

SUFFOLK COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Steve Levy
Suffolk County Executive

H. Lee Dennison Building; 3rd Fl.
100 Veterans Memorial Highway
P.O. Box 6100
Hauppauge, NY 11788-0099
(631) 853-4802 Fax: (631) 853-8351

ACCEPTED BY THE BOARD 6/23/2011

MINUTES IDA REGULAR MEETING MAY 19, 2011

PRESENT

Jim Morgo, Chairman
David Rosenberg, Vice Chairman
Steve Rossetti, Secretary
Alan J. Ehl, Member
Yves Michel, Member

EXCUSED ABSENCE

Peter Zarcone, Treasurer
Elizabeth Custodio, Member

ALSO PRESENT

Bruce E. Ferguson, Executive Director
Daryl Leonette, Secretary
Regina Halliday, Bookkeeper
William Wexler, Esq., Agency Counsel
William Weir, Esq., Bond Counsel
Wayne Horsley, Suffolk County Legislator
Adam Santiago, Aide to the Presiding Officer William J. Lindsay, S.C. Legislator

The Regular Meeting of the Suffolk County Industrial Development Agency held in the Conference Room of the Agency, 100 Veterans Memorial Highway, H. Lee Dennison Building, 3rd. Floor, Hauppauge, NY was called to order at 12:30 p.m.

Mr. Morgo thanked Board Members for attending the Public Relations Professionals of Long Island 21st. Annual Awards Dinner at which Mr. Morgo was honored.

AmerisourceBergen: Request for an inducement resolution for a lease transaction.

Mr. Ferguson presented Exhibit A. Mr. Ferguson indicated that AmerisourceBergen is a nationwide distributor of pharmaceutical products (prescription and over the counter) health and beauty aids currently located in a 114,000 square foot building in Amityville. AmerisourceBergen proposes to purchase an existing vacant 186,148 square foot building at 25 Deshon Drive. They plan on renovating the building and to raise the roof of the building by approximately 12 feet. In addition they propose to install automated warehouse equipment. Total estimated project cost is approximately \$28 million. Mr. Ferguson indicated that AmerisourceBergen estimates that there may initially be a slight decline in warehouse employment due to automation but with growth they expect to return to current levels fairly quickly. Mr. Morgo introduced Mr. Ronald Race, V.P. of Real Estate, Ed Ambrosino, Attorney for AmerisourceBergen and Mike Lawlor, V.P. General Manager of the Amityville distribution center of AmerisourceBergen. Mr. Ambrosino indicated that AmerisourceBergen is requesting that the Board consider a 10 year fixed amount PILOT with annual increases instead of the percentage of increased assessment method. Mr. Morgo asked why is the company moving. Mr. Race responded that they need more space and that they have considered two other locations where they currently have facilities. Mr. Race also indicated that current warehouse employees are union. Mr. Morgo indicated that in regard to the PILOT request that would be determined at a future meeting. Mr. Morgo thanked Mr. Race, Mr. Ambrosino and Mr. Lawlor and they left the Meeting.

After further discussion and, upon a motion by Mr. Rosenberg, seconded by Mr. Rossetti, it was:

RESOLVED, to approve an inducement resolution for an approximately \$28 million lease transaction for AmerisourceBergen facility.

Unanimously carried 5/0.

Hampton's Collegiate Baseball League: Request for grant support.

Mr. Ferguson presented Exhibit B. Mr. Ferguson indicated that the IDA has given them \$15,000 over the past 3 years. Mr. Morgo indicated that Rusty Leaver, President, Hampton Collegiate Baseball has requested \$5,000 to support them in their fourth season. Mr. Rosenberg indicated he is concerned that this has become an annual expectation to give them every year. Mr. Rosenberg also indicated that he thought they should be sustaining themselves by now without the need for further IDA support. Mr. Ehl indicated that he agreed and that they need to find other sponsors. Mr. Morgo indicated that he was prepared to vote in support of this request but felt it was time to end IDA support. Mr. Rosenberg concurred and indicated that we should inform them that this would be the last grant.

After discussion and,

Upon a motion by Mr. Rosenberg, seconded by Mr. Ehl, it was:

RESOLVED, to approve funding support in the amount of \$5,000 for the Hamptons Collegiate Baseball League.

Unanimously carried 5/0.

Minutes

The Minutes of the April 27, 2011 IDA Meeting were accepted.

CPC Contract Pharmacal Corp.: Request for final resolution.

Mr. Ferguson presented Exhibit C. Mr. Ferguson indicated that the Board approved an inducement resolution in January 2011. Mr. Morgo indicated that the Public Hearing was held on May 17, 2011 and Mr. Ferguson indicated there were no comments.

After discussion and,

Upon a motion by Mr. Rosenberg, seconded by Mr. Rossetti, it was:

RESOLVED, to approve a final resolution for an approximately \$6,000,000 lease transaction for CPC Contract Pharmacal Corp. project.

Unanimously carried 5/0.

Upon a motion by Mr. Zarcone, seconded by Mr. Rossetti, it was:

RESOLVED, to adjourn the Regular Meeting of the Suffolk County Industrial Development Agency.

Unanimously carried 5/0.

The Meeting adjourned at 1:10 p.m.

The next Regular Meeting of the Suffolk County Industrial Development Agency is tentatively scheduled for June 23, 2011.

SCIDA PROJECT ABSTRACT

MEETING DATE: 5/19/11

CONTACT: Ronald Race, V.P. of Real Estate
PHONE: 610-727-7419APPLICANT NAME: AmerisourceBergen Corporation
AND ADDRESS 1300 Morris Drive
Chesterbrook, PA 19087

PRINCIPALS: Public corporation (Vanguard Group Inc. 5.6%)

PRODUCT/SERVICES: Distribution of pharmaceutical products (prescription and over the counter)
health and beauty aids.PRESENT FACILITIES: Own _____ Lease X Acreage 9 Sq. Ft. 114,000

NEW LOCATION/TAX MAP #: 25 Deshon Drive, Melville, NY 11747

PROJECT DESCRIPTION: To purchase, renovate and equip an existing 186,148 square foot
building on 18 acres. Renovations will include raising the roof approximately 12 feet. This project will
allow the company to be more efficient and to remain in Suffolk County.

PROJECT COSTS:

AUTHORIZATION SOUGHT: \$28,325,000

LAND	2,000,000
EXISTING BUILDING	8,500,000
REHAB. OF EXISTING BUILDING	4,700,000
CONSTRUCTION NEW BUILDING ADDITION OR EXPANSION	
ENGINEERING & ARCHITECTURAL FEES	375,000
EQUIPMENT	12,600,000
LEGAL FEES (BANK, BOND & COMPANY)	150,000
FINANCE CHARGES	
OTHER FEES/CHARGES	
RESERVE (DEBT SERVICE & OPERATING)	
TOTAL PROJECT COSTS	\$28,325,000

EMPLOYMENT:

	<u># OF EMPLOYEES</u>	<u>ANNUAL PAYROLL</u>	<u>AVERAGE SALARY</u>
PRESENT (All Facilities)	8,830	\$686,000,000	\$77,690
PRESENT (Suffolk County Only)	125	\$8,200,000	\$65,600
PROPOSED 1ST. YEAR	110-125	\$7,200,000-8,200,000	\$65,455-65,600
2ND. YEAR	115-125	\$7,600,000-8,200,000	\$66,087-65,600

COMMENTS

COUNTY OF SUFFOLK



STEVE LEVY
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF PLANNING

SARAH LANSDALE, A.I.C.P.
DIRECTOR OF PLANNING

MEMORANDUM

TO: Bruce Ferguson, Administrative Director

FROM: Michael Mulé, Environmental Projects Coordinator 

DATE: May 16, 2011

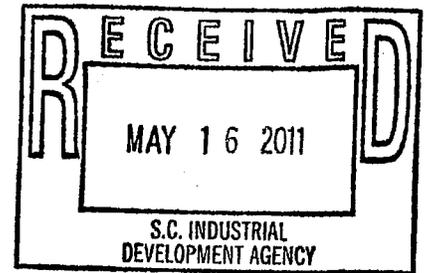
RE: I.D.A SEQRA Evaluation – AmerisourceBergen Corporation

I have reviewed the environmental record for the above referenced project. It involves the purchase, renovation and equipping of an existing 186,148 sq. ft. building for the distribution of pharmaceutical products. This project should be classified at the May 19, 2011 meeting of the Suffolk County Industrial Development Agency as an Unlisted Action under SEQRA pursuant to Title 6 NYCRR Part 617. While the proposal involves the raising of the roof approximately 12 feet, it does not appear to involve any expansion of the building footprint or substantial increases in traffic, water usage, sewage or solid waste. Therefore, no significant environmental impact is expected. As such, a determination of non-significance should be issued by the Suffolk County Industrial Development Agency with no further environmental review necessary. Please be advised that permit approvals from other County and Town entities may be required and would be subject to SEQRA review by the appropriate agencies at that time.

LOCATION
H. LEE DENNISON BLDG. – 4TH FLOOR
100 VETERANS MEMORIAL HIGHWAY

MAILING ADDRESS
P.O. BOX 6100
HAUPPAUGE, NY 11788-0099

(631) 853-5191
fax (631) 853-4044



May 13, 2011

Suffolk County Industrial Development Agency
Mr. Bruce Ferguson
P.O. Box 6100
Hauppauge, NY 11788

Dear Bruce:

I wanted to bring you and the IDA up to date on the Hamptons Collegiate Baseball project which is now entering its fourth season. All five franchises have been truly successful – not only on the field, but off as well. The local communities and local media continue to embrace their teams, while HCB has achieved a level of significant credibility on the national baseball scene. Importantly, and in spite of the financial challenges, we remain viable and productive due to the help we've received from organizations like the IDA. So, thank you so much for your past contributions which have helped create and launch a project that will be a part of Suffolk County well into the future.

We've continued to supply free family entertainment to the East End while ushering young, talented players into professional baseball - four in 2011 and three former players will go in the first 10 rounds of the upcoming draft.

As has been the case from the start, we've made significant improvements to many of the local fields. In the fall of 2010, we did a complete infield renovation of the Sag Harbor Whaler's field; the previous year we completed a renovation of the Westhampton High School outfield; and in 2011, we will receive a \$250,000 NYS grant earmarked to go directly into improving baseball facilities throughout the East End of Long Island.

Last season, Major League players and legends such as Tommy John, Jim Bouton, and Howard Johnson came out and worked directly with our players. This trend will continue into the future.

Lastly, and we're proud of this: one of our five teams once again won the Atlantic Collegiate Baseball League championship – that team, the North Fork Ospreys, were ranked in the top 20 summer collegiate teams in the nation.

Hamptons Collegiate Baseball

PO Box 835 - Montauk, New York 11954 - Tel: 631-668-3901 - Fax: 631-668-3902 - dhrddl@aol.com

Again, thanks so much for helping us and I hope you'll consider sending us another much-needed contribution for this season. As always, we will enunciate your contribution with an ad in our souvenir program, banners at the venues as well as live mentions at all games. Enclosed is a copy last year's journal.

Sincerely,

Rusty Leaver DL

Rusty Leaver; Pres., Hampton Collegiate Baseball

RL/dd

Enc.

HAMPTONS COLLEGIATE BASEBALL
P.O. Box 835
Montauk, NY 11954
631-668-3901

May 17, 2011

Suffolk County Industrial Development
Agency
Attn. Mr. Bruce Ferguson
From: Rusty Leaver
Re: Hamptons Collegiate Baseball

Below is our attempt to answer some of the questions put forth in your e-mail of 5/17.

First, the number of players of the years, where from, how much do they spend and family visitation:

125 players per year

Small percentage are from LI; maybe 20%; balance are from universities across the country; our experience to date has been: when players & families sign contracts to play on the East End of LI, they do so with full intentions of visiting, making it a 3 day – one week stay in the area. Our front office and the individual team general managers supply lists of host hotels in each of our five-team locations, as well as restaurants and other attractions that advertise in our souvenir program (you should have rec'd a copy). On a number of occasions we've had affluent families rent homes for a month or two during the summer season (June/July).

Players probably spend \$125,000 between equipment, food, gas, movies, and other entertainment (not including air travel).

Number of host families:

There are probably 80-85 host families; some families take two players and we do have a few LI players who commute.

Sponsorship dollars:

Major sponsors: Bridgehampton National Bank (\$15,000); Norsic & Sons (\$25,000); Hampton Jitney (\$35,000 – trade – supplies transportation to all games); Prudential/Douglas Elliman (\$25,000 for 2011); IDA (\$5,000); LICVB (\$5,000 for 2010).

Private Benefactors: Millard Drexler (J. Crew \$15,000; Jerry Seinfeld (\$5,000)

In addition to sponsors & benefactors, local businesses supply post-game meals for players; local gyms supply work out facilities. Souvenir program and banner sales average \$30,000 per year.

Field Renovation Costs:

In spring of 2009, \$100,000 was spent constructing a new field at Stony Brook/Southampton; in the fall of 2009 complete renovation of Westhampton High School outfield and sidelines: sod, grade, irrigation, drainage – est. value: \$60,000; fall of 2010 complete infield renovation at the Mashashimuet Park Field (Sag Harbor High School field; value: \$35,000.

Future improvements from proceeds of NYS Grant to all five fields - \$200,000

Attendance:

30,000 – 40,000 for five teams per season, and growing. Plus All-Star game at St. John's University; ACBL Championship Series.

Economic Impact:

HCB is still a project under development. The Cape Cod Baseball League is the template; the Cap League drew over 300,000 fans last season. A good percentage are summer visitors.

In addition, HCB offers free clinics and baseball camps throughout the months of June & July.

Attached is the 2011 Financial Statement prepared by the accounting firm of MF&B.

SCIDA PROJECT ABSTRACT

MEETING DATE: January 28, 2011

CONTACT: Matt Wolf, CEO
Eric Antman, Finance
PHONE: (631) 231-4610

APPLICANT NAME: Contract Pharmacal Corporation (CPC)/Wolf Family LLC
AND ADDRESS 135 Adams Avenue
Hauppauge, NY 11788

PRINCIPALS: Wolf Family (100%)

PRODUCT/SERVICES: Manufacture prescription drugs, vitamins & dietary supplements

PRESENT FACILITIES: Own 3 Bldgs. Lease _____ Sq. Ft. 193,000 total owned
(46,000, 38,000 & 109,000 sq. ft.)

NEW LOCATION/TAX MAP #: 135 Adams Avenue, 150 Commerce Drive
& 160 Commerce Drive, Hauppauge, NY 11788
Town of Smithtown

PROJECT DESCRIPTION: Up to \$6,000,000 in renovations at the Company's 135 Adams Avenue building to be used for the manufacturing of the Company's pharmaceutical products. The Company says it has invested approximately 25,000,000 during the past three years at its Hauppauge facilities.

PROJECT COSTS: AUTHORIZATION SOUGHT: Up to \$6,000,000 Lease Transaction

LAND	
EXISTING BUILDING	
COST OF REHAB. OF EXISTING BUILDING	Up to \$6,000,000
CONSTRUCTION NEW BUILDING	
ADDITION OR EXPANSION	
ENGINEERING & ARCHITECTURAL FEES	
EQUIPMENT	
LEGAL FEES (BANK, BOND & COMPANY)	
FINANCE CHARGES	
OTHER FEES/CHARGES	
RESERVE (DEBT SERVICE & OPERATING)	
TOTAL PROJECT COSTS	Up to \$6,000,000

EMPLOYMENT:

	<u># OF EMPLOYEES</u>	<u>ANNUAL PAYROLL</u>	<u>AVERAGE SALARY</u>
PRESENT (All Facilities)	430	\$17,000,000	\$35,945
PRESENT (Suffolk County Only)	430	17,000,000	35,945
PROPOSED 1ST. YEAR	445	17,540,000	39,416
2ND. YEAR	460	18,080,000	39,304

COMMENTS: 1/28/11 – Inducement resolution approved for a \$6,000,000 lease transaction.
Voting: 6 (JM,DR,SR,EC,AE,YM) – 0. Absent: PZ
5/17/11 - Public hearing held.

COUNTY OF SUFFOLK



STEVE LEVY
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF PLANNING

SARAH LANSDALE, A.I.C.P.
DIRECTOR OF PLANNING

MEMORANDUM

TO: Bruce Ferguson, Administrative Director

FROM: Michael Mulé, Environmental Projects Coordinator 

DATE: May 16, 2011

RE: I.D.A SEQRA Evaluation – Contract Pharmacal Corp. (CPC) / Wolf Family, LLC

I have reviewed the environmental record for the above referenced project. It involves the renovation of an existing building for the manufacturing of prescription drugs, vitamins and dietary supplements. This project should be classified at the May 19, 2011 meeting of the Suffolk County Industrial Development Agency as a Type II Action under SEQRA pursuant to Title 6 NYCRR Part 617.5(c)(1), (2), (20) & (25) since it involves continuing agency administration for the purchase of equipment or supplies relating to the interior maintenance, repair, replacement, rehabilitation or reconstruction of a structure or facility, in kind on the same site. Once the proposed project is appropriately classified by the Lead Agency no further action under SEQRA is required.

LOCATION

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