

Town of Brookhaven

Industrial Development Agency

Meeting Agenda

Wednesday, June 12, 2024 at 11:05 AM

1. Roll Call
2. Minutes

May 15, 2024

3. CFO'S Report

Actual vs. Budget Report – April 30, 2024
Timely Payments

4. Application

RA Oak Run, LLC

5. Resolutions

Sunrise Wind, LLC
Yaphank Energy Storage, LLC
MAC Solar, LLC
Holtsville Solar, LLC
Mastic Beach Solar, LLC
MDS Building Ventures
Extension of Public Meetings / Zoom

6. Executive Session

The next IDA meeting is scheduled for Wednesday, July 17, 2024.

Town of Brookhaven

Industrial Development Agency

Meeting Minutes

May 15, 2024

Members Present: Frederick C. Braun, III
Martin Callahan
Mitchell H. Pally
Frank C. Trotta
Ann-Marie Scheidt
Felix J. Grucci, Jr. (via Zoom)
John Rose

Also Present: Lisa M. G. Mulligan, Chief Executive Officer
Lori LaPonte, Chief Financial Officer
Jocelyn Linse, Executive Assistant
Micah Avery, Intern
Annette Eaderesto, IDA Counsel
Barry Carrigan, Nixon Peabody, LLP
Howard Gross, Weinberg, Gross & Pergament (via Zoom)
Andrew Komoromi, Harris Beach, PLLC
Dan Deegan, Forchelli, Deegan Terrana, LLP
John Gordon, Forchelli Deegan Terrana, LLP
Jim Tsunis, The Preserve at East Moriches
Peter Curry, Farrell Fritz, P.C.
Howard Habberstad, The Preserve at East Moriches
Eric Russo, VanBrunt, Juzwiak & Russo, P.C.

Chairman Braun opened the IDA meeting at 12:46 P.M. on Wednesday, May 15, 2024, in the Agency's Office on the Second Floor of Brookhaven Town Hall, One Independence Hill, Farmingville, New York. A quorum was present.

Meeting Minutes of April 17, 2024

The motion to approve these Minutes as presented was made by Mr. Trotta and seconded by Ms. Scheidt. All voted in favor.

CFO's Report

Ms. LaPonte presented the Operating vs. Budget Report for the period ending March 31, 2024. Revenue included document processing fees and application fees. No closings have occurred. Professional fees are over budget due to a termination payout, advertising and promotions are also over budget due to the Zoning Atlas mapping project that was supported. Investment earnings have increased.

All payroll taxes and related withholdings have been paid timely in accordance with Federal and State guidelines. All regulatory reports have been filed in a timely fashion.

The motion to accept the CFO's Report was made by Mr. Callahan, seconded by Ms. Scheidt, and unanimously approved.

Preserve at East Moriches – Application

The cover letter, application and an economic impact and fiscal impact report were included in the meeting packets for this approximately \$25 million senior housing project on 22 plus acres on Montauk Highway in East Moriches. The total size of the project is anticipated to be 137,000 square feet broken up into 13 buildings with 70 units and a community center. The proposal is for 10% affordable units and 10% workforce units. The applicant is requesting exemptions from the mortgage recording tax, sales tax and a 15-year PILOT. Three full-time equivalent positions will be created.

Mr. Curry provided the Members with some further information on the potential economic impact of this project. 158 construction jobs are expected to be created. Mr. Curry added that the applicant has two other projects with the IDA.

Mr. Braun inquired about the financing of this project; Mr. Curry said there are two lenders involved in the financing but would need to know if there will be a PILOT Agreement to complete underwriting.

Mr. Pally made a motion to accept the application which was seconded by Mr. Rose. The vote was as follows:

Mr. Callahan – No

Mr. Grucci – Yes

Mr. Pally – Yes

Mr. Rose – Yes

Ms. Scheidt – No

Mr. Trotta – No

Mr. Braun – Yes

The motion was approved.

Horseblock 4, LLC – Application

This application is for Cassone to construct a 20,000 square foot warehouse for the assembly, repair and maintenance of trailers on approximately 19 acres at a cost of approximately \$4.2 million. Twenty full-time equivalent positions are expected to be created with salaries ranging from \$41,600 to \$137,500. Exemptions from mortgage recording tax and sales tax have been requested as well as a 20-year PILOT.

Mr. Russo provided the Members with information on the project's ownership and the status of required approvals. Mr. Braun added that he has reviewed the financial statements and found them to be in order and strong.

The motion to accept the application was made by Mr. Callahan, seconded by Mr. Trotta, and unanimously approved.

AIREF Station Road Logistics Center – Resolution

The cost benefit analysis, feasibility study and PILOT were included in the meeting packets. Multiple comments received from the public hearing for this \$140 million spec warehouse project were sent to the Members. This project is a 528,000 square foot spec industrial facility to be located on Station Road north of Sunrise Highway spread across four buildings. 130 full-time equivalent positions are expected to be created.

Mr. Deegan provided further information on this project to the Members. A 12-year PILOT and sales tax exemption are being requested.

Mr. Pally made a motion to approve the resolution. Initially, there was no second on this motion. Comments received at the public hearing were discussed. Mr. Grucci stated that he has concerns about very large vacant buildings in the Town because of the recently conducted Camoin study.

Mr. Trotta made a motion to deny the resolution. There was no second to Mr. Trotta's motion to deny the resolution. Subsequently, Ms. Scheidt seconded the motion made earlier by Mr. Pally to approve the resolution.

The vote was as follows:

Mr. Trotta – No

Ms. Scheidt – Yes

Mr. Pally – Yes

Mr. Rose – No

Mr. Grucci – No

Mr. Callahan – No

Mr. Braun – No

The motion failed.

R Squared Patchogue, LLC – Resolution

The cost benefit analysis, PILOT and economic and fiscal impact analysis were included in the meeting packets. A public hearing was held prior to the meeting with comment received for this \$46 million housing development on Main Street in East Patchogue. There will be 91 rental units consisting of one and two-bedrooms and they have agreed to the policy of 10% affordable

units and 10% workforce units. Two full-time equivalent positions are expected. The school district requested the PILOT be increased; the Members reviewed the proposed PILOT.

The motion to approve this final authorizing resolution was made by Ms. Scheidt and seconded by Mr. Trotta. All voted in favor.

Mr. Grucci left the meeting at 1:45 P.M.

14 Glover, LLC – Resolution

Mr. Braun left the meeting to recuse himself from this matter. This project is being sold back to Suffolk County. A request was received to waive Section 11.1 of the Lease and Project Agreement and allow the project to terminate early.

The motion to approve this resolution was made by Mr. Pally, seconded by Ms. Scheidt and approved with Mr. Braun recusing himself.

Mr. Braun rejoined the meeting.

CEO's Report

Job Creation Numbers

Projects that did not meet their job requirement numbers are being reviewed by Mr. Braun and Ms. Mulligan.

Long Island Business News (LIBN) Awards

WF Industrial XII was chosen as the top industrial project in Suffolk County and Sun River was chosen as the top residential project by the Long Island Business News. The Agency is also being honored by LIBN for its role in those two projects.

Vehicle

The Agency's Ford Explorer was recently auctioned off; it sold for just over \$24,000. The car was valued at approximately \$15,000 net undepreciated.

Long Island Business Development Council (LIBDC) Dinner

The Agency sponsored LIBDC dinner will be held on June 24th at the Home 2 Suites Hotel in Yaphank. Assemblyman Thiele and Senator Murray will do a presentation on the State budget.

Office Furniture

Mr. Braun made a motion to authorize \$25,000 for the purchase of new chairs and additional furniture for the ongoing office renovation. The motion was seconded by Mr. Callahan and all voted in favor.

The motion to close the IDA meeting at 1:55 P.M. was made by Ms. Scheidt, seconded by Mr. Callahan and unanimously approved.

The next IDA meeting is scheduled for Wednesday, June 12, 2024.



1201 Route 112, Suite 900
Port Jefferson Station, New York 11776
P. 631-582-4800 F. 631-582-4955

Enrico Scarda
Managing Partner
e.scarda@crestorg.com

May 29, 2024

VIA FEDEX OVERNIGHT

Town of Brookhaven Industrial Development Agency
c/o Town of Brookhaven Division of Economic Development
One Independence Hill
Farmingville, NY 11738

To Whom It May Concern:

I enclose the application of RA Oak Run LLC ("RA Oak Run"). RA Oak Run is part of The Crest Group family of companies. The Crest Group is a locally run firm that is headquartered in Port Jefferson Station, operating a vertically-integrated real estate firm across various asset classes (e.g., industrial, hospitality, commercial, residential, retail, etc.). Today, the firm manages over \$400mm in commercial real estate nationally.

RA Oak Run is currently in contract to acquire the vacant land located at the Northeast Corner of Birchwood Park Drive and Middle Country Road in Middle Island, New York. We intend to develop the vacant land and construct a multi-family 55 and better community with seventy-four (74) townhomes. The development will total ~100,000 square feet, while 20% of the townhomes will be allocated for affordable and workforce housing. The property will include a leasing office, an outdoor swimming pool, indoor fitness center and outdoor recreational area. Finally, the vast majority of the building materials shall be purchased from local suppliers and installed by local contractors.

Due to rising interest rates, slow economic growth, and increasingly unstable financial institutions, we are seeking the IDA's support. The costs of materials and labor have skyrocketed since The Pandemic, so this project would be infeasible, and we would not proceed with the project without the IDA's assistance. Furthermore, lenders have hesitantly provided construction financing to projects such as these. Therefore, the firm believes that obtaining the IDA's support for this project will catalyze its benefit to the local economy, by providing quality, attainable housing for the local area, which we feel is necessary given the age of housing stock in the immediate submarket.

On behalf of RA Oak Run and The Crest Group, I respectfully request that you consider our application for financial assistance and look forward to partnering with the IDA to develop a thriving senior community in the heart of Middle Island. This project will enrich the town both



economically and socially for decades to come. Thank you for your consideration in providing support for this much-needed development project.

Sincerely,

A handwritten signature in dark ink, appearing to read "ES", written over the printed name Enrico Scarda.

Enrico Scarda

Enc.
ES/es



List of Expenses Incurred To date:

- Legal: \$9,000
- Site Due Diligence: \$12,850
- Pre-Development Preparation: \$5,000

**FORM APPLICATION FOR FINANCIAL ASSISTANCE
TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY
1 Independence Hill, 2nd Floor, Farmingville, New York 11738
631 406-4244**

DATE: 05/29/24

APPLICATION OF: RA Oak Run LLC
Name of Owner and/or User of Proposed Project

ADDRESS: 1201 Route 112, Suite 900
Port Jefferson Station, NY 11776

Type of Application: ☐ Tax-Exempt Bond ☐ Taxable Bond
 ☒ Straight Lease ☐ Refunding Bond

Please respond to all items either by filling in blanks, by attachment (by marking space "see attachment number 1", etc.) or by N.A., where not applicable. Application must be filed in two copies. A non-refundable application fee is required at the time of submission of this application to the Agency. The non-refundable application fee is \$3,000 for applications under \$5 million and \$4,000 for applications of \$5 million or more, and should be made payable to the Town of Brookhaven Industrial Development Agency.

Transaction Counsel to the Agency may require a retainer which will be applied to fees incurred and actual out-of-pocket disbursements made during the inducement and negotiation processes and will be reflected on their final statement at closing.

Information provided herein will not be made public by the Agency prior to the passage of an official Inducement Resolution but may be subject to disclosure under the New York State Freedom of Information Law.

Prior to submitting a completed final application, please arrange to meet with the Agency's staff to review your draft application. Incomplete applications will not be considered. The Board reserves the right to require that the applicant pay for the preparation of a Cost Benefit Analysis, and the right to approve the company completing the analysis.

PLEASE NOTE: It is the policy of the Brookhaven IDA to encourage the use of local labor and the payment of the area standard wage during construction on the project.

IDA benefits may not be conferred upon the Company until the Lease and Project Agreement have been executed.

INDEX

PART I	OWNER AND USER DATA
PART II	OPERATION AT CURRENT LOCATION
PART III	PROJECT DATA
PART IV	PROJECT COSTS AND FINANCING
PART V	PROJECT BENEFITS
PART VI	EMPLOYMENT DATA
PART VII	REPRESENTATIONS, CERTIFICATIONS AND INDEMNIFICATION
PART VIII	SUBMISSION OF MATERIALS
EXHIBIT A	Proposed PILOT Schedule
SCHEDULE A	Agency's Fee Schedule
SCHEDULE B	Construction Wage Policy
SCHEDULE C	Recapture and Termination Policy

Part I: Owner & User Data

1. Owner Data:

A. Owner (Applicant for assistance): RA Oak Run LLC
Address: 1201 Route 112, Suite 900
Port Jefferson Station, NY 11776
Federal Employer ID #: [REDACTED] Website: thecrestgroupllc.com
NAICS Code: 531110
Owner Officer Certifying Application: Enrico Scarda
Title of Officer: Manager
Phone Number: [REDACTED] E-mail: [REDACTED]

E. Business Type:

Sole Proprietorship ☐ Partnership ☐ Limited Liability Company ☒
Privately Held ☒ Public Corporation ☐ Listed on _____
State of Incorporation/Formation: New York

C. Nature of Business:

(e.g., "manufacturer of _____ for _____ industry"; "distributor of _____"; or "real estate holding company")

Real Estate Holding Company

D. Owner Counsel:

Firm Name: Greenberg Traurig
Address: 900 Stewart Avenue, 5th Floor
Garden City, NY 11530
Individual Attorney: Daniel J. Baker, Esq.
Phone Number: (516) 629-9610 E-mail: dan.baker@gtlaw.com

E. Principal Stockholders, Members or Partners, if any, of the Owner:

Name	Percent Owned
Enrico Scarda	90%
Daniele Scarda	10%

F. Has the Owner, or any subsidiary or affiliate of the Owner, or any stockholder, partner, member, officer, director, or other entity with which any of these individuals is or has been associated with:

- i. ever filed for bankruptcy, been adjudicated bankrupt or placed in receivership or otherwise been or presently is the subject of any bankruptcy or similar proceeding? (If yes, please explain)

No

- ii. been convicted of a felony, or misdemeanor, or criminal offense (other than a motor vehicle violation)? (If yes, please explain)

No

G. If any of the above persons (see "E", above) or a group of them, owns more than 50% interest in the Owner, list all other organizations which are related to the Owner by virtue of such persons having more than a 50% interest in such organizations.

N/A

H. Is the Owner related to any other organization by reason of more than a 50% ownership? If so, indicate name of related organization and relationship:

No

I. List parent corporation, sister corporations and subsidiaries:

N/A

- J. Has the Owner (or any related corporation or person) been involved in or benefited by any prior industrial development financing in the municipality in which this project is located, whether by this agency or another issuer? (Municipality herein means city, town, or village, or if the project is not in an incorporated city, town or village, the unincorporated areas of the county in which it is located.) If so, explain in full:

No

- K. List major bank references of the Owner:

Dime Bank (Kim Cioch-631-839-9014)

Connectone (Kevin Santacroce-631-764-3176)

2. User Data

*** (for co-applicants for assistance or where a landlord/tenant relationship will exist between the owner and the user) ***

- A. User (together with the Owner, the "Applicant"): _____

Address: _____

Federal Employer ID #: _____ Website: _____

NAICS Code: _____

User Officer Certifying Application: _____

Title of Officer: _____

Phone Number: _____ E-mail: _____

- B. Business Type:

Sole Proprietorship ☐ Partnership ☐ Privately Held ☐

Public Corporation ☐ Listed on _____

State of Incorporation/Formation: _____

- C. Nature of Business:

(e.g., "manufacturer of _____ for _____ industry"; "distributor of _____"; or "real estate holding company")

D. Are the User and the Owner Related Entities? Yes ☐ No ☐

i. If yes, the remainder of the questions in this Part I, Section 2 (with the exception of "F" below) need not be answered if answered for the Owner.

ii. If no, please complete all questions below.

E. User's Counsel:

Firm Name: _____

Address: _____

Individual Attorney: _____

Phone Number: _____

E-mail: _____

F. Principal Stockholders or Partners, if any:

Name

Percent Owned

G. Has the User, or any subsidiary or affiliate of the User, or any stockholder, partner, officer, director, or other entity with which any of these individuals is or has been associated with:

i. ever filed for bankruptcy, been adjudicated bankrupt or placed in receivership or otherwise been or presently is the subject of any bankruptcy or similar proceeding? (If yes, please explain)

ii. been convicted of a felony or criminal offense (other than a motor vehicle violation)? (If yes, please explain)

- H. If any of the above persons (see "F", above) or a group of them, owns more than 50% interest in the User, list all other organizations which are related to the User by virtue of such persons having more than a 50% interest in such organizations.

- I. Is the User related to any other organization by reason of more than a 50% ownership? If so, indicate name of related organization and relationship:

- J. List parent corporation, sister corporations and subsidiaries:

- K. Has the User (or any related corporation or person) been involved in or benefited by any prior industrial development financing in the municipality in which this project is located, whether by this agency or another issuer? (Municipality herein means city, town, or village, or if the project is not in an incorporated city, town or village, the unincorporated areas of the county in which it is located.) If so, explain in full:

- L. List major bank references of the User:

Part II – Operation at Current Location

*** (if the Owner and the User are unrelated entities, answer separately for each) ***

1. Current Location Address: N/A

2. Owned or Leased: _____

3. Describe your present location (acreage, square footage, number buildings, number of floors, etc.):

4. Type of operation (manufacturing, wholesale, distribution, retail, etc.) and products and/or services:

5. Are other facilities or related companies of the Applicant located within the State?

Yes ☐ No ☐

A. If yes, list the Address: _____

6. Will the completion of the project result in the removal of any facility or facilities of the Applicant from one area of the state to another OR in the abandonment of any facility or facilities of the Applicant located within the State? Yes ☐ No ☐

A. If no, explain how current facilities will be utilized: _____

- B. If yes, please indicate whether the project is reasonably necessary for the Applicant to maintain its competitive position in its industry or remain in the State and explain in full:

7. Has the Applicant actively considered sites in another state? Yes ☐ No ☐

A. If yes, please list states considered and explain: _____

8. Is the requested financial assistance reasonably necessary to prevent the Applicant from moving out of New York State? Yes ☐ No ☐

A. Please explain: _____

9. Number of full-time equivalent employees (FTE's) at current location and average salary (indicate hourly or yearly salary):

Part III – Project Data1. Project Type:

A. What type of transaction are you seeking? (Check one)

Straight Lease ☒ Taxable Bonds ☐ Tax-Exempt Bonds ☐
 Equipment Lease Only ☐

B. Type of benefit(s) the Applicant is seeking: (Check all that apply)

Sales Tax Exemption ☒ Mortgage Recording Tax Exemption ☒
 PILOT Agreement: ☒

2. Location of project:

A. Street Address: N/E/C of NYS 25 and Birchwood Park Drive, Middle Island NY

B. Tax Map: District 0200 Section 401 Block 02.00 Lot(s) 038.005

C. Municipal Jurisdiction:

i. Town: Brookhaven
 ii. Village: _____
 iii. School District: Longwood

D. Acreage: 23.56

3. Project Components (check all appropriate categories):

A. Construction of a new building ☒ Yes ☐ No

i. Square footage: ~ 100k sf(37 buildings @ 2,516.46 office garage etc)

B. Renovations of an existing building ☐ Yes ☒ No

i. Square footage: _____

C. Demolition of an existing building ☐ Yes ☐ No

i. Square footage: N/A

D. Land to be cleared or disturbed ☒ Yes ☐ No

i. Square footage/acreage: 500,940 SF disturbed

E. Construction of addition to an existing building ☐ Yes ☒ No

i. Square footage of addition: _____

ii. Total square footage upon completion: _____

F. Acquisition of an existing building ☐ Yes ☒ No

i. Square footage of existing building: N/A

- G. Installation of machinery and/or equipment ☒ Yes ☐ No
i. List principal items or categories of equipment to be acquired: _____

Electric minisplits, Sewer & Water Connections, Plumbing and Electrical

4. Current Use at Proposed Location:

- A. Does the Applicant currently hold fee title to the proposed location? No

i. If no, please list the present owner of the site: Marbai Profit Sharing Plan Trust (a section 401 IRS Plan Trust)

- B. Present use of the proposed location: Vacant Land

- C. Is the proposed location currently subject to an IDA transaction (whether through this Agency or another?) ☐ Yes ☒ No

i. If yes, explain: _____

- D. Is there a purchase contract for the site? (If yes, explain): ☒ Yes ☐ No

Applicant is contract vendee pursuant to Contract dated 4/6/22

- E. Is there an existing or proposed lease for the site? (If yes, explain): ☐ Yes ☒ No

5. Proposed Use:

- A. Describe the specific operations of the Applicant or other users to be conducted at the project site: 74-units for 55+ community (of which 15 units (20% requirement- will be set aside for affordable (7 units) and workforce (8 units))

Leased to residents and managed by applicant

- B. Proposed product lines and market demands: See above

- C. If any space is to be leased to third parties, indicate the tenant(s), total square footage of the project to be leased to each tenant, and the proposed use by each tenant:

The 74 units (of which 15 units (20% requirement) will be set aside for affordable (7 units) and workforce (8 units)), in 37 buildings averaging 2,516.46 sq footage per building

will be leased to future residents. The project will include a total rentable space of 93,109.02 sq ft.

- D. Need/purpose for project (e.g., why is it necessary, effect on Applicant's business):

Due to the continuation of rising interest rates and increases in the cost of land, labor, materials and taxes the project is not feasible

without the IDA's assistance and without the benefits from the IDA the project won't be undertaken.

- E. Will any portion of the project be used for the making of retail sales to customers who personally visit the project location? Yes ☐ No ☒

- i. If yes, what percentage of the project location will be utilized in connection with the sale of retail goods and/or services to customers who personally visit the project location? _____

- F. To what extent will the project utilize resource conservation, energy efficiency, green technologies, and alternative / renewable energy measures?

Energy efficient HVAC units. Apartments will meet HERS efficiency ratings for local building code.

6. Project Work:

- A. Has construction work on this project begun? If yes, complete the following:

- | | | | | |
|--------------------|------------------------------|--|------------|-------|
| i. Site Clearance: | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | % COMPLETE | _____ |
| ii. Foundation: | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | % COMPLETE | _____ |
| iii. Footings: | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | % COMPLETE | _____ |
| iv. Steel: | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | % COMPLETE | _____ |
| v. Masonry: | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | % COMPLETE | _____ |
| vi. Other: | _____ | | | |

- B. What is the current zoning? PRC Residence District

- C. Will the project meet zoning requirements at the proposed location?

Yes ☒ No ☐

D. If a change of zoning is required, please provide the details/status of the change of zone request: A change of zone from B residence 1 to PRC Residence District (Planned Retirement Community)

was granted by the Town of Brookhaven on November 30, 2023.

E. Have site plans been submitted to the appropriate planning department? Yes ☒ No ☐

F. Is a change of use application required? Yes ☐ No ☒

7. Project Completion Schedule:

A. What is the proposed commencement date for the acquisition and the construction/renovation/equipping of the project?

i. Acquisition: TBD

ii. Construction/Renovation/Equipping: October 1, 2024

B. Provide an accurate estimate of the time schedule to complete the project and when the first use of the project is expected to occur: _____

24 months, with use beginning in month 18 (will take 18 months to get CO from Town of Brookhaven)

Part IV – Project Costs and Financing1. Project Costs:

- A. Give an accurate estimate of cost necessary for the acquisition, construction, renovation, improvement and/or equipping of the project location:

<u>Description</u>	<u>Amount</u>
Land and/or building acquisition	\$ <u>5,920,000</u>
Building(s) demolition/construction	\$ <u>21,250,000</u>
Building renovation	\$ <u>0</u>
Site Work	\$ <u>5,300,000</u>
Machinery and Equipment	\$ <u>100,000</u>
Legal Fees	\$ <u>150,000</u>
Architectural/Engineering Fees	\$ <u>130,000</u>
Financial Charges	\$ <u>2,250,000</u>
Other (Specify)	\$ <u>0</u>
Total	\$ <u>35,100,000</u>

Please provide the percentage of materials and labor that will be sourced locally (Suffolk/Nassau Counties) 80%

Please note, IDA fees are based on the total project costs listed above. At the completion of your project, you are required to provide both a certificate of completion along with a cost affidavit certifying the final project costs. The IDA fees may be adjusted as a result of the certified cost affidavit. Money will not be refunded if the final project cost is less than the amount listed above.

2. Method of Financing:

	Amount	Term
A. Tax-exempt bond financing:	\$ 0	_____ years
B. Taxable bond financing:	\$ 0	_____ years
C. Conventional Mortgage:	\$ 23,900,000	_____ years
D. SBA (504) or other governmental financing:	\$ _____	_____ years
E. Public Sources (include sum of all State and federal grants and tax credits):	\$ _____	
F. Other loans:	\$ _____	_____ years
G. Owner/User equity contribution:	\$ 11,200,000	_____ years
Total Project Costs		\$ 35,100,000

i. What percentage of the project costs will be financed from public sector sources?

0% _____

3. Project Financing:

A. Have any of the above costs been paid or incurred (including contracts of sale or purchase orders) as of the date of this application? Yes ☒ No ☐

i. If yes, provide detail on a separate sheet.

B. Are costs of working capital, moving expenses, work in progress, or stock in trade included in the proposed uses of bond proceeds? Give details:

No

C. Will any of the funds borrowed through the Agency be used to repay or refinance an existing mortgage or outstanding loan? Give details:

No

D. Has the Applicant made any arrangements for the marketing or the purchase of the bond or bonds? If so, indicate with whom:

No

Part V – Project Benefits

1. Mortgage Recording Tax Benefit:

- A. Mortgage Amount for exemption (include sum total of construction/permanent/bridge financing):

\$ 23,900,000

- B. Estimated Mortgage Recording Tax Exemption (product of Mortgage Amount and .75%):

\$ 179,250

2. Sales and Use Tax Benefit:

- A. Gross amount of costs for goods and services that are subject to State and local Sales and Use Tax (such amount to benefit from the Agency's exemption):

\$ 10,832,000

- B. Estimated State and local Sales and Use Tax exemption (product of 8.625% and figure above):

\$ 934,260

- C. If your project has a landlord/tenant (owner/user) arrangement, please provide a breakdown of the number in "B" above:

i. Owner: \$ N/A

ii. User: \$ N/A

3. Real Property Tax Benefit:

- A. Identify and describe if the project will utilize a real property tax exemption benefit other than the Agency's PILOT benefit: N/A

- B. Agency PILOT Benefit:

i. Term of PILOT requested: 20 years

- ii. Upon acceptance of this application, the Agency staff will create a PILOT schedule and attach such information to Exhibit A hereto. Applicant hereby requests such PILOT benefit as described on Exhibit A.

*** This application will not be deemed complete and final until Exhibit A hereto has been completed. ***

Part VII – Representations, Certifications and Indemnification

1. Is the Applicant in any litigation which would have a material adverse effect on the Applicant's financial condition? (If yes, furnish details on a separate sheet)

Yes ☐ No ☒

2. Has the Applicant or any of the management of the Applicant, the anticipated users or any of their affiliates, or any other concern with which such management has been connected, been cited for a violation of federal, state, or local laws or regulations with respect to labor practices, hazardous wastes, environmental pollution, or other operating practices? (If yes, furnish details on a separate sheet)

Yes ☐ No ☒

3. Is there a likelihood that the Applicant would proceed with this project without the Agency's assistance? (If no, please explain why; if yes, please explain why the Agency should grant the benefits requested)

Yes ☐ No ☒

If the project had to pay fully assessed taxes, it would not be economically feasible.

The current costs of debt (interest rates), land, labor, materials and capital render the project unviable without all of the available IDA benefits. The applicant will not proceed without the IDA's assistance.

4. If the Applicant is unable to obtain financial assistance from the Agency for the project, what would be the impact on the Applicant and on the municipality?

The subject site would remain a vacant, low tax property ripe for vandalism

and blight. The Town of Brookhaven would forego much needed housing and numerous jobs.

The applicant would not proceed with the project.

Original signature and initials are required. Electronic signatures and initials are not permitted.

5. The Applicant understands and agrees that in accordance with Section 858-b(2) of the General Municipal Law, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the project will be listed with the New York State Department of Labor, Community Services Division and with the administrative entity of the service delivery area created pursuant to the Job Training Partnership Act (PL 97-300) in which the project is located (collectively, the "Referral Agencies"). The Applicant also agrees that it will, except as otherwise provided by collective bargaining contracts or agreements to which they are parties, where practicable, first consider for such new employment opportunities persons eligible to participate in federal job training partnership programs who shall be referred by the Referral Agencies.

Initial 

6. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement in the Project as well as may lead to other possible enforcement actions.

Initial 

7. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

Initial 

8. The Applicant represents and warrants that to the Applicant's knowledge neither it nor any of its affiliates, nor any of their respective partners, members, shareholders or other equity owners, and none of their respective employees, officers, directors, representatives or agents is, nor will they become a person or entity with who United States persons or entities are restricted from doing business under regulations of the Office of Foreign Asset Control (OFAC) of the Department of the Treasury (including those named on OFAC's Specially Designated and Blocked Persons List or under any statute, executive order including the September 24, 2001, Executive Order Block Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit, or Support Terrorism, or other governmental action and is not and will not assign or otherwise transfer this Agreement to, contract with or otherwise engage in any dealings or transactions or be otherwise associated with such persons or entities.

Initial 

9. The Applicant confirms and hereby acknowledges it has received the Agency's fee schedule attached hereto as Schedule A and agrees to pay such fees, together with any expenses incurred by the Agency, including those of Transaction Counsel, with respect to the Facility. The Applicant 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 project. The IDA fees are based on the total project costs listed in this application. At the completion of the project, you are required to provide both a certificate of completion along with a cost affidavit certifying the final project costs. The IDA fees may be increased as a result of the certified cost affidavit. Monies will not be refunded if the final costs are below the amount listed in the application.

Initial 

10. The Applicant confirms and hereby acknowledges it has received the Agency's Construction Wage Policy attached hereto as Schedule B and agrees to comply with the same.

Initial 

11. The Applicant hereby agrees to comply with Section 875 of the General Municipal Law. The Company further agrees that the financial assistance granted to the project by the Agency is subject to recapture pursuant to Section 875 of the Act and the Agency's Recapture and Termination Policy, attached hereto as Schedule C.

Initial 

12. The Applicant confirms and hereby acknowledges it has received the Agency's PILOT Policy attached hereto as Schedule D and agrees to comply with the same.

Initial 

13. The Company hereby authorizes the Agency, without further notice or consent, to use the Company's name, logo and photographs related to the Facility in its advertising, marketing, and communications materials. Such materials may include web pages, print ads, direct mail and various types of brochures or marketing sheets, and various media formats other than those listed (including without limitation video or audio presentations through any media form). In these materials, the Agency also has the right to publicize its involvement in the Project.

Initial 

14. The applicant confirms and hereby acknowledges it has received the Agency's Application and Resolution Expiration Policy available at brookhavenida.org/application and agrees to comply with same.

Initial 

15. The Applicant confirms and hereby acknowledges it has reviewed the Agency's application expiration policy located at <https://brookhavenida.org/files/IDA%20Resolution%20Regarding%20Expiration%20of%20Applications.pdf> and agrees to the terms regarding the expiration of the Agency's approvals.

Initial

A handwritten signature in dark ink, consisting of a large, stylized 'B' and 'S' intertwined, written over a horizontal line.

Part VIII – Submission of Materials

1. Financial statements for the last two fiscal years (unless included in the Applicant's annual report). Note, if the project company is a newly formed entity, then the applicant is required to submit financial statements for the parent company or sponsor entity.
2. Applicant's annual reports (or 10-K's if publicly held) for the two most recent fiscal years.
3. Quarterly reports (form 10-Q's) and current reports (form 8-K's) since the most recent annual report, if any.
4. In addition, please attach the financial information described in items A, B, and C of any expected guarantor of the proposed bond issue.
5. Completed Environmental Assessment Form.
6. Most recent quarterly filing of NYS Department of Labor Form 45, as well as the most recent fourth quarter filing. Please remove the employee Social Security numbers and note the full-time equivalency for part-time employees.

(Remainder of Page Intentionally Left Blank)

Part IX – Special Representations

1. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if financial assistance is provided for the proposed project. The Applicant hereby indicates its compliance with Section 862(1) by signing the applicable statement below. **(Please sign only one of the following statements a. or b. below).**

- a. The completion of the entire project will not result in the removal of an industrial or manufacturing plant of the project occupant 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 project occupant located within the state.

Representative of the Applicant: _____

- b. The completion of this entire project will result in the removal of an industrial or manufacturing plant of the project occupant 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 project occupant located within the state because the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

Representative of the Applicant: _____

2. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

Representative of the Applicant: _____

3. In accordance with Section 862(1) of the New York General Municipal Law the Applicant understands and agrees that projects which result in the removal of an industrial or manufacturing plant of the project occupant 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 project occupant within the State is ineligible for financial assistance from the Agency, unless otherwise approved by the Agency as reasonably necessary to preserve the competitive position of the project in its respective industry or to discourage the project occupant from removing such other plant or facility to a location outside the State.

Representative of the Applicant: _____

4. The Applicant confirms and acknowledges that the owner, occupant, or operator receiving financial assistance for the proposed project is in substantial compliance with applicable local, state, and federal tax, worker protection and environmental laws, rules, and regulations.

Representative of the Applicant: _____

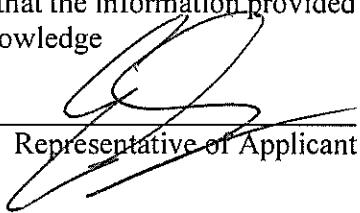
Part X – Certification

Enrico Scarda (Name of representative of entities submitting application) deposes and says that he or she is the Manager (title) of RA Oak Run LLC, the entities named in the attached application; that he or she has read the foregoing application and knows the contents thereof; and that the same is true to his or her knowledge.

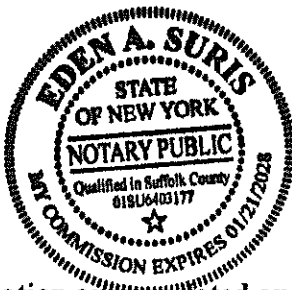
Deponent further says that s/he is duly authorized to make this certification on behalf of the entities named in the attached Application (the "Applicant") and to bind the Applicant. The grounds of deponent's belief relative to all matters in said Application which are not stated upon his/her personal knowledge are investigations which deponent has caused to be made concerning the subject matter this Application, as well as in formation acquired by deponent in the course of his/her duties in connection with said Applicant and from the books and papers of the Applicant.

As representative of the Applicant, deponent acknowledges and agrees that Applicant shall be and is responsible for all costs incurred by the Town of Brookhaven Industrial Development Agency (hereinafter referred to as the "Agency") in connection with this Application, the attendant negotiations and all matters relating to the provision of financial assistance to which this Application relates, whether or not ever carried to successful conclusion. If, for any reason whatsoever, the Applicant fails to conclude or consummate necessary negotiations or fails to act within a reasonable or specified period of time to take reasonable, proper, or requested action or withdraws, abandons, cancels or neglects the application or if the Applicant is unable to find buyers willing to purchase the total bond issue required, then upon presentation of invoice, Applicant shall pay to the Agency, its agents or assigns, all actual costs incurred with respect to the application, up to that date and time, including fees to bond or transaction counsel for the Agency and fees of general counsel for the Agency. Upon successful conclusion of the transaction contemplated herein, the Applicant shall pay to the Agency an administrative fee set by the Agency in accordance with its fee schedule in effect on the date of the foregoing application, and all other appropriate fees, which amounts are payable at closing.

The Applicant hereby subscribes and affirms under the penalties of perjury that the information provided in this Application is true, accurate and complete to the best of his or her knowledge


Representative of Applicant

Sworn to me before this 29th
Day of May, 20 24
Eden A. Suris
(seal)



**** Note: If the entities named in this Application are unrelated and one individual cannot bind both entities, Parts VII, IX and X of this Application must be completed by an individual representative for each entity ****

EXHIBIT A

Proposed PILOT Schedule

Upon acceptance of the Application and completion of the Cost Benefit Analysis, the Agency will attach the proposed PILOT Schedule to this Exhibit.

Town of Brookhaven Industrial Development
Schedule of Fees

Application -	\$3,000 for projects with total costs under \$5 million \$4,000 for projects with total costs \$5 million and over (non-refundable)
Closing/Expansion Sale/Transfer/Increase of Mortgage Amount/ Issuance of Refunding Bonds -	$\frac{3}{4}$ of one percent up to \$25 million total project cost and an additional $\frac{1}{4}$ of one percent on any project costs in excess of \$25 million. Projects will incur a minimum charge of \$10,000 plus all fees incurred by the Agency including, but not limited to publication, legal, and risk monitoring.
Annual Administrative -	\$2,000 administrative fee plus \$500 per unrelated subtenant located in the project facility. This fee is due annually.
Termination –	Between \$1,000 and \$2,500
Refinance (excluding refunding bonds) –	$\frac{1}{4}$ of one percent of mortgage amount or \$5,000, whichever is greater.
Late PILOT Payment –	5% penalty, 1% interest compounded monthly, plus \$1,000 administrative fee.
PILOT extension -	a minimum of \$15,000
Processing Fee -	\$275 per hour with a minimum fee of \$275
Lease of Existing Buildings (partial or complete) -	Fee is based on contractual lease amount.

The Agency reserves the right to adjust these fees.

Updated: November 17, 2020

i.on renewables, LLC
c/o Daniel Prokopy
707 Westchester Avenue, Suite 116
White Plains, NY 10604
daniel@ionrenewables.com

May 22, 2024

Ms. Lisa Mulligan, CEO
Brookhaven Industrial Development Agency
One Independence Hill
Farmingville, NY 11738

RE: Applicant: Holtsville Solar, LLC
 Application: Brookhaven Town Industrial Development Agency
 Premises: 249 Buckley Road, Holtsville, NY 11742

Dear Ms. Mulligan,

I am writing to you on behalf of the Applicant, Holtsville Solar, LLC.

At a meeting of the Town of Brookhaven Industrial Development Agency (the "Agency"), held electronically via conference call on the 10th day of February 2021, members of the Agency adopted the attached resolution concerning the acquisition of a leasehold interest in and title to Mastic Beach Solar, LLC, a special purpose vehicle established for this carport solar PV project.

At a meeting of the Town of Brookhaven Industrial Development Agency (the "Agency"), on August 16th, 2023, members of the Agency accepted the Applicant's application to extend the termination date for this solar carport project to May 15, 2024.

The project has just received approval from PSEG Long Island to extend the "Target Commercial Operation Date" until July 31st, 2025 and the Applicant is in the process of getting the construction for this project started.

In light of the extension granted by the utility, we are hereby kindly requesting a second extension from the IDA Brookhaven for another six months. It is intended to close on the project within that time frame.



Furthermore, the Town of Brookhaven granted a Lease Extension to a 30-year term. Therefore, we would greatly appreciate a consideration by the Agency to align the term of the PILOT with the lease. An extension of the 20-year PILOT term to 30 years would improve the economic attractiveness of the project and make a successful implementation within the proposed timeframe more likely.

We appreciate your consideration in this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dan Prokopy", with a large, stylized loop at the beginning.

Daniel Prokopy

i.on renewables, LLC
c/o Daniel Prokopy
707 Westchester Avenue, Suite 116
White Plains, NY 10604
daniel@ionrenewables.com

May 22, 2024

Ms. Lisa Mulligan, CEO
Brookhaven Industrial Development Agency
One Independence Hill
Farmingville, NY 11738

RE: Applicant: MAC Solar, LLC
 Application: Brookhaven Town Industrial Development Agency
 Premises: 640 Moriches-Middle Island Road, Moriches, NY 11955

Dear Ms. Mulligan,

I am writing to you on behalf of the Applicant, MAC Solar, LLC.

At a meeting of the Town of Brookhaven Industrial Development Agency (the "Agency"), held electronically via conference call on the 10th day of February 2021, members of the Agency adopted the attached resolution concerning the acquisition of a leasehold interest in and title to Mastic Beach Solar, LLC, a special purpose vehicle established for this carport solar PV project.

At a meeting of the Town of Brookhaven Industrial Development Agency (the "Agency"), on August 16th, 2023, members of the Agency accepted the Applicant's application to extend the termination date for this solar carport project to May 15, 2024.

The project has just received approval from PSEG Long Island to extend the "Target Commercial Operation Date" until July 31st, 2025 and the Applicant is in the process of getting the construction for this project started.

In light of the extension granted by the utility, we are hereby kindly requesting a second extension from the IDA Brookhaven for another six months. It is intended to close on the project within that time frame.

Furthermore, the Town of Brookhaven granted a Lease Extension to a 30-year term. Therefore, we would greatly appreciate a consideration by the Agency to align the term of the PILOT with the lease. An extension of the 20-year PILOT term to 30 years would improve the economic attractiveness of the project and make a successful implementation within the proposed timeframe more likely.

We appreciate your consideration in this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel Prokopy", with a stylized flourish at the end.

Daniel Prokopy

i.on renewables, LLC
c/o Daniel Prokopy
707 Westchester Avenue, Suite 116
White Plains, NY 10604
daniel@ionrenewables.com

May 22, 2024

Ms. Lisa Mulligan, CEO
Brookhaven Industrial Development Agency
One Independence Hill
Farmingville, NY 11738

RE: Applicant: Matic Beach Solar, LLC
 Application: Brookhaven Town Industrial Development Agency
 Premises: 300 Mastic Beach Road, Mastic Beach, NY 11951

Dear Ms. Mulligan,

I am writing to you on behalf of the Applicant, Mastic Beach Solar, LLC.

At a meeting of the Town of Brookhaven Industrial Development Agency (the "Agency"), held electronically via conference call on the 10th day of February 2021, members of the Agency adopted the attached resolution concerning the acquisition of a leasehold interest in and title to Mastic Beach Solar, LLC, a special purpose vehicle established for this carport solar PV project.

At a meeting of the Town of Brookhaven Industrial Development Agency (the "Agency"), on August 16th, 2023, members of the Agency accepted the Applicant's application to extend the termination date for this solar carport project to May 15, 2024.

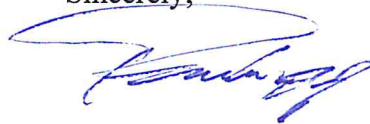
The project has just received approval from PSEG Long Island to extend the "Target Commercial Operation Date" until July 31st, 2025 and the Applicant is in the process of getting the construction for this project started.

In light of the extension granted by the utility, we are hereby kindly requesting a second extension from the IDA Brookhaven for another six months. It is intended to close on the project within that time frame.

Furthermore, the Town of Brookhaven granted a Lease Extension to a 30-year term. Therefore, we would greatly appreciate a consideration by the Agency to align the term of the PILOT with the lease. An extension of the 20-year PILOT term to 30 years would improve the economic attractiveness of the project and make a successful implementation within the proposed timeframe more likely.

We appreciate your consideration in this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel Prokopy", with a large, sweeping flourish above the name.

Daniel Prokopy

Sunrise Wind LLC
c/o Orsted North America, Inc.
399 Boylston Street
Boston, MA 02116

May 20, 2024

VIA FEDEX

Town of Brookhaven Industrial Development Agency
1 Independence Hill, 2nd Floor
Farmingville, New York 11738
Attention: Chief Executive Officer

With copies to:

Town of Brookhaven Town Attorney's Office
1 Independence Hill, 2nd Floor
Farmingville, New York 11738
Attention: General Counsel

Re: **Consent to Assign Lease and Project Agreement**

Dear Agency,

Reference is made to that certain Lease and Project Agreement, dated as of December 1, 2022 (the "**Agreement**"), by and between Town of Brookhaven Industrial Development Agency (Town of Brookhaven, New York) (the "**Agency**") and Sunrise Wind LLC, a Delaware limited liability company ("**Sunrise**"). Capitalized terms used in this letter but not otherwise defined shall have the meanings set forth in the Agreement.

As of the date hereof, Eversource Investment LLC ("**Eversource Investment**") and Orsted DevCo, LLC (f/k/a Orsted US East Coast Offshore Wind HoldCo, LLC) ("**Orsted DevCo**") each own fifty percent (50%) of the outstanding membership interests of North East Offshore, LLC ("**NEO**"), and NEO owns one hundred percent (100%) of the outstanding membership interests of Sunrise.

Pursuant to the transactions contemplated by the Equity and Asset Purchase and Sale Agreement, dated April 18, 2024, by and among Eversource Investment, Orsted DevCo, NEO, and solely for purposes of its obligations under Section 5.3 therein, Orsted Wind Power Holding A/S, (a) NEO will distribute (i) fifty percent (50%) of the limited liability company membership interests in Sunrise to Orsted DevCo and (ii) fifty percent (50%) of the limited liability company membership interests in Sunrise to Eversource Investment, (b)(i) Orsted DevCo will cause Sunrise Wind Project Holdings, LLC, a wholly-owned direct subsidiary of Orsted DevCo ("**Sunrise Holdings**") to issue limited liability company membership interests (representing a fifty percent (50%) interest in Sunrise Holdings) to Eversource Investment and (ii) Eversource Investment and

Orsted DevCo will contribute all of the limited liability company membership interests in Sunrise owned by Eversource Investment and Orsted DevCo, respectively, to Sunrise Holdings, and (c) Eversource Investment will sell, assign, transfer and convey to Orsted DevCo, following the conclusion of clauses (a) and (b), all of its limited liability company membership interests in Sunrise Holdings (the “**Sunrise Changes of Control**”).

By way of this letter and pursuant to Section 8.3 of the Agreement, Sunrise is providing formal notification to the Agency of the transfers of equity interests in Sunrise pursuant to the Sunrise Changes of Control that qualify as direct and indirect changes of control, as applicable, of Sunrise under clause 8.3(v) of the Agreement. Based on the foregoing and as required under Section 8.3 of the Agreement, Sunrise hereby requests your consent, which shall not be unreasonably withheld or delayed or conditioned, to the Sunrise Changes of Control as described above in this letter.

To confirm your agreement with the foregoing, please sign below and send a fully executed copy of this letter by email to Eva Mihaylova at EVAMI@orsted.com by June 3, 2024. If you would like to discuss this matter further, please contact Eva Mihaylova at EVAMI@orsted.com.

Remainder of page intentionally left blank; signature page follows

Best regards,

SUNRISE WIND LLC

**By: North East Offshore, LLC
its Manager**

By: Troy Patton
Troy Patton (May 2, 2024 09:42 EDT)

Name: Troy Patton

Title: Director

By: _____

Name: Jay Buth

Title: Director

Best regards,

SUNRISE WIND LLC

**By: North East Offshore, LLC
its Manager**

By: _____

Name: Troy Patton

Title: Director

DocuSigned by:



By: _____

Name: Jay Buth

Title: Director

Please indicate your agreement to the foregoing by signing below.

Agency

By: _____

Name:

Title:



MS PACKAGING & SUPPLY CORP.


53 ZORN BLVD YAPHANK, NY 11980 631-821-6567 F-631-821-0935

June 5, 2024

Brookhaven IDA
One Independence Hill, 2nd Floor
Farmingville, NY 11738
Attn: Lisa Milligan
Re: Natcon Drive

The contractor is asking for an extension on the completion date of the project. Please extend the completed project date and sales tax exemption date to 8/31/24.

Sincerely,



Michael Savino



422 Admiral Blvd, Kansas City, MO 64106
www.savionenergy.com

via e-mail Delivery

May 16, 2024

Lisa M.G. Mulligan, Chief Executive Officer
Town of Brookhaven Industrial Development Agency
One Independence Hill
Farmingville, NY 11738
lmulligan@brookhavenida.org

Re: Yaphank Energy Storage, LLC Application ("Project")
Second Request for Extension to Hold Public Hearing and Closing

Dear Ms. Mulligan:

I am writing on behalf of Yaphank Energy Storage, LLC to respectfully request an additional extension of time to hold the public hearing and closing for this Project until May 1, 2025.

While the Project was issued a negative declaration under the State Environmental Quality Review Act and obtained the Site Plan approval from the Town of Brookhaven in May 2023, there are other open matters that prevent the Project from closing with the Agency and commencing construction until at least Q3 2025. The following items still remain open:

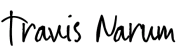
- Interconnection agreement and necessary upgrades for the interconnection;
- Commercial off take agreement for the power generated from the Project;

We are working hard to address these open items but they will take time to address.

We understand that a revised or updated Application may be requested by the Agency prior to conducting the public hearing for the Project.

Please let us know if you have any questions regarding this request. Thank you for your consideration.

Sincerely,

DocuSigned by:

A65A601A79BA49E...

Authorized Agent

SUFFOLK AGAIN THE OWNER OF FOLEY BUILDING

County plans to create a jail for young offenders

BY VERA CHINESE
vera.chinese@newsday.com

Suffolk County on Wednesday completed a \$6 million purchase of the long vacant John J. Foley nursing home building in Yaphank, buying back a property that prompted years of political infighting as past administrations sought to get the county out of the health care business.

The county hopes to turn part of the five-story, 264-bed facility into a jail for adolescent offenders, Suffolk County Executive Edward P. Romaine said. County officials estimate renovation costs for the detention facility at up to \$30 million. Construction of an entirely new facility would have cost more than \$100 million, Romaine said.

"I think we did very well for the taxpayers," said Romaine, a Republican who opposed the sale of the nursing home when he served in the county legislature.

Suffolk is seeking state approval to use the building to house 16- and 17-year-old offenders, who under the state's Raise the Age laws cannot be held with adult inmates. The state could cover up to 75% of the renovation cost for that use, Romaine said.

The Raise the Age law, passed by the State Legislature in 2017, increased the age that children can be prosecuted as adults to 18.

The state Office of Children and Family Services must sign off on Suffolk's plan to use the facility for young offenders. A spokeswoman for the agency said it is working with Suffolk to identify a viable site.

Rosemary Gomez, a spokeswoman for NYU Langone, the property's most recent owner, said in an email: "It is our hope that Suffolk County will find an appropriate community use for the site."

State's mandate

The state requires the county to build a separate 40-bed facility for young offenders. Suffolk has 12 offenders younger than 18 in custody, according to county Sheriff's Department



The John J. Foley building in Yaphank was once a nursing home operated by Suffolk County.

spokeswoman Vicki DiStefano.

Romaine said the 180,000-square-foot Foley building also could house Suffolk's probation department and serve as temporary space for the police department during possible future renovations at county police headquarters in Yaphank.

"There's a number of other things that we're looking at this time, but this gives us options," Romaine said.

Plans to sell the nursing home date to the administration of County Executive Steve Levy, who in 2007 proposed selling the property to help plug county budget gaps. Romaine and another GOP county legislator, John M. Kennedy Jr., now Suffolk County comptroller, were prominent proponents of retaining ownership of Foley, saying it was

too valuable to lose.

Proposed deals to sell the facility to private operators collapsed, and the county in 2013 shuttered the nursing home, which cost Suffolk \$1 million a month to operate as then-Suffolk County Executive Steve Bellone sought to close an estimated \$100 million budget deficit.

Sold in 2016 for \$15M

In 2016, Suffolk sold the property to what was then Brookhaven Memorial Hospital Medical Center for \$15 million after previous deals with a private nursing home operator fell through, Newsday has reported.

Brookhaven Memorial, which later became Long Island Community Hospital, announced plans to reopen the facility for

outpatient services in 2018, but the project never materialized. The hospital merged with NYU Langone in 2022.

In Nassau, the publicly funded A. Holly Patterson Extended Care Facility has struggled with persistent operating deficits. It had a \$38.5 million budget gap in 2022, compared with a \$19.6 million deficit in 2021, according to audited financial statements.

Newsday reported in December that Empire Equities Capital Ltd. was expected to purchase the Foley property for \$7.6 million and open an inpatient drug treatment and rehabilitation center. Company representatives did not respond to a request for comment about why the deal fell through.

With Scott Eidler

Second U.S. farmworker contracts bird flu

The Associated Press

A Michigan dairy worker has been diagnosed with bird flu — the second human case associated with an outbreak in U.S. dairy cows.

The male worker had been in contact with cows at a farm with infected animals. He experienced mild eye symptoms and has recovered, U.S. and Michigan health officials said in announcing the case Wednesday.

A nasal swab from the per-

son tested negative for the virus, but an eye swab tested Tuesday was positive for bird flu, "indicating an eye infection," U.S. Centers for Disease Control and Prevention officials said.

The worker developed a "gritty feeling" in his eye earlier this month, but it was a "very mild case," said Dr. Natasha Bagdasarian, Michigan's chief medical executive. He was not treated with oseltamivir, a medication advised for treating bird flu, she said.

The risk to the public remains low, but farmworkers exposed to infected animals are at higher risk, health officials said. They said those workers should be offered protective equipment, especially for their eyes.

Health officials say they do not know whether the Michigan farmworker was wearing protective eyewear, but an investigation is continuing.

In late March, a farmworker in Texas was diagnosed in what officials called the first known

instance globally of a person catching this version of bird flu from a mammal. That patient reported only eye inflammation and recovered.

Since 2020, a bird flu virus has been spreading among more animal species — including dogs, cats, skunks, bears and even seals and porpoises — in scores of countries.

The detection in U.S. livestock earlier this year was an unexpected twist that sparked questions about food safety and whether it would start spread-

ing among humans.

That hasn't happened, although there's been a steady increase of reported infections in cows. As of Wednesday, the virus had been confirmed in 51 dairy herds in nine states, according to the U.S. Agriculture Department. Fifteen of the herds were in Michigan.

The CDC's Dr. Nirav Shah said the case was "not unexpected" and it's possible more infections could be diagnosed in people who work around infected cows.



May 22, 2024

Hon. Shelley Mayer
NYS Senate
LOB 509
Albany, NY 12247

Hon. Michaelle Solages
NYS Assembly
LOB 736
Albany, NY 12248

Dear Senator Mayer and Deputy Majority Leader Solages,

On behalf of the Association for a Better Long Island, Long Island Association and the Long Island Builders Institute, the leading advocates of Long Island's economic development, we write in strong opposition to bill S0404B/A07532B which mandates representation on local Industrial Development Agency (IDA) boards.

The mission of IDA boards is focused, direct, and crucial: to create economic opportunities for the communities they serve. They are made up of local volunteers selected and appointed by local governments based on their unique economic experience and knowledge of the local communities they represent. These boards are designed to foster local economic development with input from individuals who have broad and diverse backgrounds to ensure they adequately represent the best interests of their community. This includes board members from private business, financial experts, local government, workforce development, as well as labor.

This legislation would mandate union labor and school district representation on IDA boards. While most of our region's IDA boards are currently represented by union labor, mandating that an appointee be given a seat to represent a specific interest ignores and overrides the local control granted to these entities to make the best decisions for their own communities. It is also threatens the duty that board members have in furthering the dedicated purpose of the agency: promoting and assisting economic development.

What is most troubling is the mandate of school district representation on IDA boards. Currently, there are those spreading deliberate falsehoods regarding IDAs and schools in pursuit of their own socio-economic agenda. The facts remain the facts; IDAs increase tax revenue for Long Island school districts thereby reducing the tax burden for its residents. Even today, there are some school board members that continue to point fingers at IDAs for budget woes and their tax increases. Most famously, in 2016, when the Valley Stream school districts blamed the Green Acres Mall and Hempstead IDA for its tax increase, which was debunked by a NYS Comptroller's Office audit that found that the school tax hikes were largely the fault of budgeting practices by two Valley Stream school districts. They unequivocally stated that these increases were not the fault of the IDA actions or the mall.

School boards have the right to be heard on any economic development proposal in their community but approving this proposal would begin to create a self-destructive paralysis within IDAs where special interests begin to determine how, when, or even whether economic growth can be sustained on Long Island. For the reasons stated above, the Association for a Better Long Island, Long Island Association and the Long Island Builders Institute strongly opposes S4040B/A07532B.

Sincerely,



Kyle Strober, Executive Director
Association for a Better Long Island



Matt Cohen, President & CEO
Long Island Association



Mike Florio, CEO
Long Island Builders Institute

cc: Hon. Kathy Hochul, Governor, New York State
Majority Leader Andrea Stewart-Cousins, NYS Senate
Speaker Carl Heastie, NYS Assembly
LI NYS Senate Delegation
LI NYS Assembly Delegation

SHIRLEY

Ice rink project moves forward

BY CARL MACGOWAN

carl.macgowan@newsday.com

Plans for a Shirley ice skating rink and warehouses moved forward last week after months of delays when the project's New Jersey developer agreed to changes intended to reduce traffic and noise in a residential neighborhood near the site, Brookhaven Town officials said.

Town officials had announced in February that developer Hampshire Venture Partners would build the rink and three warehouses at the shuttered Dowling College aviation school property on the east side of William Floyd Parkway. The developer also would refurbish two former Dowling athletic fields — one for baseball and softball, the other for football, lacrosse and soccer — and donate them to the town, officials said.

But some residents of Flower Hill Drive East, which runs just north of the site, objected to additional cars and trucks coming through their neighborhood.

Supervisor Dan Panico said Monday those issues were resolved when the developer agreed to drop plans for an entrance to the facility from Flower Hill Drive East. Hampshire Venture also agreed to add about 15 acres of green space between the warehouses and the neighborhood, Panico said.

"We're sensitive to the community and we're going to work out all the ingress and egress" to and from the site, the supervisor said, adding all traffic would enter and exit at the parkway.

Hampshire Venture also agreed to pay a \$2.24 million land use fee for future open space land purchases elsewhere in Brookhaven, Panico said. Such fees are standard for large development projects, he said.

Hampshire Venture plans to buy the 105-acre site from property owner Triple Five Aviation Industries LLC, officials have said. Triple Five is asking the town board to change the site's zoning from residential to industrial.

The board may vote on the request on June 6, Panico said.

Christopher E. Kent, a Hauppauge lawyer for Triple Five, said at a town board meeting May 16 that the changes "led to a much better project and a much better proposal."

But the changes failed to appease some residents at the meeting who said truck traffic would harm the environment.

Taralynn Reynolds, of Shirley, said the town should plant trees on the property.

"Why can't the community have a 100-acre park?" she said.

Consultants for the developer said they anticipated about 340 truck trips daily. They did not identify potential tenants for the site.

The project has received support from some Shirley civic and business leaders, who said the community would benefit from the rink and ballfields.

Panico and some residents have questioned whether the warehouses — with a combined 596,000 square feet of floor space — would be economically viable amid a wave of new distribution centers across Long Island.

Councilwoman Karen Dunne Kesnig, who represents Shirley on the town board, questioned assertions by the developer's attorneys and consultants that only small trucks and vans would make pickups and deliveries at the warehouses.

"I respectfully disagree with your [saying] it's not going to be tractor-trailers," she said. "We don't know what it's going to be until it's in there."



Developer has agreed to change traffic patterns for its trucks while converting old Dowling College aviation school property to ice rink, warehouses and green space.

jovia

Financial Credit Union

Reward your future self by saving.



Exclusive limited time offer:

8-Month Certificate

5.00% APY*

13-Month Certificate

4.70% APY*

25-Month Certificate

4.55% APY*

5-day certificate rate guarantee**

Visit jovia.financial/certificates and open your account today.

1-855-JOVIA4U | jovia.org

Jovia is a non-profit, member-owned credit union, serving Long Island for 80+ years.



*APY= Annual Percentage Yield. Rates are subject to change without notice. Minimum balance requirements apply. APY measures the total amount of dividends a credit union pays on an account based on the dividend rate and the frequency of compounding. APY is expressed as an annualized rate based on a 365-day year (366-day year in a leap year), regardless of the actual term. APY assumes all dividends remain in the certificate until maturity. Withdrawals will reduce earnings. Fees could also reduce earnings. Penalties may be imposed for early withdrawal. Penalty-free withdrawals for tuition and home purchases only. Ask for details.

**If the certificate rate increases within (5) five calendar days of the account opening, your certificate will earn the higher rate from the date of the higher rate went into effect until the certificate's maturity date. Only once may your rate increase. The dividend rate and annual percentage yield may increase. At renewal, your certificate will earn the rate on the day of maturity, regardless of any future rate change.

Membership Eligibility Requirements Apply. Ask for details.





New York State Comptroller
THOMAS P. DiNAPOLI

Performance of Industrial Development Agencies in New York State

2024 Annual Report

(Data for Fiscal Year Ending 2022)

May 2024

Table of Contents

Introduction	1
IDA Data for 2022	2
Number and Value of Projects	2
Tax Exemptions	3
Tax Exemptions by Project Purpose	5
Jobs	6
New Projects	7
Notable New IDA Projects	8
Conduit Debt.....	9
IDA Debt	10
IDA Finances	11
IDA Monitor.....	12
Local Development Corporations	13
Conclusion	14
Appendix A - Regional Statistics for IDAs	15
Appendix B - Project Statistics	16
Notes	18
Local Government and School Accountability Contacts	20

Introduction

Since 1969, Industrial Development Agencies (IDAs) have supported economic development within their sponsoring municipalities throughout New York State. Local governments establish IDAs, a type of public benefit corporation under State law, to encourage local economic development projects by offering financial incentives to private companies with the goal of increasing local job opportunities and overall economic welfare. In 2022, New York State had 106 active IDAs, including 56 county IDAs, one IDA for New York City, and 49 IDAs benefiting various cities, towns and villages.¹

In general, IDA projects are eligible to receive exemptions from property taxes, mortgage recording taxes, and sales taxes on some purchases. They may also be eligible for tax-exempt financing through the IDA (conduit debt), although these arrangements have become less common in recent years.

IDAs commonly fund their operations by charging fees to the businesses that receive their financial assistance. They do not impose taxes themselves. However, the property tax exemptions that they grant to their projects can temporarily reduce the tax base of local governments and school districts for the period of the exemption, which may result in increases to taxpayers' bills. Therefore, it is critical that New Yorkers be aware of these costs along with the benefits realized by IDAs.

This report summarizes data reported by IDAs for local authority fiscal years ending 2022 (referred to throughout this report as "2022") in the Public Authorities Reporting Information System (PARIS). Most IDAs operate on a calendar-year basis, but several, including the New York City IDA, do not.² The data summarized in this report is not independently verified by the Office of the New York State Comptroller (OSC).³ Two IDAs did not submit their data in time for this report.⁴ This report also contains information on Local Development Corporations (LDCs), a related type of local authority.

A more detailed statewide and regional view of the IDA data can be found on OSC's website at: <https://wwe1.osc.state.ny.us/localgov/ida/ida-data-by-region.cfm>.

OSC furthers the goal of achieving transparency about IDA costs and accountability for IDA outcomes in several ways, including publishing all financial and project data reported by IDAs on its *Financial Data for Local Governments* web portal and performing audits of the operations of individual IDAs.

2022 IDAs

BY THE NUMBERS

106

Active IDAs

4,320
Projects

\$132 billion
Total Project Value

NET TAX EXEMPTIONS

\$2 billion

Total Tax Exemptions

– \$854 million

Payments in Lieu
of Taxes (PILOTs)

\$1.1 billion

Net Tax Exemptions

IDA CONDUIT DEBT

\$5.7 billion

Debt Outstanding

JOBS DATA

213,887

Jobs to Be Created

224,234

Jobs to Be Retained

\$42,000

Median Salary

\$45,430

Median Salary

204,147

Net Jobs Gained

IDA FINANCES

\$123 million

Revenues

\$76 million

Expenses

IDA Data for 2022

Number and Value of Projects

IDAs typically provide incentives for an economic development project by entering into an agreement with the business that will be operating the project. As part of this agreement, the project operator transfers the title of the relevant property to the IDA. Since IDAs are tax-exempt and have access to the municipal bond market, they can confer these benefits to their projects. The IDA then leases back the property to the operator for the duration of the project. At the conclusion of the project, title reverts back to the operator.

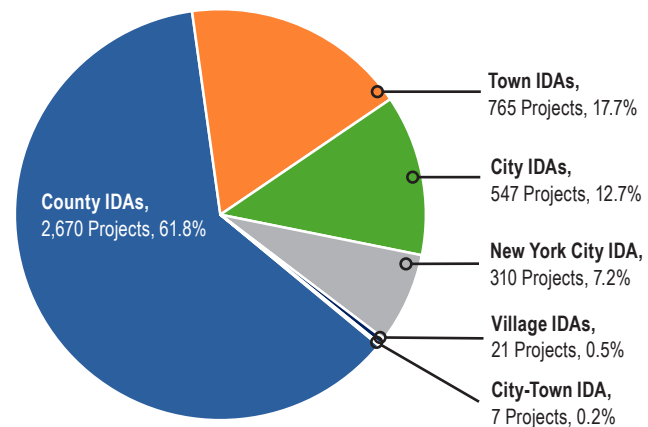
In 2022, New York's 106 IDAs reported 4,320 active projects, with county IDAs reporting the majority (61.8 percent). (See Figure 1.) These 4,320 projects have a combined total project value of \$132 billion, which is 3.9 percent greater than in 2021, when the total project value was \$127 billion for 4,345 total active projects.

Figure 2 shows the trend in the total value of projects, average value of projects and number of projects, indexing each to their 2012 values. As this illustrates, the number of projects has remained relatively stable, while the total project value and the average project value have increased steadily. IDAs report project data for active projects once the project is approved.⁵ They do not report data for completed projects in the fiscal year after the project was completed.

FIGURE 1

Number of IDA Projects by Local Government Class, 2022

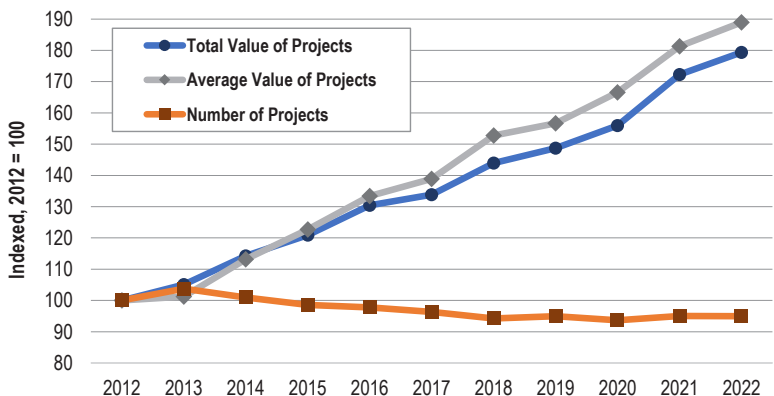
4,320 Total Active Projects



Source: Office of the State Comptroller (OSC), Public Authorities Reporting Information System (PARIS).

FIGURE 2

Trend in Total Value, Average Value, and Number of Active Projects



Source: OSC, PARIS.

Tax Exemptions

A common way for IDAs to provide financial assistance is by entering into a “straight lease” transaction, in which the IDA takes title to land, improvements or real property, thereby making it exempt from certain taxes, and then leases it back to a private entity developer for a nominal fee. As a condition of the financial assistance (the tax exemptions), an IDA typically negotiates a payment in lieu of taxes (PILOT agreement). Under a PILOT agreement, the private entity agrees to pay an amount equal to the amount of all or a portion of the real property or other taxes that would have otherwise been levied by or on behalf of affected taxing jurisdictions if the project was not tax-exempt by reason of IDA involvement.

An IDA may also confer sales tax exemption benefits to a private entity developer, such that purchases by the developer to build or equip an IDA project would be exempt from sales tax.

In 2022, tax exemptions for IDA projects totaled nearly \$2 billion, an increase of \$63 million, or 3.3 percent, over 2021. Figure 3 shows a breakdown of the total exemptions by government class and type of tax. Real property tax exemptions are, by far, the largest tax exemptions totaling \$1.7 billion, or 87.5 percent of the total tax exemptions for 2022. Real property taxes include county, school and “other local government” property taxes. The “other local government” property taxes category accounts for \$736 million in city, town and village property tax exemptions.

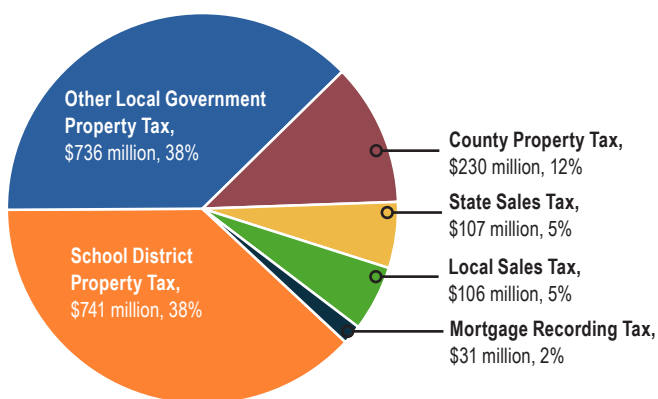
Exemptions granted by the New York City IDA, which include taxes for both municipal and school functions, are responsible for nearly \$513 million in real property tax exemptions, which is about 30 percent of property tax exemptions and 26.3 percent of total tax exemptions in 2022.

Net tax exemptions are what remains after PILOTs are subtracted from total tax exemptions. In 2022, total tax exemptions of nearly \$2 billion were partially offset by almost \$854 million collected through PILOT agreements resulting in over \$1 billion in net tax exemptions. These net tax exemptions may not result in reductions in the real property taxes received by the affected municipalities.

FIGURE 3

Total Tax Exemptions by Class of Taxing Jurisdiction and Type of Tax, 2022

Total Tax Exemptions \$1.95 Billion

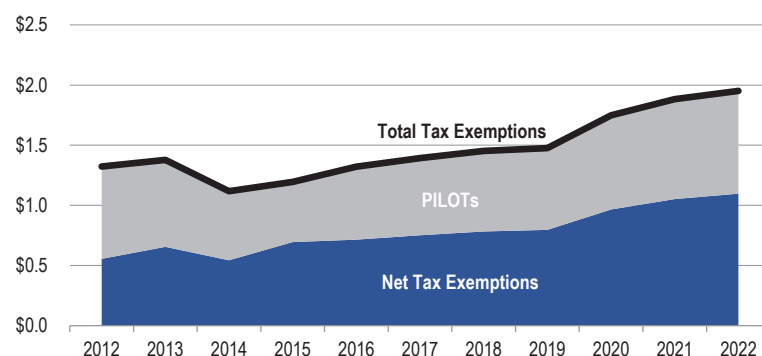


Source: OSC, PARIS.

Figure 4 shows the trend for total tax exemptions, PILOTs and net tax exemptions. Total net tax exemptions grew 4.3 percent from 2021 to 2022, with PILOTs increasing only 2.9 percent and total tax exemptions increasing 3.7 percent. These increases, however, continue a longer trend with total net tax exemptions growing 97.6 percent from 2012 to 2022, while PILOTs and total tax exemptions increased 11.3 percent and 47.5 percent, respectively. In 2012, PILOTs offset total tax exemptions by 58 percent, but in 2022 it was 43.8 percent.

FIGURE 4

Trend in Total Tax Exemptions, PILOTs and Net Tax Exemptions, 2012-2022 (in Billions)



Source: OSC, PARIS.



Tax Exemptions by Project Purpose

IDAs are required to identify the primary purpose of each project they report in PARIS. Figure 5 shows the number of projects reported in each category along with net exemptions per project for 2021 and 2022 and the percentage change in the net exemptions per project.

Manufacturing continues to account for the highest number of all IDA projects, at almost 24 percent of the total, but has the second-lowest net exemptions per project (\$93,205). The relatively low net exemptions may be because many of these projects are nearing completion. The median project approved date for these projects is 2015 and the median planned year end is 2028.

Civic facilities had the lowest net exemptions per project in both 2021 and 2022, which is expected since the provision authorizing IDAs to finance civic facilities expired on July 1, 2006.⁶ The number of these projects has decreased from 144 in 2021 to 124 in 2022. Civic facilities projects can have very long project lives. The median planned end year for these projects is 2030.

Clean energy projects saw the greatest percentage change in net exemptions per project from 2021 to 2022. This is a newer project purpose category, added to PARIS in 2020. The number of projects classified as clean energy grew from 85 in 2021 to 130 in 2022 (52.9 percent).⁷ The median project approved date for these projects is 2020, while the median planned end year is 2042.

FIGURE 5

Net Tax Exemptions per Project by Project Purpose Category, 2021 and 2022

Project Purpose	Number of Projects 2021	Number of Projects 2022	Percentage Change in Number of Projects	Net Exemptions per Project 2021	Net Exemptions per Project 2022	Percentage Change in Net Exemptions per Project
Agriculture, Forestry and Fishing	22	22	0.0%	\$99,357	\$96,419	-3.0%
Civic Facility	144	124	-13.9%	\$52,021	\$58,011	11.5%
Clean Energy	85	130	52.9%	\$307,327	\$484,675	57.7%
Construction	535	545	1.9%	\$261,494	\$278,134	6.4%
Continuing Care Retirement Communities	26	25	-3.8%	\$226,682	\$283,658	25.1%
Finance, Insurance and Real Estate	531	523	-1.5%	\$431,281	\$413,359	-4.2%
Manufacturing	1,064	1,033	-2.9%	\$92,409	\$93,205	0.9%
Retail Trade	188	178	-5.3%	\$206,100	\$250,068	21.3%
Services	691	645	-6.7%	\$225,654	\$254,729	12.9%
Transportation, Communication, Electric, Gas and Sanitary Services	226	246	8.8%	\$587,321	\$533,761	-9.1%
Wholesale Trade	245	243	-0.8%	\$244,236	\$240,409	-1.6%
Other Categories	588	606	3.1%	\$273,418	\$256,403	-6.2%
Total	4,345	4,320	-0.6%	\$243,255	\$254,023	4.4%

Source: OSC, PARIS.

Jobs

As the purpose of IDAs is to prevent unemployment and economic deterioration, IDA performance is frequently measured by the extent to which projects increase employment opportunities in the affected communities. Project operators are required to estimate the jobs to be created or retained when applying for assistance and then to track the current full-time equivalent (FTE) employment during each year of the project to measure performance toward job attainment goals.

Project operators estimated that 213,887 jobs would be created during the life of their projects with a median salary of \$42,000 for all active projects in 2022. This is a decrease of 8,624 jobs (3.9 percent) from 2021.

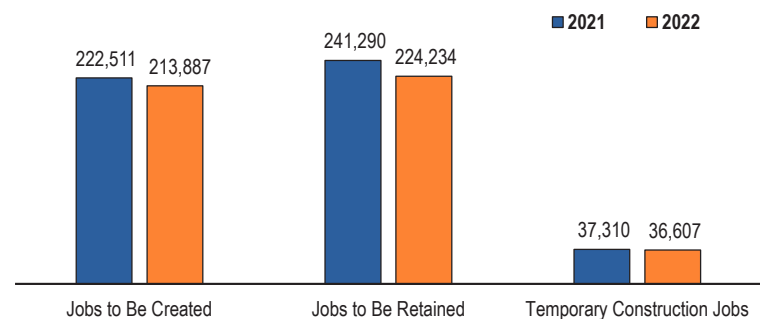
Jobs to be retained and temporary construction jobs also declined during this period. (See Figure 6.) Jobs to be retained fell 7.1 percent (17,056 jobs) while temporary construction jobs dropped by 1.9 percent (703 jobs). The median salary for jobs to be retained increased 1.0 percent, from \$45,000 in 2021 to \$45,430 in 2022.

To track net jobs gained, project operators must report the total number of employees they have at the beginning of their projects and for every year thereafter (excluding temporary construction jobs) until the project ends. PARIS calculates the difference between the total number of employees at the beginning of the project (“Jobs Before IDA” status) and the current FTE employment as of the report year, giving the total employment change for all projects regardless of the stage of the project.

In 2022, IDA projects reported a total of 204,147 net jobs gained, with 62.2 percent of all IDA projects reporting net job gains. (All initial and current jobs reported are FTEs.) The net jobs gained increased 15.2 percent from 2021 but was 2.5 percent lower than it was in 2012. (See Figure 7.) Jobs before IDA status and current jobs at the end of the fiscal year have both declined – by 45 percent and 32 percent, respectively – over the past decade.

FIGURE 6

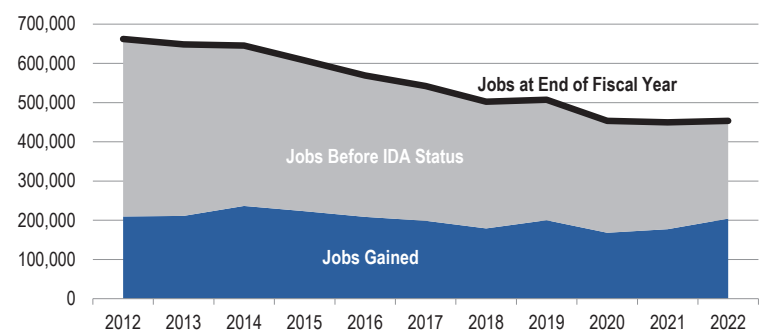
Estimated Jobs to Be Created or Retained Over the Life of Active Projects, 2021 and 2022



Source: OSC, PARIS.

FIGURE 7

Net Jobs Gained Over Time, 2012-2022



Source: OSC, PARIS.

Note: Jobs are full-time equivalents.

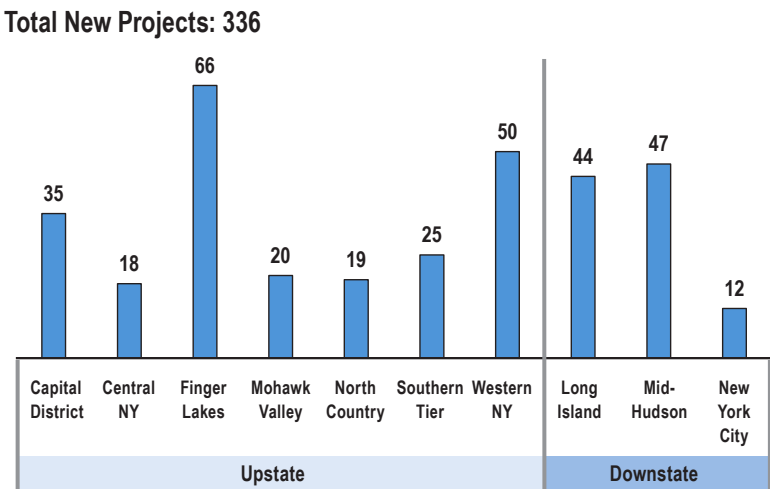
New Projects

IDAs reported 390 new projects in 2022 with a combined total project value of \$12 billion.⁸ This includes 336 projects with project approval dates in 2021 or 2022 and 54 projects with approval dates from 2020 and earlier. These 54 older projects are excluded from the following analysis of new projects.

The 336 new projects with approval dates in 2021 or 2022 have a total project value of \$9.5 billion. A total of 66 new projects were approved in the Finger Lakes Region, the most of any region in 2022. (See Figure 8.) The majority of the new Finger Lakes Region projects (35) belong to the Monroe County IDA, which had more new projects than any IDA in the State. These 35 projects have a combined total project value of \$534 million and are estimated to create 442 jobs and retain 1,066 full-time equivalent (FTE) jobs. The Western New York Region had the next-highest number of new projects (50), followed by the Mid-Hudson Region (47) and Long Island (44).

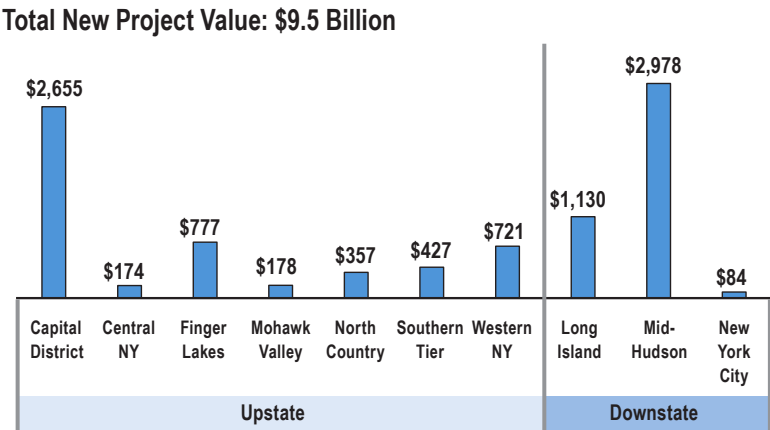
Figure 9 shows the total project value for the 336 new projects by region. While the Finger Lakes Region reported the highest number of new projects, the cumulative total project value for all of those projects was only \$777 million. In contrast, the Capital District and Mid-Hudson regions had 35 and 47 new projects, respectively, but each had cumulative total project values of over \$2.6 billion. These two regions each reported a single new project with a total project value of \$1 billion or greater. IDAs on Long Island reported 44 new projects, with a combined total project value of more than \$1.1 billion.

FIGURE 8
Number of New Projects by Region, 2022



Source: OSC, PARIS.

FIGURE 9
Total Project Value of New Projects by Region, 2022 (in Millions)



Source: OSC, PARIS.

Notable New IDA Projects

- **Westchester County IDA's** Regeneron Phase II (aka LOOP Road project) was the largest new IDA project statewide in 2022 by project value (\$1.4 billion). This is a new phase of a previously existing project "involving the construction of eight new buildings, three parking garages, and a central utility plant."⁹ The project, which is scheduled to end in 2037, is projected to create 700 permanent jobs. In 2022, the project received \$74,201 in sales tax benefits and has 558 current FTEs as well as 240 FTE construction jobs.
- **Saratoga County IDA and Clinton County IDA** – Both IDAs reported IDA projects for the Champlain Hudson Power Express, which entails the construction of a 339-mile transmission line bringing energy from Hydro-Québec in Canada to New York City.¹⁰ Saratoga County IDA's project is the second-largest new IDA project statewide by project value in 2022 (\$1 billion). It is also the largest new IDA project and fifth largest of all active IDA projects statewide by net tax exemptions (\$24 million). The project is slated to end in 2052, and the Saratoga IDA estimates that it will create 100 jobs. While much smaller in terms of value than the Saratoga IDA's Champlain Hudson Power Express project, the Clinton County IDA's project is the largest new IDA project for the North Country by project value (\$172 million). The Clinton County IDA reported no net tax exemptions in 2022 and no jobs estimated to be created for this project, which is expected to end in 2035.
- **Steuben County IDA's** Eight Point Wind project was the largest new IDA project for the Southern Tier in 2022 by project value (\$210 million). This wind farm is classified as a clean energy project that has received nearly \$4 million in sales tax exemptions. The IDA reported 252 FTE construction jobs for this project in 2022, but no permanent jobs created. Steuben County has been increasing investments in renewable energy.¹¹
- **Hempstead IDA's** 25 Wanser LLC, a 313-unit apartment complex project with a retail component, was the largest new IDA project for Long Island by project value (\$154 million). Sixty-three of the apartments will be for tenants with incomes at or below 60 percent of the area's median income.¹² The project will end in 2047 and is estimated to create six jobs.
- **Onondaga County IDA's** TreyJay LOSO, LLC, an apartment complex project, was the largest new IDA project in Central New York by project value (\$57 million). The project will create 248 units on Oneida Lake.¹³ It provides only sales and mortgage recording tax exemption benefits, which totaled just over \$1 million in 2022. It is a short-term project with a planned end year of 2024. The project operator estimated that it would create four jobs.

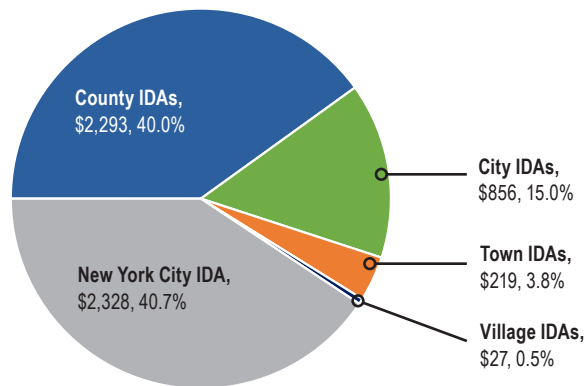
Conduit Debt

IDAs may issue bonds on behalf of a project operator to help finance project costs, although repayment of these bonds is the responsibility of the project operator. Although the original bond amount issued is reported at the project level, the amount of outstanding conduit debt in any given year is reported only at the IDA level.

In 2022, IDAs reported \$5.7 billion in outstanding conduit debt. (See Figure 10.) The New York City IDA accounted for almost 41 percent of the total, with two very large bond projects for the Queens Ballpark Company LLC (Citi Field) and Yankee Stadium LLC projects. County IDAs reported the second-highest amount of conduit debt. Overall, conduit debt outstanding decreased by 4.0 percent from 2021.

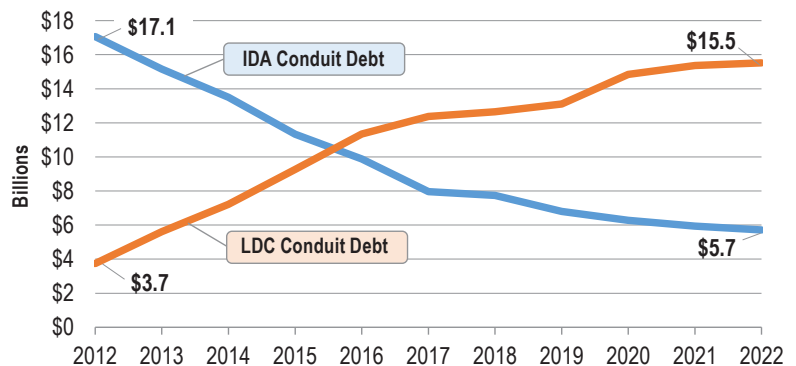
IDA conduit debt has continued to trend downward over the past several years, decreasing 66.5 percent from 2012. Over the same period, conduit debt for another type of local authority, Local Development Corporations (LDCs), has trended in the opposite direction, more than tripling during that same period. (See Figure 11.) LDCs can issue conduit debt for many of the same purposes as IDAs, as well as for purposes for which IDAs cannot issue conduit debt, such as civic facilities.¹⁴

FIGURE 10
Conduit Debt Outstanding by Class, 2022 (in Millions)



Source: OSC, PARIS.

FIGURE 11
IDA and LDC Conduit Debt Outstanding, 2012-2022



Source: OSC, PARIS.

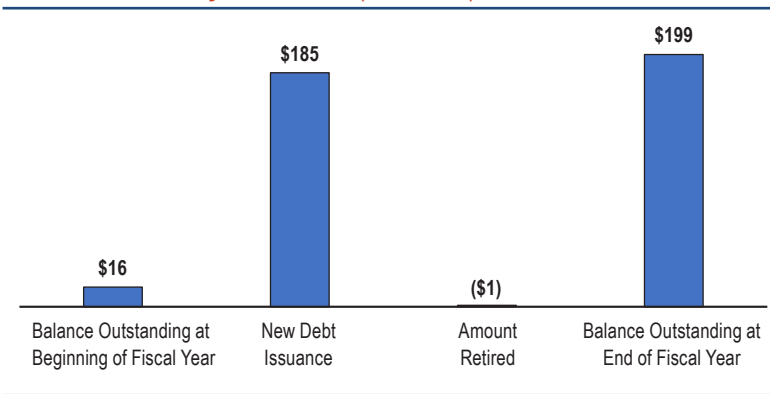
IDA Debt

In addition to conduit debt, IDAs may also issue debt to support IDA operations. Over the past several years the amount of IDA debt has been relatively minimal, but in 2022 there were two notable IDA debt issuances.

- **Glen Cove IDA - \$159,995,576** – In 2016, the IDA and the Glen Cove Local Economic Assistance Corporation (LDC) entered into a loan agreement where the IDA borrowed the funds from the LDC that were raised from a public bond offering of the LDC. Those funds were used by the IDA for infrastructure and public amenities obligations relating to an IDA project (Garvies Point). The IDA project is responsible for repaying the funds to the IDA, which will repay the loan to the LDC.¹⁵ This debt was first reported in 2022.
- **Onondaga County IDA - \$23,654,403** – In 2021, the IDA entered into an agreement with Onondaga County that allows the IDA to borrow up to \$20 million from the County's American Rescue Plan Act funds. In that year, the IDA received advances totaling \$1,745,780.¹⁶ In 2022, the total amount available for the IDA to borrow from the county was increased to \$45 million and \$23,654,404 was drawn down by the IDA.¹⁷

These two debt issuances are the main contributors to IDA debt increasing 1,182.4 percent from 2021 to 2022, resulting in an ending balance of nearly \$199 million. Figure 12 shows the amount of debt outstanding at the beginning of the year, the amount of debt issued, the amount of debt retired and the total ending balance for 2022.

FIGURE 12
Total IDA Authority Debt, 2022 (in Millions)



Source: OSC, PARIS.
Note: Amounts do not total due to rounding.

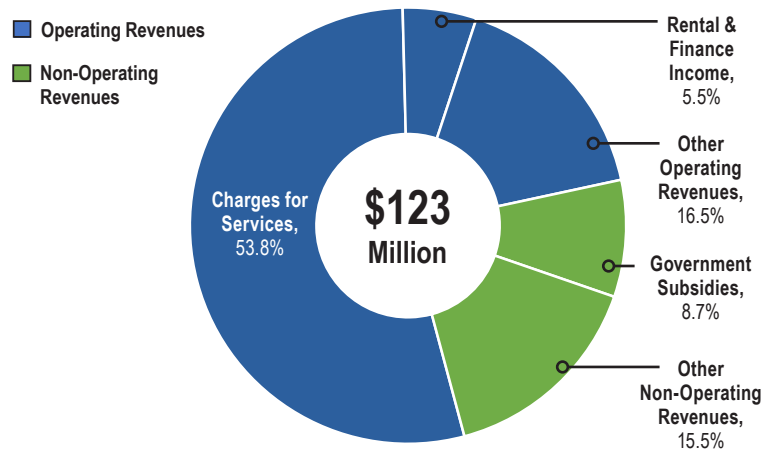
IDA Finances

As noted earlier, IDAs pay for their administrative expenses primarily by charging project fees for their services. Charges for services represent the primary revenue source generated by the IDA; however, IDAs also collect rent on properties they own and may receive subsidies and grants from other governments.

In 2022, IDAs had total revenues of \$123 million with charges for services accounting for more than half of those revenues, 53.8 percent. (See Figure 13.) The Warren and Washington Counties IDA had the most revenues at almost \$14 million, with a land donation for development along the Hudson River accounting for just over \$11 million of that total.¹⁸ This revenue for the Warren and Washington Counties IDA was classified as other non-operating revenue and contributed to that revenue category increasing 226.2 percent for all IDAs from 2021 to 2022. Overall, IDA revenues were down 7 percent (\$9.3 million) from the previous year.

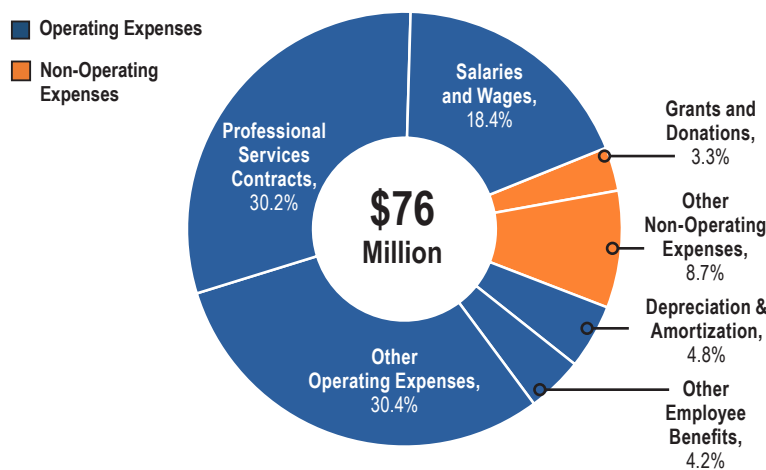
Similarly, total IDA expenses in 2022 were down 4.4 percent (\$3.5 million) from 2021. IDA expenses totaled \$76 million, with other operating expenses and professional service contracts accounting for roughly 60.6 percent of the total. (See Figure 14.) The New York City IDA reported the highest total expenses for an individual IDA at roughly \$6 million, with \$4.4 million of that total (73.8 percent) being management fees reported in the professional service contracts category.¹⁹

FIGURE 13
Revenues by Source, 2022



Source: OSC, PARIS.
Note: Other non-operating revenues includes investment earnings.

FIGURE 14
Expenses by Item, 2022



Source: OSC, PARIS.

IDA Monitor

The New York State Enacted Budget for the State fiscal year ending in 2024 included a provision to amend General Municipal Law and Executive Law to allow the State Inspector General to appoint an independent monitor for the Orange County IDA.²⁰ The legislation was prompted by corruption and malfeasance on the part of former IDA board members.²¹ The Orange County IDA monitor was appointed in March 2024.²²



Local Development Corporations (LDCs)

Similar to IDAs, LDCs are local entities that can undertake economic development projects. LDCs are private not-for-profit corporations established by and for the benefit of local governments for economic development or other public purposes.²³

LDCs can construct, acquire, rehabilitate and improve industrial or manufacturing plants, provide financial assistance for those projects, acquire real and personal property, issue debt, and foster and encourage the location or expansion of industrial or manufacturing plants in the area where the LDC's operations are primarily conducted. LDCs are not individually established by State law, unlike IDAs, but are instead incorporated by local governments on their own in compliance with Not-for-Profit Corporation Law. LDCs cannot provide tax exemptions.

There were an estimated 335 active LDCs in the State at the end of 2022.²⁴ Although OSC does not review or verify LDC data, it does post the data LDCs report in PARIS on its website for public information.²⁵ OSC now has the authority to audit LDCs that are deemed to be under the control of municipalities or IDAs.²⁶



Conclusion

Local governments use IDAs to attract and retain businesses and produce job opportunities by offering financial assistance for approved projects. In total, IDAs reported providing nearly \$2 billion in total tax exemptions to 4,320 projects in 2022. These tax exemptions were partially offset by nearly \$854 million in PILOTs, resulting in total net tax exemptions of almost \$1.1 billion. IDA projects reported 204,147 net jobs gained.

As the number of active IDA projects has remained stable, the total value of those projects has continued to climb, reaching a new reported high of nearly \$132 billion in 2022. Meanwhile, the estimated number of jobs created and retained dropped slightly from 2021 to 2022. Reasons for these results may include the increasing value of property in the State as well as the fact that job creation may not be the sole, or even primary, goal of every new IDA project. For example, more clean energy projects, which tend to have very large project values and low job creation goals, are approved each year. Other project goals not currently captured in the existing IDA project data include improving infrastructure, revitalizing downtowns and expanding affordable housing. These are admirable goals, but PARIS currently does not collect data necessary to assess progress toward meeting them.

Because the agreements IDAs make with project operators can reduce the real property taxes the project operator pays, it is vital for taxpayers to be aware of these programs and monitor the costs and benefits IDA projects create.

Future OSC reports and audits will continue to focus on IDA performance and oversight, as well as the impact of any new reporting requirements.

IDA Resource Webpage

OSC's Industrial Development Agency Information webpage

www.osc.state.ny.us/local-government/resources/industrial-development-agency-information

contains links to information about IDAs, including:

- Resources to assist IDAs in **filing** their annual reports on PARIS;
- IDA **data** as reported to OSC and the New York State Authorities Budget Office (ABO);
- OSC **publications** covering IDAs and other public authorities, including prior annual performance reports; and
- OSC **performance audits** that can help IDAs improve program performance and operations, reduce costs and contribute to public accountability.²⁷

Appendix A - Regional Statistics for IDAs

2022 Data by Region

Region	Project Count	Net Tax Exemptions (Millions)	Net Tax Exemptions per Capita	Net Jobs Gained	Net Tax Exemptions per Jobs Gained	Expenses (Millions)	Expenses per Project	Conduit Debt Outstanding (Millions)	Authority Debt Outstanding (Millions)
Capital District	405	\$110.4	\$99.44	13,358	\$8,265	\$8.1	\$20,009	\$173.2	\$0.0
Central New York	303	\$58.2	\$75.08	11,971	\$4,859	\$4.0	\$13,344	\$628.9	\$26.0
Finger Lakes	699	\$83.1	\$68.57	12,511	\$6,639	\$12.5	\$17,946	\$649.6	\$0.5
Long Island	851	\$231.8	\$79.69	47,521	\$4,879	\$7.3	\$8,616	\$447.1	\$160.0
Mid-Hudson	524	\$178.1	\$74.42	38,499	\$4,626	\$8.2	\$15,657	\$733.6	\$0.2
Mohawk Valley	188	\$31.2	\$73.19	6,120	\$5,096	\$3.0	\$15,715	\$49.7	\$1.4
New York City	310	\$221.6	\$26.58	43,767	\$5,063	\$6.0	\$19,242	\$2,328.3	\$0.0
North Country	152	\$26.0	\$62.86	786	\$33,038	\$5.0	\$32,616	\$66.4	\$0.5
Southern Tier	312	\$56.4	\$81.34	6,707	\$8,407	\$10.4	\$33,485	\$7.2	\$2.4
Western New York	576	\$100.7	\$71.37	22,908	\$4,394	\$11.8	\$20,431	\$639.4	\$7.9
All IDAs	4,320	\$1,097.4	\$55.77	204,147	\$5,375	\$ 76.3	\$17,667	\$5,723.6	\$ 199.0

Source: OSC, PARIS.



Appendix B - Project Statistics

Selected 2022 Statistics by IDA

IDA	Project Count	Total Project Value (Millions)	Total Tax Exemptions (Millions)	Total PILOTs (Millions)	Total Net Tax Exemptions (Millions)	Estimated Jobs to Be Created	Estimated Jobs to Be Retained	Full-Time Equivalent Jobs before IDA	Current Full-Time Equivalent Jobs	Net Jobs Gained	IDA Expenses (Millions)
Albany County	10	\$382.8	\$4.8	\$0.04	\$4.7	1,033	1,028	1,028	1,819	791	\$0.64
Allegany County	15	\$88.2	\$1.2	\$0.07	\$1.2	49	70	70	111	41	\$0.50
Broome County	54	\$1,353.0	\$21.5	\$7.82	\$13.7	1,297	1,083	1,147	2,388	1,241	\$1.44
Cattaraugus County	50	\$707.4	\$41.8	\$0.74	\$41.1	593	979	1,021	2,012	991	\$0.53
Cayuga County	11	\$165.4	\$2.3	\$0.44	\$1.9	201	388	388	581	193	\$0.08
Chautauqua County	46	\$1,415.9	\$18.2	\$1.79	\$16.4	807	2,075	2,075	2,294	219	\$3.17
Chemung County	48	\$422.7	\$8.3	\$2.39	\$5.9	793	1,483	1,699	2,479	780	\$1.42
Chenango County	9	\$204.3	\$2.0	\$0.64	\$1.4	216	332	608	1,545	937	\$0.25
Clinton County	31	\$1,327.8	\$13.4	\$3.72	\$9.7	266	400	415	816	401	\$0.17
Columbia County	4	\$11.8	\$0.3	\$0.15	\$0.1	63	-	-	106	106	\$0.04
Cortland County	18	\$167.2	\$1.4	\$0.55	\$0.9	271	493	493	707	214	\$0.09
Delaware County	9	\$124.0	\$2.0	\$1.26	\$0.7	312	150	150	408	258	\$1.08
Dutchess County	50	\$2,288.5	\$65.2	\$13.31	\$51.8	2,587	679	679	8,814	8,135	\$0.65
Erie County	156	\$5,238.2	\$25.4	\$10.18	\$15.2	4,602	17,202	29,107	43,161	14,054	\$3.86
Essex County	14	\$164.3	\$1.2	\$0.10	\$1.1	203	104	104	296	192	\$0.42
Franklin County	12	\$248.1	\$7.5	\$1.25	\$6.2	39	2	51	31	(20)	\$0.34
Fulton County	5	\$110.1	\$2.1	\$0.54	\$1.6	230	170	170	320	150	\$0.11
Genesee County	78	\$976.7	\$7.1	\$2.87	\$4.2	1,238	808	1,203	2,764	1,561	\$4.07
Greene County	14	\$1,090.9	\$31.6	\$6.61	\$25.0	666	133	133	817	684	\$0.38
Hamilton County*	0	\$0.0	\$0.0	\$0.00	\$0.0	-	-	-	-	-	-\$0.05
Herkimer County	25	\$411.1	\$8.2	\$1.96	\$6.3	708	763	780	1,603	824	\$0.92
Jefferson County	39	\$469.5	\$3.2	\$1.01	\$2.2	236	749	763	711	(52)	\$1.43
Lewis County	14	\$596.5	\$9.9	\$4.54	\$5.3	94	253	253	271	18	\$0.53
Livingston County	36	\$417.7	\$5.6	\$2.22	\$3.3	687	743	743	2,356	1,613	\$0.26
Madison County	14	\$166.3	\$1.6	\$0.54	\$1.1	384	175	180	513	333	\$0.30
Monroe County	358	\$6,067.5	\$61.8	\$17.82	\$44.0	3,083	22,582	28,079	33,082	5,003	\$2.92
Montgomery County	9	\$440.3	\$4.1	\$3.66	\$0.4	672	594	594	2,367	1,773	\$0.32
Nassau County	166	\$4,645.1	\$142.9	\$59.55	\$83.4	7,321	11,664	11,706	25,576	13,870	\$1.65
Niagara County	137	\$1,195.3	\$18.5	\$7.86	\$10.7	6,458	4,240	4,760	6,850	2,091	\$1.73
Oneida County	95	\$1,780.8	\$20.0	\$5.75	\$14.2	1,474	5,539	5,653	7,344	1,691	\$0.30
Onondaga County	75	\$1,658.2	\$21.3	\$8.24	\$13.0	3,118	4,791	6,118	10,725	4,607	\$1.88
Ontario County	54	\$611.4	\$14.3	\$5.46	\$8.8	937	2,979	2,979	4,065	1,087	\$1.03
Orange County	39	\$1,945.0	\$22.9	\$8.71	\$14.2	4,704	1,280	1,343	5,083	3,740	\$1.12
Orleans County	16	\$184.3	\$2.1	\$1.27	\$0.8	480	213	576	851	275	\$0.51
Oswego County	97	\$2,409.7	\$51.6	\$38.97	\$12.6	1,830	2,956	2,980	4,076	1,096	\$0.66
Otsego County	12	\$105.8	\$1.9	\$0.61	\$1.3	70	639	653	427	(226)	\$0.52
Putnam County	5	\$39.7	\$0.9	\$0.62	\$0.3	219	31	31	711	680	\$0.06
Rensselaer County	56	\$1,354.5	\$26.3	\$12.45	\$13.8	1,484	2,137	2,231	7,132	4,901	\$2.34
Rockland County	45	\$2,490.3	\$19.3	\$8.05	\$11.2	1,065	1,927	1,936	2,779	843	\$0.37
Saratoga County	36	\$8,106.7	\$34.8	\$7.75	\$27.0	2,624	1,800	1,821	5,239	3,418	\$0.13
Schenectady County	20	\$200.2	\$10.9	\$8.35	\$2.5	728	5,594	5,594	4,655	(939)	\$0.37
Schoharie County	6	\$69.6	\$9.1	\$5.99	\$3.1	81	368	370	623	253	\$0.25
Schuyler County	24	\$124.7	\$1.7	\$1.17	\$0.5	296	133	133	331	198	\$0.82
Seneca County	28	\$591.4	\$4.0	\$2.05	\$2.0	1,556	469	1,400	2,219	819	\$1.15
St. Lawrence County	42	\$278.2	\$2.0	\$0.47	\$1.5	213	502	590	839	249	\$2.04
Steuben County	62	\$1,723.3	\$28.6	\$11.13	\$17.5	2,382	5,272	5,275	6,885	1,610	\$1.84
Suffolk County	143	\$2,631.1	\$37.5	\$23.60	\$13.9	10,401	8,830	8,830	21,915	13,085	\$0.82
Sullivan County	75	\$1,300.7	\$22.0	\$6.65	\$15.4	3,864	398	398	3,702	3,304	\$0.58
Tioga County	14	\$498.1	\$12.0	\$7.10	\$4.9	883	2,988	2,988	3,579	591	\$1.66
Tompkins County	62	\$1,125.1	\$13.3	\$3.94	\$9.3	921	1,735	1,735	2,331	597	\$0.46
Ulster County	26	\$406.0	\$7.2	\$3.63	\$3.5	1,015	561	561	1,688	1,127	\$0.20
Warren & Washington Counties	31	\$622.6	\$3.0	\$0.74	\$2.3	434	308	310	1,036	726	\$1.74
Wayne County	41	\$275.9	\$4.3	\$1.62	\$2.6	796	1,672	2,142	2,839	697	\$0.22
Westchester County	61	\$6,026.3	\$50.6	\$26.74	\$23.8	3,153	4,874	5,085	11,879	6,795	\$1.02
Wyoming County	36	\$950.9	\$15.6	\$1.68	\$13.9	470	580	594	735	142	\$0.58
Yates County	37	\$219.0	\$3.5	\$3.34	\$0.1	243	268	270	857	587	\$0.74

Appendix B - Project Statistics

Selected 2022 Statistics by IDA

IDA	Project Count	Total Project Value (Millions)	Total Tax Exemptions (Millions)	Total PILOTs (Millions)	Total Net Tax Exemptions (Millions)	Estimated Jobs to Be Created	Estimated Jobs to Be Retained	Full-Time Equivalent Jobs before IDA	Current Full-Time Equivalent Jobs	Net Jobs Gained	IDA Expenses (Millions)
City of Albany	84	\$1,259.5	\$20.7	\$5.00	\$15.7	1,311	1,431	1,922	2,867	945	\$0.87
City of Amsterdam	11	\$37.7	\$0.6	\$0.26	\$0.3	153	257	257	748	491	\$1.08
City of Auburn	22	\$117.7	\$2.6	\$1.19	\$1.4	649	736	737	1,270	533	\$0.09
City of Cohoes	12	\$132.1	\$1.7	\$0.72	\$1.0	126	19	20	48	28	\$0.15
City of Geneva	8	\$106.6	\$3.8	\$1.02	\$2.8	493	211	211	372	161	\$0.70
City of Glen Cove	13	\$1,242.3	\$19.2	\$5.41	\$13.8	278	15	15	313	298	\$0.37
City of Glens Falls	11	\$52.9	\$0.6	\$0.33	\$0.3	139	30	30	340	310	\$0.02
City of Hornell	18	\$112.1	\$2.1	\$0.74	\$1.3	957	106	106	827	721	\$0.92
City of Hudson	3	\$45.0	\$0.3	\$0.24	\$0.1	100	5	5	5	-	\$0.05
City of Middletown	6	\$75.8	\$0.8	\$0.30	\$0.5	184	8	13	255	243	\$0.01
City of Mount Vernon	20	\$287.9	\$6.6	\$2.05	\$4.5	1,186	39	74	436	362	\$0.47
City of New Rochelle	46	\$3,437.1	\$38.1	\$3.54	\$34.6	652	87	181	353	173	\$1.10
City of Newburgh	10	\$119.8	\$1.8	\$0.32	\$1.4	194	-	-	17	17	\$0.20
City of Peekskill	10	\$209.9	\$4.5	\$0.86	\$3.7	179	11	11	172	161	\$0.07
City of Port Jervis	2	\$6.5	\$0.2	\$0.10	\$0.1	40	80	80	81	1	\$0.00
City of Poughkeepsie	12	\$212.3	\$3.0	\$0.90	\$2.1	174	2	61	133	72	\$0.04
City of Rensselaer	5	\$41.7	\$1.2	\$0.38	\$0.8	59	6	6	9	3	\$0.44
City of Salamanca	2	\$0.1	\$0.0	\$0.00	\$0.0	7	15	15	10	(5)	\$0.87
City of Schenectady	27	\$621.8	\$11.1	\$4.36	\$6.8	1,438	510	681	1,854	1,173	\$0.09
City of Syracuse	66	\$2,385.5	\$32.9	\$5.53	\$27.4	5,344	2,858	2,924	7,919	4,995	\$0.94
City of Troy	39	\$619.1	\$6.9	\$2.12	\$4.7	497	1,148	1,206	1,469	263	\$0.25
City of Utica	37	\$368.6	\$6.3	\$0.95	\$5.3	641	584	681	1,620	939	\$0.02
City of Yonkers	83	\$4,543.3	\$37.1	\$32.03	\$5.0	7,213	3,030	3,302	6,575	3,273	\$1.91
Mechanicville-Stillwater	7	\$75.7	\$2.3	\$0.13	\$2.1	184	1,032	1,032	1,049	17	\$0.01
Town of Amherst	52	\$622.0	\$10.9	\$3.18	\$7.7	2,447	2,018	2,018	5,945	3,927	\$0.66
Town of Babylon	173	\$1,750.7	\$39.4	\$22.17	\$17.2	6,232	7,256	7,709	15,200	7,491	\$1.74
Town of Bethlehem	13	\$700.4	\$4.0	\$4.86	-\$0.9	639	162	162	285	123	\$0.13
Town of Brookhaven	104	\$3,610.8	\$43.4	\$21.08	\$22.3	4,121	1,921	2,035	6,638	4,603	\$1.17
Town of Clarence	25	\$74.1	\$0.9	\$0.51	\$0.4	374	1,370	1,370	1,263	(107)	\$0.04
Town of Clifton Park	12	\$52.4	\$0.8	\$0.12	\$0.6	324	266	266	513	247	\$0.05
Town of Colonie	8	\$163.7	\$2.1	\$0.42	\$1.7	345	812	812	1,141	329	\$0.20
Town of Erwin*	0	\$0.0	\$0.0	\$0.00	\$0.0	-	-	-	-	-	\$0.04
Town of Guilderland	8	\$196.9	\$0.8	\$0.01	\$0.8	189	165	165	211	46	\$0.13
Town of Hamburg	36	\$228.1	\$4.1	\$1.39	\$2.7	570	510	582	1,410	828	\$0.18
Town of Hempstead	73	\$2,662.0	\$87.6	\$37.37	\$50.2	3,153	6,939	6,939	9,299	2,360	\$0.84
Town of Islip	148	\$1,760.7	\$50.1	\$23.51	\$26.6	5,387	9,783	9,965	14,315	4,350	\$0.53
Town of Lancaster	40	\$119.3	\$2.5	\$1.20	\$1.3	432	2,216	2,219	2,787	568	\$0.12
Town of Lockport	17	\$373.8	\$4.8	\$0.70	\$4.1	322	387	387	689	302	\$0.11
Town of Malone*	0	\$0.0	\$0.0	\$0.00	\$0.0	-	-	-	-	-	\$0.02
Town of Montgomery	9	\$170.2	\$5.2	\$2.45	\$2.7	1,213	84	100	2,103	2,003	\$0.09
Town of Mount Pleasant	12	\$1,256.2	\$4.8	\$3.47	\$1.3	909	2,664	2,664	9,857	7,193	\$0.18
Town of North Greenbush	2	\$3.7	\$0.0	\$0.00	\$0.0	45	10	10	89	79	\$0.01
Town of Riverhead	31	\$398.0	\$6.5	\$2.05	\$4.5	944	1,132	1,132	2,597	1,465	\$0.21
Town of Walkill	2	\$42.1	\$0.4	\$0.13	\$0.3	50	300	300	362	62	\$0.01
Village of Fairport	3	\$99.3	\$1.3	\$0.32	\$1.0	44	-	-	109	109	\$0.08
Village of Green Island	7	\$33.0	\$1.0	\$0.48	\$0.5	65	6	6	572	566	\$0.37
Village of Port Chester	11	\$289.3	\$2.8	\$1.19	\$1.6	1,060	4	4	322	318	\$0.12
New York City	310	\$32,159.8	\$520.7	\$299.12	\$221.6	82,284	45,832	45,990	89,757	43,767	\$5.97

Source: OSC, PARIS.

Note: The Town of Concord IDA and Village of Corinth IDA did not have certified 2022 data in time for this report.

* The IDA was active and reported that it had no projects in 2022.

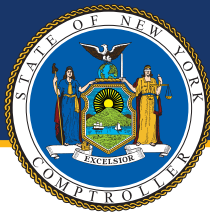
Notes

- ¹ The Town of Concord Industrial Development Agency (IDA) and Town of Niagara IDA both officially dissolved in September 2023. The Town of Niagara IDA was previously inactive and consolidated with the Niagara County IDA.
- ² Most IDAs have a calendar fiscal year end (12/31) but nine IDAs have a fiscal year end other than 12/31: City of Amsterdam IDA (6/30), Village of Fairport IDA (9/30), City of Geneva IDA (9/30), Lewis County IDA (5/31), New York City IDA (6/30), Oswego County IDA (7/31), Village of Port Chester IDA (5/31), City of Salamanca IDA (3/31) and Schoharie County IDA (6/30). The Jefferson County IDA previously had a 9/30 fiscal year end but changed to 12/31 between 2021 and 2022.
- ³ As required by Public Authorities Law, Section 2800(3), certain data submitted must first be approved by the IDA's board of directors and its accuracy and completeness certified in writing by the IDA's chief executive officer and chief fiscal officer. The Office of the New York State Comptroller (OSC) reviews but does not independently verify this data.
- ⁴ The following IDAs did not submit 2022 data in time for this report: Town of Concord IDA and Town of Corinth IDA.
- ⁵ General Municipal Law, Section 869, Subdivision 1(c).
- ⁶ OSC, *Industrial Development Agencies in New York State: Background, Issues and Recommendations*, May 2006, p. 11. Available at: <https://www.osc.ny.gov/files/local-government/publications/pdf/idabackground.pdf>.
- ⁷ OSC, *Performance of Industrial Development Agencies in New York State 2023 Annual Report (Data for Fiscal Year Ending 2021)*, April 2023, at <https://www.osc.ny.gov/files/local-government/publications/pdf/ida-performance-report-2023.pdf>.
- ⁸ The Public Authorities Reporting Information System (PARIS) requires that each IDA project have a unique project code to identify each specific project. This unique identifier enables a year-to-year comparison to identify projects that have been reported in the current year and not in the previous year. This may indicate that a project code reported in the current year, but not in the previous, is a new project, or that the project was added to PARIS to restate previously entered information. For this reason, OSC includes only project codes reported in 2022 that had not been reported in 2021 and that had a project approved date within 2021 or 2022 depending on the IDA's fiscal year end.
- ⁹ John Jordon, "Work Could Begin on Regeneron Pharmaceutical's \$1.4 Billion Expansion Project This Spring," *Real Estate In-Depth*, February 28, 2022, at <https://realestateindepth.com/work-could-begin-on-regeneron-pharmaceuticals-1-4-billion-expansion-project-this-spring/>.
- ¹⁰ Governor Kathy Hochul, press release, "Governor Hochul Announces Start of Construction on 339-Mile Champlain Hudson Power Express Transmission Line to Bring Clean Energy to New York City," November 30, 2022, at <https://www.governor.ny.gov/news/governor-hochul-announces-start-construction-339-mile-champlain-hudson-power-express>.
- ¹¹ Kurt Malone, "Steuben County building four wind farms: will provide energy statewide," *WENY*, November 3, 2022, at <https://www.weny.com/story/47622658/steuben-county-building-four-wind-farms-to-provide-energy-statewide>.
- ¹² Lisa Margaria, "Proposed Inwood project seeks 25-year PILOT," *LI Herald*, September 23, 2021, at <https://www.liherald.com/elmont/stories/proposed-inwood-project-seeks-25-year-pilot,134958>.

Notes

- ¹³ Rick Moriarty, “Developer of luxury waterfront apartments with rents up to \$1,800 wants \$6 million tax break,” *Syracuse.com*, March 12, 2021, at <https://www.syracuse.com/news/2021/03/developer-of-luxury-waterfront-apartments-with-rents-up-to-1800-wants-6-million-tax-break.html>.
- ¹⁴ In 2008, statutory changes removed civic facilities from the list of project types that IDAs can finance. Since conduit debt is reported by IDA, rather than by project, it is not possible to track how much debt is carried by specific types of IDA projects.
- ¹⁵ PKF O’Connor Davies, LLP, *Glen Cove Industrial Development Agency (A Component Unit of the City of Glen Cove, New York) Financial Statements and Supplementary Information, December 31, 2022*, April 28, 2023.
- ¹⁶ Grossman St. Amour Certified Public Accountants PLLC, *Onondaga County Industrial Development Agency (A Discretely Presented Component Unit of the County of Onondaga, New York) Financial Statements and Supplementary Information, December 31, 2021 and 2020*, March 8, 2022.
- ¹⁷ Grossman St. Amour Certified Public Accountants PLLC, *Onondaga County Industrial Development Agency (A Discretely Presented Component Unit of the County of Onondaga, New York) Financial Statements and Supplementary Information, December 31, 2022 and 2021*, March 23, 2023.
- ¹⁸ EFPR Group, CPAs, PLLC, *Counties of Warren and Washington Industrial Development Agency Financial Statements, December 31, 2022 (With Independent Auditors’ Report Thereon)*, March 16, 2023.
- ¹⁹ Ernest & Young LLP, *New York City Industrial Development Agency (A Component Unit of the City of New York) Financial Statements and Required Supplementary Information Years Ended June 30, 2023 and 2022 With Reports of Independent Auditors*, October 2, 2023.
- ²⁰ *New York State Enacted Budget*, State Fiscal Year 2023-24, Chapter 58 of the Laws of 2023, Part III.
- ²¹ OSC and Orange County New York District Attorney, *Report on the Joint Investigation of the Orange County Industrial Development Agency*, September 2021. Three former Orange County IDA officials pleaded guilty to crimes committed in their service to the IDA (pp. 87-88).
- ²² New York State Offices of the Inspector General, press release, “NYS Inspector General Appoints Independent Monitor to Oversee Orange County Industrial Development Authority,” March 28, 2024, at <https://ig.ny.gov/news/nys-inspector-general-appoints-independent-monitor-oversee-orange-county-industrial>.
- ²³ Not-For-Profit Corporation Law, Section 1411.
- ²⁴ OSC estimated a total of 335 active Local Development Corporations (LDCs) for 2022, while the New York State Authorities Budget Office estimates a total of 305 active LDCs for 2022. OSC does not review or verify LDC data.
- ²⁵ OSC, *Financial Data for Local Governments*, at <https://www1.osc.state.ny.us/localgov/findata/financial-data-for-local-governments.cfm>.
- ²⁶ Chapter 710 of the Laws of 2019, amending General Municipal Law, Section 34.
- ²⁷ To view or download OSC’s performance audit reports on IDAs, as well as other local governments, see *Audits of Local Governments*, at <https://www.osc.ny.gov/local-government/audits>.

Contacts



New York State Comptroller
THOMAS P. DiNAPOLI

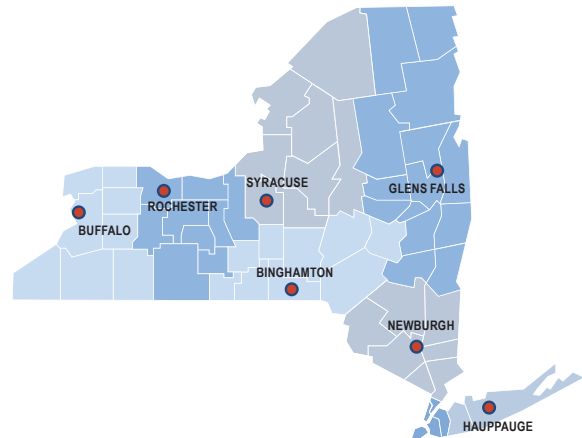
Division of Local Government and School Accountability

110 State Street, 12th Floor, Albany, NY 12236

Tel: 518.474.4037 • Fax: 518.486.6479

Email: localgov@osc.ny.gov

www.osc.ny.gov/local-government



Andrea C. Miller
Executive Deputy Comptroller

Executive • 518.474.4037

Robin L. Lois, CPA, Deputy Comptroller

Simonia Brown, Assistant Comptroller

Randy Partridge, Assistant Comptroller

**Audits, Local Government Services and
Professional Standards • 518.474.5404**
(Audits, Technical Assistance, Accounting and Audit Standards)

**Local Government and School Accountability
Help Line • 866.321.8503 or 518.408.4934**
(Electronic Filing, Financial Reporting, Justice Courts, Training)

Division of Legal Services
Municipal Law Section • 518.474.5586

**New York State & Local Retirement System
Retirement Information Services**
Inquiries on Employee Benefits and Programs
518.474.7736

Technical Assistance is available at any of our Regional Offices

BINGHAMTON REGIONAL OFFICE

Tel 607.721.8306 • Fax 607.721.8313 • Email Muni-Binghamton@osc.ny.gov

Counties: Broome, Chemung, Chenango, Cortland, Delaware, Otsego, Schoharie, Tioga, Tompkins

BUFFALO REGIONAL OFFICE

Tel 716.847.3647 • Fax 716.847.3643 • Email Muni-Bufferlo@osc.ny.gov

Counties: Allegany, Cattaraugus, Chautauqua, Erie, Genesee, Niagara, Orleans, Wyoming

GLENS FALLS REGIONAL OFFICE

Tel 518.793.0057 • Fax 518.793.5797 • Email Muni-GlensFalls@osc.ny.gov

Counties: Albany, Clinton, Columbia, Essex, Franklin, Fulton, Greene, Hamilton, Montgomery, Rensselaer, Saratoga, Schenectady, Warren, Washington

HAUPPAUGE REGIONAL OFFICE

Tel 631.952.6534 • Fax 631.952.6530 • Email Muni-Hauppauge@osc.ny.gov

Counties: Nassau, Suffolk

NEWBURGH REGIONAL OFFICE

Tel 845.567.0858 • Fax 845.567.0080 • Email Muni-Newburgh@osc.ny.gov

Counties: Dutchess, Orange, Putnam, Rockland, Sullivan, Ulster, Westchester

ROCHESTER REGIONAL OFFICE

Tel 585.454.2460 • Fax 585.454.3545 • Email Muni-Rochester@osc.ny.gov

Counties: Cayuga, Livingston, Monroe, Ontario, Schuyler, Seneca, Steuben, Wayne, Yates

SYRACUSE REGIONAL OFFICE

Tel 315.428.4192 • Fax 315.426.2119 • Email Muni-Syracuse@osc.ny.gov

Counties: Herkimer, Jefferson, Lewis, Madison, Oneida, Onondaga, Oswego, St. Lawrence

STATEWIDE AUDIT

Tel 607.721.8306 • Fax 607.721.8313 • Email Muni-Statewide@osc.ny.gov

osc.ny.gov



Contact

Office of the New York State Comptroller
Division of Local Government and School Accountability

110 State Street, 12th floor

Albany, NY 12236

Tel: (518) 474-4037

Fax: (518) 486-6479

or email us: localgov@osc.ny.gov

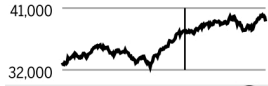
www.osc.ny.gov/local-government



DOW JONES

-605.78 to 39,065.26

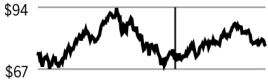
Over the past year:



CRUDE OIL

\$-0.70 to \$76.87

Over the past year:



STOCKS SLUMP ON GROWTH REPORTS

In the latest example of how good news for the economy can be bad for Wall Street, most U.S. stocks slumped Thursday after strong economic reports raised the possibility of interest rates staying painfully high.

The S&P 500 fell 0.7%, to 5,267.84, for its sharpest drop since April and pulled further from its record set earlier this week. The Dow dropped 1.5% to 39,065.26, and the Nasdaq composite slipped 0.4% to 16,736.03.

Treasury yields cranked up the pressure following the stronger-than-expected reports on the U.S. economy.

One report suggested growth in U.S. business activity is running at its fastest rate in more than two years. S&P Global said its preliminary data showed growth improved for businesses not only in the services sector but also in hard-hit manufacturing. A separate report showed the U.S. job market remains solid despite high interest rates. Fewer workers applied for unemployment benefits last week than economists expected, an indication that layoffs remain low.

With pressure on inflation coming from both the manufacturing and service sectors, "the final mile down to the Fed's 2% target still seems elusive," according to Chris Williamson, chief business economist at S&P Global Market Intelligence. — AP

Get business updates and sign up for the daily business newsletter.

newsday.com/biz

IDAs boost LI's jobs

Top NYS region in employment creation: report

BY JAMES T. MADORE
james.madore@newsday.com

Long Island ranks No. 1 among the state's 10 regions in the number of jobs created by industrial development agencies, according to a new report.

The office of state Comptroller Thomas P. DiNapoli found 47,521 people were added to local payrolls as of Dec. 31, 2022, by expanding companies, housing developments and other projects that were awarded tax breaks by the state's eight IDAs in recent years. That's almost one-quarter of the 204,147 jobs created statewide by IDA projects.

In addition, 2022 was the seventh year out of eight in which Long Island placed first in job creation in the state; New York City edged out the Island in 2020.

"IDAs were created [in the 1960s] to help grow local economies, businesses and job markets," said DiNapoli (D-Great Neck Plaza). "The tax breaks [that IDAs] provide businesses can impact local tax collections . . . and New Yorkers should be mindful about weighing the benefits these projects bring to their communities against their cost."

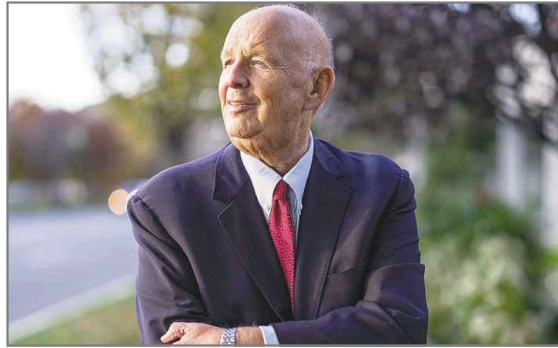
The release of the comptroller's annual IDA report card comes as state lawmakers consider bills that would exclude school property taxes from IDA aid packages, or about 70% of the property taxes paid by Long Island businesses. The legislation also would have local governments fund IDAs instead of having them funded by IDA application fees.

The report card shows that projects aided by the Nassau County IDA hired the most people — 13,870 jobs — among Long Island's IDAs. The Suffolk County IDA was No. 2 with 13,085 jobs.

The county IDAs trailed only the New York City IDA and Erie County IDA, home to Buffalo, in the number of jobs created statewide.

"Net jobs gained"

DiNapoli calculated the "net



Richard Kessel was chairman of the Nassau County IDA in 2022.



Kelly Murphy, Suffolk IDA CEO

jobs gained" at each project by comparing its 2022 employment with that for the year before the project received IDA aid. Data for 2023 will be published next year.

He looked at hiring that took place over multiple years because the state's 106 active IDAs confer tax breaks for 10, 15, 20, and in a few instances, 40 years. The duration of the aid depends on the project's size and the number of jobs to be created and retained. Companies failing to keep their employment promises can have their tax breaks rescinded.

On Long Island, the Suffolk IDA's 143 projects received the least amount of tax incentives per new job, \$1,062, while the Glen Cove IDA's 13 projects had the highest, \$46,309 per job, according to a Newsday analysis of the report card's data.

Kelly Murphy, CEO of the Suffolk IDA, said on Thursday: "We once again provided the lowest amount of tax incentives per job created in the region. [But] more importantly, this report demonstrates the overall effectiveness of the eight IDAs in our region and

PRICE TAG ON JOB CREATION

Tax breaks given per job created by Long Island IDAs as of Dec. 31, 2022:

Glen Cove	\$46,309
Hempstead Town	\$21,276
Islip Town	\$6,115
Nassau County	\$6,013
Brookhaven Town	\$4,845
Riverhead Town	\$3,072
Babylon Town	\$2,296
Suffolk County	\$1,062

SOURCE: 2024 REPORT ON IDAS BY THE NYS COMPTROLLER'S OFFICE

the impacts we collectively have in growing our economy, creating jobs and strengthening the long-term tax base."

Islandwide, the 2022 tax savings received by 851 projects totaled nearly \$232 million off their property, sales and mortgage recording taxes.

That's the highest among the state's 10 regions. It also translates to \$4,879 in tax breaks per job gained and \$80 per Long Island resident, the Newsday analysis shows.

Besides creating the most jobs locally, the Nassau IDA's 166 projects had the largest total value, \$4.6 billion, and received the most tax breaks, \$83.4 million.

"I'm very proud of the fact that our IDA was able to lead the Island in terms of job creation," said Richard Kessel, chairman of the Nassau IDA in 2022. "Putting people to work improves the economy because they earn money and spend it in the county."

WHAT TO KNOW

- **Building projects receiving tax breaks** from Long Island's eight industrial development agencies had created 47,521 jobs as of the end of 2022, the most in New York State.
- **The projects, as a group, saved** nearly \$232 million in property, sales and mortgage-recording taxes in 2022, or \$80 per Long Island resident.
- **The largest project** to win tax breaks in 2022 is an apartment building proposed for land near the Lawrence LIRR station that was aided by the Hempstead Town IDA.

Report card data

William Rockensies, who succeeded Kessel as Nassau IDA board chairman last year, said, "We are thrilled to see our actions have produced the most jobs and have the highest total private-capital investment of the eight IDAs in the region."

The report card consists of data from all active IDA projects, whether they've been receiving tax savings for many years or just one year.

Long Island ranked No. 4 behind the Rochester/Finger Lakes region, Western New York/Buffalo and the Hudson Valley in the number of new projects approved for IDA tax incentives in 2022.

Islandwide, 44 projects with a total value of \$1.1 billion were awarded tax incentives.

The largest project is a \$154 million apartment complex proposed for land near the Long Island Rail Road station in Lawrence. The five-story building will have 313 housing units, with 20% of them having rents below the market rate.

Developer Heatherwood Luxury Rentals received 25 years of property tax savings from the Hempstead Town IDA despite the concerns of local officials about traffic congestion, according to state records.

The project would have "incredible benefits" for the area, Hempstead Town IDA CEO Fred Parola said at a 2021 public hearing. "You are creating economic activity."

https://buffalonews.com/opinion/another-voice-idas-are-crucial-to-new-yorks-economic-development/article_3239741c-1e81-11ef-ba95-eb1f7f1fe591.html

Another Voice/Business incentives

Another Voice: IDAs are crucial to New York's economic development

Dan Gundersen

Jun 2, 2024



Dan Gundersen is a principal and senior vice president in the Mid-Atlantic/Southern office of Camoin Associates, an economic development consulting firm headquartered in New York State. He is a former NYS Commissioner of Economic Development, Upstate Chairman, and Co-Chair of Empire State Development.

Dan Gundersen

Every year, a select group of elected officials in New York State engages in debates to rejuvenate the state's economic landscape. These elected representatives often do not fully comprehend what's at stake.

Local economic development organizations (EDOs) within the state are crucial in bolstering economic growth and assisting businesses in generating jobs and tax revenue. Their focus extends to nurturing small businesses, preserving and creating jobs, fortifying community infrastructure, and much more.

The legislative discourse surrounding economic development fixates disproportionately on the final phase of the job creation process — deal packaging — instead of producing effective policies and programs to improve economic conditions. If those legislators gave as much focus to the front end of the economic development process, they might find answers to questions such as: Why is the state perceived as less than business-friendly? What does it take to be competitive nationally and internationally?

People are also reading...

- 1 **Explainer: Fabricators essential in producing local steel for Bills stadium project**
- 2 **How the Sabres scouted, drafted QMJHL top defenseman Vsevelod Komarov**
- 3 **Diocese cancels concert that includes gay chorus, cites values 'inconsistent with Catholic teaching'**
- 4 **Motorist charged, passenger taken to ECMC after traffic stop on Grand Island**

In New York State, a specific type of EDO known as Industrial Development Agencies (IDAs) typically executes the crucial last step of deal packaging. Advocates for IDAs argue that to do deals, these groups must leverage public incentives, such as tax abatements, to offset the state's competitive disadvantages.

However, some state legislators remain skeptical of IDAs. Some are convinced that many projects would occur without IDA assistance and believe IDAs operate opaquely and without transparency when structuring deals.

For over a decade, New York's IDAs have cooperated with regulators, including State Comptroller Thomas P. DiNapoli's office, to assure public trust in their operations. They continually address concerns to ensure public accountability, transparency, and the positive impact of IDA operations.

Now, more than ever, New York State must change course and rally behind its economic developers. Last year, the southern states of the United States spearheaded \$200 billion in capital investments poised to create a quarter of a million new jobs. These states collectively contributed \$10 trillion to the US GDP. Six Southern states combined now outpace the GDP of the entire Northeast. The Southern commitment to economic development has never been stronger.

I was privileged to lead economic development efforts in southern and northern states, including serving as the NYS Commissioner of Economic Development.

In my assessment, most economic development organizations, including IDAs, are pivotal in propelling economic growth.

Their indispensable front-end contributions should be acknowledged and supported to position New York State for competitive success, and misguided attempts to vilify EDOs should be unequivocally repudiated.

Dan Gundersen is a principal and senior vice president in the mid-Atlantic/Southern office of Camoin Associates, headquartered in New York State. He is a former NYS Commissioner of Economic Development, Upstate Chairman, and Co-Chair of Empire State Development. He served in similar roles for Maryland, Pennsylvania, and Virginia.



Lisa M. G. Mulligan, Chief Executive Officer

May 22, 2024

TO: New York State Senate and New York State Assembly Leadership
FROM: Town of Brookhaven Industrial Development Agency

The Mission of the Town of Brookhaven Industrial Development Agency is to improve the quality of life for Brookhaven Town residents by promoting and assisting the growth of businesses that will increase employment opportunities, increase the commercial tax base, and are sensitive to the quality of the environment, including, but not limited to, commercial/industrial projects, housing projects and energy projects.

We oppose S.4040 (Mayer)/A.7532 (Solages), to mandate representation on local Industrial Development Agency (IDA) boards.

IDA boards are made up of local volunteers selected and appointed by local governments based on the unique economic needs of the communities they represent. These boards are designed to foster local economic development, with input from community members who have broad and diverse backgrounds, to ensure they adequately represent the best interests of their community. This includes board members from private business, financial experts, local government, academia, workforce development, as well as labor and schools.

This legislation would mandate labor and school district representation on IDA boards. Based on their local needs, several IDA boards across the state currently have labor and/or school district representation, and value the input and perspective those appointees bring. However, mandating that an appointee be given a seat to represent a certain interest ignores and overrides the local control granted to these entities to make the best decisions for their own communities, as well as the duty that board members have, to further the purposes of the agency: promoting and assisting economic development.

Industrial development boards are statutorily capped at seven members. Mandating two representatives without allowing for a permanent increase in the membership of the board displaces the voices of community members appointed to serve the interests of their locality as a whole. This mandate would be an overreach by the state, usurping local control and home rule, and setting a concerning precedent for any interest group to advocate to mandate their own representation on IDA boards.

This legislation also fails to take into account how varied and diverse the economies and make ups of counties across New York State truly are. IDAs take on the responsibility of deciding where to grant assistance to encourage business and development in their communities.

It is critical those making these consequential decisions are the best possible representation of their local needs. For these reasons, the Town of Brookhaven Industrial Development Agency opposes S.4040/A.7532.