTION 103 OF THE
GENERAL MUNICIPAL LAW FOR THE PURPOSE OF CONSIDERING THE AWARD OF A PURCHASE
CONTRACT FOR USE IN THE TOWN OF ISLIP.

BUDGET # H19 8172.3-2302

ESTIMATED AMOUNT \$148,672.89

COMPTROLLER'S APPROVAL

ACCOUNT TITLE Heavy Vehicles

(THIS BID WAS ADVERTISED TWICE)

GABRIELLI TRUCK SALES
3200 HORSE BLOCK RD
MEDFORD NY 11763

1. \$148,425.00/ea. (Tractor)
2. 28%/dis.(Parts)
3. \$130.00/hr. (Labor)

LONG ISLAND KENWORTH
3180 HORSEBLOCK RD
MEDFORD NY 11763

1. \$154,981.09/ea. (Tractor)
2. 10%/disc.(Parts)
3. \$155.00/hr. (Labor)

BEAM MACK SALES & SERVICE
6260 E MOLLOY ROAD
E SYRACUSE NY 13057

IT IS RECOMMENDED TO AWARD TO THE LOWEST RESPONSIBLE BIDDER AS INDICATED.

COMMISSIONER M. BELLOW

CONCURS.

SIGNED BY:

MICHAEL RAND
DIRECTOR

BARBARA MALTESE
PRINCIPAL OFFICE ASSISTANT

**MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY**

No. 7

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN
COUNCILMAN JAMES P. O'CONNOR

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Option Year Resolutions

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL
INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

Michael Rand

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

OPTION YEAR RESOLUTIONS
APRIL 21, 2020

- | | |
|--|---|
| 1. REPLACEMENT PARTS FOR EQUIPMENT (PAYLOADERS, GRADERS) | -F and M Equip., Ltd.
d/b/a Edward Ehrbar |
| 2. IRRIGATION PARTS FOR ISLIP TOWN PARKS & GOLF COURSES | -SiteOne Landscape Supply
-Ewing Irrigation & Landscape Products |
| 3. CONTRACT SCREENING | -Lakeland Ave. Landscape Supply |
| 4. 11' AND 18' SNOW PLOWS, 12' UNDERBODY SCRAPER AND CENTRAL HYDRAULICS MOUNTED ON A 43,000 LBS G.V.W. POWERED CHASSIS W/ HYDRAULIC FRONT DRIVE AND GEAR DRIVEN REAR DRIVE PLOW TRUCK LATEST MODEL IN PRODUCTION (WITH OPTIONAL TRADE-INS) | -Trux, Inc. |
| 5. HARDWARE SUPPLIES | -True Value Hardware
-Long Island Hdwr.
-Brinkmann's Hdwr. |
| 6. UNIFORMS & ACCESSORIES FROR AIRPORT POLICE & FIRE RESCUE | -Eastern Uniform |
| 7. 4x4 ALL WHEEL DRIVE DUEL ENGINE CAB FORWARD, MULTI-PURPOSE CHASSIS W/18' RUNWAY BROOM AND OPTIONAL 5000 TON PER HOUR SNOW BLOWER | -Trius, Inc. |

NO: 1 REPLACEMENT PARTS FOR EQUIPMENT (PAYLOADERS, GRADERS)

VENDOR: F and M Equipment, Ltd, d/b/a Edward Ehrbar

OPTION: One (1) year

ANTICIPATED EXPENDITURE: \$50,000.00

DEPARTMENT: Public works

JUSTIFICATION OF NEED: To repair Town-owned heavy equipment.

NO: 2 IRRIGATION PARTS FOR ISLIP TOWN PARKS & GOLF COURSES

VENDORS: SiteOne Landscape Supply
Ewing Irrigation & Landscape Products

OPTION: One (1) year

ANTICIPATED EXPENDITURE: \$30,000.00

DEPARTMENT: Parks, Recreation & Cultural Affairs

JUSTIFICATION OF NEED: To install and repair irrigation at Town facilities.

NO: 3 CONTRACT SCREENING

VENDOR: Lakeland Ave Landscape Supply, Inc.

OPTION: Second one (1) year period

ANTICIPATED EXPENDITURE: \$75,000.00

DEPARTMENT: Environmental Control

JUSTIFICATION OF NEED: To supplement DEC screening operations to maintain conditions of Part 360 Permit.

NO: 4 11' and 16' SNOW PLOWS, 12' UNDERBODY SCRAPER AND CENTRAL HYDRAULICS MOUNTED ON A 43,000 LBS. G.V.W. DIESEL POWERED CHASSIS W/HYDRAULIC FRONT DRIVE AND GEAR DRIVEN REAR DRIVE PLOW TRUCK LATEST MODEL IN PRODUCTION (WITH OPTIONAL TRADE-INS)

VENDOR: Trux, Inc.

OPTION: One (1) year

ANTICIPATED EXPENDITURE: \$961,530.00

DEPARTMENT: Aviation & Transportation

JUSTIFICATION OF NEED: Replacement of plows for equipment well beyond useful life.

NO: 5 **HARDWARE SUPPLIES**

VENDORS: Islip True Value Hardware
 Long Island Hardware
 Brinkmann's Hardware

OPTION: First one (1) year period

ANTICIPATED EXPENDITURE: \$30,000.00

DEPARTMENT: Aviation & Transportation

JUSTIFICATION OF NEED: To provide supplies to Town maintenance personnel.

NO: 6 UNIFORMS & ACCESSORIES FOR AIRPORT POLICE & FIRE RESCUE

VENDOR: Eastern Uniform

OPTION: Two (2) years

ANTICIPATED EXPENDITURE: \$49,000.00

DEPARTMENT: Aviation & Transportation

JUSTIFICATION OF NEED: To meet uniform needs of stated departments.

NO: 7 4X4 ALL WHEEL DRIVE DUEL ENGINE CAB FORWARD, MULTI-PURPOSE
CHASIS W/18' RUNWAY BROOM AND OPTIONAL 5000 TON PER HOUR
SNOW BLOWER

VENDOR: Trius, Inc.

OPTION: One (1) year

ANTICIPATED EXPENDITURE: \$2,777,108.00

DEPARTMENT: Aviation & Transportation

JUSTIFICATION OF NEED: Possible replacement of snow brooms in Airport's
Snow Broom/Snow Equipment Fleet.

NO: 1 REPLACEMENT PARTS FOR EQUIPMENT (PAYLOADERS, GRADERS)

VENDOR: F and M Equipment, Ltd, d/b/a Edward Ehrbar

OPTION: One (1) year

ANTICIPATED EXPENDITURE: \$50,000.00

DEPARTMENT: Public works

JUSTIFICATION OF NEED: To repair Town-owned heavy equipment.

WHEREAS, by a Town Board resolution adopted May 15, 2018, Contract #318-98 for REPLACEMENT PARTS FOR EQUIPMENT (PAYLOADERS, GRADERS) was awarded to F and M Equipment, Ltd, d/b/a Edward Ehrbar, 4 Executive Plaza, Yonkers, NY 10701, the lowest responsible bidder.

WHEREAS, said contract was for a period of two (2) years with an option to renew for one (1) additional year period.

WHEREAS, the Commissioner of Public Works has recommended that the Town exercise the option to renew this contract for the one (1) year period.

NOW, THEREFORE, on a motion of
seconded by _____, be it

RESOLVED, that the Town Board of the Town of Islip hereby authorizes the option to renew the contract with F and M Equipment Ltd, d/b/a Edward Ehrbar (Contract #318-98) for the one (1) year period.

Upon a vote being taken, the result was:



TOWN OF ISLIP OFFICE OF THE SUPERVISOR
Department of Purchase

401 MAIN STREET • ROOM 227 • ISLIP, NEW YORK 11751 • PHONE: (631) 224-5515 • FAX: (631) 224-5517

Angle M. Carpenter, Supervisor

TO: Thomas Owens, Comm. Public Works
FROM: Barbara Maltese, Principal Office Assistant
DATE: March 3, 2020
RE: REPLACEMENT PARTS FOR EQUIPMENT
(PAYLOADERS, GRADERS),
CONTRACT #318-98

B. Maltese

The option year for the above mentioned contract is MAY 15, 2020. Please indicate below your intentions:

We agree with extending the referenced contract

☒

We do not wish to extend this contract

☐

We request that the service/commodity be re-bid

☐

SIGNED

[Signature]

WHEREAS, the Town solicited competitive bids for the purchase of REPLACEMENT PARTS FOR EQUIPMENT (PAYLOADERS, GRADERS), CONTRACT #318-98; and

WHEREAS, the bid was advertised twice and opened on APRIL 4, 2018 ; and

WHEREAS, F and M Equipment, Ltd., d/b/a Edward Ehrbar, 4 Executive Plaza, Yonkers, New York 10701 submitted the only bid for this contract; and

WHEREAS F and M Equipment Ltd., d/b/a Edward Ehrbar has been determined to be a responsible bidder.

NOW, THEREFORE, on a motion of Council John C. Cochrane, Jr.

seconded by Council James P. O'Connor , be it

RESOLVED, that the Town Board of the Town of Islip hereby award the contract to F and M Equipment, Ltd, d/b/a Edward Ehrbar in the amount of: 1. 0%/disc. (International); 2. 0%/disc. (Komatsu) for two (2) years from date of award with the Town's option to renew for one (1) additional year.

Upon a vote being taken, the result was: carried 5-0

NO: 2 IRRIGATION PARTS FOR ISLIP TOWN PARKS & GOLF COURSES

VENDORS: SiteOne Landscape Supply
Ewing Irrigation & Landscape Products

OPTION: One (1) year

ANTICIPATED EXPENDITURE: \$30,000.00

DEPARTMENT: Parks, Recreation & Cultural Affairs

JUSTIFICATION OF NEED: To install and repair irrigation at Town facilities.

WHEREAS, by a Town Board resolution adopted May 14, 2019, Contract #419-160 for the purchase of IRRIGATION PARTS FOR ISLIP TOWN PARKS & GOLF COURSES was awarded to SiteOne Landscape Supply, 1385 East 36th St., Cleveland, OH 44114 and Ewing Irrigation & Landscape Products, 855 Marconi Ave., Ronkonkoma, NY 11779, the lowest responsible bidders; and

WHEREAS, said contract was for a period of one (1) year with an option to renew for one (1) additional year; and

WHEREAS, the Commissioner of Parks, Recreation & Cultural Affairs has recommended that the Town Board exercise the option to renew this contract for the one (1) year period.

NOW, THEREFORE, on a motion of
seconded by _____, be it

RESOLVED, that the Town Board of the Town of Islip hereby authorizes the option to renew the contract with SiteOne Landscape Supply and Ewing Irrigation & Landscape Products, (Contract #419-160) for the one (1) year period.

Upon a vote being taken, the result was:



TOWN OF ISLIP OFFICE OF THE SUPERVISOR
Department of Purchase

401 MAIN STREET • ROOM 227 • ISLIP, NEW YORK 11751 • PHONE: (631) 224-5515 • FAX: (631) 224-5517

Angle M. Carpenter, Supervisor

TO: Thomas Owens, Comm. Parks, Recreation & Cultural Affairs

FROM: Barbara Maltese, Principal Office Assistant *B. Maltese*

DATE: March 3, 2020

RE: IRRIGATION PARTS FOR ISLIP PARKS & GOLF COURSES,
CONTRACT #419-160

The option year for the above mentioned contract is MAY 14, 2020. Please indicate below your intentions:

We agree with extending the referenced contract

We do not wish to extend this contract

We request that the service/commodity be re-bid

☒
 ☐
 ☐

SIGNED

Signed

[Handwritten signatures]

WHEREAS, the Town solicited competitive bids for the purchase of IRRIGATION PARTS
FOR ISLIP TOWN PARKS & GOLF COURSES; CONTRACT #419-160; and

WHEREAS, on April 10, 2019 sealed bids were opened and SiteOne Landscape Supply,
1385 East 36th St., Cleveland, OH 44114 and Ewing Irrigation & Landscape Products, 855
Marconi Ave., Ronkonkoma, NY 11779 submitted the apparent low dollar bids; and

WHEREAS, SiteOne Landscape Supply and Ewing Irrigation & Landscape Products have
been determined to be a responsible bidders.

NOW, THEREFORE, on a motion of Councilperson Mary Kate Mullen
seconded by Councilperson Trish Bergin Weichbrodt, be it,

RESOLVED, that the Town Board of the Town of Islip hereby award the contract to the
following vendors as per the following bid items:

SiteOne Landscape Supply – items #A2,3,4

Ewing Irrigation & Landscape Pro- items #A2; B3

for one (1) year from date of award with the Town's option to renew for one (1) additional
year.

Upon a vote being taken, the result was: carried 5-0

NO: 3 CONTRACT SCREENING

VENDOR: Lakeland Ave Landscape Supply, Inc.

OPTION: Second one (1) year period

ANTICIPATED EXPENDITURE: \$75,000.00

DEPARTMENT: Environmental Control

JUSTIFICATION OF NEED: To supplement DEC screening operations to maintain conditions of Part 360 Permit.

WHEREAS, by a Town Board Resolution adopted May 15, 2018, Contract #418-124 for CONTRACT SCREENING was awarded to Lakeland Ave Landscape Supply, Inc., 1990 Lakeland Avenue, Ronkonkoma, NY 11779, the lowest responsible bidder.

WHEREAS, said contract was for a period of one (1) year from date of award with an option to renew for three (3) one (1) year periods; and

WHEREAS, the Commissioner of Environmental Control has recommended that the Town exercise the option to renew this contract for the second one (1) year period.

NOW, THEREFORE, on a motion of
seconded by _____, be it

RESOLVED, that the Town Board of the Town of Islip hereby authorize the option to renew the contract with Lakeland Ave Landscape Supply, Inc. for the second one (1) year period.

Upon a vote being taken, the result was:



TOWN OF ISLIP OFFICE OF THE SUPERVISOR
Department of Purchase

401 MAIN STREET • ROOM 227 • ISLIP, NEW YORK 11751 • PHONE: (631) 224-5515 • FAX: (631) 224-5517

Angie M. Carpenter, Supervisor

TO: Martin Bellow, Comm. Environmental Control
FROM: Barbara Maltese, Principal Office Assistant
DATE: March 3, 2020
RE: CONTRACT SCREENING, CONTRACT #418-124

The option year for the above mentioned contract is MAY 15, 2020. Please indicate below your intentions:

We agree with extending the referenced contract

X

We do not wish to extend this contract

We request that the service/commodity be re-bid

SIGNED

A handwritten signature in black ink, appearing to read "Barbara Maltese", written over a horizontal line.

WHEREAS, by a Town Board resolution adopted March 15, 2018, Contract #418-124 for CONTRACT SCREENING was awarded to Lakeland Ave Landscape Supply, Inc., 1990 Lakeland Avenue, Ronkonkoma, NY 11779, the lowest responsible bidder.

WHEREAS, said contract was for a period of one (1) year from date of award with an option to renew for three (3) one (1) year periods; and

WHEREAS, the Commissioner of Environmental Control has recommended that the Town exercise the option to renew this contract for the first one (1) year period.

NOW, THEREFORE, on a motion of Council James P. O'Connor seconded by Council John C. Cochrane, Jr., be it

RESOLVED, that the Town Board of the Town of Islip hereby authorizes the option to renew the contract with Lakeland Ave Landscape Supply, Inc. for the first one (1) year period.

Upon a vote being taken, the result was: carried 5-0

WHEREAS, the Town solicited competitive bids for the purchase of CONTRACT
SCREENING, CONTRACT #418-124; and

WHEREAS, on APRIL 11, 2018 sealed bids were opened and Lakeland Ave Landscape
Supply, Inc., 1990 Lakeland Ave., Ronkonkoma, NY 11779 submitted the apparent low dollar
bid; and

WHEREAS, Lakeland Ave Landscape Supply, Inc. has been determined to be a
responsible bidder.

NOW, THEREFORE, on a motion of Council John C. Cochrane, Jr.
seconded by Council James P. O'Connor, be it

RESOLVED, that the Town Board of the Town of Islip hereby award the contract to
Lakeland Ave Landscape Supply, Inc. in the amount of: 1. \$4.74/cu. yd. (w/TOI Air Classification
Sys.); 2. \$3.74/cu. yd. (w/o use of Air Classification Sys.) for one (1) years from date of award
with the Town's option to renew for three (3) one (1) year periods.

Upon a vote being taken, the result was: carried 5-0

NO: 4 11' and 16' SNOW PLOWS, 12' UNDERBODY SCRAPER AND CENTRAL HYDRAULICS MOUNTED ON A 43,000 LBS. G.V.W. DIESEL POWERED CHASSIS W/HYDRAULIC FRONT DRIVE AND GEAR DRIVEN REAR DRIVE PLOW TRUCK LATEST MODEL IN PRODUCTION (WITH OPTIONAL TRADE-INS)

VENDOR: Trux, Inc.

OPTION: One (1) year

ANTICIPATED EXPENDITURE: \$961,530.00

DEPARTMENT: Aviation & Transportation

JUSTIFICATION OF NEED: Replacement of plows for equipment well beyond useful life.

WHEREAS, by a Town Board Resolution adopted May 14, 2019, Contract #419-228 for the purchase of 11' AND 16' SNOW PLOWS, 12' UNDERBODY SCRAPER AND CENTRAL HYDRAULIC MOUNTED ON A 43,000 LBS. G.V.W. DIESEL POWERED CHASSIS W/HYDRAULIC FRONT DRIVE AND GEAR DRIVEN REAR DRIVE PLOW TRUCK LATES MODEL IN PRODUCTION (WITH OPTIONAL TRADE-INS) was awarded to Trux, Inc., 1365 Lakeland Ave., Bohemia, New York 11716, the lowest responsible bidder; and

WHEREAS, said contract was for a period of one (1) year with an option to renew for one (1) additional year; and

WHEREAS, the Commissioner of Aviation and Transportation has recommended that the Town exercise the option to renew this contract for the one (1) year period.

NOW, THEREFORE, on a motion of
seconded by _____, be it

RESOLVED, that the Town Board of the Town of Islip hereby authorize the option to renew the contract with Trux, Inc. (Contract #419-228) for the one (1) year period.

Upon a vote being taken, the result was:




TOWN OF ISLIP OFFICE OF THE SUPERVISOR
Department of Purchase

401 MAIN STREET • ROOM 227 • ISLIP, NEW YORK 11751 • PHONE: (631) 224-5515 • FAX: (631) 224-5517

Angie M. Carpenter, Supervisor

TO: Shelley LaRose Arken, Comm. Aviation & Transportation

FROM: Barbara Maltese, Principal Office Assistant 

DATE: March 3, 2020

RE: 11' and 16' SNOW PLOWS, 12' UNDERBODY SCRAPER AND
CENTRAL HYDRAULICS MOUNTED ON A 43,000 LBS. G.V.W.
DIESEL POWERED CHSSIS W/HYDRAULIC FRONT DRIVE
AND GEAR DRIVEN REAR DRIVE PLOW TRUCK LASTEST
MODEL IN PRODUCTION (WITH OPTIONAL TRADE-INS),
CONTRACT #419-228

The option year for the above mentioned contract is MAY 14, 2020. Please indicate below your intentions:


We agree with extending the referenced contract



We do not wish to extend this contract

We request that the service/commodity be re-bid

SIGNED



WHEREAS, the Town solicited competitive bids for the purchase of 11' and 16' SNOW PLOWS, 12' UNDERBODY SCRAPER AND CENTRAL HYDRAULICS MOUNTED ON A 43,000 LBS. G.V.W. DIESEL POWERED CHASSIS W/HYDRAULIC FRONT DRIVE AND GEAR DRIVEN REAR DRIVE PLOW TRUCK LATEST MODEL IN PRODUCTION (WITH OPTIONAL TRADE-INS), CONTRACT #419-228; and

WHEREAS, the bid was advertised twice and opened on April 17, 2019; and

WHEREAS, Trux, Inc., 1365 Lakeland Ave., Bohemia, NY 11716 submitted the only bid for this contract; and

WHEREAS, Trux, Inc. has been determined to be a responsible bidder.

NOW, THEREFORE, on a motion of Councilperson Mary Kate Mullen seconded by Councilperson Trish Bergin Weichbrodt, be it,

RESOLVED, that the Town Board of the Town of Islip hereby award the contract to Trux, Inc. in the amount of various prices as per bid items #A1 through B3b for one (1) year with the Town's option to renew for one (1) additional year.

Upon a vote being taken, the result was: carried 5-0

NO: 5 **HARDWARE SUPPLIES**

VENDORS: Islip True Value Hardware
 Long Island Hardware
 Brinkmann's Hardware

OPTION: First one (1) year period

ANTICIPATED EXPENDITURE: \$30,000.00

DEPARTMENT: Aviation & Transportation

JUSTIFICATION OF NEED: To provide supplies to Town maintenance personnel.

WHEREAS, by a Town Board Resolution adopted May 14, 2019, Contract #419-137 for the purchase of HARDWARE SUPPLIES was awarded to three (3) bidders based upon geographic locations, Islip True Value Hardware, 455 Main St., Islip, NY 11751; Long Island Hardware, 3606 Vets Mem Hwy, Bohemia, NY 11716 and Brinkmann's Hardware, 226 Railroad Avenue, Sayville, New York 11782 the lowest responsible bidders; and

WHEREAS, said contract was for a period of one (1) year with an option to renew for two (2) one (1) year periods; and

WHEREAS, the Commissioner of Aviation and Transportation has recommended that the Town exercise the option to renew this contract for the first one (1) year period.

NOW, THEREFORE, on a motion of
seconded by _____, be it

RESOLVED, that the Town Board of the Town of Islip hereby authorizes the option to renew the contract with Islip True Value Hardware, Long Island Hardware and Brinkmann's Hardware (Contract #419-137) for the first one (1) year period.

Upon a vote being taken, the result was:



TOWN OF ISLIP OFFICE OF THE SUPERVISOR
Department of Purchase

401 MAIN STREET • ROOM 227 • ISLIP, NEW YORK 11751 • PHONE: (631) 224-5515 • FAX: (631) 224-5517

Angle M. Carpenter, Supervisor

TO: Shelley LaRose Arken, Comm. Aviation & Transportation
FROM: Barbara Maltese, Principal Office Assistant
DATE: March 3, 2020
RE: HARDWARE SUPPLIES, CONTRACT #419-137

The option year for the above mentioned contract is MAY 14, 2020. Please indicate below your intentions:

We agree with extending the referenced contract

X

We do not wish to extend this contract

We request that the service/commodity be re-bid

SIGNED

WHEREAS, the Town solicited competitive bids for the purchase of HARDWARE
SUPPLIES, CONTRACT #419-137; and

WHEREAS, the bid states that the contract may be awarded to two (2) or three (3)
bidders based upon geographic locations; and

WHEREAS, on April 3, 2019 sealed bids were opened and Islip True Value Hardware, 445
Main St., Islip, NY 11751; Long Island Hardware, 3606 Vets Mem Hwy., Bohemia, NY 11716 and
Brinkmann's Hardware, 226 Railroad Ave., Sayville, NY 11782 submitted the apparent low dollar
bids; and

WHEREAS, Islip True Value Hardware, Long Island Hardware and Brinkmann's Hardware
have been determined to be responsible bidders.

NOW, THEREFORE, on a motion of Councilperson Mary Kate Mullen
seconded by Councilperson Trish Bergin Weichbrodt, be it,

RESOLVED, that the Town Board of the Town of Islip hereby award the contract to Islip
True Value Hardware; Long Island Hardware and Brinkmann's Hardware in the amount of
various discounts and prices as per Items #A through H (discounts) and Items #1 through 56
(individual items) for one (1) year from date of award with the Town's option to renew for two
(2) one (1) year periods.

Upon a vote being taken, the result was: carried 5-0

NO: 6 UNIFORMS & ACCESSORIES FOR AIRPORT POLICE & FIRE RESCUE

VENDOR: Eastern Uniform

OPTION: Two (2) years

ANTICIPATED EXPENDITURE: \$49,000.00

DEPARTMENT: Aviation & Transportation

JUSTIFICATION OF NEED: To meet uniform needs of stated departments.

WHEREAS, by a Town Board resolution adopted April 16, 2019, Contract #219-142 for UNIFORMS & ACCESSORIES FOR AIRPORT POLICE & FIRE RESCUE was awarded to Eastern Uniform, 710 Koehler Ave., Ronkonkoma, NY 11779, the lowest responsible bidder.

WHEREAS, said contract was for a period of one (1) year with an option to renew for another two (2) year period.

WHEREAS, the Commissioner of Aviation & Transportation has recommended that the Town exercise the option to renew this contract for the two (2) year period.

NOW, THEREFORE, on a motion of
seconded by _____, be it

RESOLVED, that the Town Board of the Town of Islip hereby authorizes the option to renew the contract with Eastern Uniform (Contract #219-142) for the two (2) year period.

Upon a vote being taken, the result was:



TOWN OF ISLIP OFFICE OF THE SUPERVISOR
Department of Purchase

401 MAIN STREET • ROOM 227 • ISLIP, NEW YORK 11751 • PHONE: (631) 224-5515 • FAX: (631) 224-5517

Angie M. Carpenter, Supervisor

TO: Shelley LaRose Arken, Comm. Aviation & Transportation
FROM: Barbara Maltese, Principal Office Assistant *B. Maltese*
DATE: February 3, 2020
RE: UNIFORMS & ACCESSORIES FOR AIRPORT POLICE
& FIRE RESCUE, CONTRACT #219-142

The option year for the above mentioned contract is APRIL. Please indicate below your intentions:

We agree with extending the referenced contract

X

We do not wish to extend this contract

We request that the service/commodity be re-bid

SIGNED

[Signature]

April 16, 2019
Resolution #2
Bid Award #1

WHEREAS, the Town solicited competitive bids for the purchase of UNIFORMS &
ACCESSORIES FOR AIRPORT POLICE & FIRE RESCUE, CONTRACT #219-142; and

WHEREAS, the bid was advertised twice and opened on March 6, 2019; and

WHEREAS, Eastern Uniform 710 Koehler Ave., Ronkonkoma, NY 11779 submitted the
only bid for this contract; and

WHEREAS, Eastern Uniform has been determined to be a responsible bidder.

NOW, THEREFORE, on a motion of Council Trish Bergin Weichbrodt
seconded by Council James P. O'Connor, be it,

RESOLVED, that the Town Board of the Town of Islip hereby award the contract to
Eastern Uniform in the amount of various prices as per bid items #1 through 70 for one (1) year
from date of award with the Town's option to renew for two (2) additional years.

Upon a vote being taken, the result was: 4-0-1 with Council Mary Kate Mullen abstain.

NO: 7 4X4 ALL WHEEL DRIVE DUEL ENGINE CAB FORWARD, MULTI-PURPOSE
CHASIS W/18' RUNWAY BROOM AND OPTIONAL 5000 TON PER HOUR
SNOW BLOWER

VENDOR: Trius, Inc.

OPTION: One (1) year

ANTICIPATED EXPENDITURE: \$2,777,108.00

DEPARTMENT: Aviation & Transportation

JUSTIFICATION OF NEED: Possible replacement of snow brooms in Airport's

Snow Broom/Snow Equipment Fleet.

WHEREAS, by a Town Board resolution adopted April 16, 2019, Contract #319-241 for 4X4 ALL WHEEL DRIVE DUEL ENGINE CAB FORWARD, MULTI-PURPOSE CHASSIS W/18' RUNWAY BROOM AND OPTIONAL 5000 TON PER HOUR SNOW BLOWER was awarded to Trius, 458 Johnson Ave., Bohemia, NY 11716, the lowest responsible bidder.

WHEREAS, said contract was for a period of one (1) year with an option to renew for one (1) additional year period.

WHEREAS, the Commissioner Aviation & Transportation has recommended that the Town exercise the option to renew this contract for the one (1) year period.

NOW, THEREFORE, on a motion of
seconded by _____, be it

RESOLVED, that the Town Board of the Town of Islip hereby authorizes the option to renew the contract with Trius, Inc. (Contract #319-241) for the one (1) year period.

Upon a vote being taken, the result was:

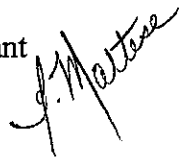


TOWN OF ISLIP OFFICE OF THE SUPERVISOR
Department of Purchase

401 MAIN STREET • ROOM 227 • ISLIP, NEW YORK 11751 • PHONE: (631) 224-5515 • FAX: (631) 224-5517

Angle M. Carpenter, Supervisor

TO: Shelley LaRose Arken, Comm. Aviation & Transportation

FROM: Barbara Maltese, Principal Office Assistant 

DATE: February 3, 2020

RE: 4X4 ALL WHEEL DRIVE DUEL ENGINE CAB FORWARD, MULTI-PURPOSE CHASSIS W/18' RUNWAY BROOM AND OPTIONAL 5000 TON PER HOR SNOW BLOWER, CONTRACT #319-241

The option year for the above mentioned contract is APRIL. Please indicate below your intentions:

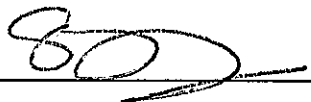
We agree with extending the referenced contract

X

We do not wish to extend this contract

We request that the service/commodity be re-bid

SIGNED



WHEREAS, the Town solicited competitive bids for the purchase of 4x4 ALL WHEEL
DRIVE DUEL ENGINE CAB FORWARD, MULTI-PURPOSE CHASSIS W/18' RUNWAY BROOM AND
OPTIONAL 5000 TON PER HOUR SNOW BLOWER, CONTRACT #319-241; and

WHEREAS, on March 13, 2019 sealed bids were opened and Trius, Inc., 458 Johnson
Avenue, Bohemia, NY 11716 submitted the apparent low dollar bid; and

WHEREAS, Trius, Inc. has been determined to be a responsible bidder.

NOW, THEREFORE, on a motion of Council Trish Bergin Weichbrodt
seconded by Council James P. O'Connor, be it,

RESOLVED, that the Town Board of the Town of Islip hereby award the contract to Trius,
Inc. in the amount of: A. \$684,770.00/ea. (18' Broom); B. Options: 1. \$130,625.00/ea. (Snow
Blower); 2. \$1,995.00/ea. (Radio Installed); 3. \$5,775.00/1 set (Broom Head Replacement
Cores); 4. \$1,737.00/ea. (Motorola Radio Installed); C. -1% off list (Parts Discount); D.
\$130.00/hr. (Labor); E. \$15,400.00/2 years (Extended Warranty) for one (1) year from date of
award with the Town's option to renew for one (1) additional year.

Upon a vote being taken, the result was: 4-0-1 with Council Mary Kate Mullen abstain.

**MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY**

No. 8

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN
COUNCILMAN JAMES P. O'CONNOR

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

**Authorization for the Supervisor to enter into an agreement with
BOCES to participate in the Cooperative Purchasing Program for the
2020-2021 school year.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL
INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

Michael Rand

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

Town of Islip

**Sponsor's Memorandum
for Town Board Resolution**

Instructions: All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Town Attorney no later than 12 days prior to the scheduled meeting.

Purpose: Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

To participate with school districts and other municipalities in Islip and Brookhaven in the
joint bidding of goods and services

Specify Where Applicable:

1. Entity or individual benefitted by resolution:

Town Departments

2. Site or Location affected by resolution:

Various Town facilities/locations

3. Cost: \$ 2,830.00

4. Budget Line: A 1345.4-5019

5. Amount and source of outside funding:

None

Environmental Impact: Is this action subject to a SEQR environmental review ?

☐

Yes under Section 1, Sub.A, Number _____ of the Town of Islip 617 Check List, an environmental review is required

☒

No under Section II, Sub. _____, Number _____ of the Town of Islip 617 Check List, no environmental review is required.

Signature of Commissioner/Department Head Sponsor:

Date:

3/17/20

Michael Rana

- WHEREAS, Various educational and municipal corporations located within the State of New York desire to bid jointly for generally needed services and standardized supply and equipment items; and
- WHEREAS, The Town of Islip, an educational/municipal corporation (hereinafter the "Participant") is desirous of selectively participating with other educational and/or municipal corporations in the State of New York in joint bidding in the areas mentioned above pursuant to General Municipal Law §119-0 and Education Law Section 1950; and
- WHEREAS, The Participant is a municipality within the meaning of General Municipal Law § 119-n and is eligible to participate in the Board of Cooperative Educational Services, First Supervisory District of Suffolk County (hereinafter Eastern Suffolk BOCES) Joint Municipal Cooperative Bidding Program (hereinafter the "Program") in the areas mentioned above; and
- WHEREAS, The Participant acknowledges receipt of the Program description inclusive of Eastern Suffolk BOCES' standard bid package and the general conditions relating to said Program; and
- WHEREAS, With respect to all activities conducted by the Program the Participant wishes to delegate to Eastern Suffolk BOCES the responsibility for drafting of bid specifications, advertising for bids, accepting and opening bids, awarding the bids and reporting the result to the Participant.
- BE IT RESOLVED, That the Participant hereby appoints the Eastern Suffolk BOCES to represent it and to act as the lead agent in all matters related to the Program as described above; and
- BE IT FURTHER RESOLVED, That the Participant hereby authorizes the Eastern Suffolk BOCES to place all legal advertisements for any required cooperative bidding in Newsday, which is designated as the official newspaper for the Program; and
- BE IT FURTHER RESOLVED, That a Participant Meeting shall be held annually consisting of a representative from each Program Participant. Notice of the meeting shall be given to each representative at least five (5) days prior to such meeting; and
- BE IT FURTHER RESOLVED, That an Advisory Committee will be formed consisting of five to ten representatives of Program Participants for a term of three (3) years as authorized by General Municipal Law § 119-o.2.j.

BE IT FURTHER RESOLVED, That this Agreement with the Participant shall be for a term of one (1) year as authorized by General Municipal Law §119-o.2.j.

BE IT FURTHER RESOLVED, That the Participant agrees to pay Eastern Suffolk BOCES an annual fee as determined annually by Eastern Suffolk BOCES to act as the lead agent for the Program.

Dated:

Name of Educational or Municipal Corporation

Name of Official

Title

Contact Person – Name

Title

E-Mail Address

**MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY**

No. 9

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN
COUNCILMAN JAMES P. O'CONNOR

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Town Clerk to advertise for a Public Hearing to transfer 9 Washington Avenue, East Islip under the CDA's Direct Sale Program.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

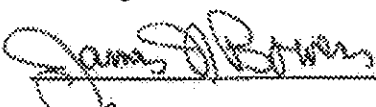
James Bowers

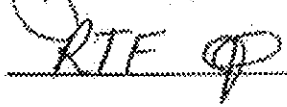
IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

**SPONSOR'S MEMORANDUM FROM COMMUNITY DEVELOPMENT AGENCY TO
TOWN OF ISLIP**

1. Date: April 4, 2020
2. Sponsoring Department: Community Development Agency
3. Co-Sponsor: None
4. Proposed Meeting Date: April 21, 2020
5. Resolution Type: Agency
6. Description: Transfer of 9 Washington Avenue, East Islip
under the CDA's Direct Sale Program
7. Budget Line: N/A
8. Budget Line Description: N/A
9. Fiscal Impact: N/A
10. Funding Sources: N/A
11. Agency/Person/Group Benefiting: Town of Islip
12. Control Number: Assigned by Town System
13. Status: Pending
14. Approval by CDA Executive Director: 

15. Approval by CDA General Counsel: 

RESOLUTION

On a motion of _____, seconded by _____

be it

RESOLVED, that the Town Board of the Town of Islip hereby authorizes the Town Clerk to advertise for a public hearing on the transfer of the property described in the annexed notice of transfer and resolution.

Upon a vote being taken, the result was:

RE: Public Notice for Direct Sale to Rodriguez

PUBLIC NOTICE

PLEASE TAKE NOTICE, that the Town of Islip Community Development Agency does hereby intend to convey and transfer to the listed family the following described property:

<u>Name of Family/Current Address</u>	<u>Tax Map/Conveyed Property</u>
Aracelis Rodriguez 17 Pine Drive East Northport, NY 11731	0500-321-03-96 9 Washington Avenue, East Islip

TAKE FURTHER NOTICE, that each and every item (related documents) of said transfers is open to public view and inspection at the office of Robert T. Fuchs, Esq., Counsel to the Town of Islip Community Development Agency, 15 Shore Lane, Bay Shore, New York, between the hours of 9:00 a.m. and 5:00 p.m. on any weekday; and

TAKE FURTHER NOTICE, that a Public Hearing will be held by the ISLIP TOWN BOARD on _____, at 2:00 p.m. at 655 Main Street, Islip, New York, concerning approval of the above transfers, at which time all interested persons will be given the opportunity to be heard.

OLGA H. MURRAY
Islip Town Clerk
655 Main Street

Islip, New York 11751

Dated:

at Islip, New York

RESOLUTION

WHEREAS, the Town of Islip Community Development Agency has selected the following purchasers as qualified and eligible Sponsor for the purchase of the below listed property:

<u>Name/Property Address</u>	<u>Tax Map</u>	<u>Purchase Price</u>
Aracelis Rodriguez 9 Washington Avenue, East Islip	0500-321-03-96	\$320,000.00

WHEREAS, said sponsor intend to occupy said premise as the owner-occupant; and

WHEREAS, the Board deems it in the best interest of the residents of the Town of Islip for the Town of Islip Community Development Agency to convey said premise to said Sponsor; and

NOW THEREFORE, on a motion of
seconded by _____, be it

RESOLVED, that the Town Board hereby approves the sale of said property described above from the Town of Islip Community Development Agency to convey said premise to said Sponsor, that the sale of said premise to the Sponsor is subject to permissive referendum.

UPON A VOTE being taken, the result was:

THIS RESOLUTION IS SUBJECT TO PERMISSIVE REFERENDUM

**MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY**

No. 10

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN
COUNCILMAN JAMES P. O'CONNOR

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to participate in the FEMA DR 4480 Public Assistance and to accept a federal cost reimbursement of 75% of costs deemed eligible as a result of Town COVID-19 expenses.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

Anthony J. D'Amico

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

INSTRUCTIONS: All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Town Attorney no later than 12 days prior to the scheduled meeting.

PURPOSE: Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

A Presidential Declaration of Disaster (FEMA DR 4480 NY) residential Declaration of Disaster (FEMA has been instituted in response to a novel new coronavirus, COVID-19, a global pandemic of respiratory disease, posing a serious public health risk and resulting in temporary shutdowns of various public buildings and gathering places, services deemed "non-essential" to a health crisis, and temporary closings of businesses statewide.

FEMA DR 4480 NY allows state, territorial, tribal, and local government entities and certain private non-profit organizations eligible to apply for Public Assistance and receive reimbursement for eligible emergency protective measures taken to respond to the COVID-19 emergency in accordance with section 502 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42 U.S.C. 5121-5207.

This resolution would allow the Town of Islip to participate in the FEMA DR 4480 Public Assistance Program and to accept a federal cost reimbursement of 75 percent of costs deemed eligible as a result of Town COVID-19 expenses.

SPECIFY WHERE APPLICABLE:


1. Entity or individual benefitted by resolution: Town of Islip Residents
 2. Site or location effected by resolution: Town of Islip
 3. Cost N/A
 4. Budget line: N/A.
 5. Amount and source of outside funding: N/A
-

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

☐ Yes under Section I, Sub. A, Number _____ of Town of Islip 617 Check List, an environmental review is required.

☒ No under Section II, Sub. _____ Number _____ of Town of Islip 617 Check List no environmental review is required.

Signature of Commissioner/Department Head Sponsor:


Anthony J. D'Amico

04/01/2020
Date

Town Board
April 21, 2020
Resolution # _____

**Resolution of the Town Board of the Town of Islip
655 Main Street, Islip, NY 11751**

WHEREAS, a Presidential Declaration of Disaster (FEMA DR 4480 NY) has been instituted in response to a novel new coronavirus, COVID-19, a global pandemic of respiratory disease, posing a serious world public health risk and resulting in temporary shutdowns of various public buildings and gathering places, services deemed “non-essential” to a health crisis, and temporary closings of businesses statewide; and

WHEREAS, FEMA DR 4480 NY allows state, territorial, tribal, and local government entities and certain private non-profit organizations eligible to apply for Public Assistance for eligible emergency protective measures taken to respond to the COVID-19 emergency in accordance with section 502 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42 U.S.C. 5121-5207; and

WHEREAS, the Town of Islip wishes to apply and to participate in the FEMA DR 4480 NY Public Assistance Program where Town expenses incurred as a result of COVID-19 deemed eligible may be reimbursable; and

WHEREAS, FEMA DR 4480 NY provides that eligible reimbursement shall be allocated on a 75 percent federal share, and a 25 percent local share; and

WHEREAS, the Department of Public Safety Enforcement, Office of Emergency Management, will coordinate with Town Departments and their Divisions in obtaining their expenses and back-up materials deemed eligible for a 75 percent federal cost share reimbursement; and

WHEREAS, the Commissioner of Public Safety Enforcement, Anthony J. D’Amico, recommends approval of this resolution.

NOW THEREFORE, on the motion of Councilperson _____, seconded by Councilperson _____, be it

RESOLVED, by the Town Board that the Town of Islip authorizes the Supervisor to participate in the FEMA DR 4480 NY Public Assistance Program and accept reimbursement funding for Town of Islip expenses deemed eligible in accordance with section 502 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42 U.S.C. 5121-5207; and be it further

RESOLVED, that the Comptroller is hereby authorized to make appropriate accounting entries deemed necessary to facilitate said reimbursement.

UPON A VOTE BEING TAKEN, the result was:

**MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY**

No. 11

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN
COUNCILMAN JAMES P. O'CONNOR

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to execute a renewal agreement with the NYS OPWDD for grant funding for a Therapeutic Recreational Dance Program and to execute a professional services agreement with David Sanders Dance Dynamics Company Inc. to provide these sessions to developmentally disabled youth and young adults.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

Tim Mare

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: *All items for Town Board actions must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Deputy Supervisor no later than 12 days prior to the scheduled meeting.*

PURPOSE: *Describe the essence of the attached resolutions and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.*

To authorize the Supervisor to execute a renewal agreement with the NYS Office for People with Developmental Disabilities for the receipt of grant funding for the Youth Bureau to provide a Therapeutic Recreation/ Modern Dance Program for developmentally disabled youth and young adults in the Town of Islip during the period of 1/1/20 through 12/31/20, the form and content of which are subject to the approval of the Town Attorney; and

To authorize the Supervisor to execute a professional services agreement with David Sanders Dance Dynamics Company Inc. to provide up to thirty-five (35) Modern Dance Program sessions for developmentally disabled youth and young adults during the period of January 1, 2020 through December 31, 2020, for an amount not to exceed \$11,019.00, the form and content of which are subject to the approval of the Town Attorney.

This program had previously been provided for many years by the Disabled Services Office. This is the seventh year this dance program will be administered and monitored by the Youth Bureau.


SPECIFY WHERE APPLICABLE:

1. **Entity or individual benefitted by resolution:** Developmentally disabled youth and young adults residing in the Town of Islip.
 2. **Site or location effected by resolution:** Town of Islip
 3. **Cost:** -\$0-
 4. **Budget Line:** A 7311.44381
 5. **Amount and Source of outside funding:** \$11,019 from NYS Office for People With Developmental Disabilities
-

ENVIRONMENTAL IMPACT: Is action subject to a SEQRA environmental review?

☐ **Yes, Under Section I, Sub A, Number _____ of Town of Islip 617 Check list, an environmental review is required.**

☒ **No, Under Section II, Sub _____ Number _____ Of Town of Islip 617 check list, no environmental review is required.**

Signature of Commissioner/Department Head Sponsor:  Tim Mare, Executive Director, Youth Bureau	Date: 3/2/20
--	------------------------

April 21, 2020

WHEREAS, David Sanders Dance Dynamics Company Inc., located at 4110 Sunrise Highway, Oakdale, NY 11769, has offered to provide up to thirty-five (35) sessions of a Modern Dance Program for developmentally disabled youth and young adults ages six (6) to twenty-one (21) during the period of January 1, 2020 through December 31, 2020, for amount not to exceed \$11,019.00; and

WHEREAS, the Town of Islip ("the Town") is interested in hiring David Sanders Dynamics Company Inc., to provide a Modern Dance Program for developmentally disabled youth and young adults, subject to the Town's receipt of grant funding from the New York State Office for People with Developmental Disabilities ("NYS OPWDD"), COLA disbursement, and any other requirements or restrictions set forth in the Town's grant agreement with the NYS OPWDD; and

WHEREAS, the Town Youth Bureau has agreed to pre-screen and pre-register applicants, process applications, and forward program referrals to David Sanders Dance Dynamics Company Inc. for their exclusive final approval;

NOW, THEREFORE, on a motion of _____, seconded by _____; be it

RESOLVED, that the Supervisor is authorized to execute a renewal agreement with the New York State Office for People with Developmental Disabilities ("NYS OPWDD") for the receipt of grant funding for Therapeutic Recreation/Modern Dance Program for developmentally disabled youth and young adults in the Town of Islip for the period of January 1, 2020 through December 31, 2020, the form and content of which are subject to the approval of the Town Attorney; and be it further

RESOLVED, that the Supervisor is authorized to execute a professional services agreement with David Sanders Dance Dynamics Company Inc. to provide up to thirty-five (35) Modern Dance Program sessions for developmentally disabled youth and young adults during the period of January 1, 2020 through December 31, 2020, for an amount not to exceed \$11,019.00, the form and content of which are subject to the approval of the Town Attorney; and be it further

RESOLVED, that the Comptroller is hereby authorized to make the accounting entries necessary to amend the budget in accordance with the terms of the agreement.

UPON A VOTE BEING TAKEN, the result was:

**MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY**

No. 12

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN
COUNCILMAN JAMES P. O'CONNOR

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Town Board re-appointment of three (3) members to the Town of Islip Youth Board.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

Tim Mare

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

INSTRUCTIONS: All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Deputy Supervisor no later than 12 days prior the scheduled meeting.

PURPOSE: Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

In accordance with Local Law #4 of 1977, the Town of Islip Youth Board shall consist of both youth and adult members representing the different geographic areas of the Town, various ethnic and minority groups, as well as the fields of education, mental hygiene, welfare and youth organizations.

By this resolution, the Town Board authorizes the appointment of the following individuals to a four year term on the Islip Youth Board:

Belinda Groneman (Adult)
Michael P. Clarke (Adult)
Guy (Gaetano) Leggio (Adult)

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Town of Islip Youth Board
2. Site or location effected by resolution: Town of Islip
3. Cost: N/A
4. Budget line: N/A
5. Amount and source of outside funding: \$ N/A

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

___ Yes under Section I, Sub. A. Number ___ of Town of Islip 617 Check List, an environmental review is required.

X No under Section II, Sub. ___, Number of Town of Islip 617 Check List, no environmental review is required.

Signature of Commissioner/Department Head Sponsor:

Date



3/2/20

April 21, 2020

Resolution # _____

WHEREAS, the Islip Youth board plays a vital role in identifying youth service needs, encouraging the development of needed programs, making recommendations as to the distribution of Town funds to support youth services, and monitoring the progress of Town affiliated youth service agencies; and

WHEREAS, in accordance with Town, County and State Guidelines, the Youth Board should include both youth and adult members representing the different geographic areas of the Town, as well as its various ethnic and minority groups; and

WHEREAS, the adults named below have been dutifully serving on the Town Board and are hereby recommended by the Islip Youth Board for re-appointment to a for year term.

NOW THEREFORE, on a motion of _____,
seconded by _____; be it

RESOLVED, the following adults be re-appointed to a four year term on the Islip Town Youth Board:

Belinda Groneman
Michael P Clark
Guy (Gaetano) Leggio

UPON A VOTE BEING TAKEN, the result was:

**MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY**

No. 13

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN
COUNCILMAN JAMES P. O'CONNOR

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

**Authorization for the Town Clerk to advertise for a public hearing to
consider amending the Town of Islip Uniform Traffic Code.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL
INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

Peter Kletchka

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

**TOWN of ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTION: All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items should be reported to the Deputy Supervisor no later than 12 days prior to the scheduled meeting.

PURPOSE: Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have been passed or denied by the Board.

The attached resolution lists various traffic control devices recommended by the Traffic Safety Division.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Residents of Town of Islip
2. Site or location effected by resolution: Various Locations
3. Cost: N/A
4. Budget Line: N/A
5. Amount and source of outside funding: N/A

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?
_____ Yes under Section I, Sub A, Number _____, of Town of Islip 617
Check List, an environmental review is required.
_____x_____ No under Section II, Sub A, Number 6, of Town of Islip 617
Check List, no environmental review is required.

Signature of Commissioner/Department Head Sponsor:

Date



4/6/20

On a motion of Councilperson _____, seconded by
Councilperson _____ be it

RESOLVED, that the Town Clerk be and is hereby authorized to advertise for Public
Hearing to consider amending the Uniform Code of Traffic Ordinances for the Town of Islip as
follows:

**SCHEDULE G
STOP AND YIELD INTERSECTIONS
AMEND TO READ**

INTERSECTION	SIGN	CONTROLLING TRAFFIC
Apricot Street at Ferndale Blvd. (CIS)	Stop	East/West on Apricot Street; <u>North/South on Ferndale Blvd.</u>
Fairfax Road at Hunter Road <u>Avenue</u> (WIS)	Stop	North/ South on Fairfax Road

**SCHEDULE G
STOP AND YIELD INTERSECTIONS
ADD**

INTERSECTION	SIGN	CONTROLLING TRAFFIC
Fairfax Avenue at Hunter Avenue (WIS)	Stop	South on Fairfax Avenue
Lakeland Avenue (CR 93) (southwest leg) at Ocean Avenue, RNK	Stop	South on Ocean Avenue
Ocean Avenue at Third Street (RNK)	Stop	East/West on Third Street; South on Ocean Avenue
Seventh Street at Third Avenue (BWD)	Stop	South on Seventh Street

SCHEDULE J
PARKING, STOPPING AND STANDING REGULATIONS
ADD

LOCATION	REGULATION	HOURS/DAYS
Moffitt Blvd./North From 275 ft. w/o Islip Avenue to Robbins Avenue (ISL)	No parking	
Ocean Avenue/West From 100 ft. north of Michigan Street to Michigan Street (RNK)	No parking	
Roosevelt Place/East From its terminus 355 ft. south of Muncey Road north for 170 feet (WIS)	No parking	
Roosevelt Place/West From 320 ft. south of Muncey Road to its terminus at 355 ft. south of Muncey Road (WIS)	No parking	

TRAFFIC CODE AMENDMENT SUMMATIONS

LOCATION: APRICOT STREET AT FERNDALE BLVD., CENTRAL ISLIP

REGULATION: Existing – Stop sign controls east/west traffic on Apricot Street

REQUESTED BY: Resident

RECOMMENDATION: Install stop signs to control traffic north/south on Ferndale Blvd.

BRIEF JUSTIFICATION: Residential Traffic Management

LOCATION: FAIRFAX ROAD AT HUNTER AVENUE, WEST ISLIP

REGULATION: Existing – Stop sign controls traffic north on Fairfax Road

REQUESTED BY: Traffic Safety

RECOMMENDATION: The ordinance incorrectly states stop signs control north/south on Fairfax Road

BRIEF JUSTIFICATION: Update Town Code to reflect field conditions

LOCATION: FAIRFAX AVENUE AT HUNTER AVENUE, WEST ISLIP

REGULATION: None

REQUESTED BY: Traffic Safety

RECOMMENDATION: Install stop sign to control traffic south on Fairfax Avenue

BRIEF JUSTIFICATION: Side street stop sign

LOCATION: LAKELAND AVENUE (CR 93) AT OCEAN AVENUE, RONKONKOMA

REGULATION: None

REQUESTED BY: Traffic Safety

RECOMMENDATION: Install stop sign to control traffic south on Ocean Avenue

BRIEF JUSTIFICATION:

TRAFFIC CODE AMENDMENT SUMMATIONS

LOCATION: OCEAN AVENUE AT THIRD STREET, RONKONKOMA

REGULATION: None

REQUESTED BY: Traffic Safety

RECOMMENDATION: Install stop signs to control traffic south on Ocean Avenue. Stop signs are posted for east/west traffic on Third Street, but are not ordinance

BRIEF JUSTIFICATION: Residential Traffic Management and to reflect field conditions

LOCATION: SEVENTH STREET AT THIRD AVENUE, BRENTWOOD

REGULATION: None

REQUESTED BY: Resident

RECOMMENDATION: Install stop sign to control traffic south on Seventh Street

BRIEF JUSTIFICATION: Side street stop sign

LOCATION: MOFFITT BOULEVARD/NORTH

REGULATION: None

REQUESTED BY: Resident

RECOMMENDATION: Restrict parking from 275 feet west of Islip Avenue to Robbins Avenue

BRIEF JUSTIFICATION: Safer entry for southbound Robbins Avenue motorists exiting onto Moffitt Blvd.

TRAFFIC CODE AMENDMENT SUMMATIONS

LOCATION: OCEAN AVENUE/WEST, RONKONKOMA

REGULATION: None

REQUESTED BY: Resident

RECOMMENDATION: Restrict parking from 100 feet north of Michigan Street to Michigan Street

BRIEF JUSTIFICATION: Improve sight distance for vehicles entering Ocean Avenue

LOCATION: ROOSEVELT PLACE/EAST, WEST ISLIP

REGULATION: None

REQUESTED BY: Resident

RECOMMENDATION: Restrict parking from its terminus 355 feet south of Muncey Road north for 170 feet

BRIEF JUSTIFICATION: To eliminate overflow parking from adjacent vehicle dealership

LOCATION: ROOSEVELT PLACE/WEST, WEST ISLIP

REGULATION: None

REQUESTED BY: Resident

RECOMMENDATION: Restrict parking from 320 feet south of Muncey Road to its terminus at 355 feet south of Muncey Road

BRIEF JUSTIFICATION: To eliminate overflow parking from adjacent vehicle dealership

**MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY**

No. 14

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN
COUNCILMAN JAMES P. O'CONNOR

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to enter into various agreements for programs to be held throughout the Town to be funded by either registration fees or grant fees.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

Thomas Owens

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

April 21, 2020

<u>Date</u>	<u>Name</u>	<u>Program</u>	<u>Location</u>
5/4	Triple Threat Basketball Club Inc.	Basketball League	East Islip High School 1 Redman St., Islip Terrace
6/9	Rich Jones	Golf Lessons	Gull Haven Golf Course 1 Gull Haven Dr, CI
6/27	Open Water Swim, LLC	Ocean Junior Lifeguard Prog.	Atlantique Beach, Fire Island NY
6/29	Denise Naccarto	Dance Camp	Connetquot Elementary School 1 Merrick Street, Islip Terrace
6/29	Triple Threat Basketball Club Inc.	Basketball Camp	East Islip High School 1 Redman St., Islip Terrace
7/6	Diamond Baseball	Baseball/Softball Instruction	Sunrise Little League Complex Sayville Little League Complex Islip Little League Complex
7/12	Madness Sports for Kids LLC	Madness Sports 4 Kids Classes	Town Hall West 401 Main Street, Islip
7/27	Areil Abesamis Center	Cheer Camp	East Islip Middle School 100 Redman St., Islip Terrace

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Supervisor no later than 12 days prior to the scheduled meeting.

PURPOSE: The resolution authorizes the Supervisor to enter into an agreement with the Triple Threat Basketball Club, Inc. to provide two (2) separate basketball leagues. League 1 will be held Mondays, May 4, 2020 thru June 29, 2020. League 2 will be held Wednesdays, May 6, 2020 thru June 24, 2020. Programs will be held at the East Islip High School. The registration fee is \$75.00 for each registrant and a \$25.00 surcharge for each non-resident registrant (register the same registrant for an additional league and receive a \$15.00 discount). This program will be self-sustaining. The total minimum revenue will be \$75.00 and the maximum revenue including the non-resident surcharge will be \$40,000.00. Compensation for said services to Triple Threat Basketball Club, Inc. will be 80% of the total revenue for an amount not to exceed \$24,000.00 excluding the non-resident surcharge. Dates are subject to change at the discretion of the Town of Islip Department of Parks, Recreation & Cultural Affairs.

SPECIFY WHERE APPLICABLE:

Entity or individual benefitted by resolution: Triple Threat Basketball Club, Inc.

Site or location effected by resolution: East Islip High School, 1 Redman Street, Islip Terrace, NY 11752

Cost: No cost to the Town of Islip - self-sustaining

Budget Line: A7035.4 5006

Amount and source of outside funding: Maximum revenue is \$40,000.00 including non-resident surcharge.
Maximum revenue to be retained by the Town is \$16,000.00.

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

☐ Yes under Section I, Sub. A, Number _____ of Town of Islip 617 Check List, an
Environmental review is required.

☒ No under 6 NYCRR 617.5(c) (20) – routine or continuing agency administration and management



Signature of Commissioner/Department Head Sponsor:



Date:

WHEREAS, the Town of Islip, Department of Parks, Recreation and Cultural Affairs provides a variety of recreational opportunities and has identified a need to provide access to basketball instruction for our citizens; and

WHEREAS, Triple Threat Basketball Club, Inc., located at PO Box 345, Islip Terrace, New York 11752 has the required skills, background and existing infrastructure to perform this task in a satisfactory manner; and

WHEREAS, the Town of Islip is desirous of entering into an agreement with Triple Threat Basketball Club, Inc. to provide said instruction.

NOW, THEREFORE, on a motion of _____,
Seconded by _____, be it

RESOLVED, that the Supervisor is hereby authorized to execute an agreement with Triple Threat Basketball Club, Inc. to provide a basketball league to our citizens for an amount not to exceed \$24,000.00, the form and content of which shall be subject to the approval of the Town Attorney; and be it further

RESOLVED, that the Comptroller is hereby authorized to make the accounting entries or budgetary amendments necessary in accordance with the terms of the contract.

UPON A VOTE BEING TAKEN, the result was:

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Supervisor no later than 12 days prior to the scheduled meeting.

PURPOSE: By this resolution, the Town Board authorizes the Supervisor to enter into an agreement with Rich Jones to provide golf lessons. Rich Jones will offer the following golf lessons: Nine (9) separate Quick Start sessions, June 15, 2020 thru August 19, 2020; fourteen (14) separate Linkster sessions from June 9, 2020 thru September 22, 2020; three (3) separate Youth Three Holer sessions from July 11, 2020 thru September 26, 2020; Seven (7) separate 3 Day Camp sessions from July 8, 2020 thru August 21, 2020; seven (7) separate 5 Day Camp sessions from June 22, 2020 thru August 14, 2020; sixteen (16) separate Adult sessions from June 2, 2020 thru September 24, 2020; five (5) separate Adult Three Holer sessions from June 8, 2020 thru August 19, 2020. A full session schedule is set forth on Exhibit A. The fees are as follows: Quick Start-\$95.00 per session per registrant and a \$15.00 non-resident surcharge per session per registrant; Linksters-\$85.00 per session per registrant and a \$15.00 non-resident surcharge per session per registrant; Youth Three Holer-\$140.00 per session per registrant and a \$10.00 non-resident surcharge per session per registrant; 3 Day Camp-\$150.00 per session per registrant and a \$20.00 non-resident surcharge per session per registrant; 5 Day Camp-\$230.00 per session per registrant and a \$10.00 non-resident surcharge per session per registrant; Adult (ages 14-59)-\$95.00 per session per registrant and a \$15.00 non-resident surcharge per session per registrant; Adult (ages 60+)-\$80.00 per session per registrant and a \$15.00 non-resident surcharge per session per registrant; Adult Three Holer-\$140.00 per session per registrant and a \$10.00 non-resident surcharge per session per registrant. These programs will be self-sustaining. Compensation for said services to Rich Jones will be 80% of the total revenue for an amount not to exceed \$183,800.00 excluding the non-resident surcharge. Dates are subject to change at the discretion of the Town of Islip Department of Parks, Recreation & Cultural Affairs.

SPECIFY WHERE APPLICABLE:

Entity of individual benefitted by resolution: Rich Jones

Site or location effected by resolution: Gull Haven Golf Course, 1 Gull Haven Drive, Central Islip, NY 11722

Cost: No cost to the Town of Islip - self-sustaining.

Budget Line: A7035.4-5006

Amount and source of outside funding: Maximum revenue is \$266,250.00 including non-resident surcharge.
Maximum revenue to be retained by the Town is \$82,450.00.

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

☐ Yes under Section I, Sub. A, Number _____ of Town of Islip 617 Check List, an Environmental review is required.

☒ No under 6 NYCRR 617.5(c) (20) – routine or continuing agency administration and management

Signature of Commissioner/Department Head Sponsor

Date:

4/6/2020

April 21, 2020

Resolution # _____

WHEREAS, the Town of Islip, Department of Parks, Recreation and Cultural Affairs provides a variety of recreational opportunities and has identified a need to provide access to golf programs for our citizens; and

WHEREAS, Rich Jones has the required skills, background and existing infrastructure to perform this task in a satisfactory manner; and

WHEREAS, the Town of Islip is desirous of entering into an agreement with Rich Jones to provide said instruction.

NOW, THEREFORE, on a motion of _____,
seconded by _____, be it

RESOLVED, that the Supervisor is hereby authorized to execute an agreement with Rich Jones to provide golf programs to our citizens for an amount not to exceed \$183,800.00, the form and content of which shall be subject to the approval of the Town Attorney; and be it further

RESOLVED, that the Comptroller is hereby authorized to make the accounting entries or budgetary amendments necessary in accordance with the terms of the contract.

UPON A VOTE BEING TAKEN, the result was:

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Supervisor no later than 12 days prior to the scheduled meeting.

PURPOSE: By this resolution, the Town Board authorizes the Supervisor to amend the three-year Agreement with Open Water Swim, LLC to provide an ocean junior lifeguard program to children ages 8 -16. This contract may be cancelled at any time, without cause at the discretion of the Commissioner of the Department of Parks, Recreation and Cultural Affairs. Cancellation, under any circumstances, shall be without recourse by the contractor against the Town of Islip.

SPECIFY WHERE APPLICABLE:

Entity of individual benefitted by resolution: Open Water Swim, LLC

Site or location effected by resolution: Atlantique Beach, Fire Island, New York

Cost: No cost to the Town of Islip - self-sustaining

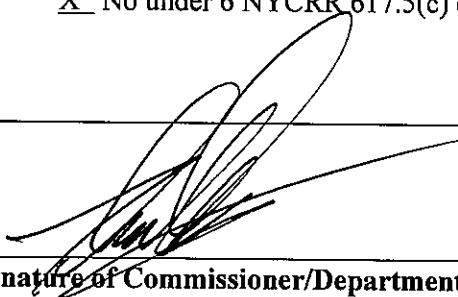
Budget Line: A7035.4-5006

Amount and source of outside funding: Maximum revenue is \$50,000.00 including non-resident surcharge.
Maximum revenue to be retained by the Town is \$18,000.00.

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

☐ Yes under Section I, Sub. A, Number _____ of Town of Islip 617 Check List, an
Environmental review is required.

☒ No under 6 NYCRR 617.5(c) (20) – routine or continuing agency administration and management



Signature of Commissioner/Department Head Sponsor:

4/6/2020

Date:

April 21, 2020

Resolution # _____

WHEREAS, the Town of Islip, Department of Parks, Recreation and Cultural Affairs provides a variety of recreational opportunities and has identified a need to provide access to an ocean junior lifeguard program; and

WHEREAS, Open Water Swim, LLC, has the required skills, background and existing infrastructure to perform this task in a satisfactory manner; and

WHEREAS, on December 18, 2018, the Town Board passed a resolution authorizing the Town to enter into a three-year agreement with Open Water Swim, LLC, to provide an ocean junior lifeguard program for children ages 11-16; and

WHEREAS, the Town is desirous of amending the existing agreement in order to accommodate children ages 8 -16;

NOW, THEREFORE, on a motion of Councilperson _____,
seconded by Councilperson _____, be it

RESOLVED, that the Supervisor is hereby authorized to execute an amendment to the above-referenced agreement with Open Water Swim, LLC in order to provide an ocean junior lifeguard program to children ages 8 - 16, for an amount not to exceed \$32,000.00 (excluding the non-resident surcharge), the form and content of which shall be subject to the approval of the Town Attorney; and be it further

RESOLVED, that the Comptroller is hereby authorized to make the accounting entries necessary to amend the budget in accordance with the terms of the agreement.

UPON A VOTE BEING TAKEN, the result was:

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Supervisor no later than 12 days prior to the scheduled meeting.

PURPOSE: By this resolution, the Town Board authorizes the Supervisor to enter into an agreement with Denise Naccarato to provide a dance camp from June 29, 2020 thru July 3, 2020. Camp will be held at Connetquot Elementary School. The registration fee is \$160.00 per registrant and a \$40.00 surcharge for each non-resident registrant. The minimum amount of participants will be one (1) and the maximum amount of participants will be sixty (60). This program will be self-sustaining. The total minimum revenue will be \$160.00 and the maximum revenue including the non-resident surcharge will be \$12,000.00. Compensation for said services to Denise Naccarato will be 80% of the total revenue for an amount not to exceed \$7,680.00 excluding the non-resident surcharge. Dates are subject to change at the discretion of the Town of Islip Department of Parks, Recreation & Cultural Affairs.

SPECIFY WHERE APPLICABLE:

Entity or individual benefitted by resolution: Denise Naccarato

Site or location effected by resolution: Connetquot Elementary School, 1 Merrick St, Islip Terrace, NY 11752

Cost: No cost to the Town of Islip – self-sustaining.

Budget Line: A7035.4 5006

Amount and source of outside funding: Maximum revenue is \$12,000.00 including non-resident surcharge.
Maximum revenue to be retained by the Town is \$4,320.00.

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

☐ Yes under Section I, Sub. A, Number _____ of Town of Islip 617 Check List, an Environmental review is required.

☒ No under 6 NYCRR 617.5(c)(20) – routine or continuing agency administration and management



Signature of Commissioner/Department Head Sponsor:

3/21/2020

Date:

WHEREAS, the Town of Islip, Department of Parks, Recreation and Cultural Affairs provides a variety of recreational opportunities and has identified a need to provide access to dance instruction for our citizens; and

WHEREAS, Denise Naccarato, has the required skills, background and existing infrastructure to perform this task in a satisfactory manner; and

WHEREAS, the Town of Islip is desirous of entering into an agreement with Denise Naccarato to provide said instruction.

NOW, THEREFORE, on a motion of _____,
seconded by _____, be it

RESOLVED, that the Supervisor is hereby authorized to execute an agreement with Denise Naccarato to provide dance instruction to our citizens for an amount not to exceed \$7,680.00, the form and content of which shall be subject to the approval of the Town Attorney; and be it further

RESOLVED, that the Comptroller is hereby authorized to make the accounting entries or budgetary amendments necessary in accordance with the terms of the contract.

UPON A VOTE BEING TAKEN, the result was:

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Supervisor no later than 12 days prior to the scheduled meeting.

PURPOSE By this resolution, the Town Board authorizes the Supervisor to enter into an agreement with the Triple Threat Basketball Club, Inc. to provide three (3) separate weeks of basketball camps. Camps will be held on the following dates: Week 1 - Boys and Girls Camp, June 29, 2020 thru July 2, 2020; Week 2 - Boys Camp, July 6, 2020 thru July 9, 2020; Week 3 - Boys Camp, July 13, 2020 thru July 16, 2020. Camps will be held at the East Islip High School. The registration fee is \$150.00 per week for each registrant and a \$40.00 surcharge for each non-resident registrant (register the same registrant for an additional week and receive a \$20.00 discount). This program will be self-sustaining. The total minimum revenue will be \$150.00 and the maximum revenue including the non-resident surcharge will be \$85,500.00. Compensation for said services to Triple Threat Basketball Club, Inc. will be 80% of the total revenue for an amount not to exceed \$54,000.00 excluding the non-resident surcharge. Dates are subject to change at the discretion of the Town of Islip Department of Parks, Recreation & Cultural Affairs.

SPECIFY WHERE APPLICABLE:

Entity or individual benefitted by resolution: Triple Threat Basketball Club, Inc.

Site or location effected by resolution: East Islip High School, 1 Redmen Street, Islip Terrace, NY 11752

Cost: No cost to the Town of Islip – self-sustaining.

Budget Line: A7035.4 5006

Amount and source of outside funding: Maximum revenue is \$85,500.00 including non-resident surcharge.
Maximum revenue to be retained by the Town is \$31,500.00.

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

☐ Yes under Section I, Sub. A, Number _____ of Town of Islip 617 Check List, an
Environmental review is required.

☒ No under 6 NYCRR 617.5(c) (20) – routine or continuing agency administration and management



Signature of Commissioner/Department Head Sponsor:

3/21/2020

Date:

April 21, 2020
Resolution # _____

WHEREAS, the Town of Islip, Department of Parks, Recreation and Cultural Affairs provides a variety of recreational opportunities and has identified a need to provide access to basketball instruction for our citizens; and

WHEREAS, Triple Threat Basketball Club, Inc., located at PO Box 345, Islip Terrace, New York 11752 has the required skills, background and existing infrastructure to perform this task in a satisfactory manner; and

WHEREAS, the Town of Islip is desirous of entering into an agreement with Triple Threat Basketball Club, Inc. to provide said instruction.

NOW, THEREFORE, on a motion of _____,
Seconded by _____, be it

RESOLVED, that the Supervisor is hereby authorized to execute an agreement with Triple Threat Basketball Club, Inc. to provide basketball camps and recreation programs to our citizens for an amount not to exceed \$54,000.00, the form and content of which shall be subject to the approval of the Town Attorney; and be it further

RESOLVED, that the Comptroller is hereby authorized to make the accounting entries or budgetary amendments necessary in accordance with the terms of the contract.

UPON A VOTE BEING TAKEN, the result was:

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Supervisor no later than 12 days prior to the scheduled meeting.

PURPOSE: By this resolution, the Town Board authorizes the Supervisor to enter into an Agreement with Diamond Baseball, d/b/a Long Island Junior Ducks to provide twelve (12) separate sessions, each session consists of four (4) classes of baseball and/or softball instruction. Three (3) separate baseball sessions: ages 3 & 4, 5 & 6 and 7 - 12 from July 6, 2020 thru July 9, 2020 held at Sayville Little League Complex. Three (3) separate baseball sessions: ages 3 & 4, 5 & 6 and 7 - 12 from July 13, 2020 thru July 16, 2020, held at Sunrise Little League Complex. One (1) baseball session: ages 3 & 4 from July 20, 2020 thru July 23, 2020, held at Islip Little League Complex. Two (2) separate softball sessions ages 5&6 and 7-12 from July 20, 2020 thru July 23, 2020, held at Islip Little League Complex. Three (3) separate baseball sessions: ages 3 & 4, 5 & 6 and 7-12 from August 3, 2020 thru August 6, 2020, held at Sayville Little League Complex. The registration fee for ages 3 & 4 is \$150.00 per registrant per week and a \$40.00 surcharge for each non-resident registrant per week. The registration fee for ages 5 & 6 attending the half day camp is \$175.00 per registrant per week and a \$40.00 surcharge for each non-resident registrant per week. The registration fee for ages 7-12 attending the full day camp is \$205.00 per registrant per week and a \$50.00 surcharge for each non-resident. This program will be self-sustaining. The total minimum revenue will be \$150.00 and the maximum revenue including the non-resident surcharge will be \$264,000.00. Compensation for said services to Diamond Baseball, d/b/a Long Island Junior Ducks will be 80% of the total revenue for an amount not to exceed \$169,600.00. Dates are subject to change at the discretion of the Town of Islip Department of Parks, Recreation & Cultural Affairs.

SPECIFY WHERE APPLICABLE:

Entity or individual benefitted by resolution: Diamond Baseball, d/b/a Long Island Junior Ducks

Site or location effected by resolution: Sunrise Little League Complex, Locust Avenue, Oakdale, NY 11769
Sayville Little League Complex, Broadway Avenue, Sayville, NY 11782
Islip Little League Complex, Connetquot Avenue, East Islip, NY 11730

Cost: No cost to the Town of Islip -- self-sustaining


Budget Line: A7035.4 5006

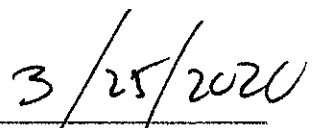
Amount and source of outside funding: Maximum revenue is \$264,000.00 including non-resident surcharge.
Maximum revenue to be retained by the Town is \$94,400.00.

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

☐ Yes under Section I, Sub. A, Number _____ of Town of Islip 617 Check List, an Environmental review is required.

☒ No under 6 NYCRR 617.5(c) (20) – routine or continuing agency administration and management


Signature of Commissioner/Department Head Sponsor:


Date:

WHEREAS, the Town of Islip, Department of Parks, Recreation and Cultural Affairs provides a variety of recreational opportunities and has identified a need to provide access to baseball & softball instruction for our citizens; and

WHEREAS, Diamond Baseball, d/b/a Long Island Junior Ducks, located at 41 Saxon Avenue, Bay Shore, New York 11706, has the required skills, background and existing infrastructure to perform this task in a satisfactory manner; and

WHEREAS, the Town of Islip is desirous of entering into an Agreement with Diamond Baseball, d/b/a Long Island Junior Ducks to provide said instruction.

NOW, THEREFORE, on a motion of _____,
seconded by _____, be it

RESOLVED, that the Supervisor is hereby authorized to execute an Agreement with Diamond Baseball, d/b/a Long Island Junior Ducks to provide baseball and softball instruction to our citizens for an amount not to exceed \$169,600.00, the form and content of which shall be subject to the approval of the Town Attorney; and be it further

RESOLVED, that the Comptroller is hereby authorized to make the accounting entries or budgetary amendments necessary in accordance with the terms of the contract.

UPON A VOTE BEING TAKEN, the result was:

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Supervisor no later than 12 days prior to the scheduled meeting.

PURPOSE: By this resolution, the Town Board authorizes the Supervisor to enter into an agreement with Madness Sports for Kids LLC to provide 6 (six) separate various sports programs. Programs will be held at Town Hall West. Two (2) sessions of multi-sport programs will be held on Sundays, July 12, 2020 thru August 16, 2020. Two (2) sessions of basketball training will be held on Thursdays, July 9, 2020 thru August 13, 2020. One (1) dek hockey league will be held on Tuesdays, July 7, 2020 thru August 25, 2020. One (1) basketball league will be held on Mondays, July 6, 2020 thru August 24, 2020. Fees for the basketball and dek hockey leagues will be \$80.00 per registrant with a \$20.00 surcharge for non-residents and the multi-sports and basketball training programs will be \$70.00 per registrant with a \$15.00 surcharge for non-residents. This program will be self-sustaining. Compensation for said services to Madness Sports for Kids LLC will be 80% of the total revenue for a minimum amount of \$56.00 and a maximum amount of \$14,080.00 excluding the non-resident surcharge. Dates are subject to change at the discretion of the Town of Islip Department of Parks, Recreation & Cultural Affairs.

SPECIFY WHERE APPLICABLE:

Entity or individual benefitted by resolution: Madness Sports for Kids LLC

Site or location effected by resolution: Town Hall West, 401 Main Street, Islip, NY 11751

Cost: No cost to the Town of Islip - Self-sustaining.

Budget Line: A7035.4 5006

Amount and source of outside funding: Maximum revenue is \$21,600.00 including non-resident surcharge.
Maximum revenue to be retained by the Town is \$7,520.00.

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

☐ Yes under Section I, Sub. A, Number _____ of Town of Islip 617 Check List, an Environmental review is required.

☒ No under 6 NYCRR 617.5(c) (20) – routine or continuing agency administration and management

Signature of Commissioner/Department Head Sponsor:

Date:

3/25/2020

WHEREAS, the Town of Islip, Department of Parks, Recreation and Cultural Affairs provides a variety of recreational opportunities and has identified a need to provide access to various sports instruction for our citizens; and

WHEREAS, Madness Sports for Kids LLC, has the required skills, background and existing infrastructure to perform this task in a satisfactory manner; and

WHEREAS, the Town of Islip is desirous of entering into an agreement with Madness Sports for Kids LLC to provide instruction for various sport activities.

NOW, THEREFORE on a motion of _____,
seconded by _____, be it

RESOLVED, that the Supervisor is hereby authorized to execute an agreement with Madness Sports for Kids LLC to provide access to various sports instruction for our citizens for an amount not to exceed \$14,080.00, the form and content of which shall be subject to the approval of the Town Attorney; and be it further

RESOLVED, that the Comptroller is hereby authorized to make the accounting entries or budgetary amendments necessary in accordance with the terms of the contract.

UPON A VOTE BEING TAKEN, the result was:

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Supervisor no later than 12 days prior to the scheduled meeting.

PURPOSE: By this resolution, the Town Board authorizes the Supervisor to enter into an agreement with Ariel Abesamis to provide a Cheer Camp from July 27, 2020 thru July 31, 2020. Camp will be held at East Islip Middle School. The registration fee is \$160.00 per registrant and a \$40.00 surcharge for each non-resident registrant. The minimum amount of participants will be one (1) and the maximum amount of participants will be sixty (60). This program will be self-sustaining. The total minimum revenue will be \$160.00 and the maximum revenue including the non-resident surcharge will be \$12,000.00. Compensation for said services to Ariel Abesamis will be 80% of the total revenue for an amount not to exceed \$7,680.00 excluding the non-resident surcharge. Dates are subject to change at the discretion of the Town of Islip Department of Parks, Recreation & Cultural Affairs.

SPECIFY WHERE APPLICABLE:

Entity or individual benefitted by resolution: Ariel Abesamis

Site or location effected by resolution: East Islip Middle School, 100 Redmen Street, Islip Terrace, NY 11752

Cost: No cost to the Town of Islip – self-sustaining.

Budget Line: A7035.4 5006

Amount and source of outside funding: Maximum revenue is \$12,000.00 including non-resident surcharge.
Maximum revenue to be retained by the Town is \$4,320.00.

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

___ Yes under Section I, Sub. A, Number ___ of Town of Islip 617 Check List, an
Environmental review is required.

 X No under 6 NYCRR 617.5(c)(20) – routine or continuing agency administration and management



Signature of Commissioner/Department Head Sponsor:



Date:

WHEREAS, the Town of Islip, Department of Parks, Recreation and Cultural Affairs provides a variety of recreational opportunities and has identified a need to provide access to cheerleading instruction for our citizens; and

WHEREAS, Ariel Abesamis, has the required skills, background and existing infrastructure to perform this task in a satisfactory manner; and

WHEREAS, the Town of Islip is desirous of entering into an agreement with Ariel Abesamis to provide said instruction.

NOW, THEREFORE, on a motion of _____,
seconded by _____, be it

RESOLVED, that the Supervisor is hereby authorized to execute an agreement with Ariel Abesamis to provide cheerleading instruction to our citizens for an amount not to exceed \$7,680.00, the form and content of which shall be subject to the approval of the Town Attorney; and be it further

RESOLVED, that the Comptroller is hereby authorized to make the accounting entries or budgetary amendments necessary in accordance with the terms of the contract.

UPON A VOTE BEING TAKEN, the result was:

**MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY**

No. 15

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN
COUNCILMAN JAMES P. O'CONNOR

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Town Board acceptance of a donation of approximately 200 influenza vaccines from Southside Hospital-Northwell Health to be offered to the Town of Islip senior citizens at the 2020 Senior Health Fair at the Caesar Trunzo Senior Center on September 21, 2020.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

Thomas Owens

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Deputy Supervisor no later than 12 days prior to the scheduled meeting.

PURPOSE:

By this resolution, the Town Board authorizes the Supervisor to accept a donation of approximately 200 influenza vaccines from Southside Hospital-Northwell Health, with the intent to improve the town's elderly population's health and decrease hospitalization rates. The donation of 200 influenza vaccines are for the 2020 Senior Health Fair being held at the Caesar Trunzo Senior Center located at 16 Second Avenue in Brentwood on September 21, 2020.

SPECIFY WHERE APPLICABLE:

Entity of individual benefitted by resolution:	Senior Citizens who reside in the Town of Islip
Site or location effected by resolution:	Caesar Trunzo Senior Center
Cost:	No cost to the Town of Islip
Budget Line:	N/A
Amount and source of outside funding:	N/A

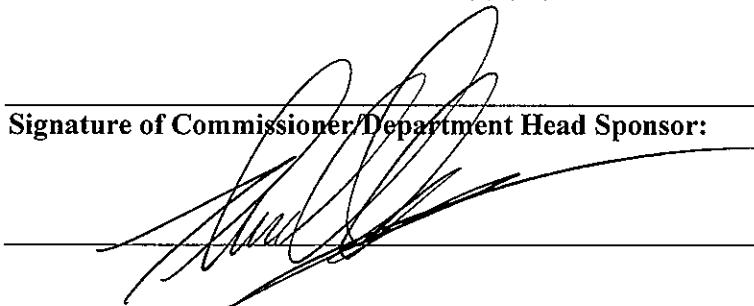
ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

☐ Yes under Section I, Sub. A, Number of Town of Islip 617 Check List, an Environmental review is required.

☒ No under 6NYCRR 617.5(c) (20) – routine or continuing agency administration and management

Signature of Commissioner/Department Head Sponsor:

Date:



3/3/2022

April 21, 2020

Resolution # _____

WHEREAS, Southside Hospital-Northwell Health would like to donate influenza vaccines, with the intent to improve the town's elderly population's health and decrease hospitalization rates; and

WHEREAS, Southside Hospital-Northwell Health would like to donate approximately 200 vaccines to the 2020 Senior Health Fair at the Caesar Trunzo Senior Center located at 16 Second Avenue in Brentwood on September 21, 2020; and

WHEREAS, there would be a total of approximately 200 influenza vaccines dispensed.

NOW, THEREFORE, on a motion of _____,
seconded by _____, be it

RESOLVED, that the Supervisor is hereby authorized to execute a donation of approximately 200 influenza vaccines from Southside Hospital-Northwell Health with the intent to improve the town's elderly population's health and decrease hospitalization rates. Vaccines will be offered to the Town of Islip senior citizens at the 2020 Senior Health Fair at the Caesar Trunzo Senior Center on September 21, 2020.

UPON A VOTE BEING TAKEN, the result was:

**MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY**

No. 16

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN
COUNCILMAN JAMES P. O'CONNOR

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Acceptance of a donation of five (5) wheelchairs from Jetweels, a New York based Women Owned Minority business to assist disabled patrons which may use various Town buildings.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

Thomas Owens

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

**TOWN of ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Deputy Supervisor no later than 12 days prior to the scheduled meeting.

PURPOSE: To authorize the Supervisor, on behalf of the Town of Islip, to execute any and all documents, subject to approval of the Town Attorney, to accept a donation of Five (5) wheelchairs at a value of \$749.00 per chair, total value \$3745.00 from JetWeels a New York based Women Owned Minority business.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Town of Islip
 2. Site or location effected by resolution: Long Island MacArthur Airport
 3. Cost: N/A
 4. Budget Line: N/A
 5. Amount and source of outside funding: N/A
-

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

_____ Yes under Section I, Sub. A., Number 14 of Town of Islip 617 Check List, an environmental review is required.

 X No under Section II, Sub. ____, Number ____ of Town of Islip 617 Check List, no environmental review is required. Unlisted Action
Review had already been conducted and a negative determination was reached.

Signature of Commissioner/Department Head Sponsor.

Date: 4/3/2020

April 21, 2020
Resolution No. XX

RESOLUTION AUTHORIZING THE TOWN OF ISLIP'S ACCEPTANCE OF A DONATION OF FIVE (5) WHEELCHAIRS DONATED BY JETWEELS

WHEREAS, the Town of Islip ("Town") owns, operates and maintains several public buildings within the Town; and

WHEREAS, the Town buildings are ADA compliant and need wheelchairs to assist disabled patrons that may use these public buildings.

WHEREAS, JetWeels a New York based Women Owned Minority business offered at no cost to the Town, to donate Five (5) wheelchairs at a value of \$749.00 per chair, total value \$3745.00.

NOW, THEREFORE, on a motion by Councilperson _____
And Councilperson _____, be it;

RESOLVED, that the Town Board of the Town of Islip hereby accepts the donation of five (5) wheelchairs.

Upon a vote taken, the result was carried

**MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY**

No. 17

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN
COUNCILMAN JAMES P. O'CONNOR

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to enter into an agreement with L.K McLean Associates, PC for Design and Construction Inspection Services for Building Renovations to Bay Shore Vehicle Maintenance Facility.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

Thomas Owens

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF


**SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTION: All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items should be reported to the Deputy Supervisor no later than 12 days prior to the scheduled meeting.

PURPOSE: Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have been passed or denied by the Board.

To authorize the Supervisor to enter into an agreement with L.K. McLean Associates, P.C., 437 South Country Road, Brookhaven, New York 11719 for Design and Construction Inspection Services for Building Renovations to Bay Shore Vehicle Maintenance Facility.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Town of Islip
2. Site or location effected by resolution: Bay Shore Vehicle Maintenance Facility
3. Cost: \$376,840.00
4. Budget Line: H19.1630.30503..BSFWY 
5. Amount and source of outside funding:

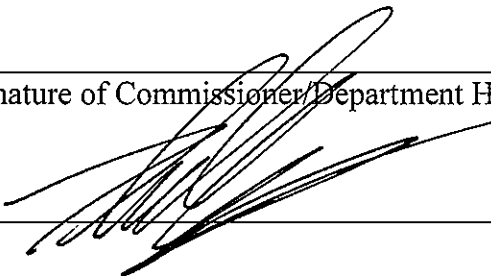

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

_____ Yes under Section I, Sub A, Number _____, of Town of Islip 617
Check List, an environmental review is required.

 x No under Section II, Sub A, Number 1a , of Town of Islip 617
Check List, no environmental review is required.

Signature of Commissioner/Department Head Sponsor:

Date

April 21, 2020
Resolution #

WHEREAS, the Town of Islip (“the Town”) advertised a Request for Proposal (“RFP”) for Design and Construction Inspection Services for Building Renovations to the Bay Shore Vehicle Maintenance Facility; and

WHEREAS, on March 10, 2020, by Resolution #21, the Town Board authorized the Supervisor to execute a professional service agreement with L.K. McLean Associates, P.C., 437 South Country Road, Brookhaven, New York 11719, for Design and Construction Inspection Services for Building Renovations to the Bay Shore Vehicle Maintenance Facility, for an amount not to exceed \$165,540.00; and

WHEREAS, upon further review of the services required for the renovation project, the Commissioner of the Town Department of Public Works (“DPW”) recommends that the contract award amount be modified from an amount not to exceed \$165,540.00 to an amount not to exceed \$376,840.00 (base bid of \$331,840.00 plus \$45,000.00 for the alternate item bid for interior renovations);

NOW, THEREFORE, on motion of _____, seconded by _____, be it

RESOLVED, that the Town Board hereby modifies the contract award amount authorized by Resolution #21 on March 10, 2020 from an amount not to exceed \$165,540.00 to an amount not to exceed \$376,840.00 (base bid of \$331,840.00 plus \$45,000.00 for the alternate item bid for interior renovations); and be it further

RESOLVED, that the Supervisor is hereby authorized to execute a professional service agreement with L.K. McLean Associates, P.C. for Design and Construction Inspection Services for Building Renovations to Bay Shore Vehicle Maintenance Facility, for an amount not to exceed \$376,840.00, the form and content of which shall be subject to the approval of the Town Attorney; and be it further

RESOLVED, that the Comptroller is hereby authorized to make the accounting entries necessary to amend the budget in accordance with the terms of the agreement.

Upon a vote being taken, the result was:

**MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY**

No. 18

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN
COUNCILMAN JAMES P. O'CONNOR

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to execute a Release of the Performance Bond issued by Atlantic Specialty Insurance Company with respect to Hawthorne Global Aviation Services, LLC and substantial completion of the hangar on the Whitney Parcel.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

Shelley Arken

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

**TOWN of ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Deputy Supervisor no later than 12 days prior to the scheduled meeting.

PURPOSE: To authorize the Supervisor, on behalf of the Town of Islip, to execute any and all documents, subject to approval of the Town Attorney, to execute a Release of the Performance Bond issued by Atlantic Specialty Insurance Company with respect to Hawthorne Global Aviation Services, LLC and substantial completion of the hangar on the Whitney Parcel.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Town of Islip
 2. Site or location effected by resolution: Long Island MacArthur Airport
 3. Cost: N/A
 4. Budget Line: N/A
 5. Amount and source of outside funding: N/A
-

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

_____ Yes under Section I, Sub. A., Number 14 of Town of Islip 617 Check List, an environmental review is required.

 X No under Section II, Sub. ___, Number ___ of Town of Islip 617 Check List, no environmental review is required. Unlisted Action Review had already been conducted and a negative determination was reached.

_____
Signature of Commissioner/Department Head Sponsor.

Date: 4/3/2020

April 21, 2020
Resolution No. .

WHEREAS, the Town of Islip ("Town") owns and operates MacArthur Airport ("Airport"); and

WHEREAS, Hawthorne Global Aviation Services LLC ("Tenant") leases from the Town certain parcels at the Airport known as the "Aero Trades Parcel" and the "Whitney Parcel" (collectively, the "Parcels") pursuant to leases between the Town and Tenant, dated December, 2010, as amended on April 18, 2013, supplemented on November 5, 2015, further amended on May 30, 2017, and further amended on December 17, 2018 (collectively, the "Leases"); and

WHEREAS, pursuant to the terms of the Leases, Tenant is required to make certain improvements to the Parcels within a certain time frame and expend a certain sum of money in doing so; and

WHEREAS, Tenant was required to obtain a performance bond to insure Tenant's obligations for completion of the hangar on the Whitney Parcel; and

WHEREAS, Atlantic Specialty Insurance Company issued a Performance Surety Bond No. 800036088 in the amount of \$500,000 along with annual riders (the "Bond") at the request of Hawthorne Global Aviation Services, LLC as Principal, for the benefit of the Town, as obligee; and

WHEREAS, The Performance Bond came into effect on or before November 13, 2018 and shall remain in effect until substantial completion of the work to be performed on the hangar located on the Whitney Parcel; and

WHEREAS, Construction of the hangar on the Whitney Parcel has been substantially completed; and

NOW, THEREFORE on motion of _____, seconded by
be it hereby _____

RESOLVED, that the Supervisor is hereby authorized and directed to execute a Release with respect to the Bond and release ATLANTIC SPECIALTY INSURANCE COMPANY, its parents, affiliates and subsidiaries from any and all past, present and future liability under said Bond., in a form to be approved by the Town Attorney, on behalf of the Town of Islip.

UPON a vote being taken, the result was:

**MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY**

No. 19

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN
COUNCILMAN JAMES P. O'CONNOR

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

**Authorization for the Supervisor to execute an Airline Use Agreement
with Concessionaire for Southwest Airlines Company.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL
INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

Shelley Arken

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

**TOWN of ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Deputy Supervisor no later than 12 days prior to the scheduled meeting.

PURPOSE: To authorize the Supervisor, on behalf of the Town of Islip, to execute any and all documents, subject to approval of the Town Attorney, to effectuate the execution of an Airline Use Agreement with Southwest Airlines Co., based upon such rates and charges determined by the Commissioner of the Department.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Town of Islip
 2. Site or location effected by resolution: Long Island MacArthur Airport
 3. Cost: TBD
 4. Budget Line: TBD
 5. Amount and source of outside funding: N/A
-

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

_____ Yes under Section I, Sub. A., Number 14 of Town of Islip 617 Check List, an environmental review is required.

 X No under Section II, Sub. ___, Number ___ of Town of Islip 617 Check List, no environmental review is required. Unlisted Action
Review had already been conducted and a negative determination was reached.



Signature of Commissioner/Department Head Sponsor.

Date: 4/3/2020

April 21, 2020
Resolution No.

WHEREAS, the Town of Islip ("Town") owns and operates MacArthur Airport ("Airport") an FAA Part 139 certificated airport; and

WHEREAS, the Town granted certain rights and privileges to Southwest Airlines Co., a Texas Corporation ("Concessionaire") pursuant to the concession agreement between the Town and Concessionaire, dated June 28, 2001, as amended on July 30, 2004 (collectively, the "Concession Agreements"); and

WHEREAS, pursuant to the terms of the Concession Agreement, Concessionaire operates and maintains the East Concourse ("East Concourse") at the Airport for commercial aviation purposes and such ancillary purposes stated in the Concession Agreement, and to establish, construct, furnish, equip, occupy, manage, operate and maintain same, entirely at Concessionaire's own cost and expense; and

WHEREAS, it is expressly understood and agreed that no real or personal property is leased to Concessionaire; and

WHEREAS, Concessionaire retains title to all personal property provided or installed by Concessionaire, including jetbridges, preconditioned air systems, 400 Hz power systems, potable water cabinets, holdroom seating, gate check-in podiums and other Tenant installed millworks;

WHEREAS, the East Concourse consists of eight gates known as gates A1 through A8; and

WHEREAS, the Town deems it advantageous to itself and to the operation of the Airport to enter into an Airline Use Agreement for the option to use gate A3 and/or gate A4, associated holdroom seating, and gate check-in podiums, as the Airport deems necessary, on a month to month basis; and

NOW, THEREFORE on motion of _____, seconded by
be it hereby _____

RESOLVED, that the Supervisor is hereby authorized and directed to execute any and all documents necessary to effectuate the execution of an Airline Use Agreement with Concessionaire based upon such rates and charges determined by the Commissioner of the Department, upon such form as is subject to the approval of the Town Attorney, on behalf of the Town of Islip.

UPON a vote being taken, the result was:

**MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY**

No. 20

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN
COUNCILMAN JAMES P. O'CONNOR

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to enter into a contract with Peter Scalamandre & Sons, Inc. (the lowest bidder) to reconstruct West Terminal Apron at Long Island MacArthur Airport.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

Shelley Arken

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

**TOWN of ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Deputy Supervisor no later than 12 days prior to the scheduled meeting.

PURPOSE: To authorize the Supervisor, on behalf of the Town of Islip, to execute all documents necessary, subject to approval of the Town Attorney, for the awarding of the contract to Reconstruct West Terminal Apron at Long Island MacArthur Airport to Peter Scalamandre & Sons, Inc., in the amount of \$8,669,926.00

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Town of Islip
 2. Site or location effected by resolution: Long Island MacArthur Airport
 3. Cost: \$8,669,926.00
 4. Budget Line: TBD
 5. Amount and source of outside funding: AIP grant
-

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

_____ Yes under Section I, Sub. A., Number 14 of Town of Islip 617 Check List, an environmental review is required.

 X No under Section II, Sub. ____, Number ____ of Town of Islip 617 Check List, no environmental review is required. Unlisted Action
Review had already been conducted and a negative determination was reached.



Signature of Commissioner/Department Head Sponsor.

Date: 04/01/2020

April 21, 2020
Resolution No.

WHEREAS, the Town of Islip owns, operates, and maintains Long Island MacArthur Airport ("ISP"), a CFR Part 139 certificated airport with commercial (air carrier) and general aviation operations; and

WHEREAS, the Town desires to improve the safety and efficiency of the West Terminal Apron at ISP; and

WHEREAS, the Federal Aviation Administration ("FAA") shall approve an Airport Improvement Project ("AIP") Grant for funding of the costs for Reconstruction of the West Terminal Apron based on the following allocation: 100% FAA; and

WHEREAS, the Department of Aviation and Transportation prepared and advertised a bid for Contract DAT 2020-001, Reconstruct West Terminal Apron; and

WHEREAS, sealed bids were opened on March 5, 2020; and

WHEREAS, upon review of the bids, PETER SCALAMANDRE & SONS, INC., of 157 Albany Ave, Freeport, NY 11520, was the apparent low dollar bidder with a bid of 8,669,926.00; and

WHEREAS, PETER SCALAMANDRE & SONS, INC., has been determined to be the lowest responsible bidder; and

NOW, THEREFORE, on a motion of Councilperson, _____ seconded by Councilperson _____; be it

RESOLVED, that the Supervisor of the Town of Islip is hereby authorized to execute all documents necessary, subject to the approval of the Town Attorney, for the awarding of the contract to Reconstruct West Terminal Apron at Long Island MacArthur Airport to PETER SCALAMANDRE & SONS, INC., in the amount of 8,669,926.00.

FURTHER RESOLVED, that the Comptroller is hereby authorized to make the accounting entries necessary to amend the budget in accordance with the terms of the contract.

Upon a vote being taken, the result was:

Long Island MacArthur Airport (ISP)
RECONSTRUCT WEST TERMINAL APRON
Bid SUMMARY

Bids Opened: March 5, 2020 11:00 AM
AIP 3-36-0046-101-2019

CONTRACTOR	BASE BID	ADD ALTERNATE	TOTAL	
SCALAMANDRE & SONS	\$4,997,713.00	\$3,672,213.00	\$8,669,926.00	APPARENT LOW BID
H & L CONTRACTING	\$5,414,670.00	\$3,574,228.00	\$8,988,898.00	
G & M EARTHMOVING	\$6,227,000.00	\$4,157,000.00	\$10,384,000.00	
PIONEER ASPHALT	\$6,225,870.00	\$3,604,260.00	\$9,830,130.00	
POSILICO - BOVE JV	\$7,255,305.00	\$4,894,845.00	\$12,150,150.00	
ROADWORK AHEAD	\$7,262,400.00	\$5,214,600.00	\$12,477,000.00	
ENGINEER'S ESTIMATE	\$5,528,200.00	\$3,639,275.00	\$9,167,475.00	

CORRECTED TOTALS

**MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY**

No. 21

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN
COUNCILMAN JAMES P. O'CONNOR

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to execute a Collateral Assignment of the existing Concession Agreement between ParkCo and Prosperity Bank.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

Shelley Arken

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

Town of Islip

**Sponsor's Memorandum
for Town Board Resolution**

Instructions: All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Town Attorney no later than 12 days prior to the scheduled meeting.

Purpose: Describe the essence of the attached resolution and give a brief background. Explain any policy implications whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

Allow the Town of Islip to execute a Collateral Assignment of the existing Concession Agreement between ParkCo and Prosperity Bank in a form to be approved by the Town Attorney.

Specify Where Applicable:

1. Entity or individual benefitted by resolution:
Long Island MacArthur Airport
2. Site or Location effected by resolution:
Long Island MacArthur Airport
3. Cost: N/A
4. Budget Line: N/A
5. Amount and source of outside funding: N/A

Environmental Impact: Is this action subject to a SEQR environmental review?

____ Yes under Section 1, Sub. A, Number ____ of the Town of Islip 617 Check List, an environmental review is required.

 X No under Section II, Sub. ____, Number ____ of the Town of Islip 617 Check List, no environmental review is required.


Signature of Commissioner/Department Head Sponsor:


Date:

April 21, 2020
Resolution No.

WHEREAS, the Town of Islip (“**Town**”) owns and operates MacArthur Airport (“**Airport**”); and;

WHEREAS, the Town entered into a certain Second Amended and Restated Concession Agreement (the “**Concession Agreement**”) with ECH-MacArthur Airport, L.L.C., a Delaware limited liability company (“**ECH**”) dated as of July 1, 2019, with respect to operation of the Airport’s public parking facilities; and

WHEREAS, ECH, as Seller, entered into a Purchase Agreement (the “**Purchase Agreement**”) with LDAC 17- ParkCo LLC, a Delaware limited liability company (“**ParkCo**”), as Buyer, dated as of October 2, 2019, as amended by that First Amendment to Purchase Agreement (“the **Amendment**”) dated as of October 30, 2019; and

WHEREAS, ECH assigned its interest in the Concession Agreement to ParkCo pursuant to an Assignment and Assumption Agreement effective as of November 27, 2017; and

WHEREAS, ParkCo has requested the Town execute a Collateral Assignment of Concession Agreement (the “**Collateral Assignment**”) between ParkCo, as Assignor, and Prosperity Bank, successor by merger to LegacyTexas Bank, as Assignee; and

WHEREAS, ParkCo is a subsidiary of Landmark Dividend Growth Fund – L LLC, a Delaware limited liability company (“**Landmark**”); and

WHEREAS, Landmark entered into a Credit Agreement (the “**Credit Agreement**”) dated as of December 21, 2018, among Landmark (“**Borrower Representative**” and a “**Borrower**”), the Direct Subsidiaries of Landmark (each a “**Borrower**” and together with each other Borrower, the “**Borrowers**”), each lender from time to time party to the Credit Agreement (collectively, the “**Lenders**” and individually, a “**Lender**”), and Administrative Agent (the credit facilities contemplated by the Credit Agreement are collectively the “**Loan**”); and

WHEREAS, Prosperity Bank is referred to as Assignee to the Collateral Assignment in such capacity as Administrative Agent for its benefit and that of the secured parties of the Credit Agreement; and

WHEREAS in order to induce Prosperity Bank and the Lenders to extend certain credit to the Borrowers, ParkCo is desirous of assigning to Prosperity Bank, as additional security for the Loan, all of ParkCo’s rights under the Concession Agreement, and all of ParkCo’s rights to receive payments, receipts, revenues, interest and income of any kind under the Concession Agreement; and

WHEREAS ParkCo will, at ParkCo’s sole cost and expense, perform and discharge all of ParkCo’s obligations and undertakings under the Concession Agreement; and

NOW, THEREFORE on motion of _____, seconded by be it hereby

RESOLVED, that the Supervisor is hereby authorized and directed to execute a Collateral Assignment of Concession Agreement between ParkCo and Prosperity Bank in a form to be approved by the Town Attorney, on behalf of the Town of Islip.

UPON a vote being taken, the result was:

**MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY**

No. 22

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN
COUNCILMAN JAMES P. O'CONNOR

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to enter into an agreement granting Fire Island Ferries, Inc. the non-exclusive right to utilize the docking facilities at the Bay Shore Marina and Atlantique Beach and Marina in FI to provide ferry service, water taxi service and ferry freight service between the mainland terminals.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

John R. DiCioccio, Esq.

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Deputy Supervisor no later than 12 days prior to the scheduled meeting.

PURPOSE: Resolution authorizes the Supervisor to enter into an agreement with Fire Island Ferries, Inc., granting Fire Island Ferries, Inc. the non-exclusive right to utilize the docking facilities located at (1) Bay Shore Marina, (2) the terminus of Maple Avenue in Bay Shore and (3) Atlantique Beach and Marina located on Fire Island to provide passenger ferry service, water taxi service and ferry freight service between the mainland terminals in Bay Shore and the Fire island terminal at Atlantique for a period of one (1) year with two (2) option terms of two (2) years each in exchange for a yearly fee of \$94,000.00 with an annual increase during each option year of 2.5% or the annual CPI increase, whichever is greater, along with a one-time payment to the Town of in the amount of \$6,536.00 representing the License Fee increase for the 2019 season, and to execute any and all documents necessary to effectuate the contemplated agreement, subject to the approval of the Town Attorney.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefited by resolution: Town of Islip and Fire Island Ferries, Inc.
 2. Site or location affected by resolution: Real Property located on at Bay Shore Marina, southern terminus of Maple Avenue and Atlantique Beach and Marina.
 3. Cost: \$0.00
 4. Budget line: N/A
 5. Amount and source of outside funding: N/A
-

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

____ Yes under Section I, Sub. A, Number ____ of Town of Islip 617 Check List, an Environmental review is required.

 x No under Section II, Sub. B, Number ____ of Town of Islip 617 Check List, no Environmental review is required.

Signature of Commissioner/Department Head sponsor: Date:

April 21, 2020
Resolution#:

WHEREAS, the Town of Islip owns, manages and operates (1) a public beach facility and a docking facility located at Fire Island known as Atlantique Beach and Marina, (2) the Bay Shore Marina which provides docking facilities and (3) docking facilities located at the southern terminus of Maple Avenue, Bay Shore, New York (collectively "Docking Facilities"); and

WHEREAS, the Town of Islip and the Fire Island Ferries, Inc. have previously entered into Agreements granting the Fire Island Ferries, Inc. the non-exclusive right to utilize the Docking Facilities for passenger ferry service, water taxi service and ferry freight service between the mainland terminal at Bay Shore and the Fire Island terminal at Atlantique Beach and Marina; and

WHEREAS, all previous agreements have expired and the parties are desirous of entering into a new agreement to continue said services; and

WHEREAS, the Town will grant Fire Island Ferries, Inc. non-exclusive access to the following:

1. The Town owned docking facilities at Atlantique Beach and Marina for water taxi service, passenger ferry service and ferry freight service, and
2. The Town owned docking facility located at the Bay Shore Marina for passenger ferry service; and
3. The eastern portion of the Maple Avenue Dock to moor, load and unload freight and passenger ferries.

WHEREAS, the agreement shall have an initial term of one (1) year with two (2) option terms of two (2) years each at the sole discretion of the Town; and

WHEREAS, the license fee for the initial year shall be Ninety-Four Thousand and 00/100 Dollars (\$94,000.00), with an annual increase during each option year of 2.5% or the annual CPI increase, whichever is greater; and

WHEREAS, Fire Island Ferries, Inc. shall make a one-time payment of \$6,536.00 upon the signing of the agreement representing the license fee increase for the 2019 season.

NOW, THEREFORE, on motion of Councilperson _____ and seconded by Councilperson _____, be it

RESOLVED, that the Supervisor is hereby authorized to enter into an agreement, in a form to be approved by the Town Attorney, with Fire Island Ferries, Inc., granting Fire Island Ferries, Inc. the non-exclusive right to utilize the Docking Facilities located at Bay Shore Marina, the terminus of Maple Avenue in Bay Shore and Atlantique Beach and Marina located on Fire Island to provide passenger ferry service, water taxi service and ferry freight service between the mainland terminals in Bay Shore and the Fire island terminal at Atlantique for a period of one (1) year with two (2) option terms of two (2) years each in exchange for a yearly fee of \$94,000.00 with an annual increase during each option year of 2.5% or the annual CPI increase, whichever is greater, along with a one-time payment to the Town of \$6,536.00 representing the license fee increase for the 2019 season.

Upon a vote being taken, the result was:

**MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY**

No. 23

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN
COUNCILMAN JAMES P. O'CONNOR

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to enter into a license agreement with the NYS Office of Parks, Recreation and Historic Preservation to use for recreational purposes, the athletic fields and associated parking areas at Bayard Cutting Arboretum State Park also known as Westbrook Fields.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

John R. DiCioccio, Esq.

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Deputy Supervisor no later than 12 days prior to the scheduled meeting.

PURPOSE: Resolution authorizes the Supervisor to enter into a license agreement with The New York State Office of Parks, Recreation and Historic Preservation for the athletic fields and associated parking areas at Bayard Cutting Arboretum State Park also known as Westbrook Fields and identified on the Suffolk County Tax Map as SCTM#: 500-211.00-01.00-09.000 and 500-211.00-01.00-10.000 for a period of five (5) years for a yearly fee of \$0.00 and to execute any and all documents necessary to effectuate the contemplated agreement, subject to the approval of the Town Attorney.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefited by resolution: Town of Islip
 2. Site or location affected by resolution: athletic fields and associated parking areas at Bayard Cutting Arboretum State Park also known as Westbrook Fields and identified on the Suffolk County Tax Map as SCTM#: 500-211.00-01.00-09.000 and 500-211.00-01.00-10.000.
 3. Cost: \$0.00
 4. Budget line: N/A
 5. Amount and source of outside funding: N/A
-

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

___ Yes under Section I, Sub. A, Number ___ of Town of Islip 617 Check List, an Environmental review is required.

___ ☒ No under Section II, Sub. B, Number ___ of Town of Islip 617 Check List, no Environmental review is required.

Signature of Commissioner/Department Head sponsor: Date:

April 21, 2020
Resolution#:

WHEREAS, the Town of Islip recognizes that participation in organized sports and recreation provides an important opportunity for young people to increase their physical activity and develop physical and social skills; and

WHEREAS, the Town wishes to facilitate such participation in organized sports and recreation by providing playing fields to be used by our youth and by youth athletic leagues; and

WHEREAS, to that end, the Town of Islip has licensed the athletic fields and associated parking areas at Bayard Cutting Arboretum State Park also known as Westbrook Fields, identified on the Suffolk County Tax Map as SCTM#: 0500-211.00-01.00-09.000 and 500-211.00-01.00-10.000 ("Parcel") from The New York State Office of Parks, Recreation and Historic Preservation; and

WHEREAS, said license agreement expired December 31, 2019 and in the interest of facilitating continued participation in sports and recreation by the youth in the Town of Islip, the Town wishes to enter into a new license agreement for the continued use of said Parcel; and

WHEREAS, said lease agreement shall be for a term of five (5) years, commencing as of January 1, 2020 and terminating December 31, 2025; and

WHEREAS, the Town of Islip shall manage and maintain said Parcel for recreational purposes and shall be responsible for all water and electric charges incurred on said Parcel; and

NOW THEREFORE, on motion of Councilperson _____, seconded by Councilperson _____, be it

RESOLVED, that the Supervisor is hereby authorized to execute a license agreement, in form and substance approved by the Town Attorney, with The New York State Office of Parks, Recreation and Historic Preservation to use, for recreational purposes, the athletic fields and associated parking areas at Bayard Cutting Arboretum State Park also known as Westbrook Fields identified on the Suffolk County Tax Map as SCTM#: 0500-211.00-01.00-09.000 and 500-211.00-01.00-10.000, for a term of five (5) years.

Upon a vote being taken the result was:

**MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY**

No. 24

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN
COUNCILMAN JAMES P. O'CONNOR

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Town Clerk to advertise for a public hearing to consider a one (1) year contract with the Village of Ocean Beach for fire protection and ambulance services to the Atlantique Fire Protection District.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

John R. DiCioccio, Esq.

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

**TOWN of ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Deputy Supervisor no later than 12 days prior to the scheduled meeting.

PURPOSE: Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

To authorize the Town Clerk to advertise for a Public Hearing to consider an additional one (1) year contract with Village of Ocean Beach for fire protection and ambulance services to the Atlantique Fire Protection District retroactively from 1/1/2020 through 12/31/2020 for the consideration of \$80,920.00. The Village is the only source of fire and ambulance protection for the district and has provided same during past and present years.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Property owners and residents within the Fire Island Fire Protection District.
2. Site or location effected by resolution: Atlantique Fire Protection District, Fire Island which encompasses the portion of the community of Atlantique..
3. Cost: As described above.
4. Budget Line: N/A
5. Amount and source of outside funding: To be paid by district property owners on an ad valorem basis.

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

<u> </u>	Yes	under Section I, Sub. A., Number 14 of Town of Islip 617 Check List, an
<u> X </u>	No	under Section II, Sub. ___, Number ___ of Town of Islip 617 Check List, no environmental review is required. Unlisted Action Review had already been conducted and a negative determination was reached.

Signature of Commissioner/Department Head Sponsor.

Date: 4/ /20

April 21, 2020

WHEREAS, fire and ambulance services are provided by contract pursuant to Town Law for the Atlantique Fire Protection District; and

WHEREAS, the Town has previously contracted with the Incorporated of Village of Ocean Beach for the provision of same; and

WHEREAS, said contract has expired on December 31, 2019 and proposals have been submitted for the renewal of the contract for an additional one (1) year period upon substantially the same terms and conditions.

NOW THEREFORE, on motion of Councilperson _____, seconded by Councilperson _____, be it

RESOLVED, that the Town Clerk be and hereby is authorized to advertise for a public hearing regarding the above contract for ambulance and fire fighting services.

Upon a vote being taken, the result was:

NOTICE OF PUBLIC HEARING
ON
ATLANTIQUE FIRE PROTECTION DISTRICT CONTRACT

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Town Board of the Town of Islip, Suffolk County, New York, at Town Hall in said Town on _____ 2020, at 2:00 o'clock in the afternoon, for the purpose of considering the contracting with the Incorporated Village of Ocean Beach for fire protection, EMS and ambulance service to be furnished by said Village to the Atlantique Fire Protection District upon the following general terms, to wit:

1. The Incorporated Village of Ocean Beach shall answer and attend upon all calls in said Atlantique Fire Protection District.
2. The term of such Contract shall be one (1) year commencing retroactively on the 1st day of January, 2020, and to continue to and include the 31st day of December, 2020.
3. For such services the Incorporated Village of Ocean Beach shall receive the sum of \$80,920.00 for the year.
4. The terms of the Contract shall be substantially similar to those of the existing Contract between the parties dated January 1, 2019.

All persons interested in the matter will be heard at such time and place.

TOWN BOARD, TOWN OF ISLIP

Dated at Islip, NY
_____, 2020

Olga H. Murray
Town Clerk, Town of Islip

(Atlantique FPD)

WHEREAS, the Town of Islip and the Incorporated Village of Ocean Beach were parties to a contract to provide ambulance and fire protection for an area of Fire Island designated as the Atlantique Fire Protection District, which agreement has expired on December 31, 2019; and

WHEREAS, in accordance with the Town Law of the State of New York, a public hearing is required to be held prior to the entering into a new contractual agreement; and

WHEREAS, a public hearing was duly held before the Town Board of the Town of Islip on _____, at 2:00 p.m., for the purposes of considering contracting with Ocean Beach for the same fire protection as was rendered in the past for an additional one (1) year term commencing retroactively January 1, 2020, and terminating December 31, 2020, for payment of consideration of \$80,920.00 for the year; and

WHEREAS, at the time of said hearing, all persons desiring to be heard were given an opportunity to do so; and

WHEREAS, it has been determined by the Town Board that it is in the public interest to enter into a new contract with the Incorporated Village of Ocean Beach as heretofore described;

NOW THEREFORE, on motion of Councilperson _____, seconded by Councilperson _____
be it

RESOLVED, that the Supervisor be and hereby is authorized to execute a new contract with the Incorporated Village of Ocean Beach for the Atlantique Fire Protection District.

Upon a vote being taken the result was:

(AtlantiqueFPContractReso)

**MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY**

No. 25

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN
COUNCILMAN JAMES P. O'CONNOR

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Town Clerk to advertise for a public hearing to consider a one (1) year contract with the Incorporated Village of Ocean Beach for the Fire Island Fire Protection District.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

John R. DiCioccio, Esq.

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

**TOWN of ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Deputy Supervisor no later than 12 days prior to the scheduled meeting.

PURPOSE: Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

To authorize the Town Clerk to advertise for a Public Hearing to consider an additional (1) year contract with Village of Ocean Beach for fire protection and ambulance services to the Fire Island Fire Protection District retroactively from 1/1/2020 through 12/31/2020 for annual considerations of \$164,758.00 for the year,

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Property owners and residents within the Fire Island Fire Protection District.
 2. Site or location effected by resolution: Fire Island Fire Protection District, Fire Island which encompasses the communities of Robins Rest, Corneille Estates and Summer Club .
 3. Cost: As described above.
 4. Budget Line: N/A
 5. Amount and source of outside funding: To be paid by district property owners on an ad valorem basis.
-

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

<u> </u>	Yes	under Section I, Sub. A., Number 14 of Town of Islip 617 Check List, an
<u> X </u>	No	under Section II, Sub. ___, Number ___ of Town of Islip 617 Check List, no environmental review is required. Unlisted Action Review had already been conducted and a negative determination was reached.

Signature of Commissioner/Department Head Sponsor.

Date: 4/ /20

April 21, 2020

WHEREAS, fire and ambulance services are provided by contract pursuant to Town Law for the Seaview Fire Protection District; and

WHEREAS, the Town has previously contracted with the Incorporated Village of Ocean Beach for the provision of same; and

WHEREAS, said contract has expired on December 31, 2019 and proposals have been submitted for the renewal of the contract for an additional one (1) year period upon substantially the same terms and conditions for the following consideration:

NOW THEREFORE, on motion of Councilperson _____, seconded by Councilperson _____, be it

RESOLVED, that the Town Clerk be and hereby is authorized to advertise for a public hearing regarding the above contract for ambulance and fire fighting services.

Upon a vote being taken, the result was:

NOTICE OF PUBLIC HEARING
ON
SEAVIEW FIRE PROTECTION DISTRICT CONTRACT

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Town Board of the Town of Islip, Suffolk County, New York, at Town Hall in said Town on _____ 2020, at 2:00 o'clock in the afternoon, for the purpose of considering the contracting with the Incorporated Village of Ocean Beach for fire protection, EMS and ambulance service to be furnished by said Village to the Seaview Fire Protection District upon the following general terms, to wit:

1. The Incorporated Village of Ocean Beach shall answer and attend upon all calls in said Seaview Fire Protection District.
2. The term of such Contract shall be one (1) year commencing retroactively on the 1st day of January, 2020, and to continue to and include the 31st day of December, 2020.
3. For such services the Incorporated Village of Ocean Beach shall receive the sum of \$305,638.00 for the year.
4. The terms of the Contract shall be substantially similar to those of the existing Contract between the parties dated January 1, 2019.

All persons interested in the matter will be heard at such time and place.

TOWN BOARD, TOWN OF ISLIP

Dated at Islip, NY
_____, 2020

Olga H. Murray
Town Clerk, Town of Islip

(Seaview FPD)

, 2020

WHEREAS, the Town of Islip and the Incorporated Village of Ocean Beach were parties to a contract to provide ambulance and fire protection for an area of Fire Island designated as the Fire Island Fire Protection District, which agreement has expired on December 31, 2019; and

WHEREAS, in accordance with the Town Law of the State of New York, a public hearing is required to be held prior to the entering into a new contractual agreement; and

WHEREAS, a public hearing was duly held before the Town Board of the Town of Islip on _____, 2020, at 2:00 p.m., for the purposes of considering contracting with Ocean Beach for the same fire protection as was rendered in the past for an additional one (1) year term commencing retroactively January 1, 2020, and terminating December 31, 2020, for payment of consideration of \$164,758.00 for the year; and

WHEREAS, at the time of said hearing, all persons desiring to be heard were given an opportunity to do so; and

WHEREAS, it has been determined by the Town Board that it is in the public interest to enter into a new contract with the Incorporated Village of Ocean Beach as heretofore described;

NOW THEREFORE, on motion of Councilperson _____, seconded by Councilperson _____

be it

RESOLVED, that the Supervisor be and hereby is authorized to execute a new contract with the Incorporated Village of Ocean Beach for the Fire Island Fire Protection District.

Upon a vote being taken the result was:

(FireIslandFPContractReso)

**MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY**

No. 26

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN
COUNCILMAN JAMES P. O'CONNOR

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Town Clerk to advertise for a Public Hearing to consider a one (1) year contract with the Village of Ocean Beach for fire protection and ambulance services to the Seaview Fire Protection District.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

John R. DiCioccio, Esq.

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

**TOWN of ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Deputy Supervisor no later than 12 days prior to the scheduled meeting.

PURPOSE: Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

To authorize the Town Clerk to advertise for a Public Hearing to consider an additional (1) year contract with Village of Ocean Beach for fire protection and ambulance services to the Seaview Fire Protection District retroactively from 1/1/20 through 12/31/2020 for consideration of \$305,638.00 the year. The Village is the only source of fire and ambulance protection for the district and has provided same during past and present years.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Property owners and residents within the Fire Island Fire Protection District.
2. Site or location effected by resolution: Seaview Fire Protection District, Fire Island which encompasses the portion of the Seaview community lying within the Town of Islip.
3. Cost: As described above.
4. Budget Line: N/A
5. Amount and source of outside funding: To be paid by district property owners on an ad valorem basis.

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

 X Yes under Section I, Sub. A., Number 14 of Town of Islip 617 Check List, an
 X No under Section II, Sub. __, Number __ of Town of Islip 617 Check List, no
environmental review is required. Unlisted Action
Review had already been conducted and a negative determination was reached.

Signature of Commissioner/Department Head Sponsor.

Date: 4/ /20

April 21, 2020

WHEREAS, fire and ambulance services are provided by contract pursuant to Town Law for the Seaview Fire Protection District; and

WHEREAS, the Town has previously contracted with the Incorporated of Village of Ocean Beach for the provision of same; and

WHEREAS, said contract has expired on December 31, 2019 and proposals have been submitted for the renewal of the contract for an additional one (1) year period upon substantially the same terms and conditions,

NOW THEREFORE, on motion of Councilperson _____, seconded by Councilperson _____, be it

RESOLVED, that the Town Clerk be and hereby is authorized to advertise for a public hearing regarding the above contract for ambulance and fire fighting services.

Upon a vote being taken, the result was:

NOTICE OF PUBLIC HEARING
ON
SEAVIEW FIRE PROTECTION DISTRICT CONTRACT

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Town Board of the Town of Islip, Suffolk County, New York, at Town Hall in said Town on 2020, at 2:00 o'clock in the afternoon, for the purpose of considering the contracting with the Incorporate Village of Ocean Beach for fire protection, EMS and ambulance service to be furnished by said Village to the Seaview Fire Protection District upon the following general terms, to wit:

1. The Incorporated Village of Ocean Beach shall answer and attend upon all calls in said Seaview Fire Protection District.
2. The term of such Contract shall be one (1) year commencing retroactively on the 1st day of January, 2020, and to continue to and include the 31st day of December, 2020.
3. For such services the Incorporated Village of Ocean Beach shall receive the sum of \$305,638.00 for the year.
4. The terms of the Contract shall be substantially similar to those of the existing Contract between the parties dated January 1, 2019.

All persons interested in the matter will be heard at such time and place.

TOWN BOARD, TOWN OF ISLIP

Dated at Islip, NY
2020

Olga H. Murray
Town Clerk, Town of Islip

(Seaview FPD)

, 2020

WHEREAS, the Town of Islip and the Incorporated Village of Ocean Beach were parties to a contract to provide ambulance and fire protection for an area of Fire Island designated as the Seaview Fire Protection District, which agreement has expired on December 31, 2019; and

WHEREAS, in accordance with the Town Law of the State of New York, a public hearing is required to be held prior to the entering into a new contractual agreement; and

WHEREAS, a public hearing was duly held before the Town Board of the Town of Islip on
2020, at 2:00 p.m., for the purposes of considering contracting with Ocean Beach
for the same fire protection as was rendered in the past for an additional one (1) year term commencing
retroactively January 1, 2020, and terminating December 31, 2020, for the payment of \$305,638.00 for
the year; and

WHEREAS, at the time of said hearing, all persons desiring to be heard were given an
opportunity to do so; and

WHEREAS, it has been determined by the Town Board that it is in the public interest to enter
into a new contract with the Incorporated Village of Ocean Beach as heretofore described;

NOW THEREFORE, on motion of Councilperson _____, seconded by
Councilperson _____
be it

RESOLVED, that the Supervisor be and hereby is authorized to execute a new contract with the
Incorporated Village of Ocean Beach for the Seaview Fire Protection District.

Upon a vote being taken the result was:

(SeaviewFPContractReso)

**MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY**

No. 27

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN
COUNCILMAN JAMES P. O'CONNOR

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Town Clerk to advertise for a Public Hearing to consider a one (1) year contract with the Village of Ocean Beach for fire protection and ambulance services to the Atlantique Marina Fire Protection District.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

John R. DiCioccio, Esq.

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

**TOWN of ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Deputy Supervisor no later than 12 days prior to the scheduled meeting.

PURPOSE: Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

To authorize the Town Clerk to advertise for a Public Hearing to consider an additional (1) year contract with Village of Ocean Beach for fire protection and ambulance services to the Atlantique Marina Fire Protection District retroactively from 1/1/2020 through 12/31/2020 for the considerations of \$29,983.00. The Village is the only source of fire and ambulance protection for the district and has provided same during past and present years.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Property owners and residents within the community of Atlantique, Fire Island and persons who use the Atlantique Marina.
 2. Site or location effected by resolution: Town of Islip Atlantique Marina, Fire Island which encompasses the portion of the community of Atlantique..
 3. Cost: As described above.
 4. Budget Line: N/A
 5. Amount and source of outside funding: To be paid by district property owners on an ad valorem basis.
-

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

<u> </u> Yes	under Section I, Sub. A., Number 14 of Town of Islip 617 Check List, an
<u> X </u> No	under Section II, Sub. ___, Number ___ of Town of Islip 617 Check List, no
	environmental review is required. Unlisted Action
	Review had already been conducted and a negative determination was reached.

Signature of Commissioner/Department Head Sponsor.

Date: 4/ /20

**MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY**

No. 27

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN
COUNCILMAN JAMES P. O'CONNOR

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Town Clerk to advertise for a Public Hearing to consider a one (1) year contract with the Village of Ocean Beach for fire protection and ambulance services to the Atlantique Marina Fire Protection District.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

John R. DiCioccio, Esq.

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

**TOWN of ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Deputy Supervisor no later than 12 days prior to the scheduled meeting.

PURPOSE: Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

To authorize the Town Clerk to advertise for a Public Hearing to consider an additional (1) year contract with Village of Ocean Beach for fire protection and ambulance services to the Atlantique Marina Fire Protection District retroactively from 1/1/2020 through 12/31/2020 for the considerations of \$29,983.00. The Village is the only source of fire and ambulance protection for the district and has provided same during past and present years.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Property owners and residents within the community of Atlantique, Fire Island and persons who use the Atlantique Marina.
2. Site or location effected by resolution: Town of Islip Atlantique Marina, Fire Island which encompasses the portion of the community of Atlantique..
3. Cost: As described above.
4. Budget Line: N/A
5. Amount and source of outside funding: To be paid by district property owners on an ad valorem basis.

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

<u> </u>	Yes	under Section I, Sub. A., Number 14 of Town of Islip 617 Check List, an
<u> X </u>	No	under Section II, Sub. ____, Number ____ of Town of Islip 617 Check List, no environmental review is required. Unlisted Action Review had already been conducted and a negative determination was reached.

Signature of Commissioner/Department Head Sponsor.

Date: 4/ /20

April 21, 2020

WHEREAS, fire and ambulance services are provided by contract pursuant to Town Law for the Atlantique Marina, which is owned and operated by the Town of Islip; and

WHEREAS, the Town has previously contracted with the Incorporated Village of Ocean Beach for the provision of same; and

WHEREAS, said contract has expired on December 31, 2016 and proposals have been submitted for the renewal of the contract for an additional one (1) year period upon substantially the same terms and conditions,

NOW THEREFORE, on motion of Councilperson _____, seconded by Councilperson _____, be it

RESOLVED, that the Town Clerk be and hereby is authorized to advertise for a public hearing regarding the above contract for ambulance and fire fighting services.

Upon a vote being taken, the result was:

NOTICE OF PUBLIC HEARING
ON
ATLANTIQUE MARINA FIRE PROTECTION CONTRACT

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Town Board of the Town of Islip, Suffolk County, New York, at Town Hall in said Town on _____, 2020, at 2:00 o'clock in the afternoon, for the purpose of considering the contracting with the Incorporated Village of Ocean Beach for fire protection, EMS and ambulance service to be furnished by said Village to the Town of Islip owned and operated Atlantique Marina, located in Atlantique, Fire Island, New York upon the following general terms, to wit:

1. The Incorporated Village of Ocean Beach shall answer and attend upon all calls in said Atlantique Marina.
2. The term of such Contract shall be one (1) year commencing retroactively on the 1st day of January, 2020, and to continue to and include the 31st day of December, 2020.
3. For such services the Incorporated Village of Ocean Beach shall receive the sum of \$29,983.00 for the year.
4. The terms of the Contract shall be substantially similar to those of the existing Contract between the parties dated January 1, 2019.

All persons interested in the matter will be heard at such time and place.

TOWN BOARD, TOWN OF ISLIP

Dated at Islip, NY
_____, 2020

Olga H. Murray
Town Clerk, Town of Islip

(Atlantique Marina FPD)

WHEREAS, the Town of Islip and the Incorporated Village of Ocean Beach were parties to a contract to provide ambulance and fire protection for the Town of Islip owned and operated Atlantique Marina, located in Atlantique, Fire Island, which agreement has expired on December 31, 2019; and

WHEREAS, in accordance with the Town Law of the State of New York, a public hearing is required to be held prior to the entering into a new contractual agreement; and

WHEREAS, a public hearing was duly held before the Town Board of the Town of Islip on _____, at 2:00 p.m., for the purposes of considering contracting with Ocean Beach for the same fire protection as was rendered in the past for an additional one (1) year term commencing retroactively January 1, 2020, and terminating December 31, 2020, for the payment of consideration of \$29,983.00 for the year; and

WHEREAS, at the time of said hearing, all persons desiring to be heard were given an opportunity to do so; and

WHEREAS, it has been determined by the Town Board that it is in the public interest to enter into a new contract with the Incorporated Village of Ocean Beach as heretofore described;

NOW THEREFORE, on motion of Councilperson _____, seconded by Councilperson _____
be it

RESOLVED, that the Supervisor be and hereby is authorized to execute a new contract with the Incorporated Village of Ocean Beach for the Atlantique Marina, Atlantique, Fire Island.

Upon a vote being taken the result was:

(Atlantique Marina FPContractReso)

**MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY**

No.28

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN
COUNCILMAN JAMES P. O'CONNOR

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

**Authorization for the Town Clerk to advertise for a public hearing to
amend Local Law No. 2-1993 Chapter 21: Solid Waste of the Islip Town
Code.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL
INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

Martin Bellew

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Supervisor no later than 12 days prior to the scheduled meeting.

PURPOSE: This resolution authorizes the Town Clerk to advertise for a public hearing to amend Local Law NO. 2-1993 Chapter 21: Solid Waste of the Islip Town Code.

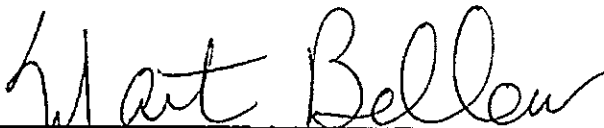
SPECIFY WHERE APPLICABLE:

Entity or individual benefitted by resolution: Town of Islip
Site or location effected by resolution: Town Wide
Cost: No cost to the Town of Islip.
Budget Line: N/A
Amount and source of outside funding: N/A

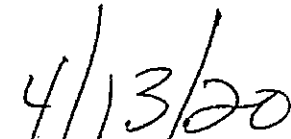
ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

___ Yes under Section I, Sub. A, Number ___ of Town of Islip 617 Check List, an Environmental review is required.

 X No under section 6 NYCRR 617.5(c)(20) – routine or continuing agency administration and management.



Signature of Commissioner/Department Head Sponsor:



Date:

April 21, 2020
Resolution #

WHEREAS, the Department of Environmental Control has reviewed Chapter 21 of the Islip Town Code to ensure compliance with the Solid Waste Management Plan of the Town of Islip and the laws of New York State; and

WHEREAS, the Commissioner of Environmental Control has recommended modifications to Chapter 21 to ensure the health, safety and welfare of the people within the Town of Islip; and

WHEREAS, the Town Board will hold a public hearing to consider amending Local Law No. 2-1993 Chapter 21: Solid Waste of the Islip Town Code; and

NOW, THEREFORE, on a motion of Councilperson _____,
seconded by Councilperson _____, be it

RESOLVED, that the Town Clerk is hereby authorized to advertise for a public hearing to consider enacting Local Law No. ____ of 2020 amending Local Law No. 2-1993 Chapter 21: Solid Waste of the Islip Town Code as follows:

SEE ATTACHED

Additions are indicated by UNDERLINING
DELETIONS are indicated by ~~STRIKEOUTS~~

Upon a vote being taken, the result was:

**MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY**

No. 29

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN
COUNCILMAN JAMES P. O'CONNOR

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

**Appointment of Edward Wiggins as a member to the Board of
Assessment Review.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL
INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

John R. DiCioccio, Esq.

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

Edward Wiggins

Employment:

District Representative for Senator Phil Boyle 2012 - Present
District Representative for Senator Owen Johnson 2011 – 2012

Red Hill Professional Services 2/2018 – Present
Consultant

Town of Babylon: 3/10/1975 – 1/2018

Sanitation Site Crew Leader - Department of Environmental Control/Landfill
Supervised the operation of the Ashfill, Recycling Center and Special Pick-Up Programs

Hold a current Class A Commercial Driver's License, State of New York
Member - Local 237 Teamsters, Babylon Chapter, over 40 years
Elected Shop Steward for over 19 years
Member of Safety Committee
Original Member of the first Employee Assistance Program Committee
Elected Chairman of the Babylon Chapter of Local 237 Teamsters for over 10 years
Duties included chairing all Committees, Monthly Membership Meetings and
Participating in Labor/Management negotiations including contracts

Education:

Graduate of West Babylon High School 1973
Attended State University at Farmingdale College, Criminal Justice Major
Certificate in Pest Control, Farmingdale College
Certificate in Labor/Negotiations, C.W. Post
Certificate in Civil Service Law, C.W. Post

Community Service:

Member of the West Babylon Volunteer Fire Department (1973 - 1979)
Officer, Santapogue Engine Company #3

Elected Member and President of the West Babylon Board of Education (1983 - 1986)

Major Degree Member of Ancient Order of Hibernians

April 21, 2020

WHEREAS, pursuant to Section 523 of the Real Property Tax Law, the Town Board is authorized to appoint and reappoint members of the Board of Assessment Review ("Board"); and

WHEREAS, a vacancy currently exists on the Board, and

WHEREAS, Edward Wiggins has the necessary knowledge to perform the duties of a member of the Board of the Assessment Review.

NOW, THEREFORE on motion of _____,
seconded by _____, be it

RESOLVED, that Edward Wiggins is hereby appointed to the Board of Assessment Review for a term ending on September 30, 2021 which represents the unexpired term for the vacancy left by the resignation of Donald Retaliata Jr.

Upon a vote being taken, the result was:

**MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY**

No. 30

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN
COUNCILMAN JAMES P. O'CONNOR

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to execute a professional services agreement with CorVel Corporation for Administration and Claims Services for a Comprehensive Self-Insured Workers' Compensation Program for the Town of Islip.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

Arthur Abbate

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

INSTRUCTIONS: All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Deputy Supervisor no later than 12 days prior to the scheduled meeting.

PURPOSE. Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

Due to the recent closure of the Town's workers' compensation insurance provider, UMR, the Town convened a workers' compensation committee to compose and publish a Request for Proposals to solicit proposals from qualified workers' compensation third-party administrators. The committee has determined that the most qualified workers' compensation third-party administrator for the Town of Islip to be CorVel Corporation at 320 Carleton Ave., Suite 4800 Central Islip, NY 11722. This resolution authorizes the Supervisor to execute a professional services agreement with CorVel Corporation for a term of one (1) year, commencing on June 1, 2020, with an option to renew for four (4) one-year extension periods, which may be exercised upon the mutual consent of the Town and CorVel Corporation.

SPECIFY WHERE APPLICABLE:

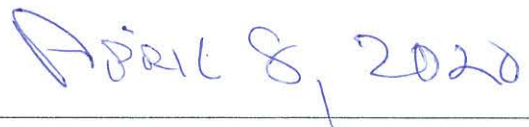
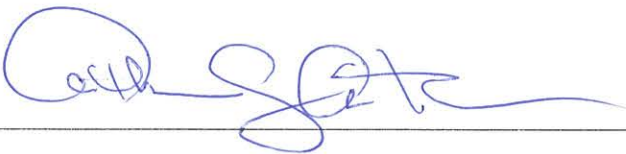
- | | |
|---|-----------------------------|
| 1. Entity or individual benefitted by resolution: | Town of Islip employees |
| 2. Site or location effected by resolution: | N/A |
| 3. Cost | \$95,700 annually plus fees |
| 4. Budget line: | TBD by the Comptroller |
| 5. Amount and source of outside funding: | N/A |

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

 X No, under 6 NYCRR 617.5(c)(26) - routine or continuing agency administration and management, not including new programs or major reordering of priorities that may affect the environment.

Signature of Commissioner/Department Head Sponsor:

Date:



WHEREAS, the Town of Islip (“the Town”) maintains a partially self-insured workers’ compensation benefit program to assist with the administration of workers’ compensation benefits to Town employees that sustain work-related injuries; and

WHEREAS, the Town utilizes the services of a third-party administrator to assist with the administration of its workers’ compensation program, whose responsibilities include: investigating all reported workers’ compensation claims, reviewing medical documentation submitted to support claims, ensuring that the appropriate amount of benefits are being paid to injured employees, informing the Town of medical progress of injured employees, and preparing cases for submission to the New York State Worker’s Compensation Board; and

WHEREAS, the Town’s current third-party administrator has opted to terminate its agreement with the Town in order to focus its business strategies elsewhere; and

WHEREAS, the Town Department of Personnel and Labor Relations recently issued a Request for Proposals (“RFP”) to solicit proposals from qualified third-party administrators for Administration and Claims Services for a Comprehensive Self-Insured Workers’ Compensation Program for the Town of Islip; and

WHEREAS, the Town received proposals for such services from ten (10) third-party administrators; and

WHEREAS, a review committee was formed to review the proposals received and recommends that the Town award a contract for the services contemplated by the RFP to CorVel Corporation at 320 Carleton Ave., Suite 4800 Central Islip, NY 11722, for a term of one (1) year, commencing on June 1, 2020, with an option to renew for four (4) one-year extension periods, which may be exercised upon the mutual consent of the Town and CorVel Corporation;

WHEREAS, CorVel Corporation has been determined to be a responsible proposer with the necessary qualifications and experience to conduct the work contemplated by the RFP;

NOW, THEREFORE, on motion of _____,
seconded by _____, be it

RESOLVED, that the Supervisor is hereby authorized to execute a professional services agreement with CorVel Corporation for Administration and Claims Services for a Comprehensive Self-Insured Workers' Compensation Program for the Town of Islip, the fee of which shall be \$95,700 annually and the term of which shall be one (1) year commencing on June 1, 2020, with a mutual option to renew for four (4) one-year extension periods, the form and content of which shall be subject to the approval of the Town Attorney; and be it further

RESOLVED, that the comptroller is authorized to make the account entries necessary to amend the budget with the terms of this agreement.

UPON A VOTE BEING TAKEN, the result was: _____.

**MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY**

No. 31

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN
COUNCILMAN JAMES P. O'CONNOR

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

**Appointment of Ms. Kathleen Chinkel to serve as Deputy Commissioner
of the Fair Harbor/Dunewood Medical Service District.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL
INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

John R. DiCioccio, Esq.

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

**TOWN of ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Deputy Supervisor no later than 12 days prior to the scheduled meeting.

PURPOSE: Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

To appoint Ms. Kathleemn Chinkel, a longtime resident of the Fair Harbor Community, residing in Fair Harbor, Fire Island as Deputy Commissioner of the Fair Harbor/Dunewood Medical District, Fire Island to serve in such capacity until her successor is qualified and appointed. The present Deputy, Ms. Zenovia J. Qualliotine, DNP has tendered her resignation and Kathleen has been recommended by the community and found to be qualified to serve in such capacity..

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Residents and visitors of the Fair Harbor and Dunewood, Fire Island communities.
2. Site or location effected by resolution: Fair Harbor and Dunewood
3. Cost: to serve without compensation
4. Budget Line: N/A
5. Amount and source of outside funding: N/A

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

 Yes under Section I, Sub. A., Number 14 of Town of Islip 617 Check List, an
 X No under Section II, Sub. ___, Number ___ of Town of Islip 617 Check List, no
 environmental review is required. Unlisted Action
 Review had already been conducted and a negative determination was reached.

Signature of Commissioner/Department Head Sponsor.

Date: 4 / /20

MEA E. KNAPP

April 21, 2020

No.

WHEREAS, Ms. Zenovia J. Qualliotine, DNP, has tendered her resignation as Deputy Commissioner of the Fair Harbor/Dunewood Medical Service District, which serves the communities of Fair Harbor and Dunewood, on Fire Island, Town of Islip, New York; and

WHEREAS, Ms. Kathleen Chinkel, a longtime resident of the Fair Harbor Community has been recommended to replace her as deputy; and

WHEREAS, she has been determined to be qualified to serve in her place with the support of the communities who she will be benefitting;

NOW, THEREFORE, be it resolved that Ms. Kathleen Chinkel of Fair Harbor, Fire Island, is hereby appointed to serve as Deputy Commissioner of the Fair Harbor/Dunewood Medical Service District without compensation until such time as a successor is duly qualified and appointed.

Upon a vote being taken, the result was:

Kathleen Chinkel

Objective: Fair Harbor/Dunewood Medical District Deputy Commissioner

Education: NYS Certification – Masters Library Science, May 1984
C. W. Post, LIU
NYS Certification – School District Administrator, February 2004
College of New Rochelle
Advanced Certificate in Educational Technology, 2005
SUNY Stony Brook

Work: 1984-2016 West Islip Public Schools – School Librarian
2011-Present Secretary, Board of Fire Commissioners, Fair Harbor Fire District
July 2016 Elected Fire Commissioner, Term 2017-2021

Please be advised that the Fair Harbor/Dunewood community has recommended my appointment to take over the administrative duties as Deputy Commissioner for the Fair Harbor/Dunewood Medical District. I have lived year round in Fair Harbor for 35 years and have lived in the Town of Islip since 1962.

After 32 years as a school librarian, I am retired and therefore, have a more flexible schedule to administer the medical district. During my professional career as a school librarian, I have experience in working with budgets, ordering, and working with a public entity and public funds. My work as a Commissioner and Secretary to the Board of Fire Commissioners has also provided me an additional knowledge of working on a Board dealing with public funding. My organizational skills are excellent, in addition to having extensive computer skills. I have a professional relationship with many of the doctors working for the medical district, including Dr. Anthony Guida who had encouraged me to assume this position.

Please do not hesitate to contact should you have any questions. Thank you.

**MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY**

No. 32

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN
COUNCILMAN JAMES P. O'CONNOR

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

**Authorization for the Supervisor to execute an Access Agreement
granting the Suffolk County Department of Health use of the parking lot
adjacent to the Brentwood Recreation Center for mobile testing site.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL
INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

John R. DiCioccio, Esq.

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

Town of Islip

Sponsor's Memorandum for Town Board Resolution

Instructions: All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Town Attorney no later than 12 days prior to the scheduled meeting.

Purpose: Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

Authorization for the Supervisor to execute an Access Agreement granting the Suffolk County Department of Health use of the parking lot adjacent to the Brentwood Recreation Center for mobile testing site.

Specify Where Applicable:

1. Entity or individual benefitted by resolution:

Townwide

2. Site or Location affected by resolution:

Brentwood, NY

3. Cost:\$ n/a

4. Budget Line:

5. Amount and source of outside funding:

Environmental Impact: Is this action subject to a SEQR environmental review ?

☐ Yes under Section 1, Sub.A, Number _____ of the Town of Islip 617 Check List, an environmental review is required

☒ No under Section II, Sub._____, Number_____ of the Town of Islip 617 Check List, no environmental review is required.

Signature of Commissioner/Department Head Sponsor:

Date:

April 21, 2020
Resolution No.

WHEREAS, the Town of Islip (“**Town**”) owns and operates the Brentwood Recreation Center located at 99 Third Avenue, Brentwood, New York and;

WHEREAS, the Town has the authority to grant rights and privileges with respect to the use of the Brentwood Recreation Center; and

WHEREAS, in March of 2020, the New York region was and continues to be significantly impacted by the COVID-19 pandemic; and

WHEREAS, the Suffolk County Department of Health requires testing sites for the public throughout Suffolk County for the testing and care of COVID-19 patients; and

WHEREAS, the Town of Islip is now desirous of designating the parking lot located adjacent to the Brentwood Recreation Center as a mobile health testing and servicing site for COVID-19; and

WHEREAS, the Suffolk County Department of Health shall be permitted to use said premises for the purpose of establishing a mobile testing site for COVID-19.

NOW, THEREFORE on motion of _____, seconded by be it hereby

RESOLVED, that the Supervisor is hereby authorized to execute an Access Agreement granting the Suffolk County Department of Health use of the parking lot adjacent to the Brentwood Recreation Center for mobile testing site.

UPON a vote being taken, the result was:

**MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY**

No. 33

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN
COUNCILMAN JAMES P. O'CONNOR

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to execute agreements allowing for temporary deferment of payments to tenants of the Airport which have been significantly impacted by COVID-19.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

Shelley Arken

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

Town of Islip

**Sponsor's Memorandum
for Town Board Resolution**

Instructions: All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Town Attorney no later than 12 days prior to the scheduled meeting.

Purpose: Describe the essence of the attached resolution and give a brief background. Explain any policy implications whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

Allow the Town of Islip to execute Agreements allowing for temporary deferment of payments to tenants of the Airport which have been significantly impacted by COVID-19

Specify Where Applicable:

1. Entity or individual benefitted by resolution:
Long Island MacArthur Airport
2. Site or Location effected by resolution:
Long Island MacArthur Airport
3. Cost: N/A
4. Budget Line: N/A
5. Amount and source of outside funding: N/A

Environmental Impact: Is this action subject to a SEQR environmental review?

____ Yes under Section 1, Sub. A, Number ____ of the Town of Islip 617 Check List, an environmental review is required.

___X___ No under Section II, Sub. ____, Number ____ of the Town of Islip 617 Check List, no environmental review is required.

Signature of Commissioner, Department Head Sponsor:

4/13/2020
Date:

April 21, 2020
Resolution No.

WHEREAS, in March of 2020, the New York region was and continues to be significantly impacted by the COVID-19 pandemic; and

WHEREAS, the aviation industry has been substantially effected as passengers have been advised not to fly unless travel is essential and as such flight operations have been reduced; and

WHEREAS, certain tenants at the Airport have sought relief due to the unprecedented procedures and policies implemented to prevent the spread of COVID-19; and

WHEREAS, the Town of Islip now seeks to offer assistance to those tenants at the Airport which have been financially impacted by COVID-19.

NOW, THEREFORE on motion of _____, seconded by _____; it is hereby

RESOLVED, that the Supervisor, or her designee, is hereby authorized to execute Agreements allowing for temporary deferment of payments to tenants of the Airport which have been significantly impacted by COVID-19 in a form to be approved by the Town Attorney, on behalf of the Town of Islip; and further

RESOLVED, that the Comptroller has the authority to make any adjustments necessary.

UPON a vote being taken, the result was:

**MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY**

No. 34

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN
COUNCILMAN JAMES P. O'CONNOR

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Town Board approval of proposed amendments to the Community Development Agency's 2019 Annual Action Plan for its Community Development Block Grant budgets under the Town of Islip's 2015-2019 Consolidated Strategy and Plan Submission for Housing and Community Programs.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

James Bowers

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Deputy Supervisor no later than 12 days prior to the scheduled meeting.

PURPOSE. Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

This resolution approves proposed substantial amendments to the Town of Islip's 2019 Annual Action Plan (as per the attached public notice) for its Community Development Block Grant budgets under the Town of Islip's 2015-2019 Consolidated Strategy and Plan Submission for Housing and Community Programs.

SPECIFY WHERE APPLICABLE:

- | | |
|---|---|
| 1. Entity or individual benefitted by resolution: | Town of Islip, Town of Islip CDA, and Islip Residents |
| 2. Site or location effected by resolution: | N/A |
| 3. Cost | N/A |
| 4. Budget line: | N/A |
| 5. Amount and source of outside funding: | N/A |

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

 X No, under 6 NYCRR 617.5(c)(26)(27)(42)

Signature of Commissioner/Department Head Sponsor:

Date:

April 21, 2020

WHEREAS, on April 16, 2019, the Islip Town Board accepted the 5th Annual Action Plan and estimated 2019 budgets submitted by the Town of Islip Community Development Agency; and

WHEREAS, previously approved 2019 Community Development Block Grant (CDBG) federal funding budgets are now being re-appropriated from the 2019 Community Development Block Grant (CDBG) administered by the Town of Islip Community Development Agency to help address issues presented by the novel Coronavirus (COVID-19) pandemic;

WHEREAS, the Community Development Agency is now proposing a substantial amendment to its 2019 Annual Action Plan (as per the attached public notice) for its Community Development Block Grant budgets under the Town of Islip's 2015-2019 Consolidated Strategy and Plan Submission for Housing and Community Programs to include COVID-19 related relief projects.

NOW, THEREFORE on motion of _____, seconded by _____; it is hereby

RESOLVED, that the proposed substantial amendment to the Town of Islip's 2019 Annual Action Plan (as per the attached public notice) for its Community Development Block Grant budgets under the Town of Islip's 2015-2019 Consolidated Strategy and Plan Submission for Housing and Community Programs are hereby accepted by the Town Board; and be it

FURTHER RESOLVED, that the proposed substantial amendment to the now actual budgets for each of the CDBG Projects and strategies implemented by the Town of Islip Community Development Agency are hereby accepted by the Town Board; and be it

FURTHER RESOLVED, that the Supervisor, or her designee, is hereby authorized to execute any and all documents required to implement the proposed amendments contemplated herein.

Upon a vote being taken, the result was:

Public Notice

TOWN OF ISLIP COMMUNITY DEVELOPMENT AGENCY
2019 ANNUAL ACTION PLAN
CDBG SUBSTANTIAL AMENDMENT
TO INCLUDE COVID-19 RELIEF RELATED PROJECTS

The Town of Islip Community Development Agency is proposing the following substantial amendment to its 2019 Annual Action Plan for its CDBG Budgets under the Town of Islip's 2015-2019 Consolidated Strategy and Plan Submission for Housing and Community Programs to include COVID-19 related relief projects.

Program: Community Development Block Grant	ORIGINAL BUDGET	PROPOSED CHANGE	AMENDED BUDGET
Code Enforcement	\$100,000	\$0.00	\$100,000
Housing Rehabilitation	250,000	(100,000)	150,000
Commercial Rehabilitation	100,000	(75,000)	25,000
Planning & Management	90,530	0.00	90,530
Administration	512,997	0.00	512,997
Village Consortium	25,000	0.00	25,000
Public Services *COVID-19 Amendment	275,000	575,000	850,000
Public Facilities & Improvements	350,000	(50,000)	300,000
Homeless Housing	200,000	(200,000)	0
Downpayment Assistance	30,000	0.00	30,000
Affordable Housing	1,084,111	(150,000)	934,111
Totals	\$3,017,638	0	\$3,017,638
		Net Change	

The draft of the Substantial Amendment to the 2019 Annual Action Plan for its CDBG Budgets under the Town of Islip's 2015-2019 Consolidated Strategy and Plan Submission for Housing and Community Programs will be presented at a virtual public hearing on Monday, April 27, 2020 at 5:00 pm, being made available to the public and all interested parties through Zoom Cloud Meetings, followed by a 5-day comment period. The draft substantial amendment will be made available for review at www.islipcda.org on April 27, 2020. Written comments will be accepted by the CDA at 15 Shore Lane, P.O. Box 5587, Bay Shore, NY 11706 for 5 days following the public hearing.

The meeting is open to the public and is being made available through Zoom Cloud Meetings:

Application: Zoom

Meeting ID: 911 2403 5036

URL: <https://zoom.us/j/91124035036>

Interested citizens should address comments about these changes to James H. Bowers, Executive Director, Town of Islip Community Development Agency, 15 Shore Lane, P.O. Box 5587, Bay Shore, NY 11706. Agency staff will be available to answer questions until May 4, 2020.

James H. Bowers
Executive Director
Town of Islip Community Development Agency

**MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY**

No. 35

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN
COUNCILMAN JAMES P. O'CONNOR

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

**Town Board approval to adopt Executive Order 202.22 as it relates to
Article 5 of the Real Property Tax Law.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON **APRIL 21,
2020 AT 5:30 PM** IN THE TOWN BOARD ROOM, ISLIP TOWN HALL.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL
INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

John R. DiCioccio

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

April 21, 2020

WHEREAS, pursuant to NYS Real Property Tax Law Article 5 and the Suffolk County Tax Act, the Tentative Assessment Roll is required to be filed by the Town of Islip Assessor no later than May 1, 2020, with the Board of Assessment Review publicly hearing Grievances on May 19, 2020, and the Final Assessment Roll to be filed July 1, 2020; and

WHEREAS, Governor Cuomo has issued Executive Order 202.22, dated April 20, 2020, which allows local municipalities the option, amongst other procedural matters, to extend the time to file the Tentative Assessment Roll, to hold the Grievance Day public hearing and to file the Final Assessment Roll; and

WHEREAS, Anne M. Danziger, Assessor, hereby recommends that the Town Board exercise the local option to adopt Executive Order 202.22 as it relates to Article 5 of the Real Property Tax Law in its entirety subject to the approval of the Town Attorney; and

WHEREAS, Anne M. Danziger, Assessor, hereby further recommends that the filing date of the Tentative Assessment Roll shall be no later than June 1, 2020, the Grievance Day hearing held by the Board of Assessment Review shall be June 30, 2020 from 9am-11am, 2pm-4pm and 7pm-9pm in a location and manner as determined to be legally acceptable by the Town Attorney, and the Final Assessment Roll shall be filed on or about August 1, 2020.

NOW, THEREFORE, on motion of _____, seconded by _____, be it hereby

RESOLVED, the Town Board hereby exercises the local option to adopt Executive Order 202.22 as it relates to Article 5 of the Real Property Tax Law in its entirety subject to the approval of the Town Attorney; and be it

FURTHER RESOLVED THAT, the filing date of the Tentative Assessment Roll shall be no later than June 1, 2020, the Grievance Day hearing held by the Board of Assessment Review

shall be June 30, 2020 from 9am-11am, 2pm-4pm and 7pm-9pm in a location and manner as determined to be legally acceptable by the Town Attorney, and the Final Assessment Roll shall be filed on or about August 1, 2020.

Upon a vote being taken, the result was:

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Deputy Supervisor no later than 12 days prior to the scheduled meeting.

PURPOSE: To exercise the local option to adopt Executive Order 202.22, as it relates to NYS Real Property Tax Law Article 5, subject to the approval of the Town Attorney and to set the filing date of the Tentative Assessment Roll as no later than June 1, 2020, the Grievance Day hearing held by the Board of Assessment Review shall be June 30, 2020 from 9am-11am, 2pm-4pm and 7pm-9pm in a location and manner as determined to be legally acceptable by the Town Attorney, and the Final Assessment Roll shall be filed on or about August 1, 2020.

SPECIFY WHERE APPLICABLE:

Entity or individual benefitted by resolution:	Taxpayers of the Town of Islip
Site or location effected by resolution:	Town of Islip
Cost:	N/A
Budget Line:	N/A
Amount and source of outside funding:	N/A

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

___ Yes under Section I, Sub. A, Number ___ of Town of Islip 617 Check List, an Environmental review is required.

 X No under section II, Sub. B, Number ___ of Town of Islip 617 Check List, no Environmental review is required.

Signature of Commissioner/Department Head sponsor: Date:

Anne M. Danziger, Assessor

April 21, 2020
