

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

No. 1

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Town Board authorization to clean up or secure certain properties in the Town of Islip.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Taryn Jewell, Esq.

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

enclosure:

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

Town Board Meeting

Tuesday, December 15, 2020 at 2:00 pm

1)	0 Crooked Hill Road, Brentwood	0500-115.00-01.00-075.000	CU
2)	18 Duffy Court, Central Islip	0500-121.00-01.00-019.000	BC
3)	165 Bark Avenue, Central Islip	0500-140.00-04.00-071.005	BC
4)	448 Wheeler Road, Hauppauge	0500-024.00-01.00-012.000	CU
5)	1494 Brentwood Road, Bay Shore	0500-246.00-03.00-113.000	BC

TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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

To authorize the Town Board of the Town of Islip to order that the work be done to clean up the vacant premises located at 0 Crooked Hill Road, Brentwood, NY 11717.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Surrounding area residents and travelers of Location
 2. Site or location effected by resolution: 0 Crooked Hill Road, Brentwood, NY 11717
 3. Cost: N/A
 4. Budget Line: N/A
 5. Amount and source of outside funding: N/A
-

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type 1 action under 6 NYCRR, Section 617.4(b), number _____. Full EAF required.
- ☒ Type 2 action under 6 NYCRR, Section 617.5(c), number (8). SEQR review complete.
- ☐ Action not listed as Type 1 or Type II under Part 617 of the NYCRR. Short EAF required.
-

Tanya L. Jewell
Signature of Commissioner/Department Head Sponsor

12/1/2020
Date

December 15, 2020

WHEREAS, numerous reports and complaints regarding high grass, overgrown vegetation and litter and debris on property located at 0 Crooked Hill Road, Brentwood, Town of Islip, County of Suffolk, State of New York, SCTM No. 0500-115.00-01.00-075.000, have been received by the Town; and

WHEREAS, Town employees have verified the existence of said nuisance on the premises; and,

WHEREAS, pursuant to Chapter 32 §32-5 of the Code of the Town of Islip, the Town Attorney has caused a Notice directing the removal of the said nuisance to be served upon the owner(s) of the property at the last known mailing address of record, BVR Management Inc., by Certified Mail, Return Receipt requested on December 1, 2020, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the notice and completion of removal prior to December 15, 2020; and

WHEREAS, pursuant to Chapter 32 of the Code of the Town of Islip, the Town Attorney has caused a Notice directing the removal of the said nuisance to be posted in a conspicuous place on the said premises on December 1, 2020, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the Notice and completion of removal prior to December 15, 2020, and

WHEREAS, said Notice specified that in the event the nuisance was not voluntarily removed within the time specified, a Hearing would be held before the Town Board of the Town of Islip on Tuesday, December 15, 2020, at Islip Town Hall, via Zoom Webinar (subject to change), at 2:00 P.M. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Town's determination; and

WHEREAS, at the time and place specified for the Hearing, the Town Board has received evidence supporting the Town's determination that the described premises constitutes a nuisance, that due notice of the nuisance has been posted on the premises and that no action has been taken to remove the

described nuisance and that the Town of Islip should undertake the task of removing the said nuisance;
and

WHEREAS, at the time of said Hearing, no evidence was adduced to support a contrary
determination,

NOW, THEREFORE, UPON a motion by Councilperson _____,
seconded by Councilperson _____; be it

RESOLVED, that the Town Attorney be and he hereby is authorized to order that the work be
done to cut and remove the high grass and overgrown vegetation from the property along with all litter
and debris (including any and all unregistered vehicles/boats/trailers), and be it

FURTHER RESOLVED, that upon receipt of additional complaints pertaining to the nuisance
identified herein, upon verification of the existence or recurrence of the said violation(s), and upon
confirmation that the premises are owned by the persons or entities previously notified as described
herein, that, without further Town Board approval, the Town of Islip or its duly authorized agent may
enter upon the premises to insure that the nuisance is abated and that the property is in compliance with
the minimum property maintenance standards of all applicable state and local laws, and be it

FURTHER RESOLVED, that all costs and expenses incurred by the Town in connection with
the proceeding to remove the said nuisance shall be annexed as a Special Assessment to the property on
which the nuisance is located, which property is designated by Suffolk County Tax Map Parcel No. 0500-
115.00-01.00-075.000.

UPON a vote being taken, the result was:
(G: Clean Up - 0 Crooked Hill Road, Brentwood)

TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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

To authorize the Town Board of the Town of Islip to order that the work be done to board up and clean the vacant premises located at 18 Duffy Court, Central Islip, NY 11722.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Surrounding area residents and travelers of Location
 2. Site or location effected by resolution: 18 Duffy Court, Central Islip, NY 11722
 3. Cost: N/A
 4. Budget Line: N/A
 5. Amount and source of outside funding: N/A
-

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type 1 action under 6 NYCRR, Section 617.4(b), number _____. Full EAF required.
- ☒ Type 2 action under 6 NYCRR, Section 617.5(c), number (1) and (8). SEQR review complete.
- ☐ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
-

Tamara L. Jewell
Signature of Commissioner/Department Head Sponsor

12/1/2020
Date

December 15, 2020

WHEREAS, the Chief Building Inspector or Authorized Agent (the “Inspector”) of the Town of Islip has declared a certain building(s) and real property situated at 18 Duffy Court, Central Islip, Town of Islip, County of Suffolk, State of New York, to be unsafe, hazardous and a public nuisance the result of being vacant and unsecured, with evidence of unauthorized entry, high grass, overgrown vegetation and litter and debris on the premises; and

WHEREAS, pursuant to Chapter 68, §68-30 and Chapter 32, §32-5 of the Code of the Town of Islip, the said Inspector has caused a Notice directing the removal of the said nuisance to be served upon the owner of the said premises at the last known address of record, Estate of Alice DeMeyer, and also upon Suffolk Federal Credit Union, by Registered Mail, Return Receipt Requested on December 1, 2020, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the Notice and completion of removal prior to December 15, 2020; and

WHEREAS, pursuant to Chapters 68 and 32 of the Code of the Town of Islip, the said Inspector has caused a Notice directing the removal of the said nuisance to be posted in a conspicuous place on the said premises on December 1, 2020, which Notice directed the commencement of the removal of said nuisance within (five) days after service of the Notice and completion of removal prior to December 15, 2020; and

WHEREAS, said Notice specified that in the event the nuisance was not voluntarily removed within the time specified, a Hearing would be held before the Town Board of the Town of Islip on December 15, 2020, at Islip Town Hall, via Zoom Webinar (subject to change), at 2:00 p.m. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Inspector’s determination; and

WHEREAS, at the time and place specified for the Hearing, the Town Board has received evidence supporting the Inspector’s determination that the described premises constitutes a nuisance, that due notice of the nuisance has been posted on the premises and that no action has been taken to remove

the described nuisance and that the Town of Islip should undertake the task of removing the said nuisance; and

WHEREAS, at the time of said Hearing no evidence was adduced to support a contrary determination,

NOW, THEREFORE, UPON a motion by Councilperson _____,
seconded by Councilperson _____; be it

RESOLVED, that the Inspector be and he hereby is authorized to order that the work be done to secure the building(s), to HUD standards, to wit: 5/8 inch plywood, painted gray and bolted from the interior and cut and remove the high grass and overgrown vegetation from the property and remove all litter and debris (including any and all unregistered vehicles/boats/trailers), by the lowest responsible bidder, and be it

FURTHER RESOLVED, that upon receipt of additional complaints pertaining to the nuisance identified herein, upon verification of the existence or recurrence of the said violation(s), and upon confirmation that the premises are owned by the persons or entities previously notified as described herein, that, without further Town Board approval, the Town of Islip or its duly authorized agent may enter upon the premises to insure that the nuisance is abated and that the property is in compliance with the minimum property maintenance standards of all applicable state and local laws, and be it

FURTHER RESOLVED, that all costs and expenses incurred by the Town in connection with the proceeding to remove the said nuisance shall be annexed as a Special Assessment to the property on which the nuisance is located, which property is designated by Suffolk County Tax Map Parcel No. 0500-121.00-01.00-019.000.

UPON a vote being taken, the result was:

(G:\Board up/Clean-up - 18 Duffy Court, Central Islip)

TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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

To authorize the Town Board of the Town of Islip to order that the work be done to board up and clean the vacant premises located at 165 Bark Avenue, Central Islip, NY 11722.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Surrounding area residents and travelers of Location
 2. Site or location effected by resolution: 165 Bark Avenue, Central Islip, NY 11722
 3. Cost: N/A
 4. Budget Line: N/A
 5. Amount and source of outside funding: N/A
-

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type 1 action under 6 NYCRR. Section 617.4(b), number _____. Full EAF required.
- ☒ Type 2 action under 6 NYCRR. Section 617.5(c), number (1) and (8). SEQR review complete.
- ☐ Action not listed as Type 1 or Type II under Part 617 of the NYCRR. Short EAF required.
-

Tamara L. Jewell
Signature of Commissioner/Department Head Sponsor

12/1/2020
Date

December 15, 2020

WHEREAS, the Chief Building Inspector or Authorized Agent (the “Inspector”) of the Town of Islip has declared a certain building(s) and real property situated at 165 Bark Avenue, Central Islip, Town of Islip, County of Suffolk, State of New York, to be unsafe, hazardous and a public nuisance the result of being vacant and unsecured, with evidence of unauthorized entry, high grass, overgrown vegetation and litter and debris on the premises; and

WHEREAS, pursuant to Chapter 68, §68-30 and Chapter 32, §32-5 of the Code of the Town of Islip, the said Inspector has caused a Notice directing the removal of the said nuisance to be served upon the owner of the said premises at the last known address of record, 165 Bark Holding LLC, and also upon US Ban, NA, as Trustee, and also upon Caliber Home Loans, and also upon Safeguard Properties LLC, by Registered Mail, Return Receipt Requested on December 1, 2020, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the Notice and completion of removal prior to December 15, 2020; and

WHEREAS, pursuant to Chapters 68 and 32 of the Code of the Town of Islip, the said Inspector has caused a Notice directing the removal of the said nuisance to be posted in a conspicuous place on the said premises on December 1, 2020, which Notice directed the commencement of the removal of said nuisance within (five) days after service of the Notice and completion of removal prior to December 15, 2020; and

WHEREAS, said Notice specified that in the event the nuisance was not voluntarily removed within the time specified, a Hearing would be held before the Town Board of the Town of Islip on December 15, 2020, at Islip Town Hall, via Zoom Webinar (subject to change), at 2:00 p.m. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Inspector’s determination; and

WHEREAS, at the time and place specified for the Hearing, the Town Board has received evidence supporting the Inspector’s determination that the described premises constitutes a nuisance, that

due notice of the nuisance has been posted on the premises and that no action has been taken to remove the described nuisance and that the Town of Islip should undertake the task of removing the said nuisance; and

WHEREAS, at the time of said Hearing no evidence was adduced to support a contrary determination,

NOW, THEREFORE, UPON a motion by Councilperson _____,
seconded by Councilperson _____; be it

RESOLVED, that the Inspector be and he hereby is authorized to order that the work be done to secure the building(s), to HUD standards, to wit: 5/8 inch plywood, painted gray and bolted from the interior and cut and remove the high grass and overgrown vegetation from the property and remove all litter and debris (including any and all unregistered vehicles/boats/trailers), by the lowest responsible bidder, and be it

FURTHER RESOLVED, that upon receipt of additional complaints pertaining to the nuisance identified herein, upon verification of the existence or recurrence of the said violation(s), and upon confirmation that the premises are owned by the persons or entities previously notified as described herein, that, without further Town Board approval, the Town of Islip or its duly authorized agent may enter upon the premises to insure that the nuisance is abated and that the property is in compliance with the minimum property maintenance standards of all applicable state and local laws, and be it

FURTHER RESOLVED, that all costs and expenses incurred by the Town in connection with the proceeding to remove the said nuisance shall be annexed as a Special Assessment to the property on which the nuisance is located, which property is designated by Suffolk County Tax Map Parcel No. 0500-140.00-04.00-071.005.

UPON a vote being taken, the result was:

(G:\Board up/Clean-up - 165 Bark Avenue, Central Islip)

TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

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

To authorize the Town Board of the Town of Islip to order that the work be done to clean up the vacant premises located at 448 Wheeler Road, Hauppauge, NY 11788.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Surrounding area residents and travelers of Location
 2. Site or location effected by resolution: 448 Wheeler Road, Hauppauge, NY 11788
 3. Cost: N/A
 4. Budget Line: N/A
 5. Amount and source of outside funding: N/A
-

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type 1 action under 6 NYCRR, Section 617.4(b), number _____. Full EAF required.
- ☒ Type 2 action under 6 NYCRR, Section 617.5(c), number (8). SEQR review complete.
- ☐ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
-

Tamara L. Jewell
Signature of Commissioner/Department Head Sponsor

12/1/2020
Date

December 15, 2020

WHEREAS, numerous reports and complaints regarding high grass, overgrown vegetation and litter and debris on property located at 448 Wheeler Road, Hauppauge, Town of Islip, County of Suffolk, State of New York, SCTM No. 0500-024.00-01.00-012.000, have been received by the Town; and

WHEREAS, Town employees have verified the existence of said nuisance on the premises; and,

WHEREAS, pursuant to Chapter 32 §32-5 of the Code of the Town of Islip, the Town Attorney has caused a Notice directing the removal of the said nuisance to be served upon the owner(s) of the property at the last known mailing address of record, Friendly Partners Co Ltd, and also upon Friendly Partners Co Ltd., c/o Charles W. Weiss, Esq., by Certified Mail, Return Receipt requested on December 1, 2020, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the notice and completion of removal prior to December 15, 2020; and

WHEREAS, pursuant to Chapter 32 of the Code of the Town of Islip, the Town Attorney has caused a Notice directing the removal of the said nuisance to be posted in a conspicuous place on the said premises on December 1, 2020, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the Notice and completion of removal prior to December 15, 2020, and

WHEREAS, said Notice specified that in the event the nuisance was not voluntarily removed within the time specified, a Hearing would be held before the Town Board of the Town of Islip on Tuesday, December 15, 2020, at Islip Town Hall, via Zoom Webinar (subject to change), at 2:00 P.M. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Town's determination; and

WHEREAS, at the time and place specified for the Hearing, the Town Board has received evidence supporting the Town's determination that the described premises constitutes a nuisance, that due notice of the nuisance has been posted on the premises and that no action has been taken to remove the

described nuisance and that the Town of Islip should undertake the task of removing the said nuisance;
and

WHEREAS, at the time of said Hearing, no evidence was adduced to support a contrary
determination,

NOW, THEREFORE, UPON a motion by Councilperson _____,
seconded by Councilperson _____; be it

RESOLVED, that the Town Attorney be and he hereby is authorized to order that the work be
done to cut and remove the high grass and overgrown vegetation from the property along with all litter
and debris (including any and all unregistered vehicles/boats/trailers), and be it

FURTHER RESOLVED, that upon receipt of additional complaints pertaining to the nuisance
identified herein, upon verification of the existence or recurrence of the said violation(s), and upon
confirmation that the premises are owned by the persons or entities previously notified as described
herein, that, without further Town Board approval, the Town of Islip or its duly authorized agent may
enter upon the premises to insure that the nuisance is abated and that the property is in compliance with
the minimum property maintenance standards of all applicable state and local laws, and be it

FURTHER RESOLVED, that all costs and expenses incurred by the Town in connection with
the proceeding to remove the said nuisance shall be annexed as a Special Assessment to the property on
which the nuisance is located, which property is designated by Suffolk County Tax Map Parcel No. 0500-
024.00-01.00-012.000.

UPON a vote being taken, the result was:
(G: Clean Up - 448 Wheeler Road, Hauppauge)

TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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

To authorize the Town Board of the Town of Islip to order that the work be done to board up and clean the vacant premises located at 1494 Brentwood Road, Bay Shore, NY 11706.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Surrounding area residents and travelers of Location
 2. Site or location effected by resolution: 1494 Brentwood Road, Bay Shore, NY 11706
 3. Cost: N/A
 4. Budget Line: N/A
 5. Amount and source of outside funding: N/A
-

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type 1 action under 6 NYCRR, Section 617.4(b), number _____. Full EAF required.
- ☒ Type 2 action under 6 NYCRR, Section 617.5(c), number (1) and (8). SEQR review complete.
- ☐ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
-

Tamara L. Jewell
Signature of Commissioner/Department Head Sponsor

12/1/2020
Date

December 15, 2020

WHEREAS, the Chief Building Inspector or Authorized Agent (the “Inspector”) of the Town of Islip has declared a certain building(s) and real property situated at 1494 Brentwood Road, Bay Shore, Town of Islip, County of Suffolk, State of New York, to be unsafe, hazardous and a public nuisance the result of being vacant and unsecured, with evidence of unauthorized entry, high grass, overgrown vegetation and litter and debris on the premises; and

WHEREAS, pursuant to Chapter 68, §68-30 and Chapter 32, §32-5 of the Code of the Town of Islip, the said Inspector has caused a Notice directing the removal of the said nuisance to be served upon the owner of the said premises at the last known address of record, Ali Nadir Hamzagil, by Registered Mail, Return Receipt Requested on December 1, 2020, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the Notice and completion of removal prior to December 15, 2020; and

WHEREAS, pursuant to Chapters 68 and 32 of the Code of the Town of Islip, the said Inspector has caused a Notice directing the removal of the said nuisance to be posted in a conspicuous place on the said premises on December 1, 2020, which Notice directed the commencement of the removal of said nuisance within (five) days after service of the Notice and completion of removal prior to December 15, 2020; and

WHEREAS, said Notice specified that in the event the nuisance was not voluntarily removed within the time specified, a Hearing would be held before the Town Board of the Town of Islip on December 15, 2020, at Islip Town Hall, via Zoom Webinar (subject to change), at 2:00 p.m. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Inspector’s determination; and

WHEREAS, at the time and place specified for the Hearing, the Town Board has received evidence supporting the Inspector’s determination that the described premises constitutes a nuisance, that due notice of the nuisance has been posted on the premises and that no action has been taken to remove

the described nuisance and that the Town of Islip should undertake the task of removing the said nuisance; and

WHEREAS, at the time of said Hearing no evidence was adduced to support a contrary determination,

NOW, THEREFORE, UPON a motion by Councilperson _____,
seconded by Councilperson _____; be it

RESOLVED, that the Inspector be and he hereby is authorized to order that the work be done to secure the building(s), to HUD standards, to wit: 5/8 inch plywood, painted gray and bolted from the interior and cut and remove the high grass and overgrown vegetation from the property and remove all litter and debris (including any and all unregistered vehicles/boats/trailers), by the lowest responsible bidder, and be it

FURTHER RESOLVED, that upon receipt of additional complaints pertaining to the nuisance identified herein, upon verification of the existence or recurrence of the said violation(s), and upon confirmation that the premises are owned by the persons or entities previously notified as described herein, that, without further Town Board approval, the Town of Islip or its duly authorized agent may enter upon the premises to insure that the nuisance is abated and that the property is in compliance with the minimum property maintenance standards of all applicable state and local laws, and be it

FURTHER RESOLVED, that all costs and expenses incurred by the Town in connection with the proceeding to remove the said nuisance shall be annexed as a Special Assessment to the property on which the nuisance is located, which property is designated by Suffolk County Tax Map Parcel No. 0500-246.00-03.00-113.000.

UPON a vote being taken, the result was:

(G:\Board up/Clean-up - 1494 Brentwood Road, Bay Shore)

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

No. 2

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Meeting of the Town of Islip Foreign Trade Zone Board.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Brad Hemingway

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

enclosure:

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

Agenda for Meeting of the Town of Islip Foreign Trade Zone Board

December 15, 2020

1. Meeting called to order;
2. Approval of the minutes from November 17, 2020 meeting of Town of Islip Foreign Trade Zone Board;
3. Authorization to renew landscape contract with Milano Brother Landscaping & Design for a period of one year;
4. Authorization to renew heating and cooling maintenance contract with Quinn & Feiner Service Company for one year;
5. Authorization to renew office cleaning contract with Spot on Cleaning for one year;
6. Adjournment;



TOWN OF ISLIP
FOREIGN TRADE ZONE AUTHORITY

Brad Hemingway
Executive Director

Jaime Martinez
Deputy Director

November 17, 2020

The Town of Islip Foreign Trade Zone Authority has four items on the agenda.

Item number one is a meeting of the Town of Islip Foreign Trade Zone Authority. The meeting called to order at 5:37 P.M., on motion by James O'Connor, seconded by Mary Kate Mullen, and unanimously approved. Due to the Corona virus pandemic this meeting was held through a video conference via Zoom.

Board Members Present

Trish Bergin
John Cochrane Jr.
Mary Kate Mullen
James O'Connor

Officers Present

Angie M. Carpenter, Chair
Thomas Hemingway III, Executive Director
Jaime Martinez, Treasurer (Not Present on screen)
Shelly LaRose-Arken, Vice President and Secretary
(Not present on screen)

Item number two is approval of the minutes from previous Town of Islip Foreign Trade Zone Board meeting on July 21, 2020. Motion to approve the minutes by John Cochrane Jr., seconded by Mary Kate Mullen, and approved by all.

Item number three is authorization to approve Town of Islip Foreign Trade Zone Authority 2021 budget. With the budget being previously reviewed by all, no questions were asked. Motion to approve by Trish Bergin, seconded by Mary Kate Mullen and approved by all.

With no further business, **Item number four** is adjournment of the Foreign Trade Zone Board meeting. On a motion by John Cochrane Jr., seconded by Mary Kate Mullen and unanimously approved. The meeting adjourned at 5:38 P.M.

Jaime Martinez, Treasurer

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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

Foreign Trade Zone would like to renew landscape maintenance contract with Milano Brother Landscaping & Design. Original resolution for landscape maintenance contract was passed February 20, 2020. Current contract expires February 26, 2021.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Foreign Trade Zone Authority
 2. Site or location effected by resolution: All common area of FTZ, Ronkonkoma, NY 11779
 3. Cost: 53,000
 4. Budget Line: zf01.1015.41551- Landscaping
 5. Amount and source of outside funding: NA
-

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type 1 action under 6 NYCRR, Section 617.4(b), number _____. Full EAF required.
- ☒ Type 2 action under 6 NYCRR, Section 617.5(c), number 8. SEQR review complete.
- ☐ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
-



Signature of Commissioner/Department Head Sponsor

Date

11/19/20

December 15, 2020

WHEREAS, by resolution duly adopted on February 20, 2020, the Town of Islip Foreign Trade Zone Board authorized the landscape contract with Milano Brother Landscaping & Design, with offices located at, 479 Southport Street, Ronkonkoma, New York 11779; and

WHEREAS, said contract was for a one-year term, with an option to renew for two additional one-year periods; and

WHEREAS, Islip Foreign Trade Zone Authority wishes to exercise its option to renew said contract for a period of one year; and

WHEREAS, Milano Brother Landscaping & Design has met all requirements to move forward with the landscape contract;

THEREFORE, on a motion by _____, seconded by _____,

BE IT RESOLVED, the Town of Islip Foreign Trade Zone Board hereby authorizes the extension of the aforesaid landscape contract with Milano Brother Landscaping & Design for the period of one year, with the option to renew for an additional year.

Upon a vote being taken, the result was:

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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


Foreign Trade Zone would like to renew heating and cooling service contract with Quinn & Feiner Service Company, Inc.. Original resolution for contract was passed May 2019.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Foreign Trade Zone Authority
 2. Site or location effected by resolution: 1 Trade Zone Drive, Ronkonkoma, NY 11779
 3. Cost: 2,100
 4. Budget Line: zf01.1015.44300-Service Comtracts
 5. Amount and source of outside funding: NA
-

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type 1 action under 6 NYCRR, Section 617.4(b), number _____. Full EAF required.
- ☒ Type 2 action under 6 NYCRR, Section 617.5(c), number 1. SEQR review complete.
- ☐ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
-



Signature of Commissioner/Department Head Sponsor

11/19/20

Date

December 15, 2020

WHEREAS, the Town of Islip Foreign Trade Zone Authority needs a service provider for heating and cooling; and

WHEREAS, said contractor Quinn & Feiner Service Company, Inc., with offices at 79 Hazel Street, Glen Cove, New York 11542, currently holds said contract with an option for the Foreign Trade Zone Authority to renew for a one-year term; and

WHEREAS, Town Islip Foreign Trade Zone Authority wishes to exercise its option to renew said contract for last period of one year; and

WHEREAS, Quinn & Feiner Service Company, Inc. has met all requirements to move forward with the heating and cooling service contract;

THEREFORE, on a motion by _____, seconded by _____,

BE IT RESOLVED, the Town of Islip Foreign Trade Zone Board hereby authorizes the extension of the aforesaid heating and cooling contract with Quinn & Feiner Service Company for the period of one year.

Upon a vote being taken, the result was:

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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

Foreign Trade Zone would like to renew cleaning contract with Spot on Cleaning. Original resolution for cleaning contract was passed February 11, 2020.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Foreign Trade Zone Authority
 2. Site or location effected by resolution: 1 Trade Zone Drive, Ronkonkoma, NY 11779
 3. Cost: 3,400
 4. Budget Line: zf01.1015.44301-Custodial Services
 5. Amount and source of outside funding: NA
-

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type 1 action under 6 NYCRR, Section 617.4(b), number _____ . Full EAF required.
- ☒ Type 2 action under 6 NYCRR, Section 617.5(c), number 26 . SEQR review complete.
- ☐ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
-



Signature of Commissioner/Department Head Sponsor

Date

11/19/20

December 15, 2020

WHEREAS, by resolution duly adopted on February 11, 2020, the Town of Islip Foreign Trade Zone Board authorized the office cleaning contract with Spot on Cleaning, with offices at 1395 Lakeland Avenue, Bohemia, New York 11779; and

WHEREAS, said contract was for a one-year term, with an option to renew for one additional year; and

WHEREAS, Town Islip Foreign Trade Zone Authority wishes to exercise its option to renew said contract for last period of one year; and

WHEREAS, Spot on Cleaning has met all requirements to move forward with the office cleaning contract;

THEREFORE, on a motion by _____, seconded by _____,

BE IT RESOLVED, the Town of Islip Foreign Trade Zone Board hereby authorizes the extension of the aforesaid office cleaning contract with Spot on Cleaning for the period of one year.

Upon a vote being taken, the result was:

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

No. 3

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Meeting of the Town of Islip Industrial Development Agency.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

John Walser

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

enclosure:

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



MEETING OF THE TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY

December 15, 2020

Agenda

1. Call the meeting of the Town of Islip Industrial Development Agency to order.
2. To consider the adoption of a Resolution on behalf of the Town of Islip Industrial Development Agency to approve the **Minutes** from the meeting on **November 17, 2020**.
3. To consider the adoption of an Inducement Resolution between the Town of Islip Industrial Development Agency and **100 Windsor Properties/AVCO Industries**. Located at 100 Windsor Place, Central Islip. (0500-0100-0200-081003).
4. To consider the adoption of an Authorizing Resolution between the Town of Islip Industrial Development Agency and **TREC Bay Shore**. (0500-39300-0300-021001).
5. To consider the adoption of an Authorizing Resolution between the Town of Islip Industrial Development Agency and **Nassau Provisions Kosher Foods, Inc.** Located at 700 Furows Road, Holtsville. (0500-06900-0300-001002).
6. To consider the adoption of an Authorizing Resolution between the Town of Islip Industrial Development Agency and **NAI Associates, LLC/North Atlantic Industries, Inc.** Located at 116 Wilbur Place, Bohemia. (0500-19100-0300-001002).
7. To consider the adoption of a Resolution between the Town of Islip Industrial Development Agency requesting a tenant consent for **267 Carleton, LLC/AV Carleton, LLC 2019 Facility**. Located at 267 Carleton Ave, Central Islip. (0500-20700-0100-004017).
8. To consider the adoption of a Resolution to authorize awarding of grant funds to various businesses under the **Covid-19 Grant & Loan Program**.
9. To consider the adoption of a Resolution Authorizing Assignment and Assumption of **55 Paradise Lane Realty, LLC**. Located at 40 Harold Court, Bay Shore. (0500-18100-0300-052007).
10. To consider the adoption of a Resolution Authorizing Assignment and Assumption of **Paradise Lane Realty, LLC/Rubies Costumes, Inc. Facility**. Located at 158 Candlewood Road, Bay Shore. (0500-18100-0200-043003).
11. To consider the adoption of a Resolution Authorizing Refinancing for the **50 Gilpin Corp./Above All Storefronts, Inc. Facility**. Located at 50 Gilpin Avenue, Hauppauge. (0500-03800-0200-017000).
12. To consider the adoption to Amend a Resolution Authorizing Assignment and Mortgage Financing for the **Cornerstone Hauppauge, LLC Facility**. Located at Motor Parkway & Joshua's Path, Hauppauge. (0500-05400-0100-006001, 007000, 008000, 009000, 011000 & 012000).
13. To consider any **other business** to come before the Agency.



MEETING OF THE TOWN OF ISLIP

INDUSTRIAL DEVELOPMENT AGENCY

Date: November 17, 2020

Meeting Minutes

1. Call the meeting of the Town of Islip Industrial Development Agency to order. On a motion by Councilman James P. O'Connor and seconded by Councilman John C. Cochrane Jr., said motion was approved 5-0.

Chairwoman Angie M. Carpenter, Councilwoman Trish Bergin Weichbrodt, Councilman John C. Cochrane Jr., Councilwoman Mary Kate Mullen, Councilman James P. O'Connor were all present and the Chairwoman acknowledged a quorum.

2. To consider the adoption of a Resolution on behalf of the Town of Islip Industrial Development Agency to approve the Minutes from the meeting on **October 20, 2020**. On a motion by Councilman John C. Cochrane Jr., and seconded by Councilman James P. O'Connor, said motion was approved 5-0.
3. To consider the adoption of an Inducement Resolution between the Town of Islip Industrial Development Agency and **North Atlantic Industries Associates, LLC**. Located at 116 Wilbur Place, Bohemia. (0500-19100-0200-065003). On a motion by Councilman John C. Cochrane Jr., and seconded by Councilman James P. O'Connor, said motion was approved 5-0.
4. To consider the adoption of an Inducement Resolution between the Town of Islip Industrial Development Agency and **Nassau Provisions Kosher Foods, Inc.** Located at 700 Furrows Road, Holtsville. (0500-06900-0300-001002). On a motion by Councilwoman Trish Bergin Weichbrodt and seconded by Councilman James P. O'Connor, said motion was approved 5-0.
5. To consider the adoption of an Authorizing Resolution consenting to the Assignment/Assumption of the **Cornerstone at Hauppauge Facility**. Located at the northeast corner of Motor Parkway and Joshua's Path, Hauppauge. (0500-05400-0100-006001, 007000, 008000, 009000, 011000 & 012000). On a motion by Councilman John C. Cochrane Jr., and seconded by Councilwoman Mary Kate Mullen, said motion was approved 5-0.
6. To consider the adoption of an Authorizing Resolution between the Town of Islip Industrial Development Agency and **EB at Vets Hwy, LLC**. Located at 3355 Veterans Memorial Highway, Ronkonkoma. (0500-14700-0200-028000 & 29001). On a motion by Councilwoman Trish Bergin Weichbrodt and seconded by Councilwoman Mary Kate Mullen, said motion was approved 5-0.

7. To consider the adoption of a Resolution Authorizing refinancing for the **Wilshire Blvd. LLC/Alcan Packaging Food and Tobacco Inc. 2007 Facility**. Located at 100 Wilshire Boulevard, Edgewood. (0500-13300-0900-001001). On a motion by Councilman John C. Cochrane Jr., and seconded by Councilman James P. O'Connor, said motion was approved 5-0.
8. To consider the adoption of a Resolution approving Capital Advanced Group Inc. as Tenant in the Sunrise Business Center Facility. Located at 3500 Sunrise Highway, Great River. (0500-211-00100-005006). On a motion by Councilman James P. O'Connor and seconded by Councilwoman Mary Kate Mullen, said motion was approved 5-0.
9. To consider the adoption of a Resolution Authorizing a transfer of ownership of the Real Estate for **Hilo Equipment and Services, LLC**. Located at 845 South First Street, Ronkonkoma. (0500-08600-0400-007001). On a motion by Councilman James P. O'Connor and seconded by Councilman John C. Cochrane Jr., said motion was approved 5-0.
10. To consider the adoption of a Resolution requesting consent to execution of mortgage, no mortgage recording tax benefits requested between the Town of Islip Industrial Development Agency and **B & S Management Consultant, LLC**. Located at 25 Ranick Road, Hauppauge. (0500-02300-0200-0200, 009003). On a motion by Councilwoman Mary Kate Mullen and seconded by Councilwoman Trish Bergin Weichbrodt, said motion was approved 5-0.
11. To consider the adoption of a Resolution to authorize awarding of grant funds to various businesses under the **Covid-19 Grant & Loan Program**. On a motion by Councilman John C. Cochrane Jr., and seconded by Councilwoman Trish Bergin Weichbrodt, said motion was approved 5-0.
12. To consider **any other business** to come before the Agency there being none the Town of Islip Industrial Development Agency was adjourned on a motion by Councilwoman Trish Bergin Weichbrodt and seconded by Councilman James P. O'Connor.

**TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY
AGENDA ITEMS FOR DECEMBER 15, 2020**

AGENDA ITEM #3

TYPE OF RESOLUTION: INDUCEMENT RESOLUTION

COMPANY: 100 WINDSOR PROPERTIES/AVCO INDUSTRIES

PROJECT LOCATION: 100 WINDSOR PLACE, CENTRAL ISLIP

JOBS (RETAINED/CREATED): RETAINED - 00 -
CREATE - 50 -

INVESTMENT: \$4,500,000.00

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL
DEVELOPMENT AGENCY TAKING OFFICIAL ACTION
TOWARD APPOINTING 100 WINDSOR PROPERTIES LLC, A
NEW YORK LIMITED LIABILITY COMPANY, ON BEHALF
OF ITSELF AND/OR THE PRINCIPALS OF 100 WINDSOR
PROPERTIES LLC AND/OR AN ENTITY FORMED OR TO BE
FORMED ON BEHALF OF ANY OF THE FOREGOING AND
AVCO INDUSTRIES INC., A NEW YORK BUSINESS
CORPORATION ON BEHALF OF ITSELF AND/OR THE
PRINCIPALS OF AVCO INDUSTRIES INC. AND/OR AN
ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY
OF THE FOREGOING, AS AGENT(S) OF THE AGENCY FOR
THE PURPOSE OF ACQUIRING, RENOVATING,
CONSTRUCTING AND EQUIPPING THE FACILITY AND
MAKING CERTAIN FINDINGS AND DETERMINATIONS
WITH RESPECT TO THE FACILITY

WHEREAS, 100 Windsor Properties LLC, a limited liability company organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of 100 Windsor Properties LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "**Company**") and Avco Industries Inc., a business corporation organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Avco Industries Inc. and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "**Sublessee**"), have applied to the Town of Islip Industrial Development Agency (the "**Agency**"), to enter into a transaction in which the Agency will assist in the acquisition of an approximately 3.22 acre parcel of land located at 100 Windsor Place, Central Islip, New York (the "**Land**"), (i) the renovation of an existing approximately 8,000 square foot building located thereon (the "**Existing Building**"), and (ii) the construction of an approximately 40,000 square foot addition to the Existing Building to be located on the Land (the "**Addition**"; and, together with the Existing Building, the "**Improvements**"), and the acquisition and installation therein of certain equipment and personal property, not part of the Equipment (as such term is defined herein) (the "**Facility Equipment**"; and together with the Land and the Improvements, the "**Company Facility**"), which Company Facility is to be leased by the Agency to the Company and the Company Facility will be subleased by the Company to the Sublessee; and (b) the acquisition and installation of certain equipment and personal property (the "**Equipment**"; and together with the Company Facility, the "**Facility**"), which Equipment is to be leased by the Agency to the Sublessee and which Facility is to be used by the Sublessee for warehousing and distribution in its business of branding and printing paper and corrugated products and takeout paper products (the "**Project**"); and

WHEREAS, the Agency will acquire a leasehold interest in the Land and the Improvements and title to the Facility Equipment and Equipment, will sublease and lease the Company Facility to the Company for further sublease of the Company Facility to the Sublessee and will lease the Equipment to the Sublessee, all pursuant to Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 47 of the Laws of 1974 of the State of New York, as the same may be amended from time to time (collectively, the "**Act**"); and

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

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

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

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

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

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

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

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

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

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

WHEREAS, to aid the Agency in determining whether the Facility may have a significant effect upon the environment, the Company and Sublessee have prepared and submitted to the Agency an Environmental Assessment Form and related documents (the

“Questionnaire”) with respect to the Facility, a copy of which is on file at the office of the Agency; and

WHEREAS, the Questionnaire has been reviewed by the Agency.

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

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

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

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

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

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

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

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

Section 8. This resolution shall take effect immediately.

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

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

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

Such resolution was passed at a meeting of the Town of Islip Industrial Development Agency (the "Agency"), held via Live-Stream at <http://islipida.com/business-assistance/ida/ida-documents-2/96-ida-videos/ida-board-meetings/335-ida-board-meeting-12-15-2020.html>, on the 15th day of December, 2020, the following members of the Agency were:

Present:

Absent:

Also Present:

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

Voting Aye

and, therefore, the resolution was declared duly adopted.

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

I FURTHER CERTIFY that, due to the Novel Coronavirus (COVID-19) Emergency State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 202.1 issued on March 12, 2020, as amended to date, permitting local governments to hold public hearings by telephone and video conference and/or similar device, the Agency's Board Meeting on December 15, 2020 (the "**Board Meeting**"), was held electronically via Live-Stream instead of a public meeting open for the public to attend in person. Members of the public were advised, via the Agency's website, to listen to the Board Meeting by going to <http://islipida.com/business-assistance/ida/ida-documents-2/96-ida-videos/ida-board-meetings/335-ida-board-meeting-12-15-2020.html>, and were further advised that the Minutes of the Board Meeting would be transcribed and posted on the Agency's website, and that all members of said Agency had due notice of said meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand as of December 15, 2020.

Assistant Secretary

EXHIBIT A

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that due to the Novel Coronavirus (COVID-19) Emergency State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 202.1 issued on March 12, 2020, as amended to date, permitting local governments to hold public hearings by telephone and video conference and/or similar device, the Public Hearing scheduled for _____, 20__, at __:__ a.m., local time will be held by the Town of Islip Industrial Development Agency electronically via conference call in connection with the following matters:

100 Windsor Properties LLC, a limited liability company organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of 100 Windsor Properties LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "**Company**") and Avco Industries Inc., a business corporation organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Avco Industries Inc. and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "**Sublessee**"), have applied to the Town of Islip Industrial Development Agency (the "**Agency**"), to enter into a transaction in which the Agency will assist in the acquisition of an approximately 3.22 acre parcel of land located at 100 Windsor Place, Central Islip, New York (the "**Land**"), (i) the renovation of an existing approximately 8,000 square foot building located thereon (the "**Existing Building**"), and (ii) the construction of an approximately 40,000 square foot addition to the Existing Building to be located on the Land (the "**Addition**"; and, together with the Existing Building, the "**Improvements**"), and the acquisition and installation therein of certain equipment and personal property, not part of the Equipment (as such term is defined herein) (the "**Facility Equipment**"; and together with the Land and the Improvements, the "**Company Facility**"), which Company Facility is to be leased by the Agency to the Company and the Company Facility will be subleased by the Company to the Sublessee; and (b) the acquisition and installation of certain equipment and personal property (the "**Equipment**"; and together with the Company Facility, the "**Facility**"), which Equipment is to be leased by the Agency to the Sublessee and which Facility is to be used by the Sublessee for warehousing and distribution in its business of branding and printing paper and corrugated products and takeout paper products (the "**Project**"). The Company Facility will be owned by the Company and managed and/or operated by the Sublessee. The Equipment will be initially owned, operated and/or managed by the Sublessee.

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

A representative of the Agency will, at the above-stated time and place, hear and accept written comments from all persons with views in favor of or opposed to either the proposed financial assistance to the Company and the Sublessee or the location or nature of the Facility. Members of the public may listen to the Public Hearing and comment on the Project and the benefits to be granted to the Company and the Sublessee by the Agency during the Public

Hearing by calling (631) 490-9050, conference number 1040, and entering password 24816. Comments may also be submitted to the Agency in writing or electronically. Minutes of the Public Hearing will be transcribed and posted on the Agency's website. Prior to the hearing, all persons will have the opportunity to review on the Agency's website (<https://islipida.com/>) the application for financial assistance filed by the Company and the Sublessee with the Agency and an analysis of the costs and benefits of the proposed Facility.

Dated: _____, 20____

TOWN OF ISLIP INDUSTRIAL
DEVELOPMENT AGENCY

By: John G. Walser
Title: Executive Director

EXHIBIT B

MINUTES OF PUBLIC HEARING HELD ON
_____, 20__ at _____ A.M.

TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY
(100 WINDSOR PROPERTIES LLC/AVCO INDUSTRIES INC. FACILITY)

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

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

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

100 Windsor Properties LLC, a limited liability company organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of 100 Windsor Properties LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "**Company**") and Avco Industries Inc., a business corporation organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Avco Industries Inc. and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "**Sublessee**"), have applied to the Town of Islip Industrial Development Agency (the "**Agency**"), to enter into a transaction in which the Agency will assist in the acquisition of an approximately 3.22 acre parcel of land located at 100 Windsor Place, Central Islip, New York (the "**Land**"), (i) the renovation of an existing approximately 8,000 square foot building located thereon (the "**Existing Building**"), and (ii) the construction of an approximately 40,000 square foot addition to the Existing Building to be located on the Land (the "**Addition**"; and, together with the Existing Building, the "**Improvements**"), and the acquisition and installation therein of certain equipment and personal property, not part of the Equipment (as such term is defined herein) (the "**Facility Equipment**"; and together with the Land and the Improvements, the "**Company Facility**"), which Company Facility is to be leased by the Agency to the Company and the Company Facility will be subleased by the Company to the Sublessee; and (b) the acquisition and installation of certain equipment and personal property (the "**Equipment**"; and together with the Company Facility, the "**Facility**"), which Equipment is to be leased by the Agency to the Sublessee and which Facility is to be used by the Sublessee for warehousing and distribution in its business of branding and printing paper and corrugated products and takeout paper products (the "**Project**"). The Company Facility will be owned by the Company and managed and/or operated by the Sublessee. The Equipment will be initially owned, operated and/or managed by the Sublessee.

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

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

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

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

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

That I have compared the foregoing copy of the minutes of a public hearing held by the Town of Islip Industrial Development Agency (the "Agency") on the ____ day of _____, 20__, at _____ a.m., local time, by calling (631) 490-9050, conference number 1040, and entering password 24816, with the original thereof on file in the office of the Agency, and that the same is a true and correct copy of the minutes in connection with such matter.

IN WITNESS WHEREOF, I have hereunto set my hand as of _____, 20__.

Assistant Secretary

**TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY
AGENDA ITEMS FOR DECEMBER 15, 2020**

AGENDA ITEM #4

TYPE OF RESOLUTION: AUTHORIZING RESOLUTION

COMPANY: TREC BAY SHORE, LLC.

PROJECT LOCATION: 1700 UNION BLVD, BAY SHORE

JOBS (RETAINED/CREATED): RETAINED - 00 -
CREATE - 09 -

INVESTMENT: \$165,629,800.00

Date: December 15, 2020

At a meeting of the Town of Islip Industrial Development Agency (the “Agency”), held via Live-Stream at <http://islipida.com/business-assistance/ida/ida-documents-2/96-ida-videos/ida-board-meetings/335-ida-board-meeting-12-15-2020.html>, on the 15th day of December, 2020, the following members of the Agency were:

Present:

Absent:

Also Present:

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to acquisition of a leasehold interest in a certain industrial development facility more particularly described below (TREC Bay Shore, LLC 2020 Facility) and the subleasing of the facility to TREC Bay Shore, LLC.

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

Voting Aye

Voting Nay

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY APPROVING THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF A CERTAIN INDUSTRIAL DEVELOPMENT FACILITY AND APPROVING THE APPOINTMENT OF TREC BAY SHORE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF TREC BAY SHORE, LLC AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING, AS AGENT OF THE AGENCY FOR THE PURPOSE OF ACQUIRING, CONSTRUCTING AND EQUIPPING AN INDUSTRIAL DEVELOPMENT FACILITY AND APPROVING THE FORM, SUBSTANCE AND EXECUTION OF RELATED DOCUMENTS.

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

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

WHEREAS, TREC Bay Shore, LLC, a limited liability company organized and existing under the laws of the State of Delaware, on behalf of itself and/or the principals of TREC Bay Shore, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “Company”), has applied to the Town of Islip Industrial Development Agency (the “Agency”), to enter into a transaction in which the Agency will assist in the acquisition of an approximately 10.34 acre parcel of land located at 1700 Union Boulevard, Bay Shore, New York 11706 (SCTM# 0500-393.00-03.00-021.001) (the “Land”), the demolition of an approximately 83,556 square foot building located thereon, the construction of an approximately 474,923 square foot building thereon (the “Improvements”), and the acquisition and installation therein of certain equipment and personal property (the “Equipment”; and together with the Land and the Improvements, the “Facility”), which Facility will be leased by the Agency to the Company and to be used as a mixed-use multifamily apartment complex containing approximately 418 studio, one-bedroom, two-bedroom and three-bedroom rental apartments and approximately 1,643 square feet of food-service space (the “Project”); and

WHEREAS, the Agency, by resolution duly adopted on October 20, 2020 (the “Inducement Resolution”), decided to proceed under the provisions of the Act; and

WHEREAS, the Agency will acquire a leasehold interest in the Land and the Improvements pursuant to a certain Company Lease Agreement, dated as of December 1, 2020 or such other date as the Chairman, the Executive Director or the Deputy Executive Director

of the Agency and counsel to the Agency shall agree (the "**Company Lease**"), by and between the Company and the Agency; and

WHEREAS, the Agency will acquire title to the Equipment pursuant to a certain Bill of Sale, dated the Closing Date (as defined in the hereinafter defined Lease Agreement) (the "**Bill of Sale**"), from the Company to the Agency; and

WHEREAS, the Agency will sublease and lease the Facility to the Company pursuant to a certain Lease and Project Agreement, dated as of December 1, 2020 or such other date as the Chairman, the Executive Director or the Deputy Executive Director of the Agency and counsel to the Agency shall agree (the "**Lease Agreement**"), by and between the Agency and the Company; and

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company in the form of abatements of real property taxes, which abatement shall be for a term in excess of ten (10) years, consistent with the policies of the Agency, including provisions of the policies providing for deviation therefrom; and

WHEREAS, the requested financial assistance with respect to the abatement of real property taxes deviates from the Agency's Uniform Tax Exemption Policy (the "**Policy**") originally adopted in or around December, 1993, as previously amended, because the abatement of real property taxes granted pursuant to the proposed Lease Agreement will be for a term in excess of ten (10) years and the Project is considered extremely significant and vital to the economic health and well-being of the Town of Islip (the "**Town**"), therefore deviation from the Policy is appropriate; and

WHEREAS, as security for a Loan or Loans (as such term is defined in the Lease Agreement), the Agency and the Company will execute and deliver to a lender or lenders not yet determined (collectively, the "**Lender**"), a mortgage or mortgages, and such other loan documents satisfactory to the Agency, upon advice of counsel, in both form and substance, as may be reasonably required by the Lender, to be dated a date to be determined, in connection with the financing, any refinancing or permanent financing of the costs of the acquisition, renovation, and equipping of the Facility (collectively, the "**Loan Documents**"); and

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company in the form of (i) exemptions from mortgage recording taxes for one or more mortgages securing an amount presently estimated to be \$132,500,000 but not to exceed \$145,000,000, corresponding to mortgage recording tax exemptions presently estimated to be \$993,750.00 but not to exceed \$1,087,500.00, in connection with the financing of the acquisition, construction and equipping of the Facility and any future financing, refinancing or permanent financing of the costs of acquiring, constructing and equipping of the Facility, (ii) exemptions from sales and use taxes in an amount not to exceed \$6,898,772.00, in connection with the purchase or lease of equipment, building materials, services or other personal property with respect to the Facility, and (iii) abatement of real property taxes (as set forth in the PILOT Schedule attached as Exhibit A hereof), all consistent with the policies of the Agency; and

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

1. TREC Bay Shore, LLC: Economic Impact Analysis, dated October, 2020 by Camoin Associates;
2. TREC Bay Shore, LLC: Impacts at a Glance, by Camoin Associates;
3. Cost Benefit Analysis: TREC Bay Shore, LLC, dated October 8, 2020 by The National Development Council;
4. Letters of Support;
5. New York Law Journal Article, dated March 22, 2017 on Eligibility of Residential Developments for IDA Benefits by Anthony Guardino, Esq.; and
6. Ryan et al. v. Town of Hempstead Industrial Development Agency et al.; and

WHEREAS, the Agency’s Uniform Tax Exemption Policy (“**UTEP**”), which such UTEP is annexed to the Inducement Resolution as Exhibit D, provides for the granting of financial assistance by the Agency for housing projects pursuant to Section I.A.4.; and

WHEREAS, the Agency has given due consideration to the application of the Company and to representations by the Company that the proposed transaction is necessary to maintain the competitive position of the Company in its industry; and

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

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

Section 1. In connection with the acquisition, construction and equipping of the Facility the Agency hereby makes the following determinations and findings based upon the Agency’s review of the information provided by the Company with respect to the Facility, including, the Company’s Application, the Requisite Materials and other public information:

(a) There is a lack of affordable, safe, clean and modern rental housing in the Town of Islip;

(b) Such lack of rental housing has resulted in individuals leaving the Town of Islip and therefore adversely affecting employers, businesses, retailers, banks, financial institutions,

insurance companies, health and legal services providers and other merchants in the Town of Islip and otherwise adversely impacting the economic health and well-being of the residents of the Town of Islip, employers, and the tax base of the Town of Islip;

(c) The Facility, by providing such rental housing will enable persons to remain in the Town of Islip and thereby to support the businesses, retailers, banks, and other financial institutions, insurance companies, health care and legal services providers and other merchants in the Town of Islip which will increase the economic health and well-being of the residents of the Town of Islip, help preserve and increase permanent private sector jobs in furtherance of the Agency's public purposes as set forth in the Act, and therefore the Agency finds and determines that the Facility is a commercial project within the meaning of Section 854(4) of the Act;

(d) The Facility will provide services, i.e., rental housing, which but for the Facility, would not otherwise be reasonably accessible to the residents of the Town of Islip.

Section 2. The Agency hereby finds and determines:

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

(b) The Facility constitutes a "project", as such term is defined in the Act.

(c) The acquisition, construction and equipping of the Facility, and the leasing of the Facility to the Company will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of Town of Islip, and the State of New York and improve their standard of living and thereby serve the public purposes of the Act.

(d) The acquisition, construction and equipping of the Facility by the Agency is reasonably necessary to induce the Company to maintain and expand its business operations in the Town of Islip.

(e) The requested financial assistance with respect to the abatement of real property taxes deviates from the Policy because the abatement of real property taxes granted pursuant to the proposed Lease Agreement will be for a term in excess of ten (10) years and the Project is considered extremely significant and vital to the economic health and well-being of the Town, therefore deviation from the Policy is appropriate; and

(f) Based upon representations of the Company and counsel to the Company, the Facility conforms with the local zoning laws and planning regulations of the Town of Islip and all regional and local land use plans for the area in which the Facility is located.

(g) It is desirable and in the public interest for the Agency to lease the Facility to the Company.

(h) The Agency previously determined, pursuant to the Inducement Resolution, that the Facility and the operations conducted therein do not have a significant effect on the

environment, as determined in accordance with Article 8 of the Environmental Conservation Law of the State of New York and the regulations promulgated thereunder ("SEQR"), thus completing its review of the Facility under SEQR. No changes have been proposed to the Facility since the time the Agency adopted its Negative Declaration, and therefore, the Agency's obligations under SEQR have been completed.

(i) The Company Lease will be an effective instrument whereby the Agency leases the Land and the Improvements from the Company.

(j) The Lease Agreement will be an effective instrument whereby the Agency leases and subleases the Facility to the Company, the Agency and the Company set forth the terms and conditions of their agreement regarding payments-in-lieu of taxes, the Company agrees to comply with all Environmental Laws (as defined therein) applicable to the Facility and will describe the circumstances in which the Agency may recapture some or all of the benefits granted to the Company.

(k) The Loan Documents to which the Agency is a party will be effective instruments whereby the Agency and the Company agree to secure the loan made to the Company by the Lender.

Section 3. The Agency has assessed all material information included in connection with the Company's application for financial assistance, including but not limited to, the cost-benefit analysis prepared by the Agency and such information has provided the Agency a reasonable basis for its decision to provide the financial assistance described herein to the Company.

Section 4. In consequence of the foregoing, the Agency hereby determines to: (i) lease the Land and the Improvements from the Company pursuant to the Company Lease, (ii) execute, deliver and perform the Company Lease, (iii) sublease and lease the Facility to the Company pursuant to the Lease Agreement, (iv) execute, deliver and perform the Lease Agreement, (v) grant a mortgage on and security interests in and to the Facility pursuant to the Loan Documents, and (vi) execute and deliver the Loan Documents to which the Agency is a party.

Section 5. The Agency is hereby authorized to acquire the real property and personal property described in Exhibit A and Exhibit B, respectively, to the Lease Agreement, and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition are hereby approved, ratified and confirmed.

Section 6. The Agency is hereby authorized to execute and deliver the Loan Documents in connection with the financing of the costs of acquiring, constructing and equipping the Facility and any future Loan Documents in connection with any future refinancing or permanent financing of such costs of acquiring, constructing and equipping of the Facility without the need for any further or future approvals of the Agency.

Section 7. The Agency hereby authorizes and approves the following economic benefits to be granted to the Company in connection with the acquisition, construction and

equipping of the Facility in the form of (i) exemptions from mortgage recording taxes for one or more mortgages securing an amount presently estimated to be \$132,500,000 but not to exceed \$145,000,000, corresponding to mortgage recording tax exemptions presently estimated to be \$993,750.00 but not to exceed \$1,087,500.00, in connection with the financing of the acquisition, construction and equipping of the Facility and any future financing, refinancing or permanent financing of the costs of acquiring, constructing and equipping of the Facility, (ii) exemptions from sales and use taxes in an amount not to exceed \$6,898,772.00, in connection with the purchase or lease of equipment, building materials, services or other personal property with respect to the Facility, and (iii) abatement of real property taxes (as set forth in the PILOT Schedule attached as Exhibit A hereof), all consistent with the policies of the Agency.

Section 8. Subject to the provisions of this resolution, the Company is herewith and hereby appointed the agent of the Agency to acquire, construct and equip the Facility. The Company is hereby empowered to delegate its status as agent of the Agency to its agents, subagents, contractors, subcontractors, materialmen, suppliers, vendors and such other parties as the Company may choose in order to acquire, construct and equip the Facility. The Agency hereby appoints the agents, subagents, contractors, subcontractors, materialmen, vendors and suppliers of the Company as agents of the Agency solely for purposes of making sales or leases of goods, services and supplies to the Facility, and any such transaction between any agent, subagent, contractor, subcontractor, materialmen, vendor or supplier, and the Company, as agent of the Agency, shall be deemed to be on behalf of the Agency and for the benefit of the Facility. This agency appointment expressly excludes the purchase by the Company of any motor vehicles, including any cars, trucks, vans or buses which are licensed by the Department of Motor Vehicles for use on public highways or streets. The Company shall indemnify the Agency with respect to any transaction of any kind between and among the agents, subagents, contractors, subcontractors, materialmen, vendors and/or suppliers and the Company, as agent of the Agency. The aforesaid appointment of the Company as agent of the Agency to acquire, construct and equip the Facility shall expire at the earlier of (a) the completion of such activities and improvements, (b) a date which the Agency designates, or (c) the date on which the Company has received exemptions from sales and use taxes in an amount not to exceed \$6,898,772.00 in connection with the purchase or lease of equipment, building materials, services or other personal property; provided however, such appointment may be extended at the discretion of the Agency, upon the written request of the Company if such activities and improvements are not completed by such time. The aforesaid appointment of the Company is subject to the execution of the documents contemplated by this resolution.

Section 9. The Company is hereby notified that it will be required to comply with Section 875 of the Act. The Company shall be required to agree to the terms of Section 875 pursuant to the Lease Agreement. The Company is further notified that the tax exemptions and abatements provided pursuant to the Act and the appointment of the Company as agent of the Agency pursuant to this Authorizing Resolution are subject to termination and recapture of benefits pursuant to Sections 859-a and 875 of the Act and the recapture provisions of the Lease Agreement.

Section 10. The form and substance of the Company Lease, the Lease Agreement and the Loan Documents to which the Agency is a party (each in substantially the forms

presented to or approved by the Agency and which, prior to the execution and delivery thereof, may be redated and renamed) are hereby approved.

Section 11. The Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Company Lease, the Lease Agreement and the Loan Documents to which the Agency is a party, all in substantially the forms thereof presented to this meeting with such changes, variations, omissions and insertions as the Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency shall approve, and such other related documents as may be, in the judgment of the Chairman and counsel to the Agency, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the "**Agency Documents**"). The execution thereof by the Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency shall constitute conclusive evidence of such approval.

Section 12. The Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement).

Section 13. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Agency Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

Section 14. This resolution shall take effect immediately.

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

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

That I have compared the annexed extract of the minutes of the meeting of the Town of Islip Industrial Development Agency (the “Agency”), including the resolutions contained therein, held on the 15th day of December, 2020, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

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

I FURTHER CERTIFY that, due to the Novel Coronavirus (COVID-19) Emergency State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo’s Executive Order 202.1 issued on March 12, 2020, as amended to date, permitting local governments to hold public hearings by telephone and video conference and/or similar device, the Agency’s Board Meeting on December 15, 2020 (the “Board Meeting”), was held electronically via Live-Stream instead of a public meeting open for the public to attend in person. Members of the public were advised, via the Agency’s website, to listen to the Board Meeting by going to <http://islipida.com/business-assistance/ida/ida-documents-2/96-ida-videos/ida-board-meetings/335-ida-board-meeting-12-15-2020.html>, and were further advised that the Minutes of the Board Meeting would be transcribed and posted on the Agency’s website, and that all members of said Agency had due notice of said meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand as of the 15th day of December, 2020.

By: _____
Assistant Secretary

EXHIBIT A

Proposed PILOT Benefits

Formula for Payments-In-Lieu-of-Taxes: Town of Islip (including any existing incorporated village and any village which may be incorporated after the date hereof, within which the Facility is wholly or partially located), Bay Shore Union Free School District, Suffolk County and Appropriate Special Districts

Formula

<u>Year</u>	<u>PILOT Payment</u>
1	\$115,701.00
2	\$115,701.00
3	\$115,701.00
4	\$287,446.00
5	\$459,190.00
6	\$630,935.00
7	\$802,680.00
8	\$974,425.00
9	\$1,146,169.00
10	\$1,317,914.00
11	\$1,489,659.00
12	\$1,661,404.00
13	\$1,833,148.00
14	\$2,004,893.00
15	\$2,176,638.00

Company to pay \$115,701.00 during Construction Period. PILOT Payments to commence in Tax Year following Company's receipt of Certificate of Occupancy.

**TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY
AGENDA ITEMS FOR DECEMBER 15, 2020**

AGENDA ITEM #5

TYPE OF RESOLUTION: AUTHORIZING RESOLUTION

COMPANY: NASSAU PROVISIONS KOSHER FOODS, INC.

PROJECT LOCATION: 700 FURROWS RD, HOLTSVILLE

JOBS (RETAINED/CREATED): RETAINED - 90 -
CREATE - 10 -

INVESTMENT: \$17,965,000

Date: December 15, 2020

At a meeting of the Town of Islip Industrial Development Agency (the “Agency”), held via Live-Stream at <http://islipida.com/business-assistance/ida/ida-documents-2/96-ida-videos/ida-board-meetings/335-ida-board-meeting-12-15-2020.html>, on the 15th day of December, 2020, the following members of the Agency were:

Present:

Absent:

Also Present:

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to acquisition of a leasehold interest to a certain industrial development facility more particularly described below (700 Furrows LLC/Nassau Provisions Kosher Foods Inc. 2020 Facility).

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

Voting Aye

Voting Nay

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION TOWARD 700 FURROWS LLC, A NEW YORK LIMITED LIABILITY COMPANY, ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF 700 FURROWS LLC AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING AND NASSAU PROVISIONS KOSHER FOODS INC., A NEW YORK BUSINESS CORPORATION ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF NASSAU PROVISIONS KOSHER FOODS INC. AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING, AS AGENT(S) OF THE AGENCY FOR THE PURPOSE OF ACQUIRING, RENOVATING AND EQUIPPING THE FACILITY AND APPROVING THE FORM, SUBSTANCE AND EXECUTION OF RELATED DOCUMENTS.

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

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

WHEREAS, 700 Furrows LLC, a limited liability company organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of 700 Furrows LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Company"), and Nassau Provisions Kosher Foods Inc., a business corporation organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Nassau Provisions Kosher Foods Inc. and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Sublessee"), have applied to the Agency to enter into a transaction in which the Agency will assist in: (a) the acquisition of an approximately 11.25 acre parcel of land located at 700 Furrows Road, Holtsville, New York 11742 (the "Land"), the renovation of an approximately 11,000 square foot portion of an approximately 125,000 square foot building located thereon (the "Improvements"), and the acquisition and installation of certain equipment and personal property, not part of the Equipment (as such term is defined herein) (the "Facility Equipment"; and together with the Land and the Improvements, the "Company Facility"), which Company Facility is to be leased by the Agency to the Company and further subleased by the Company to the Sublessee; and (b) the acquisition and installation of certain equipment and personal property (the "Equipment"; and together with the Company Facility, the "Facility"), which Equipment is to be leased by the Agency to the Sublessee, and which Facility is to be leased by the Agency to the Company and used by the Company in the distribution of frozen and refrigerated foods and groceries (the "Project"); and

WHEREAS, the Project will be subject to a reverse 1031 exchange, and the Company will initially be owned and controlled by a qualified exchange company to be determined (the **"Exchange Agent"**), and within 180 days following the acquisition by the Company of the Facility, the membership interests in the Company will be transferred by the Exchange Agent to Buffalo Ave LLC, a limited liability company organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Buffalo Ave LLC and/or an entity formed or to be formed on behalf of any of the foregoing, as the sole member of the Company; and

WHEREAS, the Agency, by resolution duly adopted on November 17, 2020 (the **"Inducement Resolution"**), decided to proceed under the provisions of the Act; and

WHEREAS, the Agency will acquire a leasehold interest in the Land and the Improvements and title to the Facility Equipment and the Equipment, and will sublease and lease the Company Facility to the Company for further sublease to the Sublessee, and will lease the Equipment to the Sublessee; and

WHEREAS, the Agency will acquire a leasehold interest in the Land and the Improvements pursuant to a certain Company Lease Agreement, dated as of December 1, 2020, or such other date as the Chairman or the Executive Director of the Agency and counsel to the Agency shall agree (the **"Company Lease"**), by and between the Company and the Agency; and

WHEREAS, the Agency will acquire title to the Facility Equipment pursuant to a certain Bill of Sale, dated the Closing Date (as defined in the hereinafter defined Lease Agreement) (the **"Bill of Sale"**), from the Company to the Agency; and

WHEREAS, the Agency will sublease and lease the Company Facility to the Company pursuant to a certain Lease and Project Agreement, dated as of December 1, 2020 or such other date as the Chairman or Executive Director of the Agency and counsel to the Agency shall agree (the **"Lease Agreement"**), by and between the Agency and the Company; and

WHEREAS, the Agency will acquire title to the Equipment pursuant to a certain Equipment Bill of Sale, dated the Closing Date (as defined in the hereinafter defined Lease Agreement) (the **"Equipment Bill of Sale"**), from the Sublessee to the Agency; and

WHEREAS, the Agency will lease the Equipment to the Sublessee pursuant to a certain Equipment Lease Agreement, dated as of December 1, 2020 or such other date as the Chairman or Executive Director of the Agency and counsel to the Agency shall agree (the **"Equipment Lease Agreement"**), by and between the Agency and the Sublessee; and

WHEREAS, the Sublessee and the Agency will enter into a certain Agency Compliance Agreement, dated as of December 1, 2020, or such other date as may be determined by the Chairman or Executive Director of the Agency and counsel to the Agency (the **"Agency Compliance Agreement"**), whereby the Sublessee will provide certain assurances to the Agency with respect to the Facility; and

WHEREAS, as security for a Loan or Loans (as such term is defined in the Lease Agreement), the Agency and the Company will execute and deliver to a lender or lenders not yet determined (collectively, the “**Lender**”), a mortgage or mortgages, and such other loan documents satisfactory to the Agency, upon advice of counsel, in both form and substance, as may be reasonably required by the Lender, to be dated a date to be determined, in connection with the financing, any refinancing or permanent financing of the costs of the acquisition, renovation, and equipping of the Facility (collectively, the “**Loan Documents**”); and

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company and the Sublessee in the form of (i) exemptions from mortgage recording taxes for one or more mortgages securing an amount presently estimated to be \$16,250,000 but not to exceed \$19,000,000, corresponding to mortgage recording tax exemptions presently estimated to be \$121,875, but not to exceed \$142,500, in connection with the financing of the acquisition, renovation and equipping of the Facility and any future financing, refinancing or permanent financing of the costs of acquiring, renovating and equipping of the Facility (ii) exemptions from sales and use taxes in an approximate amount not to exceed \$193,200.00, in connection with the purchase or lease of equipment, building materials, services or other personal property with respect to the Facility, and (iii) abatement of real property taxes (as set forth in the PILOT Schedule attached as Exhibit A hereof); and

WHEREAS, the Agency has given due consideration to the application of the Company and the Sublessee and to representations by the Company and the Sublessee that the proposed transaction is necessary to maintain the competitive position of the Company and the Sublessee in their respective industries; and

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

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

Section 1. The Agency hereby finds and determines:

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

(b) The Facility constitutes a “project”, as such term is defined in the Act; and

(c) The Facility preserves the public purposes of the Act by preserving or increasing the number of permanent private sector jobs in the Town of Islip. The Company and the Sublessee have represented to the Agency that they intend to provide ninety (90) full-time employees within the first year after completion of the Facility; and

(d) The acquisition, renovation and equipping of the Facility, the leasing of the Company Facility to the Company for further subleasing to the Sublessee, and the leasing of

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

(e) The acquisition, renovation and equipping of the Facility by the Agency is reasonably necessary to induce the Company and the Sublessee to maintain and expand their respective business operations in the Town of Islip; and

(f) Based upon representations of the Company and the Sublessee and counsel to the Company and the Sublessee, the Facility conforms with the local zoning laws and planning regulations of the Town of Islip and all regional and local land use plans for the area in which the Facility is located; and

(g) It is desirable and in the public interest for the Agency to sublease the Land and the Improvements and to lease the Facility Equipment to the Company and to lease the Equipment to the Sublessee; and

(h) The Company Lease will be an effective instrument whereby the Agency leases the Land and the Improvements from the Company; and

(i) The Lease Agreement will be an effective instrument whereby the Agency leases and subleases the Company Facility to the Company, the Agency and the Company set forth the terms and conditions of their agreement regarding payments-in-lieu of taxes, the Company agrees to comply with all Environmental Laws (as defined therein) applicable to the Facility and will describe the circumstances in which the Agreement may recapture some or all of the benefits granted to the Company; and

(j) The Equipment Lease Agreement will be an effective instrument whereby the Agency leases the Equipment to the Sublessee; and

(k) The Agency Compliance Agreement will be an effective instrument whereby the Sublessee will provide certain assurances to the Agency with respect to the Facility; and

(l) The Loan Documents to which the Agency is a party will be effective instruments whereby the Agency and the Company agree to secure the loan made to the Company by the Lender.

Section 2. The Agency has assessed all material information included in connection with the Company's and the Sublessee's application for financial assistance, including but not limited to, the cost-benefit analysis prepared by the Agency and such information has provided the Agency a reasonable basis for its decision to provide the financial assistance described herein to the Company and the Sublessee.

Section 3. In consequence of the foregoing, the Agency hereby determines to: (i) lease the Land and the Improvements from the Company pursuant to the Company Lease, (ii) execute, deliver and perform the Company Lease, (iii) sublease and lease the Company Facility to the Company pursuant to the Lease Agreement, (iv) execute, deliver and perform

the Lease Agreement, (v) lease the Equipment to the Sublessee pursuant to the Equipment Lease Agreement, (vi) execute, deliver and perform the Equipment Lease Agreement, (vii) execute and deliver the Agency Compliance Agreement, (viii) grant a mortgage on and security interests in and to the Facility pursuant to the Loan Documents, and (ix) execute and deliver the Loan Documents to which the Agency is a party.

Section 4. The Agency is hereby authorized to acquire the real property and personal property described in Exhibit A and Exhibit B, respectively, to the Lease Agreement, and the personal property described in Exhibit A to the Equipment Lease Agreement, and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition are hereby approved, ratified and confirmed.

Section 5. The Agency is hereby authorized to execute and deliver the Loan Documents in connection with the financing of the costs of acquiring, renovating, and equipping the Facility and any future Loan Documents in connection with any future refinancing or permanent financing of such costs of acquiring, renovating, and equipping of the Facility without the need for any further or future approvals of the Agency.

Section 6. The Agency hereby authorizes and approves the following economic benefits to be granted to the Company and the Sublessee in connection with the acquisition, renovation and equipping of the Facility in the form of (i) exemptions from mortgage recording taxes for one or more mortgages securing an amount presently estimated to be \$16,250,000 but not to exceed \$19,000,000, corresponding to mortgage recording tax exemptions presently estimated to be \$121,875, but not to exceed \$142,500, in connection with the financing of the acquisition, renovation and equipping of the Facility and any future financing, refinancing or permanent financing of the costs of acquiring, renovating and equipping of the Facility (ii) exemptions from sales and use taxes in an approximate amount not to exceed \$193,200.00, in connection with the purchase or lease of equipment, building materials, services or other personal property with respect to the Facility, and (iii) abatement of real property taxes (as set forth in the PILOT Schedule attached as Exhibit A hereof).

Section 7. Subject to the provisions of this resolution, the Company and the Sublessee are herewith and hereby appointed the agents of the Agency to acquire, renovate and equip the Facility. The Company and the Sublessee are hereby empowered to delegate their respective status as agents of the Agency to their respective agents, subagents, contractors, subcontractors, materialmen, suppliers, vendors and such other parties as the Company and the Sublessee may choose in order to acquire, renovate and equip the Facility. The Agency hereby appoints the agents, subagents, contractors, subcontractors, materialmen, vendors and suppliers of the Company and the Sublessee as agents of the Agency solely for purposes of making sales or leases of goods, services and supplies to the Facility, and any such transaction between any agent, subagent, contractor, subcontractor, materialmen, vendor or supplier, and the Company and the Sublessee, as agents of the Agency, shall be deemed to be on behalf of the Agency and for the benefit of the Facility. This agency appointment expressly excludes the purchase by the Company or the Sublessee of any motor vehicles, including any cars, trucks, vans or buses which are licensed by the Department of Motor Vehicles for use on public highways or streets. The Company and the Sublessee shall

indemnify the Agency with respect to any transaction of any kind between and among the agents, subagents, contractors, subcontractors, materialmen, vendors and/or suppliers and the Company and the Sublessee, as agents of the Agency. The aforesaid appointment of the Company and the Sublessee as agents of the Agency to acquire, renovate and equip the Facility shall expire at the earlier of (a) the completion of such activities and improvements, (b) a date which the Agency designates, or (c) the date on which the Company and the Sublessee have received exemptions from sales and use taxes in an amount not to exceed \$193,200.00, in connection with the purchase or lease of equipment, building materials, services or other personal property; provided however, such appointment may be extended at the discretion of the Agency, upon the written request of the Company and/or the Sublessee, if such activities and improvements are not completed by such time. The aforesaid appointment of the Company and the Sublessee is subject to the execution of the documents contemplated by this resolution.

Section 8. The Company and the Sublessee are hereby notified that they will be required to comply with Section 875 of the Act. The Company and the Sublessee shall be required to agree to the terms of Section 875 pursuant to the Lease Agreement and the Agency Compliance Agreement. The Company and the Sublessee are further notified that the tax exemptions and abatements provided pursuant to the Act and the appointment of the Company and the Sublessee, as agents of the Agency pursuant to this Authorizing Resolution, are subject to termination and recapture of benefits pursuant to Sections 859-a and 875 of the Act and the recapture provisions of the Lease Agreement and the Agency Compliance Agreement.

Section 9. The form and substance of the Company Lease, the Lease Agreement, the Equipment Lease Agreement, the Agency Compliance Agreement, and the Loan Documents to which the Agency is a party (each in substantially the forms presented to or approved by the Agency and which, prior to the execution and delivery thereof, may be redated and renamed) are hereby approved

Section 10. The Chairman, Vice Chairman, Executive Director, or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Company Lease, the Lease Agreement, the Equipment Lease Agreement, the Agency Compliance Agreement, and the Loan Documents to which the Agency is a party, all in substantially the forms thereof presented to this meeting with such changes, variations, omissions and insertions as the Chairman, Vice Chairman, Executive Director or any member of the Agency shall approve, and such other related documents as may be, in the judgment of the Chairman and counsel to the Agency, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the "**Agency Documents**"). The execution thereof by the Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency shall constitute conclusive evidence of such approval.

Section 11. The Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement).

Section 12. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Agency Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

Section 13. This resolution shall take effect immediately.

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

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

That I have compared the annexed extract of the minutes of the meeting of the Town of Islip Industrial Development Agency (the "**Agency**"), including the resolutions contained therein, held on the 15th day of December, 2020, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

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

I FURTHER CERTIFY that, due to the Novel Coronavirus (COVID-19) Emergency State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 202.1 issued on March 12, 2020, as amended and extended to date, permitting local governments to hold public hearings by telephone and video conference and/or similar device, the Agency's Board Meeting on December 15, 2020 (the "**Board Meeting**"), was held electronically via Live-Stream instead of a public meeting open for the public to attend in person. Members of the public were advised, via the Agency's website, to listen to the Board Meeting by going to <http://islipida.com/business-assistance/ida/ida-documents-2/96-ida-videos/ida-board-meetings/335-ida-board-meeting-12-15-2020.html>, and were further advised that the Minutes of the Board Meeting would be transcribed and posted on the Agency's website, and that all members of said Agency had due notice of said meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand as of December 15, 2020.

By: _____
Assistant Secretary

EXHIBIT A

Proposed PILOT Benefits

Formula for Payments-In-Lieu-of-Taxes: Town of Islip, (including any existing incorporated village and any village which may be incorporated after the date hereof, within which the Facility is wholly or partially located), Sachem School District, Suffolk County and Appropriate Special Districts

Address – 700 Furrows Road, Holtsville, Town of Islip,
Suffolk County, New York

Normal Tax Due = Those payments for taxes and assessments, and other special ad valorem levies, special assessments and service charges against real property located in the Town of Islip (including any existing incorporated village or any village which may be incorporated after the date hereof, within which the Facility is wholly or partially located) which are or may be imposed for special improvements or special district improvements, that the Company would pay without exemption.

<u>Tax Year</u>	<u>PILOT Payments</u>
1	50% Normal Tax Due on the taxable assessed value
2	55% Normal Tax Due on the taxable assessed value
3	60% Normal Tax Due on the taxable assessed value
4	65% Normal Tax Due on the taxable assessed value
5	70% Normal Tax Due on the taxable assessed value
6	75% Normal Tax Due on the taxable assessed value
7	80% Normal Tax Due on the taxable assessed value
8	85% Normal Tax Due on the taxable assessed value
9	90% Normal Tax Due on the taxable assessed value
10	95% Normal Tax Due on the taxable assessed value
And thereafter: 100% Normal Tax Due on the full taxable assessed value	

**TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY
AGENDA ITEMS FOR DECEMBER 15, 2020**

AGENDA ITEM #6

TYPE OF RESOLUTION: AUTHORIZING RESOLUTION

COMPANY: NAI ASSOCIATES, LLC/NORTH ATLANTIC INDUSTRIES, INC.

PROJECT LOCATION: 116 WILBUR PLACE, BOHEMIA

JOBS (RETAINED/CREATED): RETAINED - 193 -
CREATE - 050 -

INVESTMENT: \$17,597,876.00

Date: December 15, 2020

At a meeting of the Town of Islip Industrial Development Agency (the “Agency”), held via Live-Stream at <http://islipida.com/business-assistance/ida/ida-documents-2/96-ida-videos/ida-board-meetings/335-ida-board-meeting-12-15-2020.html>, on the 15th day of December, 2020, the following members of the Agency were:

Present:

Absent:

Also Present:

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to acquisition of a leasehold interest to a certain industrial development facility more particularly described below (NAI Associates, LLC/North Atlantic Industries, Inc. 2020 Facility).

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

Voting Aye

Voting Nay

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION TOWARD NAI ASSOCIATES, LLC, A NEW YORK LIMITED LIABILITY COMPANY, ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF NAI ASSOCIATES, LLC AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING AND NORTH ATLANTIC INDUSTRIES, INC., A NEW YORK BUSINESS CORPORATION ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF NORTH ATLANTIC INDUSTRIES, INC. AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING, AS AGENT(S) OF THE AGENCY FOR THE PURPOSE OF ACQUIRING, RENOVATING AND EQUIPPING THE FACILITY AND APPROVING THE FORM, SUBSTANCE AND EXECUTION OF RELATED DOCUMENTS.

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

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

WHEREAS, NAI Associates, LLC, a limited liability company organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of NAI Associates, LLC and/or an entity formed or to be formed on behalf of any of the foregoing, including the Exchange Company (as defined below, collectively, the "Company"), and North Atlantic Industries, Inc., a business corporation organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of North Atlantic Industries, Inc. and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Sublessee"), have applied to the Agency to enter into a transaction in which the Agency will assist in: (a) the acquisition of an approximately 6.11 acre parcel of land located at 116 Wilbur Place, Bohemia, New York (the "Land"), the renovation of an approximately 90,000 square foot building located thereon (the "Improvements"), and the acquisition and installation of certain equipment and personal property, not part of the Equipment (as such term is defined herein) (the "Facility Equipment"; and together with the Land and the Improvements, the "Company Facility"), which Company Facility is to be leased by the Agency to the Company and further subleased by the Company to the Sublessee; and (b) the acquisition and installation of certain equipment and personal property (the "Equipment"; and together with the Company Facility, the "Facility"), which Equipment is to be leased by the Agency to the Sublessee, and which Facility is to be used by the Sublessee as space for design engineering, assembly

and test process of electronics for aerospace/defense markets and as space for intern and training programs in its business as a designer and manufacturer of electronic systems used commonly in aircraft, land and sea vessels (the “**Project**”); and

WHEREAS, the Company may elect to subject the Project to a reverse 1031 exchange, in which an entity will be created on behalf of the Company (the “**Exchange Company**”) to take title to the Company Facility and sublease the Company Facility to the Sublessee, which Exchange Company will initially be owned and controlled by a qualified exchange company to be determined (the “**Exchange Agent**”), and within 180 days following the acquisition by the Company of the Facility, the membership interests in the Exchange Company will be transferred by the Exchange Agent to the Company, as the sole member of the Exchange Company; and

WHEREAS, the Agency, by resolution duly adopted on November 17, 2020 (the “**Inducement Resolution**”), decided to proceed under the provisions of the Act; an

WHEREAS, the Agency will acquire a leasehold interest in the Land and the Improvements and title to the Facility Equipment and the Equipment, and will sublease and lease the Company Facility to the Company for further sublease to the Sublessee, and will lease the Equipment to the Sublessee; and

WHEREAS, the Agency will acquire a leasehold interest in the Land and the Improvements pursuant to a certain Company Lease Agreement, dated as of December 1, 2020, or such other date as the Chairman or the Executive Director of the Agency and counsel to the Agency shall agree (the “**Company Lease**”), by and between the Company and the Agency; and

WHEREAS, the Agency will acquire title to the Facility Equipment pursuant to a certain Bill of Sale, dated the Closing Date (as defined in the hereinafter defined Lease Agreement) (the “**Bill of Sale**”), from the Company to the Agency; and

WHEREAS, the Agency will sublease and lease the Company Facility to the Company pursuant to a certain Lease and Project Agreement, dated as of December 1, 2020 or such other date as the Chairman or Executive Director of the Agency and counsel to the Agency shall agree (the “**Lease Agreement**”), by and between the Agency and the Company; and

WHEREAS, the Agency will acquire title to the Equipment pursuant to a certain Equipment Bill of Sale, dated the Closing Date (as defined in the hereinafter defined Lease Agreement) (the “**Equipment Bill of Sale**”), from the Sublessee to the Agency; and

WHEREAS, the Agency will lease the Equipment to the Sublessee pursuant to a certain Equipment Lease Agreement, dated as of December 1, 2020 or such other date as the Chairman or Executive Director of the Agency and counsel to the Agency shall agree (the “**Equipment Lease Agreement**”), by and between the Agency and the Sublessee; and

WHEREAS, the Sublessee and the Agency will enter into a certain Agency Compliance Agreement, dated as of December 1, 2020, or such other date as may be

determined by the Chairman or Executive Director of the Agency and counsel to the Agency (the "**Agency Compliance Agreement**"), whereby the Sublessee will provide certain assurances to the Agency with respect to the Facility; and

WHEREAS, as security for a Loan or Loans (as such term is defined in the Lease Agreement), the Agency and the Company will execute and deliver to a lender or lenders not yet determined (collectively, the "**Lender**"), a mortgage or mortgages, and such other loan documents satisfactory to the Agency, upon advice of counsel, in both form and substance, as may be reasonably required by the Lender, to be dated a date to be determined, in connection with the financing, any refinancing or permanent financing of the costs of the acquisition, renovation, and equipping of the Facility (collectively, the "**Loan Documents**"); and

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company and the Sublessee in the form of (i) exemptions from mortgage recording taxes for one or more mortgages securing an amount presently estimated to be \$11,300,000 but not to exceed \$14,000,000, corresponding to mortgage recording tax exemptions presently estimated to be \$84,750, but not to exceed \$105,000, in connection with the financing of the acquisition, renovation and equipping of the Facility and any future financing, refinancing or permanent financing of the costs of acquiring, renovating and equipping of the Facility (ii) exemptions from sales and use taxes in an approximate amount not to exceed \$422,625.00, in connection with the purchase or lease of equipment, building materials, services or other personal property with respect to the Facility, and (iii) abatement of real property taxes (as set forth in the PILOT Schedule attached as Exhibit A hereof); and

WHEREAS, the Agency has given due consideration to the application of the Company and the Sublessee and to representations by the Company and the Sublessee that the proposed transaction is necessary to maintain the competitive position of the Company and the Sublessee in their respective industries; and

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

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

Section 1. The Agency hereby finds and determines:

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

(b) The Facility constitutes a "project", as such term is defined in the Act; and

(c) The Facility preserves the public purposes of the Act by preserving or increasing the number of permanent private sector jobs in the Town of Islip. The Company and the Sublessee have represented to the Agency that they intend to provide one hundred

ninety-four (194) full-time employees within the first year after completion of the Facility; and

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

(e) The acquisition, renovation and equipping of the Facility by the Agency is reasonably necessary to induce the Company and the Sublessee to maintain and expand their respective business operations in the Town of Islip; and

(f) Based upon representations of the Company and the Sublessee and counsel to the Company and the Sublessee, the Facility conforms with the local zoning laws and planning regulations of the Town of Islip and all regional and local land use plans for the area in which the Facility is located; and

(g) It is desirable and in the public interest for the Agency to sublease the Land and the Improvements and to lease the Facility Equipment to the Company and to lease the Equipment to the Sublessee; and

(h) The Company Lease will be an effective instrument whereby the Agency leases the Land and the Improvements from the Company; and

(i) The Lease Agreement will be an effective instrument whereby the Agency leases and subleases the Company Facility to the Company, the Agency and the Company set forth the terms and conditions of their agreement regarding payments-in-lieu of taxes, the Company agrees to comply with all Environmental Laws (as defined therein) applicable to the Facility and will describe the circumstances in which the Agreement may recapture some or all of the benefits granted to the Company; and

(j) The Equipment Lease Agreement will be an effective instrument whereby the Agency leases the Equipment to the Sublessee; and

(k) The Agency Compliance Agreement will be an effective instrument whereby the Sublessee will provide certain assurances to the Agency with respect to the Facility; and

(l) The Loan Documents to which the Agency is a party will be effective instruments whereby the Agency and the Company agree to secure the loan made to the Company by the Lender.

Section 2. The Agency has assessed all material information included in connection with the Company's and the Sublessee's application for financial assistance, including but not limited to, the cost-benefit analysis prepared by the Agency and such information has provided the Agency a reasonable basis for its decision to provide the financial assistance described herein to the Company and the Sublessee.

Section 3. In consequence of the foregoing, the Agency hereby determines to: (i) lease the Land and the Improvements from the Company pursuant to the Company Lease, (ii) execute, deliver and perform the Company Lease, (iii) sublease and lease the Company Facility to the Company pursuant to the Lease Agreement, (iv) execute, deliver and perform the Lease Agreement, (v) lease the Equipment to the Sublessee pursuant to the Equipment Lease Agreement, (vi) execute, deliver and perform the Equipment Lease Agreement, (vii) execute and deliver the Agency Compliance Agreement, (viii) grant a mortgage on and security interests in and to the Facility pursuant to the Loan Documents, and (ix) execute and deliver the Loan Documents to which the Agency is a party.

Section 4. The Agency is hereby authorized to acquire the real property and personal property described in Exhibit A and Exhibit B, respectively, to the Lease Agreement, and the personal property described in Exhibit A to the Equipment Lease Agreement, and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition are hereby approved, ratified and confirmed.

Section 5. The Agency is hereby authorized to execute and deliver the Loan Documents in connection with the financing of the costs of acquiring, renovating, and equipping the Facility and any future Loan Documents in connection with any future refinancing or permanent financing of such costs of acquiring, renovating, and equipping of the Facility without the need for any further or future approvals of the Agency.

Section 6. The Agency hereby authorizes and approves the following economic benefits to be granted to the Company and the Sublessee in connection with the acquisition, renovation and equipping of the Facility in the form of (i) exemptions from mortgage recording taxes for one or more mortgages securing an amount presently estimated to be \$11,300,000 but not to exceed \$14,000,000, corresponding to mortgage recording tax exemptions presently estimated to be \$84,750, but not to exceed \$105,000, in connection with the financing of the acquisition, renovation and equipping of the Facility and any future financing, refinancing or permanent financing of the costs of acquiring, renovating and equipping of the Facility (ii) exemptions from sales and use taxes in an approximate amount not to exceed \$422,625.00, in connection with the purchase or lease of equipment, building materials, services or other personal property with respect to the Facility, and (iii) abatement of real property taxes (as set forth in the PILOT Schedule attached as Exhibit A hereof).

Section 7. Subject to the provisions of this resolution, the Company and the Sublessee are herewith and hereby appointed the agents of the Agency to acquire, renovate and equip the Facility. The Company and the Sublessee are hereby empowered to delegate their respective status as agents of the Agency to their respective agents, subagents, contractors, subcontractors, materialmen, suppliers, vendors and such other parties as the Company and the Sublessee may choose in order to acquire, renovate and equip the Facility. The Agency hereby appoints the agents, subagents, contractors, subcontractors, materialmen, vendors and suppliers of the Company and the Sublessee as agents of the Agency solely for purposes of making sales or leases of goods, services and supplies to the Facility, and any such transaction between any agent, subagent, contractor, subcontractor, materialmen, vendor or supplier, and the Company and the Sublessee, as agents of the Agency, shall be deemed to

be on behalf of the Agency and for the benefit of the Facility. This agency appointment expressly excludes the purchase by the Company or the Sublessee of any motor vehicles, including any cars, trucks, vans or buses which are licensed by the Department of Motor Vehicles for use on public highways or streets. The Company and the Sublessee shall indemnify the Agency with respect to any transaction of any kind between and among the agents, subagents, contractors, subcontractors, materialmen, vendors and/or suppliers and the Company and the Sublessee, as agents of the Agency. The aforesaid appointment of the Company and the Sublessee as agents of the Agency to acquire, renovate and equip the Facility shall expire at the earlier of (a) the completion of such activities and improvements, (b) a date which the Agency designates, or (c) the date on which the Company and the Sublessee have received exemptions from sales and use taxes in an amount not to exceed \$422,625.00, in connection with the purchase or lease of equipment, building materials, services or other personal property; provided however, such appointment may be extended at the discretion of the Agency, upon the written request of the Company and/or the Sublessee, if such activities and improvements are not completed by such time. The aforesaid appointment of the Company and the Sublessee is subject to the execution of the documents contemplated by this resolution.

Section 8. The Company and the Sublessee are hereby notified that they will be required to comply with Section 875 of the Act. The Company and the Sublessee shall be required to agree to the terms of Section 875 pursuant to the Lease Agreement and the Agency Compliance Agreement. The Company and the Sublessee are further notified that the tax exemptions and abatements provided pursuant to the Act and the appointment of the Company and the Sublessee, as agents of the Agency pursuant to this Authorizing Resolution, are subject to termination and recapture of benefits pursuant to Sections 859-a and 875 of the Act and the recapture provisions of the Lease Agreement and the Agency Compliance Agreement.

Section 9. The form and substance of the Company Lease, the Lease Agreement, the Equipment Lease Agreement, the Agency Compliance Agreement, and the Loan Documents to which the Agency is a party (each in substantially the forms presented to or approved by the Agency and which, prior to the execution and delivery thereof, may be redated and renamed) are hereby approved

Section 10. The Chairman, Vice Chairman, Executive Director, or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Company Lease, the Lease Agreement, the Equipment Lease Agreement, the Agency Compliance Agreement, and the Loan Documents to which the Agency is a party, all in substantially the forms thereof presented to this meeting with such changes, variations, omissions and insertions as the Chairman, Vice Chairman, Executive Director or any member of the Agency shall approve, and such other related documents as may be, in the judgment of the Chairman and counsel to the Agency, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the "**Agency Documents**"). The execution thereof by the Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency shall constitute conclusive evidence of such approval.

Section 11. The Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement).

Section 12. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Agency Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

Section 13. This resolution shall take effect immediately.

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

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

That I have compared the annexed extract of the minutes of the meeting of the Town of Islip Industrial Development Agency (the “Agency”), including the resolutions contained therein, held on the 15th day of December, 2020, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

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

I FURTHER CERTIFY that, due to the Novel Coronavirus (COVID-19) Emergency State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo’s Executive Order 202.1 issued on March 12, 2020, as amended and extended to date, permitting local governments to hold public hearings by telephone and video conference and/or similar device, the Agency’s Board Meeting on December 15, 2020 (the “**Board Meeting**”), was held electronically via Live-Stream instead of a public meeting open for the public to attend in person. Members of the public were advised, via the Agency’s website, to listen to the Board Meeting by going to <http://islipida.com/business-assistance/ida/ida-documents-2/96-ida-videos/ida-board-meetings/335-ida-board-meeting-12-15-2020.html>, and were further advised that the Minutes of the Board Meeting would be transcribed and posted on the Agency’s website, and that all members of said Agency had due notice of said meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand as of December 15, 2020.

By: _____
Assistant Secretary

EXHIBIT A

Proposed PILOT Benefits

Formula for Payments-In-Lieu-of-Taxes: Town of Islip, (including any existing incorporated village and any village which may be incorporated after the date hereof, within which the Facility is wholly or partially located), Connetquot School District, Suffolk County and Appropriate Special Districts

Address – 116 Wilbur Place, Bohemia, Town of Islip,
Suffolk County, New York

Normal Tax Due = Those payments for taxes and assessments, and other special ad valorem levies, special assessments and service charges against real property located in the Town of Islip (including any existing incorporated village or any village which may be incorporated after the date hereof, within which the Facility is wholly or partially located) which are or may be imposed for special improvements or special district improvements, that the Company would pay without exemption.

<u>Tax Year</u>	<u>PILOT Payments</u>
1	40% Normal Tax Due on the taxable assessed value
2	45% Normal Tax Due on the taxable assessed value
3	50% Normal Tax Due on the taxable assessed value
4	55% Normal Tax Due on the taxable assessed value
5	60% Normal Tax Due on the taxable assessed value
6	65% Normal Tax Due on the taxable assessed value
7	70% Normal Tax Due on the taxable assessed value
8	75% Normal Tax Due on the taxable assessed value
9	80% Normal Tax Due on the taxable assessed value
10	85% Normal Tax Due on the taxable assessed value
11	90% Normal Tax Due on the taxable assessed value
12	95% Normal Tax Due on the taxable assessed value
And thereafter: 100% Normal Tax Due on the full taxable assessed value	

TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY
AGENDA ITEMS FOR DECEMBER 15, 2020

AGENDA ITEM #7

TYPE OF RESOLUTION: RESOLUTION TO APPROVE A
TENANT

COMPANY: 267 CARLETON, LLC/AV CARLETON, LLC 2019
FACILITY

PROJECT LOCATION: 267 CARLETON AVE, CENTRAL ISLIP

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

INVESTMENT: \$N/A

Date: December 15, 2020

At a meeting of the Town of Islip Industrial Development Agency (the “Agency”) held on the 15th day of December, 2020, via Live-Stream at <http://islipida.com/business-assistance/ida/ida-documents-2/96-ida-videos/ida-board-meetings/335-ida-board-meeting-11-17-2020.html>, the following members of the Agency were:

Present:

Absent:

Also Present:

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to the consent to the subleasing of a portion of the 267 Carleton LLC/AV Carleton LLC 2019 Facility and approving the execution and delivery of related documents.

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

Voting Aye

Voting Nay

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL
DEVELOPMENT AGENCY PERTAINING TO THE
CONSENT TO THE SUBLEASING OF A PORTION OF THE
267 CARLETON LLC/AV CARLETON LLC 2019 FACILITY
AND APPROVING THE FORM, SUBSTANCE, EXECUTION
AND DELIVERY OF RELATED DOCUMENTS.

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

WHEREAS, the Agency previously provided its assistance to 267 Carleton Ave. Associates LLC, a New York limited liability company (the "**Original Company**"), in the acquisition of an approximately 1.1 acre parcel of land located at 267 Carleton Avenue, Central Islip, New York (the "**Land**"), the construction of an approximately 28,488 square foot building thereon (the "**Improvements**"), and the acquisition and installation of certain equipment and personal property (the "**Equipment**"; and together with the Land and the Improvements, the "**Facility**"), which Facility is leased by the Agency to the Original Company and portions of such Facility are subleased by the Original Company to Sinnreich Kosakoff & Messina LLP ("**Sinnreich**"), and Esposito, Fuchs, Taormina & Co. ("**Esposito**"; and together with Sinnreich, the "**Sublessees**"), which portions of the Facility are used by the Sublessees to provide accounting, legal and real estate title services, and which remaining portions of the Facility are used by the Original Company as a multi-tenant office building leased to various tenants (the "**Project**"); and

WHEREAS, the Agency acquired title to the Facility pursuant to: (i) a certain Bargain and Sale Deed, dated September 21, 2005 (the "**Deed**"); and (ii) a certain Bill of Sale, dated September 21, 2005 (the "**Original Bill of Sale**"), each from the Original Company to the Agency; and

WHEREAS, the Agency leased the Facility to the Original Company pursuant to a certain Lease Agreement, dated as of September 1, 2005 (the "**Original Lease Agreement**"), by and between the Agency and the Original Company; and

WHEREAS, in connection with the leasing and the subleasing of the Facility, the Agency, the Original Company and the Sublessees entered into a Payment-in-Lieu-of-Tax Agreement, dated as of September 1, 2005 (the "**Original PILOT Agreement**"), whereby the Original Company and the Sublessees agreed to make certain payments-in-lieu-of real property taxes on the Facility; and

WHEREAS, in connection with the leasing and the subleasing of the Facility, the Agency, the Original Company and the Sublessees entered into an Environmental Compliance and Indemnification Agreement, dated as of September 1, 2005 (the "**Environmental Compliance and Indemnification Agreement**"), whereby the Original

Company and the Sublessees agreed to comply with all Environmental Laws (as defined therein) applicable to the Facility; and

WHEREAS, the Agency previously consented to a request by the Original Company and the Sublessees in connection with an extension of the abatement of real property taxes on the Facility for a term of up to six (6) additional years (the "**PILOT Extension**"); and

WHEREAS, in connection with the PILOT Extension, the Original PILOT Agreement was amended and restated pursuant to a certain Amended and Restated Payment-in-Lieu-of-Tax Agreement, dated as of August 1, 2016 (the "**Amended and Restated PILOT Agreement**"); and together with the Original PILOT Agreement, the "**PILOT Agreement**"), by and among the Agency, the Original Company and the Sublessees; and

WHEREAS, in connection with the PILOT Extension, the Agency, the Original Company and the Sublessees entered into a certain Recapture Agreement, dated as of August 1, 2016 (the "**Recapture Agreement**"), by and among the Agency, the Original Company and the Sublessees; and

WHEREAS, the Original Lease Agreement was amended pursuant to a certain Amendment to Lease Agreement, dated as of August 1, 2016 (the "**Amendment to Lease**"; and together with the Original Lease Agreement, the "**Amended Lease**"), between the Agency and the Original Company; and

WHEREAS, the Agency has consented to the assignment by the Original Company of all of its rights, title, interest and obligations under the Amended Lease and certain other agreements in connection with the Facility to, and the assumption by, 267 Carleton LLC, a New York limited liability company ("**267 Carleton**"), and AV Carleton LLC, a New York limited liability company ("**AV Carleton**"; and together with 267 Carleton, the "**Company**") of all of such rights, title, interest and obligations of the Original Company, and the release of the Original Company from any further liability with respect to the Facility subject to certain requirements of the Agency, all pursuant to a certain Assignment, Assumption and Amendment Agreement, dated as of October 11, 2019 (the "**Assignment Agreement**"), by and among the Original Company, the Sublessees, the Company and the Agency; and

WHEREAS, the Amended Lease was assigned by the Original Company to the Company and assumed by the Company pursuant to a certain Assignment and Assumption of Lease Agreement, dated October 11, 2019 (the "**Assignment of Lease Agreement**"), by and between the Original Company and the Company, and consented to by the Agency; and

WHEREAS, the Agency reconveyed title to the Facility to the Original Company pursuant to a certain Quitclaim Deed, dated October 11, 2019 (the "**Quitclaim Deed**"), from the Agency to the Original Company; and

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

WHEREAS, the Agency is subleasing and leasing the Facility to the Company pursuant to a certain Amended and Restated Lease and Project Agreement, dated as of October 1, 2019 (the “**Amended and Restated Lease Agreement**”); and together with the Amended Lease, the Assignment Agreement and the Assignment of Lease Agreement, the “**Lease Agreement**”); and

WHEREAS, the Company has entered into negotiations with Kosakoff & Cataldo LLP, a New York limited liability partnership (the “**Tenant**”), to sublease approximately 4,745 square feet of the 3rd floor and approximately 500 square feet of the basement of the Facility (the “**Demised Premises**”), pursuant to an Agreement of Sublease, dated as of October 1, 2020 (the “**Tenant Lease**”), for a term expiring on September 30, 2021, to be used for general and executive offices; and

WHEREAS, the Company has requested that the Agency consent to the Tenant Lease between the Company and the Tenant; and

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

WHEREAS, such consent may be manifested by the execution and delivery of a Tenant Agency Compliance Agreement, to be dated a date to be determined, between the Agency and the Tenant (the “**Tenant Agency Compliance Agreement**”); and

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

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

Section 1. The Agency hereby finds and determines:

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

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

(c) The Agency consents to the subleasing of the Demised Premises to the Tenant; and

(d) The execution of the Tenant Agency Compliance Agreement will satisfy the requirement of Section 9.3 of the Lease Agreement that any subleasing of the Facility be consented to in writing by the Agency; and

(e) It is desirable and in the public interest for the Agency to consent to the subleasing of the Demised Premises to the Tenant and to enter into the Tenant Agency Compliance Agreement.

Section 2. In consequence of the foregoing, the Agency hereby determines to enter into the Tenant Agency Compliance Agreement.

Section 3. The form and substance of the Tenant Agency Compliance Agreement (in substantially the form presented to the Agency and which, prior to the execution and delivery thereof, may be redated) are hereby approved.

Section 4.

(a) The Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Tenant Agency Compliance Agreement in the form the Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency shall approve, and such other related documents as may be, in the judgment of the Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency and Agency Counsel, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the "**Agency Documents**"). The execution thereof by Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency shall constitute conclusive evidence of such approval.

(b) The Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement).

Section 5. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Agency Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

Section 6. This resolution shall take effect immediately.

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

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

That I have compared the annexed extract of the minutes of the meeting of the Town of Islip Industrial Development Agency (the "Agency"), including the resolutions contained therein, held on the 15th day of December, 2020, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

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

I FURTHER CERTIFY that, due to the Novel Coronavirus (COVID-19) Emergency State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 202.1 issued on March 12, 2020, as amended to date, permitting local governments to hold public hearings by telephone and video conference and/or similar device, the Agency's Board Meeting on December 15, 2020 (the "Board Meeting"), was held electronically via Live-Stream instead of a public meeting open for the public to attend in person. Members of the public were advised, via the Agency's website, to listen to the Board Meeting by going to <http://islipida.com/business-assistance/ida/ida-documents-2/96-ida-videos/ida-board-meetings/335-ida-board-meeting-12-15-2020.html>, and were further advised that the Minutes of the Board Meeting would be transcribed and posted on the Agency's website, and that all members of said Agency had due notice of said meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand as of the 15th day of December, 2020.

By _____
Assistant Secretary

TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY
AGENDA ITEMS FOR DECEMBER 15, 2020

AGENDA ITEM #8

TYPE OF RESOLUTION: RESOLUTION AUTHORIZING
APPROVING GRANT FUNDS

COMPANY: N/A

PROJECT LOCATION: N/A

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

INVESTMENT: \$N/A

Date: December 15, 2020

At a meeting of the Town of Islip Industrial Development Agency (the “Agency”), held via Live-Stream at <http://islipida.com/business-assistance/ida/ida-documents-2/96-ida-videos/ida-board-meetings/335-ida-board-meeting-9-15-2020.html>, on the 17th day of November, 2020, the following members of the Agency were:

Present:

Absent:

Also Present:

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to the approval and authorization of grants under the Agency’s COVID-19 Grant Program.

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

Voting Aye

Voting Nay

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL
DEVELOPMENT AGENCY AUTHORIZING AND
APPROVING CERTAIN GRANTS FROM THE AGENCY'S
COVID-19 GRANT PROGRAM.

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

WHEREAS, Section 858(17) and (18) and Section 859(c) of the Act authorizes and empowers the Agency to establish a program to make grants to eligible small businesses and not-for-profit corporations for the purpose acquiring personal protective equipment or installing fixtures necessary to prevent the spread of novel coronavirus, COVID-19 (the "**COVID-19 Grant Program**"), and Section 859-c of Act authorizes and empowers the Agency to establish a state disaster emergency loan program to provide loans from available revenue to small business and not-for-profit corporations (the "**COVID-19 Loan Program**"); and

WHEREAS, by resolution dated July 21, 2020, the Agency previously established a COVID-19 Grant Program to make grants to Grant Eligible Companies (as defined below) (the "**Grants**") and a COVID-19 Loan Program to make loans to Loan Eligible Companies (as defined below) (the "**Loans**"); and

WHEREAS, the aggregate amount of funds to that were approved to be made available for use in connection with the Agency's COVID-19 Grant Program or COVID-19 Loan Program combined shall not exceed \$250,000 (the "**Maximum Funds**"); and

WHEREAS, the Agency has engaged the New York Business Development Corporation doing business as Pursuit ("**Pursuit**") for the purpose of creating a form application for potential borrowers seeking Loans, accepting applications from potential borrowers, assisting the Agency in determining whether an applicant is a Loan Eligible Company (as defined herein), assisting the Agency in determining which Loan Eligible Companies are most in need of Loans based on the Loan Criteria (as defined below), preparing documents (the "**Loan Documents**") and closing Loans, and such other responsibilities in assisting the Agency administer the Loans as may be agreed to by the Agency and Pursuit pursuant to a Loan Origination Agreement or such other similar document (the "**Loan Origination Agreement**"); and

WHEREAS, the Agency has established a Loan and Grant Review Committee made up of its certain members and staff of the Agency to be appointed by the Board of the Agency (the "**Loan and Grant Review Committee**") to review each applicant for each Loan based on the Loan Criteria (following review by Pursuit), and to review each application for Grants based on the Grant Criteria (as defined below); and

WHEREAS, the Agency shall only make grants to small businesses with at least three (3) but no more than fifty (50) employees ("**Small Businesses**") and small not-for-profit corporations with at least two (2) but no more than fifty (50) employees ("**Small Not-for-Profit Corporations**") who: (i) were financially viable prior to the commencement of the New York State (the "**State**") disaster emergency on March 7, 2020 (the "**State Disaster Emergency**"), (ii) conduct business in the Town of Islip, New York (the "**Town**"), and (iii) were required to shut down or cease operations as a result of the State's prohibition of non-essential in-office personnel functions (the "**State Shutdown**") pursuant to Governor Andrew M. Cuomo's Executive Order 202.6, issued March 18, 2020, as amended to date (each a "**Grant Eligible Company**"); and

WHEREAS, Grants shall only be made to Grant Eligible Companies for the purpose of acquiring personal protective equipment or installing fixtures necessary to prevent the spread of novel coronavirus, COVID-19 ("**PPE and Fixtures**") while the State Disaster Emergency is in effect; and

WHEREAS, the Agency has applied the following criteria to determine which Grant Eligible Companies shall receive Grants (i) creditworthiness and financial stability of the Grant Eligible Company prior to the State Disaster Emergency; (ii) the level of negative impact of the State Disaster Emergency and State Shutdown on the operations and finances of the Grant Eligible Company; (iii) Grant Eligible Company's proposed plan to use the funds received through COVID-19 Loan Program; (iv) applicant's ties to their community and the impact of their work in the Town; (v) applicant's assurance that efforts will be made to retain jobs during the State Disaster Emergency; (vi) the Grant Eligible Company's status as a minority or woman owned business; (vii) the Grant Eligible Company's location in a highly distressed area (as defined in Section 854(18) of the Act), (viii) other potential sources of funding available to the Grant Eligible Company, and (ix) any other factors or criteria deemed relevant by the Agency (collectively, the "**Grant Criteria**")

WHEREAS, no Grant made to a Grant Eligible Company pursuant to the Agency's COVID-19 Grant Program shall exceed \$10,000; and

WHEREAS, as of the date of this resolution, the Loan and Grant Review Committee has recommended making the following grants (collectively, the "**Recommended Grants**") to:

- (a) Mastrantonio Caterers, Inc., in the amount of \$6,414.00
- (b) John T. McLoughlin, DDS, in the amount of \$8,450.00
- (c) Robert C. Doht, DDS, in the amount of \$7,299.25
- (d) Dream MH Corp., in the amount of \$6,175.00
- (e) Dang Bulls BBQ Restaurant, Corp., in the amount of \$7,396.25

WHEREAS, as of the date of this resolution, the Loan and Grant Review Committee has not recommended that the Agency make any Loans; and

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

Section 1. The Agency hereby finds and determines:

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

(b) The Agency is authorized under the Act to establish and administer its COVID-19 Grant Program and to make the Recommended Grants.

(c) It is desirable and in the public interest for the Agency to assist Grant Eligible Companies through the COVID-19 Grant Program.

(d) It is desirable and in the public interest for the Agency, through its Loan and Grant Review Committee and with the assistance of Pursuit, to accept applications Grants in order to determine whether to make Grants to Grant Eligible Companies for PPE and Fixtures.

(e) Based on the applications submitted by each recipient of a Recommended Grant submitted to the Agency and reviewed by the Loan and Grand Review Committee, each of the recipients of the Recommended Grants is a Grant Eligible Company, each recipient of a Recommended Grant satisfies the Grant Criteria, and the proceeds of each Recommended Grant shall be used only for the purpose of acquiring PPE and Fixtures while the State Disaster Emergency is in effect.

(f) It is desirable and in the public interest for the Agency to approve, authorize, and make the Recommended Grants and to execute any and all document, with the assistance of Pursuit, in order to make and effectuate the Grants.

Section 2. In consequence of the foregoing, the Agency hereby determines to: (i) accept the Loan and Grant Review Committee's recommendations to make the Recommended Grants; (ii) make the Recommended Grants; (iii) coordinate with Pursuit, to the extent necessary, to effectuate the Recommended Grants, and (iv) to execute and deliver any and all documents as may be, in the opinion of the Chairman, Agency Counsel, or Pursuit, necessary to effectuate the Recommended Grants (the "**Grant Documents**").

Section 3. The Agency is hereby authorized to make the Recommended Grants to the recipients thereof and in the amounts set forth more fully in the recitals to this resolution.

Section 4.

(a) Subject to the provisions of this resolution; the Chairman, Executive Director, Deputy Executive Director and all other members of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Grant Documents. The execution thereof by

the Chairman, Executive Director, Deputy Executive Director or any member of the Agency shall constitute conclusive evidence of such approval; and

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

Section 5. This resolution shall take effect immediately.

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

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

That I have compared the annexed extract of the minutes of the meeting of the Town of Islip Industrial Development Agency (the "**Agency**"), including the resolutions contained therein, held on the 17th day of November, 2020, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

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

I FURTHER CERTIFY that, due to the Novel Coronavirus (COVID-19) Emergency State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 202.1 issued on March 12, 2020, as amended to date, permitting local governments to hold public hearings by telephone and video conference and/or similar device, the Agency's Board Meeting on October 20, 2020 (the "**Board Meeting**"), was held electronically via Live-Stream instead of a public meeting open for the public to attend in person. Members of the public were advised, via the Agency's website, to listen to the Board Meeting by going to <http://islipida.com/business-assistance/ida/ida-documents-2/96-ida-videos/ida-board-meetings/335-ida-board-meeting-9-15-2020.html>, and were further advised that the Minutes of the Board Meeting would be transcribed and posted on the Agency's website, and that all members of said Agency had due notice of said meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand as of the 15th day of December, 2020.

By: _____

**TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY
AGENDA ITEMS FOR DECEMBER 15, 2020**

AGENDA ITEM #9

TYPE OF RESOLUTION: RESOLUTION APPROVING AN
ASSIGNMENT & ASSUMPTION

COMPANY: 55 PARADISE LANE REALTY, LLC

PROJECT LOCATION: 40 HAROLD COURT, BAY SHORE

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

INVESTMENT: \$N/A

Date: December 15, 2020

At a meeting of the Town of Islip Industrial Development Agency (the “Agency”), held via Live-Stream at <http://islipida.com/business-assistance/ida/ida-documents-2/96-ida-videos/ida-board-meetings/335-ida-board-meeting-12-15-2020.html>, on the 15th day of December, 2020, the following members of the Agency were:

Present:

Absent:

Also Present:

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on the authorization of the assignment and assumption of the Agency’s 55 Paradise Lane Realty LLC 2019 Facility, the execution and delivery of documents with respect thereto and the sale of the Facility to RG 55 Paradise LLC

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

Voting Aye

Voting Nay

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL
DEVELOPMENT AGENCY APPROVING THE
ASSIGNMENT AND ASSUMPTION OF A CERTAIN
INDUSTRIAL DEVELOPMENT FACILITY TO RG 55
PARADISE LLC, A DELAWARE LIMITED LIABILITY
COMPANY AND APPROVING THE FORM, SUBSTANCE
AND EXECUTION OF RELATED DOCUMENTS.

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

WHEREAS, the Agency previously assisted 55 Paradise Lane Realty LLC, a New York limited liability company (the “**Company**”), in the acquisition of an approximately 10.75 acre parcel of land located at 40 Harold Court, Bay Shore, New York 11706 (the “**Land**”), the construction of an approximately 180,000 square foot building with an option to include an approximately 34,560 square foot mezzanine, for a total of up to 214,560 square feet of leasable space thereon (the “**Improvements**”), and the acquisition and installation therein of certain equipment and personal property (the “**Equipment**”; and together with the Land and the Improvements, the “**Facility**”), which Facility will be leased by the Agency to the Company, and subleased by the Company to various future tenants (the “**Tenants**”), for use as warehouse and manufacturing space (the “**Project**”); and

WHEREAS, the Agency acquired a leasehold interest in the Land and the Improvements pursuant to a certain Company Lease Agreement, dated as of March 1, 2019 (the “**Company Lease**”), by and between the Company and the Agency, a memorandum of which was to be recorded in the Suffolk County Clerk’s office; and

WHEREAS, the Agency acquired title to the Equipment pursuant to a certain Bill of Sale, dated the Closing Date (as defined in the hereinafter defined Lease Agreement) (the “**Bill of Sale**”), from the Company to the Agency; and

WHEREAS, the Agency subleases and leases the Facility to the Company pursuant to a certain Lease and Project Agreement, dated as of March 1, 2019 (the “**Original Lease Agreement**”), by and between the Agency and the Company, a memorandum of which was to be recorded in the Suffolk County Clerk’s office; and

WHEREAS, pursuant to Section 5.1(c) of the Original Lease Agreement, the Company is required to make PILOT Payments (as such term is defined therein) on the Facility commencing with the 2020/2021 Tax Year; and

WHEREAS, the Company has requested the Agency’s consent to the delay of the commencement of PILOT Payments on the Facility until the 2022/2023 Tax Year (the “**PILOT Commencement Delay**”); and

WHEREAS, the Agency will consent to the PILOT Commencement Delay and the Original Lease Agreement will be amended pursuant to a certain Amendment of Lease and Project Agreement, to be dated as of December 1, 2020, or such other date as may be determined by the Chairman, Executive Director and counsel to the Agency (the "**Lease Amendment**"; and together with the Original Lease Agreement, the "**Lease Agreement**"), by and between the Agency and the Company; and

WHEREAS, RG 55 Paradise LLC, a limited liability company organized and existing under the laws of the State of Delaware or another entity formed or to be formed by RG 55 Paradise LLC or the principals thereof (collectively, the "**Assignee**"), has now requested the Agency's consent to the assignment by the Company of all of its rights, title, interest and obligations under the Company Lease, the Lease Agreement and certain other agreements in connection with the Facility to, and the assumption by, the Assignee of all of such rights, title, interest and obligations of the Company, and the release of the Company from any further liability with respect to the Facility subject to certain requirements of the Agency, all pursuant to the terms of an Assignment, Assumption and Amendment Agreement, to be dated as of December 1, 2020 or such other date as may be determined by the Chairman, Executive Director, Deputy Executive Director and counsel to the Agency (the "**Assignment, Assumption and Amendment Agreement**"), by and among the Agency, the Company and the Assignee; and

WHEREAS, the Company Lease will be assigned by the Company and assumed by the Assignee, pursuant to a certain Assignment and Assumption of Company Lease Agreement, to be dated as of December 1, 2020, or such other date as may be determined by the Chairman, Executive Director and counsel to the Agency (the "**Assignment of Company Lease Agreement**"), by and between the Company and the Assignee and consented to by the Agency; and

WHEREAS, the Lease Agreement will be assigned by the Company and assumed by the Assignee, pursuant to a certain Assignment and Assumption of Lease Agreement, to be dated as of December 1, 2020, or such other date as may be determined by the Chairman, Executive Director and counsel to the Agency (the "**Assignment of Lease Agreement**"), by and between the Company and the Assignee, and consented to by the Agency; and

WHEREAS, the Agency and the Assignee will enter into such other documents upon advice of counsel, in both form and substance, as may be reasonably required to effectuate the assignment and assumption of the Facility (together with the Assignment, Assumption and Amendment Agreement, the Assignment of Company Lease Agreement, and the Assignment of Lease Agreement, collectively, the "**Assignment Documents**"); and

WHEREAS, pursuant to Section 9.3 of the Lease Agreement, the Facility may be assigned, in whole or in part, with the prior written consent of the Agency; and

WHEREAS, the Agency will consent to the assignment by the Company and the assumption by the Assignee of the Company's interests in the Facility and the Agency will thereafter sublease the Facility to the Assignee; and

WHEREAS, the Agency will further consent to the use by the Assignee of any unused sales tax exemption previously authorized for the benefit of the Company; and

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

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

Section 1. The Agency hereby finds and determines:

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

(b) The Facility constitutes a "project", as such term is defined in the Act; and

(c) The leasing of the Facility to the Assignee will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of the Town of Islip, Suffolk County and the State of New York and improve their standard of living and thereby serve the public purposes of the Act; and

(d) The leasing of the Facility is reasonably necessary to induce the Assignee to maintain and expand its business operations in the State of New York; and

(e) Based upon representations of the Assignee and counsel to the Assignee, the Facility conforms with the local zoning laws and planning regulations of the Town of Islip, Suffolk County and all regional and local land use plans for the area in which the Facility is located; and

(f) It is desirable and in the public interest for the Agency to consent to the PILOT Commencement Delay; and

(g) It is desirable and in the public interest for the Agency to lease the Facility to the Assignee; and

(h) It is desirable and in the public interest for the Agency to consent to the assignment and assumption of the interest in the Facility from the Company to the Assignee; and

(i) The Lease Assignment will be an effective instrument whereby the Agency consents to the PILOT Commencement Delay and the Agency and the Company amend the Original Lease Agreement; and

(j) The Assignment Documents to which the Agency is a party will be effective instruments whereby the Agency, the Assignee and the Company will effectuate the assignment and assumption of the Facility; and

(k) It is desirable and in the public interest for the Agency to lease the Facility to the Assignee.

Section 2. In consequence of the foregoing, the Agency hereby determines to: (i) consent to the PILOT Commencement Delay pursuant to the Lease Amendment, (ii) execute, deliver and perform the Lease Amendment, (iii) consent to the assignment and assumption of the Facility from the Company to and by the Assignee pursuant to the Assignment, Assumption and Amendment Agreement, (iv) execute, deliver and perform the Assignment, Assumption and Amendment Agreement, (v) execute, deliver and perform the Assignment, Assumption and Amendment Agreement, (vi) consent to the assignment of the Company Lease pursuant to the Assignment of Company Lease; (vii) execute, deliver and perform the Assignment of Company Lease; (viii) consent to the assignment and assumption of the Lease Agreement pursuant to the Assignment of Lease Agreement; (ix) execute, deliver and perform the Assignment of Lease Agreement; (x) lease the Facility to the Assignee, and (xi) execute and deliver the other Assignment Documents.

Section 3. The Agency is hereby authorized to consent to the PILOT Commencement Delay, the use by the Assignee of any unused sales tax benefit previously authorized for use by the Company, and the assignment and assumption of the Facility by the Assignee and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such assignment and assumption are hereby approved, ratified and confirmed.

Section 4. Reserved.

Section 5. The Assignee is hereby notified that it will be required to comply with Section 875 of the Act. The Assignee shall be required to agree to the terms of Section 875 pursuant to the Lease Agreement, as assigned by the Assignment, Assumption and Amendment Agreement and the Assignment of Lease Agreement. The Assignee is further notified that the tax exemptions and abatements provided pursuant to the Act are subject to termination and recapture of benefits pursuant to Sections 859-a and 875 of the Act and the recapture provisions of the Lease Agreement, as assigned.

Section 6. The form and substance of the Lease Amendment, the Assignment, Assumption and Amendment Agreement and the other Assignment Documents (each in substantially the forms presented to or approved by the Agency and which, prior to the execution and delivery thereof, may be redated and renamed) are hereby approved.

Section 7.

(a) The Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Lease Amendment, the Assignment, Assumption and Amendment Agreement and the other Assignment Documents in the form the Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency shall approve, and such other related documents as may be, in the judgment of the Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member and Agency

Counsel, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the "**Agency Documents**"). The execution thereof by Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency shall constitute conclusive evidence of such approval.

(b) The Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement).

Section 8. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Agency Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

Section 9. This resolution shall take effect immediately.

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

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

That I have compared the annexed extract of the minutes of the meeting of the Town of Islip Industrial Development Agency (the "Agency"), including the resolutions contained therein, held on the 15th day of December, 2020, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

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

I FURTHER CERTIFY that, due to the Novel Coronavirus (COVID-19) Emergency State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 202.1 issued on March 12, 2020, as amended and extended to date, permitting local governments to hold public hearings by telephone and video conference and/or similar device, the Agency's Board Meeting on December 15, 2020 (the "Board Meeting"), was held electronically via Live-Stream instead of a public meeting open for the public to attend in person. Members of the public were advised, via the Agency's website, to listen to the Board Meeting by going to <http://islipida.com/business-assistance/ida/ida-documents-2/96-ida-videos/ida-board-meetings/335-ida-board-meeting-12-15-2020.html>, and were further advised that the Minutes of the Board Meeting would be transcribed and posted on the Agency's website, and that all members of said Agency had due notice of said meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand as of December 15, 2020.

By: _____
Assistant Secretary

TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY
AGENDA ITEMS FOR DECEMBER 15, 2020

AGENDA ITEM #10

TYPE OF RESOLUTION: RESOLUTION APPROVING AN
ASSIGNMENT & ASSUMPTION

COMPANY: PARADISE LANE REALTY, LLC/RUBIES
COSTUMES, INC. FACILITY

PROJECT LOCATION: 158 CANDLEWOOD ROAD, BAY
SHORE

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

INVESTMENT: \$N/A

Date: December 15, 2020

At a meeting of the Town of Islip Industrial Development Agency (the “Agency”), held via Live-Stream at <http://islipida.com/business-assistance/ida/ida-documents-2/96-ida-videos/ida-board-meetings/335-ida-board-meeting-12-15-2020.html>, on the 15th day of December, 2020, the following members of the Agency were:

Present:

Absent:

Also Present:

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on the authorization of the assignment and assumption of the Agency’s Paradise Lane Realty LLC/Rubie’s Costume Company, Inc. 2012 Facility, the execution and delivery of documents with respect thereto and the sale of the Facility to RG 158 Candlewood LLC

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

Voting Aye

Voting Nay

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL
DEVELOPMENT AGENCY APPROVING THE
ASSIGNMENT AND ASSUMPTION OF A CERTAIN
INDUSTRIAL DEVELOPMENT FACILITY TO RG 158
CANDLEWOOD LLC, A DELAWARE LIMITED
LIABILITY COMPANY AND APPROVING THE FORM,
SUBSTANCE AND EXECUTION OF RELATED
DOCUMENTS.

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

WHEREAS, the Agency previously assisted Paradise Lane Realty LLC, a New York limited liability company (the "**Company**"), in the acquisition of an approximately 12.0 acre parcel of land located at 158 Candlewood Road, Bay Shore, Town of Islip, New York (the "**Land**"), the construction and equipping of an approximately 248,240 square foot building to be located thereon, together with driveways, parking lots, landscaping and including, but not limited to, the purchase of racks for storage and related equipment such as high-lows, side-loaders, swing trucks, pickers and power tractors (the "**Improvements**" and "**Equipment**"; and together with the Land, the "**Facility**"), all leased by the Agency to the Company for subsequent sublease by the Company to, and use by, Rubie's Costume Company, Inc., a New York business corporation (the "**Sublessee**"), as a warehouse and distribution center for costumes; and

WHEREAS, the Agency previously acquired title to the Facility with a Bargain and Sale Deed from the Company, dated December 19, 2012 (the "**Deed**"); and

WHEREAS, the Agency leases the Facility to the Company pursuant to a certain Lease Agreement, dated as of December 1, 2012 (the "**Original Lease Agreement**"), by and between the Agency and the Company, a memorandum of which was to be recorded in the Suffolk County Clerk's office; and

WHEREAS, the Agency, the Company and the Sublessee previously entered into a certain Payment-in-Lieu-of-Tax Agreement, dated as of December 1, 2012 (the "**PILOT Agreement**"), by and among the Agency, the Company and the Sublessee; and

WHEREAS, the Agency, the Company and the Sublessee previously entered into a certain Environmental Compliance and Indemnification Agreement, dated as of December 1, 2012 (the "**ECIA**"), by and among the Agency, the Company and the Sublessee; and

WHEREAS, the Agency and the Sublessee previously entered into a certain Agency Compliance Agreement, dated as of December 1, 2012 (the "**Agency Compliance Agreement**"), by and among the Agency and the Sublessee; and

WHEREAS, RG 158 Candlewood LLC, a limited liability company organized and existing under the laws of the State of Delaware or another entity formed or to be formed by RG 158 Candlewood LLC or the principals thereof (collectively, the “Assignee”), has now requested the Agency’s consent to the assignment by the Company of all of its rights, title, interest and obligations under the Original Lease Agreement, the PILOT Agreement, the ECIA and certain other agreements in connection with the Facility to, and the assumption by, the Assignee of all of such rights, title, interest and obligations of the Company, and the release of the Company from any further liability with respect to the Facility subject to certain requirements of the Agency, all pursuant to the terms of an Assignment, Assumption and Amendment Agreement, to be dated as of December 1, 2020 or such other date as may be determined by the Chairman, Executive Director, Deputy Executive Director and counsel to the Agency (the “**Assignment, Assumption and Amendment Agreement**”), by and among the Agency, the Company, the Sublessee and the Assignee; and

WHEREAS, the Original Lease Agreement will be assigned by the Company and assumed by the Assignee, pursuant to a certain Assignment and Assumption of Lease Agreement, to be dated as of December 1, 2020, or such other date as may be determined by the Chairman, Executive Director and counsel to the Agency (the “**Assignment of Lease Agreement**”), by and between the Company and the Assignee, and consented to by the Agency; and

WHEREAS, the Original Lease Agreement, the PILOT Agreement, and the ECIA, each as assigned, may be amended and restated pursuant to a certain Amended and Restated Lease and Project Agreement, to be dated as of December 1, 2020, or such other date as may be determined by the Chairman, Executive Director and counsel to the Agency (the “**Amended and Restated Lease Agreement**”); and together with the Original Lease Agreement, the “**Lease Agreement**”), by and between the Agency and the Assignee; and

WHEREAS, the Agency may deed the Facility back to the Original Company pursuant to a Quitclaim Deed, or such other deed as may be required (the “**Assignment Deed**”), and enter into a Company Lease Agreement, to be dated as of December 1, 2020, or such other date as may be determined by the Chairman, Executive Director and counsel to the Agency (the “**Company Lease Agreement**”) with the Assignee, whereby the Assignee would lease the Facility to the Agency; and

WHEREAS, the Agency and the Assignee will enter into such other documents upon advice of counsel, in both form and substance, as may be reasonably required to effectuate the assignment and assumption of the Facility (together with the Assignment, Assumption and Amendment Agreement, the Assignment of Lease Agreement, and the Amended and Restated Lease Agreement, the Assignment Deed, and the Company Lease Agreement collectively, the “**Assignment Documents**”); and

WHEREAS, pursuant to Section 9.3 of the Original Lease Agreement, the Facility may be assigned, in whole or in part, with the prior written consent of the Agency; and

WHEREAS, the Agency will consent to the assignment by the Company and the assumption by the Assignee of the Company's interests in the Facility and the Agency will thereafter sublease the Facility to the Assignee; and

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

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

Section 1. The Agency hereby finds and determines:

- (a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and
- (b) The Facility constitutes a "project", as such term is defined in the Act; and
- (c) The leasing of the Facility to the Assignee will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of the Town of Islip, Suffolk County and the State of New York and improve their standard of living and thereby serve the public purposes of the Act; and
- (d) The leasing of the Facility is reasonably necessary to induce the Assignee to maintain and expand its business operations in the State of New York; and
- (e) Based upon representations of the Assignee and counsel to the Assignee, the Facility conforms with the local zoning laws and planning regulations of the Town of Islip, Suffolk County and all regional and local land use plans for the area in which the Facility is located; and
- (f) It is desirable and in the public interest for the Agency to lease the Facility to the Assignee; and
- (g) It is desirable and in the public interest for the Agency to consent to the assignment and assumption of the interest in the Facility from the Company to the Assignee; and
- (h) The Assignment Documents to which the Agency is a party will be effective instruments whereby the Agency, the Assignee and the Company will effectuate the assignment and assumption of the Facility; and
- (i) The Amended and Restated Lease Agreement will be an effective instrument whereby the Agency and the Assignee amend and restate the Original Lease Agreement, the PILOT Agreement, and the ECIA, as assigned.

Section 2. In consequence of the foregoing, the Agency hereby determines to: (i) consent to the assignment and assumption of the Facility from the Company to and by the Assignee pursuant to the Assignment, Assumption and Amendment Agreement, (ii) execute, deliver and perform the Assignment, Assumption and Amendment Agreement, (iii) consent to the assignment and assumption of the Original Lease Agreement pursuant to the Assignment of Lease Agreement; (iv) execute, deliver and perform the Assignment of Lease Agreement; (v) lease the Facility to the Assignee pursuant to the Amended and Restated Lease Agreement (if required), (vi) execute, deliver and perform the Amended and Restated Lease Agreement (if required), (vii) reconvey the Facility to the Original Company with the Assignment Deed (if required), (viii) execute, deliver and perform the Assignment Deed (if required), (ix) lease the Facility to the Assignee pursuant to the Company Lease Agreement (if required), (x) execute, deliver and perform the Company Lease Agreement (if required), and (xi) execute and deliver the other Assignment Documents.

Section 3. The Agency is hereby authorized to consent to the assignment and assumption of the Facility by the Assignee and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such assignment and assumption are hereby approved, ratified and confirmed.

Section 4. Reserved.

Section 5. The Assignee is hereby notified that it will be required to comply with Section 875 of the Act. The Assignee shall be required to agree to the terms of Section 875 pursuant to the Lease Agreement, as assigned by the Assignment, Assumption and Amendment Agreement and the Assignment of Lease Agreement. The Assignee is further notified that the tax exemptions and abatements provided pursuant to the Act are subject to termination and recapture of benefits pursuant to Sections 859-a and 875 of the Act and the recapture provisions of the Lease Agreement, as assigned.

Section 6. The form and substance of the Assignment, Assumption and Amendment Agreement, the Amended and Restated Lease Agreement and the other Assignment Documents (each in substantially the forms presented to or approved by the Agency and which, prior to the execution and delivery thereof, may be redated and renamed) are hereby approved.

Section 7.

(a) The Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Assignment, Assumption and Amendment Agreement, the Amended and Restated Lease Agreement, the Assignment Deed, the Company Lease Agreement, and the other Assignment Documents in the form the Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency shall approve, and such other related documents as may be, in the judgment of the Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member and Agency Counsel, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the "Agency Documents"). The execution thereof by

Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency shall constitute conclusive evidence of such approval.

(b) The Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement).

Section 8. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Agency Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

Section 9. This resolution shall take effect immediately.

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

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

That I have compared the annexed extract of the minutes of the meeting of the Town of Islip Industrial Development Agency (the “Agency”), including the resolutions contained therein, held on the 15th day of December, 2020, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

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

I FURTHER CERTIFY that, due to the Novel Coronavirus (COVID-19) Emergency State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo’s Executive Order 202.1 issued on March 12, 2020, as amended and extended to date, permitting local governments to hold public hearings by telephone and video conference and/or similar device, the Agency’s Board Meeting on December 15, 2020 (the “**Board Meeting**”), was held electronically via Live-Stream instead of a public meeting open for the public to attend in person. Members of the public were advised, via the Agency’s website, to listen to the Board Meeting by going to <http://islipida.com/business-assistance/ida/ida-documents-2/96-ida-videos/ida-board-meetings/335-ida-board-meeting-12-15-2020.html>, and were further advised that the Minutes of the Board Meeting would be transcribed and posted on the Agency’s website, and that all members of said Agency had due notice of said meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand as of December 15, 2020.

By: _____
Assistant Secretary

TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY
AGENDA ITEMS FOR DECEMBER 15, 2020

AGENDA ITEM #11

TYPE OF RESOLUTION: RESOLUTION AUTHORIZING
REFINANCING

COMPANY: 50 GILPIN CORP. / ABOVE ALL STORE FRONTS

PROJECT LOCATION: 50 GILPIN AVENUE, HAUPPAUGE

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

INVESTMENT: \$N/A

Date: December 15, 2020

At a meeting of the Town of Islip Industrial Development Agency (the “Agency”), held via Live-Stream at <http://islipida.com/business-assistance/ida/ida-documents-2/96-ida-videos/ida-board-meetings/335-ida-board-meeting-12-15-2020.html>, on the 15th day of December, 2020, the following members of the Agency were:

Present:

Absent:

Also Present:

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to take action on a proposed mortgage financing and the execution of related loan documents in connection with a certain industrial development facility more particularly described below (50 Gilpin Corp./Above All Storefronts, Inc. 2014 Facility) and approving the execution and delivery of related documents.

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

Voting Aye

Voting Nay

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL
DEVELOPMENT AGENCY AUTHORIZING MORTGAGE
FINANCING AND THE EXECUTION AND DELIVERY OF
LOAN DOCUMENTS IN CONNECTION THEREWITH FOR
THE 50 GILPIN CORP./ABOVE ALL STOREFRONTS, INC.
2014 FACILITY AND APPROVING THE FORM,
SUBSTANCE, EXECUTION AND DELIVERY OF SUCH
RELATED DOCUMENTS

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

WHEREAS, the Agency previously provided its assistance to 50 Gilpin Corp., a New York business corporation (the "Company"), and Above All Storefronts, Inc., a New York business corporation (the "Sublessee"), in: (a) the acquisition of an approximately 2.66 acre parcel of land located at 50 Gilpin Avenue, Hauppauge, New York, 11788 (the "Land"), the renovation of an approximately 45,670 square foot building located thereon (the "Improvements") and the acquisition and installation therein of certain equipment not part of the Equipment (as such term is defined herein) (the "Facility Equipment"; and, together with the Land and the Improvements, the "Company Facility"), which Company Facility is to be leased by the Agency to the Company and subleased by the Company to the Sublessee; and (b) the acquisition and installation of certain equipment and personal property (the "Equipment"), which Equipment is to be leased by the Agency to the Sublessee (the Company Facility and the Equipment are collectively referred to herein as the "Facility"), and which Facility is to be used by the Sublessee for its primary use as manufacturing and warehouse space in its business as a manufacturer and installer of aluminum and glass commercial windows and panels; and

WHEREAS, the Agency currently subleases and leases the Company Facility to the Company pursuant to a certain Lease Agreement, dated as of September 1, 2014, (the "Lease Agreement"), by and between the Agency and the Company; and

WHEREAS, the Company has now requested the Agency's consent to enter into a refinancing of the Facility with Eastern Funding LLC, or another lender or lenders to be determined (the "Lender"), by entering into a mortgage from the Company and the Agency to the Lender securing the principal amount presently estimated to be \$3,883,230, but not to exceed \$4,500,000 (the "2020 Loan"); and

WHEREAS, as security for such 2020 Loan being made to the Company by the Lender, the Company has submitted a request to the Agency that it join with the Company in executing and delivering to the Lender one or more mortgages and such other loan

documents, satisfactory to the Agency, upon advice of counsel, in both form and substance, as may be reasonably requested by the Lender (the “**Loan Documents**”); and

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company consistent with the policies of the Agency, in the form of exemptions from mortgage recording taxes, to the fullest extent permitted by law, securing the principal amount presently estimated to be \$3,883,230 but not to exceed \$4,500,000, corresponding to mortgage recording tax exemptions presently estimated to be \$29,125, but not to exceed \$33,750, in connection with the financing or refinancing of the costs of the acquisition, construction and equipping of the Facility and any future financing, refinancing or permanent financing of the costs of acquiring, constructing and equipping the Facility; and

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

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

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

Section 1. The Agency hereby finds and determines:

- (a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act.
- (b) The Facility continues to constitute a “project” as such term is defined in the Act.
- (c) The refinancing of the acquisition, construction and equipping of the Facility will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of the Town of Islip, Suffolk County and the State of New York and improve their standard of living and thereby serve the public purposes of the Act.
- (d) The refinancing of the acquisition, construction and equipping of the Facility as contemplated in this resolution is reasonably necessary to maintain the competitive position of the Company and the Sublessee in their respective industries.
- (e) Based upon representations of the Company and Sublessee and counsel to the Company and Sublessee, the Facility continues to conform with the local

zoning laws and planning regulations of the Town of Islip and all regional and local land use plans for the area in which the Facility is located.

- (f) It is desirable and in the public interest for the Agency to assist in the refinancing of the acquisition, construction and equipping of the Facility.
- (g) The Loan Documents will be effective instruments whereby the Agency and the Company agree to secure the 2020 Loan and assign to the Lender their respective rights under the Lease Agreement (except the Agency's Unassigned Rights as defined therein).

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

Section 3. Subject to the provisions of this resolution and the Lease Agreement, the Agency hereby authorizes and approves the following economic benefits to be granted to the Company in the form of exemptions from mortgage recording taxes, to the fullest extent permitted by law, securing the principal amount presently estimated to be \$3,883,230 but not to exceed \$4,500,000, corresponding to mortgage recording tax exemptions presently estimated to be \$29,125, but not to exceed \$33,750, in connection with the financing or refinancing of the costs of the acquisition, construction and equipping of the Facility and any future financing, refinancing or permanent financing of the costs of acquiring, constructing and equipping the Facility.

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

Section 5.

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

The execution thereof by the Chairman, Executive Director, Deputy Executive Director or any member of the Agency shall constitute conclusive evidence of such approval; and

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

Section 6. Subject to the provisions of this resolution and the Lease Agreement, the officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Agency Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

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

Section 8. This resolution shall take effect immediately.

ADOPTED: December 15, 2020

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

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

That I have compared the annexed extract of the minutes of the meeting of the Town of Islip Industrial Development Agency (the “Agency”), including the resolutions contained therein, held on the 15th day of December, 2020, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

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

I FURTHER CERTIFY that, due to the Novel Coronavirus (COVID-19) Emergency State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo’s Executive Order 202.1 issued on March 12, 2020, as amended and extended to date, permitting local governments to hold public hearings by telephone and video conference and/or similar device, the Agency’s Board Meeting on December 15, 2020 (the “Board Meeting”), was held electronically via Live-Stream instead of a public meeting open for the public to attend in person. Members of the public were advised, via the Agency’s website, to listen to the Board Meeting by going to <http://islipida.com/business-assistance/ida/ida-documents-2/96-ida-videos/ida-board-meetings/335-ida-board-meeting-12-15-2020.html>, and were further advised that the Minutes of the Board Meeting would be transcribed and posted on the Agency’s website, and that all members of said Agency had due notice of said meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand as of December 15, 2020.

By: _____
Assistant Secretary

TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY
AGENDA ITEMS FOR DECEMBER 15, 2020

AGENDA ITEM #12

TYPE OF RESOLUTION: AMEND A RESOLUTION
AUTHORIZING ASSIGNMENT & MORTGAGE FINANCING

COMPANY: CORNERSTONE AT HAUPPAUGE

PROJECT LOCATION: MOTOR PARKWAY & JOSHUA'S PATH,
HAUPPAUGE

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

INVESTMENT: \$N/A

Date: December 15, 2020

At a meeting of the Town of Islip Industrial Development Agency (the “Agency”), held via Live-Stream at <http://islipida.com/business-assistance/ida/ida-documents-2/96-ida-videos/ida-board-meetings/335-ida-board-meeting-12-15-2020.html>, on the 15th day of December, 2020, the following members of the Agency were:

Present:

Absent:

Also Present:

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on the amendment of prior authorization of the assignment and assumption of the Agency’s The Cornerstone Hauppauge, LLC 2018 Facility, the execution and delivery of documents with respect thereto and the sale of the Facility to CPI-GGSP AA I Hauppauge Owner, L.L.C.

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

Voting Aye

Voting Nay

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL
DEVELOPMENT AGENCY AMENDING PRIOR
AUTHORIZATION FOR THE ASSIGNMENT AND
ASSUMPTION OF A CERTAIN INDUSTRIAL
DEVELOPMENT FACILITY TO CPI-GGSP AA I
HAUPPAUGE OWNER, L.L.C., A DELAWARE LIMITED
LIABILITY COMPANY AND APPROVING THE FORM,
SUBSTANCE AND EXECUTION OF RELATED
DOCUMENTS.

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

WHEREAS, the Agency previously assisted The Cornerstone Hauppauge, LLC, a Delaware limited liability company (the "**Company**"), in the acquisition of an approximately 9.0 acre parcel of land (Tax Map #0500-054.00-01.00-006.001, 007.000, 008.000, 009.000 011.000 & 012.000) located at the northeast corner of Motor Parkway and Joshua's Path, Hauppauge, New York (the "**Land**"), the demolition of an existing approximately 5,000 square foot building located thereon and the construction of an approximately 108,800 square foot building thereon (the "**Improvements**"), and the acquisition and installation therein of certain equipment and personal property (the "**Equipment**"; and, together with the Land and the Improvements, the "**Original Facility**"), which Original Facility is leased by the Agency to the Company and to be used by the Company as a senior living residential community (the "**Project**"); and

WHEREAS, the Agency acquired a leasehold interest in the Land and the Improvements pursuant to a certain Company Lease Agreement, dated as of August 1, 2018 (the "**Company Lease**"), by and between the Company and the Agency, a memorandum of which was to be recorded in the Suffolk County Clerk's office; and

WHEREAS, the Agency acquired title to the Equipment pursuant to a certain Bill of Sale, dated the Closing Date (as defined in the hereinafter defined Lease Agreement) (the "**Bill of Sale**"), from the Company to the Agency; and

WHEREAS, the Agency subleases and leases the Original Facility to the Company pursuant to a certain Lease and Project Agreement, dated as of August 1, 2018 (the "**Original Lease Agreement**"), by and between the Agency and the Company, a memorandum of which was to be recorded in the Suffolk County Clerk's office; and

WHEREAS, the Agency previously provided assistance to the Company in the acquisition of an additional approximately 0.631-acre parcel of land on Bridge Road located adjacent to the Land (Suffolk County Tax Map #0500-054.00-01.00-079.000) (the "**Additional Land**"; and together with the Original Facility, the "**Facility**"), which

Additional Land was incorporated into the Land and used for the completion of the Project; and

WHEREAS, the Original Lease Agreement was amended pursuant to a certain Amendment and Modification Agreement, dated as of February 28, 2019 (the "**Amendment Agreement**"; and together with the Original Lease Agreement, the "**Lease Agreement**"), by and between the Agency and the Company; and

WHEREAS, CPI-GGSP AA I Hauppauge Owner, L.L.C., a limited liability company organized and existing under the laws of the State of Delaware or another entity formed or to be formed by CPI-GGSP AA I Hauppauge Owner, L.L.C. or the principals thereof (collectively, the "**Assignee**"), has now requested the Agency's consent to the assignment by the Company of all of its rights, title, interest and obligations under the Company Lease, the Lease Agreement and certain other agreements in connection with the Facility to, and the assumption by, the Assignee of all of such rights, title, interest and obligations of the Company, and the release of the Company from any further liability with respect to the Facility subject to certain requirements of the Agency, all pursuant to the terms of an Assignment, Assumption and Amendment Agreement, to be dated as of November 1, 2020 or such other date as may be determined by the Chairman, Executive Director, Deputy Executive Director and counsel to the Agency (the "**Assignment, Assumption and Amendment Agreement**"), by and among the Agency, the Company and the Assignee; and

WHEREAS, the Company Lease will be assigned by the Company and assumed by the Assignee, pursuant to a certain Assignment and Assumption of Company Lease Agreement, to be dated as of November 1, 2020, or such other date as may be determined by the Chairman, Executive Director and counsel to the Agency (the "**Assignment of Company Lease Agreement**"), by and between the Company and the Assignee and consented to by the Agency; and

WHEREAS, the Lease Agreement will be assigned by the Company and assumed by the Assignee, pursuant to a certain Assignment and Assumption of Lease Agreement, to be dated as of November 1, 2020, or such other date as may be determined by the Chairman, Executive Director and counsel to the Agency (the "**Assignment of Lease Agreement**"), by and between the Company and the Assignee, and consented to by the Agency; and

WHEREAS, the Agency and the Assignee will enter into such other documents upon advice of counsel, in both form and substance, as may be reasonably required to effectuate the assignment and assumption of the Facility (together with the Assignment, Assumption and Amendment Agreement, the Assignment of Company Lease Agreement, and the Assignment of Lease Agreement, collectively, the "**Assignment Documents**"); and

WHEREAS, pursuant to Section 9.3 of the Lease Agreement, the Facility may be assigned, in whole or in part, with the prior written consent of the Agency; and

WHEREAS, the Agency will consent to the assignment by the Company and the assumption by the Assignee of the Company's interests in the Facility and the Agency will thereafter sublease the Facility to the Assignee; and

WHEREAS, in connection with the assignment and assumption of the Facility, the Assignee has requested the Agency's consent to enter into a refinancing of the Facility with Walker & Dunlop, LLC, or another lender or lenders to be determined (the "**Lender**"), by entering into a mortgage or mortgages from the Assignee and the Agency to the Lender securing the principal amount presently estimated to be \$24,570,000, but not to exceed \$30,000,000 (the "**2020 Loan**"); and

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

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

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

Section 1. The Agency hereby finds and determines:

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

(b) The Facility constitutes a "project", as such term is defined in the Act; and

(c) The leasing of the Facility to the Assignee will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of the Town of Islip, Suffolk County and the State of New York and improve their standard of living and thereby serve the public purposes of the Act; and

(d) The leasing of the Facility is reasonably necessary to induce the Assignee to maintain and expand its business operations in the State of New York; and

(e) Based upon representations of the Assignee and counsel to the Assignee, the Facility conforms with the local zoning laws and planning regulations of the Town of Islip, Suffolk County and all regional and local land use plans for the area in which the Facility is located; and

(f) It is desirable and in the public interest for the Agency to lease the Facility to the Assignee; and

(g) It is desirable and in the public interest for the Agency to consent to the assignment and assumption of the interest in the Facility from the Company to the Assignee; and

(h) The Assignment Documents to which the Agency is a party will be effective instruments whereby the Agency, the Assignee and the Company will effectuate the assignment and assumption of the Facility; and

(i) The Loan Documents will be effective instruments whereby the Agency and the Assignee agree to secure the 2020 Loan and assign to the Lender their respective rights under the Lease Agreement (except the Agency's Unassigned Rights as defined therein).

Section 2. In consequence of the foregoing, the Agency hereby determines to: (i) consent to the assignment and assumption of the Facility from the Company to and by the Assignee pursuant to the Assignment, Assumption and Amendment Agreement, (ii) execute, deliver and perform the Assignment, Assumption and Amendment Agreement, (iii) consent to the assignment of the Company Lease pursuant to the Assignment of Company Lease; (iv) execute, deliver and perform the Assignment of Company Lease; (v) consent to the assignment and assumption of the Lease Agreement pursuant to the Assignment of Lease Agreement; (vi) execute, deliver and perform the Assignment of Lease Agreement; (vii) lease the Facility to the New Owner, (viii) execute and deliver the other Assignment Documents, (ix) grant a mortgage or mortgages on and security interest in and to the Facility pursuant to certain mortgages and security agreements for the benefit of the Lender (the "Mortgage"), (x) execute, deliver and perform the Mortgage, and (xi) execute, deliver and perform the Loan Documents to which the Agency is a party, as may be necessary or appropriate to effect the 2020 Loan or any subsequent refinancing of the Mortgage.

Section 3. The Agency is hereby authorized to consent to the assignment and assumption of the Facility by the Assignee and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such assignment and assumption are hereby approved, ratified and confirmed.

Section 4. Reserved.

Section 5. The Assignee is hereby notified that it will be required to comply with Section 875 of the Act. The Assignee shall be required to agree to the terms of Section 875 pursuant to the Lease Agreement, as assigned by the Assignment, Assumption and Amendment Agreement and the Assignment of Lease Agreement. The Assignee is further notified that the tax exemptions and abatements provided pursuant to the Act are subject to termination and recapture of benefits pursuant to Sections 859-a and 875 of the Act and the recapture provisions of the Lease Agreement, as assigned.

Section 6. The form and substance of the Assignment, Assumption and Amendment Agreement, the other Assignment Documents, and the Loan Documents to which the Agency is a party (each in substantially the forms presented to or approved by the Agency and which, prior to the execution and delivery thereof, may be redated and renamed) are hereby approved.

Section 7.

(a) The Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Assignment, Assumption and Amendment Agreement, the other Assignment Documents, and the Loan Documents to which the Agency is a party, in the form the Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency shall approve, and such other related documents as may be, in the judgment of the Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member and Agency Counsel, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the "Agency Documents"). The execution thereof by Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency shall constitute conclusive evidence of such approval.

(b) The Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement).

Section 8. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Agency Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

Section 9. This resolution shall take effect immediately.

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

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

That I have compared the annexed extract of the minutes of the meeting of the Town of Islip Industrial Development Agency (the “Agency”), including the resolutions contained therein, held on the 15th day of December, 2020, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

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

I FURTHER CERTIFY that, due to the Novel Coronavirus (COVID-19) Emergency State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo’s Executive Order 202.1 issued on March 12, 2020, as amended and extended to date, permitting local governments to hold public hearings by telephone and video conference and/or similar device, the Agency’s Board Meeting on December 15, 2020 (the “**Board Meeting**”), was held electronically via Live-Stream instead of a public meeting open for the public to attend in person. Members of the public were advised, via the Agency’s website, to listen to the Board Meeting by going to <http://islipida.com/business-assistance/ida/ida-documents-2/96-ida-videos/ida-board-meetings/335-ida-board-meeting-12-15-2020.html>, and were further advised that the Minutes of the Board Meeting would be transcribed and posted on the Agency’s website, and that all members of said Agency had due notice of said meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand as of December 15, 2020.

By: _____
Assistant Secretary

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

No. 4

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Meeting of the Town of Islip Economic Development Corporation.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

John Walser

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

enclosure:

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



MEETING OF THE TOWN OF ISLIP
ECONOMIC DEVELOPMENT CORPORATION
December 15, 2020
Agenda

1. Call the meeting of the Town of Islip Economic Development Corporation to order.
2. To consider the adoption of a Resolution on Behalf of the Town of Islip Economic Development Corporation to approve the **Minutes** from the Meeting of the Members of the Town of Economic Development Corporation on **October 20, 2020**.
3. To consider the adoption of a Resolution on Behalf of the Town of Islip Economic Development Corporation to approve Consent to Sublease for **United Cerebral Palsy of Suffolk Inc.** Located at 159 Carleton Ave, Central Islip. (0500-16400-0400-008004).
4. To consider any other business that may come before the Corporation.



MEETING OF THE TOWN OF ISLIP

ECONOMIC DEVELOPMENT CORPORATION

October 20, 2020

Meeting Minutes

1. Call the meeting of the Town of Islip Economic Development Corporation to order on a motion by Councilwoman Trish Bergin Weichbrodt and seconded by Councilman James P. O'Connor, said motion approved.
2. To consider the adoption of a Resolution on Behalf of the Town of Islip Economic Development Corporation to approve the **Minutes** from the Meeting of the Members of the Town of Economic Development Corporation on **September 15, 2020** on a motion by Councilman James P. O'Connor and seconded by John C. Cochrane Jr., said motion was approved 5-0.
3. To consider the adoption of a Resolution on behalf of the Town of Islip Economic Development Corporation to approve the **2021 EDC budget** on a motion by Councilwoman Mary Kate Mullen and seconded by Councilman James P. O'Connor, said motion was approved 5-0.
4. To consider any other business that may come before the Corporation, there being none the Economic Development Corporation was adjourned on a motion by Councilwoman Trish Bergin Weichbrodt and seconded by Councilman John C. Cochrane Jr.

TOWN OF ISLIP ECONOMIC DEVELOPMENT
CORPORATION
AGENDA ITEMS FOR DECEMBER 15, 2020

AGENDA ITEM # 3

TYPE OF RESOLUTION: TO APPROVE CONSENT TO
SUBLEASE

COMPANY: UNITED CEREBRAL PALSEY OF SUFFOLK

PROJECT LOCATION: N/A

JOBS (RETAINED/CREATED): N/A

INVESTMENT: N/A

Date: December 15, 2020

At a meeting of the Town of Islip Economic Development Corporation (the “**Issuer**”), held via Live-Stream at <http://islipida.com/business-assistance/ida/ida-documents-2/96-ida-videos/ida-board-meetings/335-ida-board-meeting-12-15-2020.html>, on the 15th day of December, 2020, at which meeting the following members were:

Present:

Absent:

Also Present:

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to the consent of a sublease in connection with the Issuer’s (i) Revenue Bonds, Series 2013A-1 (United Cerebral Palsy Association of Greater Suffolk, Inc. Project), in the principal amount of \$7,365,000 (the “**Series 2013A-1 Bonds**”) and (ii) Revenue Bonds, Series 2013A-2 (United Cerebral Palsy Association of Greater Suffolk, Inc. Project) in the principal amount of \$7,365,000 (the “**Series 2013A-2 Bonds**”), and the execution of related documents.

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

Voting Aye

Voting Nay

Abstain

and, therefore, the resolution was declared duly adopted.

RESOLUTION OF THE TOWN OF ISLIP ECONOMIC DEVELOPMENT CORPORATION CONSENTING TO THE EXECUTION AND DELIVERY OF CERTAIN SUBLEASE AGREEMENT WITH RESPECT TO THE ISSUER'S REVENUE BONDS, SERIES 2013A-1 (UNITED CEREBRAL PALSY ASSOCIATION OF GREATER SUFFOLK, INC. PROJECT), IN THE PRINCIPAL AMOUNT OF \$7,365,000 AND ITS REVENUE BONDS, SERIES 2013A-2 (UNITED CEREBRAL PALSY ASSOCIATION OF GREATER SUFFOLK, INC. PROJECT) IN THE PRINCIPAL AMOUNT OF \$7,365,000 AND APPROVING THE FORM, SUBSTANCE, EXECUTION AND DELIVERY OF RELATED DOCUMENTS AND INSTRUMENTS.

WHEREAS, pursuant to and in accordance with the provisions of Section 1411 of the New York Not-for-Profit Corporation Law, as amended (collectively, the "**Act**"), the Town of Islip Economic Development Corporation (the "**Issuer**") was created with the authority and power to issue its revenue bonds for the purpose of, among other things, acquiring certain facilities as authorized by the Act; and

WHEREAS, the Issuer, on July 16, 2013, adopted its Authorizing Resolution (the "**Bond Resolution**") authorizing the issuance of a series of tax-exempt revenue bonds and a series of taxable revenue bonds (the "**Series 2013A Bonds**", which such Series 2013A Bonds shall consist of two sub-series: the Series 2013A-1 Bonds and the Series 2013A-2 Bonds) and another series of tax-exempt bonds and another series of taxable revenue bonds (the "**Series 2013B Bonds**", which such Series 2013B Bonds shall consist of two sub-series: the Series 2013B-1 Bonds and the Series 2013B-2 Bonds, and together with the Series 2013A Bonds, the "**Bonds**"), described pursuant to the terms of a certain Indenture of Trust, dated as of October 1, 2013 (the "**Original Indenture**"), by and between the Issuer and U.S. Bank National Association, a national banking association organized and existing under the laws of the United States of America (the "**Trustee**"), for the purpose of providing funds for the benefit of United Cerebral Palsy Association of Greater Suffolk, Inc., a New York not-for-profit corporation (the "**Organization**"), for the (1) refinancing of the Civic Facility Revenue Bonds, Series 2006 (United Cerebral Palsy Association of Greater Suffolk, Inc. Civic Facility) issued by the Town of Islip Industrial Development Agency (the "**IDA**"), in the original aggregate principal amount of \$17,430,000 (the "**Series 2006 Bonds**"), \$15,275,000 of which are currently outstanding, the proceeds of which Series 2006 Bonds, were used for the financing and/or refinancing of the acquisition of an approximately 9.8 acre parcel of land located at 159 Carleton Avenue, Central Islip, Town of Islip, Suffolk County, New York, and the construction and equipping of an approximately 25,640 square foot diagnostic and treatment center and clinical program thereon (the "**Facility**"); and (2) paying all or a portion of the costs incidental to the issuance of the Bonds, including issuance costs of the Bonds, capitalized interest and any debt service reserve funds as may be necessary to secure the Bonds (collectively, the "**Project**"); and

WHEREAS, contemporaneously with the execution of the Indenture, the Issuer loaned the proceeds of the Bonds pursuant to a certain Loan Agreement, dated as of October 1, 2013 (the "**Loan Agreement**"), by and between the Issuer and the Organization, which such Series 2013B Bonds shall consist of two sub-series: the Series 2013B-1 Bonds and the Series 2013B-2 Bonds; and

WHEREAS, the obligations of the Organization under the Loan Agreement were evidenced by certain Promissory Notes, each dated October 30, 2013 (collectively, the “**Notes**”), each from the Organization to the Issuer and assigned by the Issuer to the Trustee; and

WHEREAS, the Bonds and the Organization’s obligations under the Loan Agreement and the Notes were secured by, among other things, a certain Mortgage and Security Agreement, dated as of October 1, 2013 (the “**Mortgage**”), from the Organization to the Issuer securing the principal amount of \$14,986,000, which Mortgage was intended to be recorded in the Suffolk County Clerk’s Office; and

WHEREAS, the Issuer assigned all of its right, title and interests in and to the Mortgage, to the Trustee and the Swap Provider (as defined in the hereinafter defined Assignment), pursuant to a certain Assignment of Mortgage and Security Agreement, dated October 30, 2013 (the “**Assignment**”), given by the Issuer to the Trustee and the Swap Provider, which such Assignment was intended to be recorded in the Suffolk County Clerk’s office immediately after the recordation of the Mortgage; and

WHEREAS, People’s United Bank, as successor in interest to The Suffolk County National Bank (“**People’s United**”) purchased the Series 2013A-2 Bonds and the Series 2013B-2 Bonds pursuant a certain Bond Purchase and Continuing Covenants Agreement, dated as of October 30, 2013; and

WHEREAS, 233 Genesee Street Corporation (“**233 Genesee**”) and Manufacturers and Traders Trust Company (“**M&T**”; and together with People’s United and 233 Genesee, collectively, the “**Bond Purchasers**”) entered into a certain Bond Purchase and Continuing Covenants Agreement, dated as of October 30, 2013, whereby 233 Genesee purchased the 2013A-1 Bonds, and M&T purchased the Series 2013B-1 Bonds; and

WHEREAS, the Issuer and Trustee previously amended the Original Indenture pursuant to a First Supplemental Indenture, dated as of December 1, 2017 (the “**Supplemental Indenture**”), for the purposes of amending certain language in the Original Indenture and the Bonds with respect to the payment of Sinking Fund Installments; and

WHEREAS, in connection with the execution and delivery of the Supplemental Indenture, the Issuer executed replacement bonds issued pursuant to the Supplemental Indenture (the “**Replacement Bonds**”), which such Replacement Bonds amended and replaced the Bonds; and

WHEREAS, pursuant to Section 11.02 of the Original Indenture, the prior written consent of the Bond Purchasers to execution and delivery of the Supplemental Indenture and the Replacement Bonds was required; and

WHEREAS, consent of the Bond Purchasers was obtained prior to the execution and delivery of the Supplemental Indenture and the Replacement Bonds; and

WHEREAS, the Series 2013B Bonds, as amended and replaced, have been paid in full; and

WHEREAS, the Organization entered into a certain Lease Agreement (the “**Lease**”) dated as of June 9, 2016, whereby the Organization, as landlord, leased a portion of its property located at 159 Carleton Avenue, Central Islip, New York (the “**Premises**”) to LISH, Inc. (“**LISH**”), as tenant. As contemplated in Section 9.3 of the Loan Agreement, LISH operates a Federally Qualified Health Center (“**FQHC**”) at the Premises as designated by the U.S. Department of Health and Human Services. LISH is a 501(c)(3) tax exempt organization and the FQHC does not constitute an unrelated business activity of the Organization and is in furtherance of the Organization’s charitable mission. As background, LISH was formed by the Organization (along with two other not for profit corporations - FREE and DDI). The Organization is requesting the consent of the Issuer pursuant to Section 9.3 of the Loan Agreement to the prior entering into of the Lease and that the Issuer waive any Event of Default resulting from the prior entering into of the Lease; and

WHEREAS, pursuant to Section 29 of the Lease, the Lease was conditioned upon the Organization obtaining consents from the Issuer, the Trustee and the Bond Purchasers; and

WHEREAS, subsequently, LISH has entered into a certain Commercial Sublease (the “**Sublease**”), dated as of February 20, 2020 whereby LISH, as sublandlord, leased approximately 506 square foot portion of the South Parcel located in Suite P in the building known as 159 Carleton Avenue, Central Islip, New York (the “**Subleased Space**”) at the Premises to Genoa Healthcare, LLC, (“**Genoa**”), as subtenant. Pursuant to the Sublease, Genoa will operate a pharmacy to exclusively serve the patients of LISH at the FQHC, all of which is in furtherance of the Organization’s and LISH charitable missions and purposes. Based on the square footage of the Subleased Space and the balance of the term of the Bonds, the Organization understands the Sublease would be a permitted for-profit sublease under the Bonds since the premises do not exceed 3% of the total Premises. The proposed lease with Genoa advances the charitable mission and purpose of both LISH and the Organization in providing access to medication for individuals with intellectual and developmental disabilities and other individuals eligible for medical care and treatment from LISH. Therefore, the Organization is also requesting the consent of the Issuer pursuant to Section 9.3 of the Loan Agreement to the entering into of the Sublease; and

WHEREAS, pursuant to Section 9.3 of the Loan Agreement, the Facility may not be leased, in whole or substantially in part, without the prior written consent of the Issuer, the Trustee and the Bond Purchasers; and

WHEREAS, the Organization represents to the Issuer that 233 Genesee Street Corporation, the Bond Purchaser (the “**Bond Purchaser**”) and current holder of the Bonds has previously consented to both the Lease and Sublease; and

WHEREAS, the Organization has requested that the Issuer consent to (i) the Lease between the Organization and LISH, (ii) waive any default under the Loan Agreement in connection with such Lease, and (iii) the Sublease between LISH and Genoa; and

WHEREAS, the Issuer hereby consents to (i) the Organization leasing the Premises to LISH pursuant to the Lease, and (ii) LISH subleasing the Subleased Space to Genoa pursuant to the Sublease; and

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

WHEREAS, the Organization has agreed to indemnify the Issuer against certain losses, claims, expenses, damages and liabilities that may arise in connection with the transaction contemplated by the leasing of the Premises and the subleasing of the Subleased Space.

NOW, THEREFORE, BE IT RESOLVED by the Town of Islip Economic Development Corporation (a majority of the members thereof affirmatively concurring) as follows:

Section 1. The Issuer consents to (i) the Organization leasing the Premises to LISH pursuant to the Lease, (ii) LISH subleasing the Subleased Space to Genoa pursuant to the Sublease, and (iii) waive any default under the Loan Agreement.

Section 2. The Chairman, Executive Director or any other member of the Issuer are hereby authorized, on behalf of the Issuer, to approve, such other related documents as may be, in the judgment of the Chairman, Executive Director and Issuer Counsel, necessary or appropriate to effect the transactions contemplated by this resolution. The execution thereof by the Chairman, Executive Director or any other member of the Issuer, together with any additional documents that may be required, shall constitute conclusive evidence of such approval.

Section 3. This resolution shall take effect immediately.

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

I, the undersigned Assistant Secretary of the Town of Islip Economic Development Corporation, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Town of Islip Economic Development Corporation (the “**Issuer**”), including the resolutions contained therein, held on the 15th day of December, 2020, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Issuer and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that, because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo’s Executive Order 220.1 issued on March 12, 2020, suspending the Open Meetings Law, constituting Chapter 511 of the Laws of 1976 of the State of New York, the Issuer’s Board Meeting on December 15, 2020 (the “**Board Meeting**”), was held electronically via Live-Stream instead of a public meeting open for the public to attend in person. Members of the public were advised, via the Issuer’s website, to listen to the Board Meeting by going to <http://islipida.com/business-assistance/ida/ida-documents-2/96-ida-videos/ida-board-meetings/335-ida-board-meeting-12-15-2020.html>, and were further advised that the Minutes of the Board Meeting would be transcribed and posted on the Issuer’s website, and that all members of said Issuer had due notice of said meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand as of the 15th day of December, 2020.

Assistant Secretary



November 30, 2020

VIA EMAIL

Town of Islip Economic
Development Corporation
40 Nassau Avenue
Islip, New York 11751

Re: Town of Islip Economic Development Corporation Revenue
Bonds, Series 2013 A-1 and A-2 and Series 2013 B-1 and B-2
(United Cerebral Palsy Association of Greater Suffolk Inc. Project)

To Whom it May Concern:

Reference is made to the Town of Islip Economic Development Corporation ("TIEDC") Revenue Bonds, Series 2013 A-1 and A-2 and Series 2013 B-1 and B-2 (collectively, the "Bonds")

United Cerebral Palsy Association of Greater Suffolk Inc. ("UCPS") entered into a certain Lease Agreement (the "Lease") dated as of June 9, 2016 whereby UCPS, as landlord, leased a portion of its property located at 159 Carleton Avenue, Central Islip, New York (the "Premises") to LISH, Inc. ("LISH"), as tenant. As contemplated in Section 9.3 of the Loan Agreement, LISH operates a Federally Qualified Health Center ("FQHC") at the Premises as designated by the U.S. Department of Health and Human Services. LISH is a 501(c)(3) tax exempt organization and the FQHC does not constitute an unrelated business activity of UCPS and is in furtherance of UCPS' charitable mission. As background, LISH was formed by UCPS (along with two other not for profit corporations - FREE and DDI). UCPS is requesting the consent of TIEDC pursuant to Section 9.3 of the Loan Agreement to the prior entering into of the Lease and to waive any Event of Default resulting from the prior entering into of the Lease.

Subsequently, LISH has entered into a certain Commercial Sublease (the "Sublease") dated as of February 20, 2020 whereby LISH, as sublandlord, leased approximately 506 square feet of space (the Subleased Space") at the Premises to Genoa Healthcare, LLC ("Genoa"), as subtenant. Pursuant to the Sublease, Genoa will operate a pharmacy to exclusively serve the patients of LISH at the FQHC, all of which is in furtherance of the UCPS and LISH charitable missions and purposes. Based on the square footage of the

250 Marcus Boulevard, Hauppauge, New York 11788-2018
TEL 631 232 0011 FAX 631 232 4422 WEB www.ucp-li.org

To advance the independence, productivity and full citizenship of people with cerebral palsy and other disabilities

Subleased Space and the balance of the term of the Bonds (see attached floor plan showing LISH space), we believe the Sublease would be a permitted for-profit sublease under the Bonds since the premises do not exceed 3% of the total Premises. The proposed lease with Genoa advances the charitable mission and purpose of both LISH and UCPS in providing access to medication for individuals with intellectual and developmental disabilities and other individuals eligible for medical care and treatment from LISH. Therefore, UCPS is also requesting the consent of TIEDC pursuant to Section 9.3 of the Loan Agreement to the entering into of the Sublease.

Further, 233 Genesee Street Corporation and People's United Bank the Bond Purchasers and current holders of the Bonds have previously consented to both the Lease and Sublease.

Thank you for your consideration of this matter. If you have any further questions, please do not hesitate to contact me directly.

Sincerely,

A handwritten signature in black ink, appearing to read 'Colleen Crispino', with a long horizontal flourish extending to the right.

Colleen Crispino
CEO and President

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

No. 5

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Meeting of the Town of Islip Resource Recovery Agency.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Martin Bellew

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

enclosure:

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



ISLIP RESOURCE RECOVERY AGENCY
December 15, 2020

1. Call the Meeting of the Islip Resource Recovery Agency to Order.
2. Approval of the Minutes for the November 17, 2020 Agency Board Meeting.
3. Resolution authorizing the Town Attorney and/or Agency Counsel to Act on Behalf of the Agency when appropriate to protect the Agency's Interest in Matters.
4. Resolution authorizing the President to enter in a Contract between the Agency and Germano & Cahill, P.C. to provide General Legal and Litigation Support Services for the year 2021.
5. Resolution authorizing the execution of a Management Services Agreement for the year 2021 between the Islip Resource Recovery Agency and the Town of Islip for the Provision of Solid Waste Support Systems in the Town of Islip.
6. Resolution authorizing the President to enter into a contract extension between the Agency and Pace Analytical Services, Inc. for calendar year 2021; for professional services related to Laboratory Analytical Services for Groundwater and Ash Analysis for all Islip Resource Recovery Agency (IRRA) sites.
7. Resolution authorizing the President to enter into a contract between the Islip Resource Recovery Agency (Agency) and Dvirka & Bartilucci Engineers and Architects, P.C., (D&B) to provide Professional On-call, Planning and Environmental/Regulatory Compliance Support Services related to the continued operation and maintenance of the MacArthur Resource Recovery Facility for Calendar Years 2021 & 2022.
8. Resolution authorizing additional funding as a result of the extended project schedule, in accordance with the existing contract between the Agency and Lockwood, Kessler & Bartlett, Inc. (LKB), for Engineering Services related to the Partial Capping and Closure of the Construction & Demolition (C&D) portion of the Blydenburgh Cleanfill Landfill.
9. Other Business.
10. Adjournment



ISLIP RESOURCE RECOVERY AGENCY

November 17, 2020

On a motion of Councilperson Mullen, seconded by Councilperson O'Connor and unanimously approved, a meeting of the Islip Resource Recovery Agency was convened at 6:03 p.m. via Zoom live stream. A Quorum was present for this Agency Board Meeting.

DIRECTORS PRESENT

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

OFFICERS PRESENT

Martin Bellew, President
Linda Bunde, Secretary

On a motion of Chairwoman Carpenter, seconded by Trish Bergen, and unanimously approved, the minutes from the October 20, 2020 Agency Board Meeting were approved.

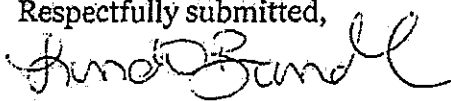
On a motion of Councilperson Cochrane, seconded by Councilperson O'Connor, and unanimously approved, a resolution was passed authorizing the President to enter into a contract with D&B Engineers & Architects, P.C., for Semi-Annual Post Closure Groundwater Sampling, Monitoring and Reporting at the Lincoln Ave. Landfill for years 2021-2023.

On a motion of Councilperson Bergen, seconded by Councilperson Mullen, and unanimously approved, a resolution was passed authorizing the President to enter into a contract with D&B Engineers & Architects, P.C., for Annual and Semi-Annual Post Closure Groundwater Sampling, Monitoring and Reporting at the Blydenburgh Road Landfill Complex for years 2021-2023.

On a motion of Councilperson Cochrane, seconded by Councilperson Bergen and unanimously approved, a resolution was passed authorizing the President to enter into a contract with Municipal Land Survey, P.C., for Professional Licensed Land Survey Services for all the IRRA Sites for the years 2021-2023.

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

Respectfully submitted,

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

Linda Bunde
Secretary

ISLIP RESOURCE RECOVERY AGENCY
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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

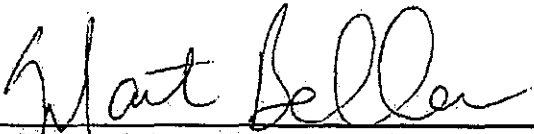
Authorizing the President to enter into a contract extension between the Agency and Pace Analytical Services, Inc. for calendar year 2021; for professional services related to Laboratory Analytical Services for Groundwater and Ash Analysis for all Islip Resource Recovery Agency (IRRA) sites.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: IRRA
2. Site or location effected by resolution: All IRRA Sites
3. Cost: Extension Year 1: \$177,853.26
4. Budget Line: ZR02 1020.4-8162 (Construction Expenses -- Hauppauge)
5. Amount and source of outside funding: _____

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type I action under 6 NYCRR, Section 617.4(b), number _____. Full EAF required.
- ☐ Type 2 action under 6 NYCRR, Section 617.5(c), number _____. SEQR review complete.
- ☒ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.



Signature of Commissioner/Department Head Sponsor

12/1/20

Date

AUTHORIZING THE PRESIDENT TO ENTER INTO A CONTRACT EXTENSION BETWEEN THE AGENCY AND PACE ANALYTICAL SERVICES, INC FOR CALENDAR YEAR 2021; FOR PROFESSIONAL SERVICES RELATED TO LABORATORY ANALYTICAL SERVICES FOR GROUNDWATER AND ASH ANALYSIS FOR ALL ISLIP RESOURCE RECOVERY AGENCY (IRRA) SITES.

WHEREAS the Agency is responsible for the construction, operation and maintenance of all solid waste systems in the Town of Islip; and

WHEREAS the Agency is required by the New York State Department of Environmental Conservation (NYSDEC) through various permits, Orders-on-Consent, and other regulatory requirements to undertake site investigations and provide for environmental monitoring of all IRRA sites; and

WHEREAS the current contract between the Agency and Pace Analytical Services, Inc. to provide the aforementioned laboratory analytical services is due to expire; and

WHEREAS the Agency authorized the above-referenced contract at the August 22, 2017 Board Meeting for the Contract years 2018, 2019 and 2020, which also provided for the option to extend said contract for up to two (2) one-year extensions; and

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

RESOLVED, that the President is authorized to enter into a contract extension between the Agency and Pace Analytical Services, Inc. for Calendar year 2021, in the amount of \$177,853.26.

Upon a vote being taken, the result was: _____

ISLIP RESOURCE RECOVERY AGENCY
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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

Authorizing the President to enter in a Contract between the Agency and Germano & Cahill, P.C. to provide General Legal and Litigation Support Services for the year 2021.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Germano & Cahill, P.C.
 2. Site or location effected by resolution: N/A
 3. Cost: Not to Exceed \$60,000.00
 4. Budget Line: ZR02.1020.4.5001 (Outside Professional - Legal)
 5. Amount and source of outside funding: _____
-

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type I action under 6 NYCRR, Section 617.4(b), number _____. Full EAF required.
- ☐ Type 2 action under 6 NYCRR, Section 617.5(c), number _____. SEQr review complete.
- ☒ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
-



Signature of Commissioner/Department Head Sponsor

12/1/20

Date

December 15, 2020

AUTHORIZING THE PRESIDENT TO ENTER INTO A CONTRACT BETWEEN THE AGENCY AND GERMANO & CAHILL, P.C. TO PROVIDE GENERAL LEGAL AND LITIGATION SUPPORT SERVICES

WHEREAS The Agency requires the services of General Legal and Litigation Support Services for 2021, and

WHEREAS Agency Administration has recommended the continued use of Germano & Cahill, P.C. for such services, now

THEREFORE on a motion of _____, seconded by _____

RESOLVED that the use of Germano & Cahill, P.C. is hereby authorized to assist as General Counsel on behalf of the Agency on an as-needed basis at a cost not-to-exceed \$60,000.

UPON A VOTE being taken, the result was: _____

ISLIP RESOURCE RECOVERY AGENCY
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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


Authorizing the execution of a Management Services Agreement for the year 2021 between the Islip Resource Recovery Agency and the Town of Islip for the Provision of Solid Waste Support Systems in the Town of Islip.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Town of Islip
 2. Site or location effected by resolution: N/A
 3. Cost: N/A
 4. Budget Line: N/A
 5. Amount and source of outside funding: N/A
-

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type I action under 6 NYCRR, Section 617.4(b), number _____. Full EAF required.
- ☐ Type 2 action under 6 NYCRR, Section 617.5(c), number _____. SEQR review complete.
- ☒ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
-



Signature of Commissioner/Department Head Sponsor

12/1/20

Date

December 15, 2020

**AUTHORIZING THE EXECUTION OF A MANAGEMENT SERVICES AGREEMENT
FOR THE YEAR 2021 BETWEEN THE ISLIP RESOURCE RECOVERY AGENCY
AND THE TOWN OF ISLIP FOR THE PROVISION OF SOLID WASTE SUPPORT
SYSTEMS IN THE TOWN OF ISLIP**

WHEREAS the Islip Resource Recovery Agency and the Town of Islip share a mutual interest in the provision of safe, dependable and economical solid waste management services to the people of the Town of Islip, and

WHEREAS pursuant to a certain Solid Waste Disposal Agreement between the Town and the Agency dated March 31, 1985 and amended on April 18, 1994, the Agency contracted to provide solid waste disposal services to the Town and the Town contracted to provide solid waste to the Agency, and

WHEREAS the Agency and Town wish to utilize the personnel and experience of the various facilities and programs, and to establish a means of compensating the Town from Agency revenues for the provision of those services, and

WHEREAS the development of a formal agreement providing an established means of documenting the appropriate levels of reimbursement to the Town from the Agency for the provision of support services is desirable, and

WHEREAS an agreement to provide for such services and compensation to the Town is authorized pursuant to the Public Authorities Law, Section 20 46-F, now

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

RESOLVED that the Board of Directors of the Islip Resource Recovery Agency and the Islip Town Board do hereby find that the establishment of a Services Agreement between the Islip Resource Recovery Agency and the Town of Islip, as envisioned under Public Authorities Law, is in the best public interest; and be it further

RESOLVED that the President of the Islip Resource Recovery Agency and the Supervisor of the Town of Islip is hereby authorized to execute such an Agreement on behalf of the Agency and the Town of Islip for the 2021 budget year, and such other Agreements as may be deemed from time to time to be in the best interest of the Town and Agency.

UPON A VOTE being taken, the result was: _____

ISLIP RESOURCE RECOVERY AGENCY
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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

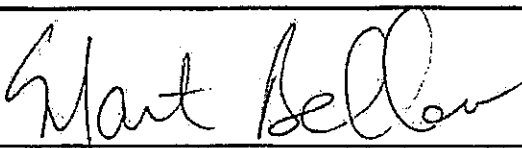
Authorizing the Town Attorney and/or Agency Counsel to Act on Behalf of the Agency when appropriate to protect the Agency's Interest in Matters.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: IRRA
 2. Site or location effected by resolution: N/A
 3. Cost: N/A
 4. Budget Line: N/A
 5. Amount and source of outside funding: N/A
-

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type I action under 6 NYCRR, Section 617.4(b), number _____. Full EAF required.
- ☐ Type 2 action under 6 NYCRR, Section 617.5(c), number _____. SEQr review complete.
- ☒ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
-



Signature of Commissioner/Department Head Sponsor

12/1/20

Date

December 15, 2020

AUTHORIZING THE TOWN ATTORNEY AND/OR AGENCY COUNSEL TO ACT ON BEHALF OF THE AGENCY WHEN APPROPRIATE TO PROTECT THE AGENCY'S INTEREST IN MATTERS

WHEREAS it is in the interest of the people of the Town of Islip to properly enforce contractual agreements and to enforce local and State laws, ordinances and regulations when enforcement powers thereof have properly vested in the Agency, and

WHEREAS it is further in the interest of the people of the Town of Islip to defend the Islip Resource Recovery Agency against legal challenges encountered during the carrying out of its powers, purposes and duties as set forth in Section 2046 of the Public Authorities Law, and

WHEREAS the office of the Town Attorney and the General Counsel as set forth in Section 2046-C of the Public Authority are appropriate entities to act on behalf of the Agency in such action, now

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

RESOLVED that the Town Attorney of the Town of Islip and General Counsel to the Agency are hereby authorized pursuant to Section 2046-C(2) of the Public Authority Law, to commence and prosecute on behalf of the Agency, any action or proceeding in law or equity, in any court of competent jurisdiction to:

- a) To enforce or compel compliance with any contractual or legal obligations which exists between the Agency and any other party;
- b) To appear for, defend and settle the Agency in any action brought by or against the Agency, its agents, officers and employees, where said appearances are perishable by law, and
- c) To carry out the stated policies of the Agency or to act in any proper forum in

furtherance of the policies, goals and objectives of the Agency, and such action may be reasonably related to the furtherance of said policies, goals and objectives, and be it further

RESOLVED that the Town Attorney and General Counsel are hereby authorized to take any steps reasonable and prudently necessary to consummate a duly authorized acquisition or conveyance of real or personal property on behalf of the Agency, and be it further

RESOLVED that any actions or proceedings heretofore commenced by the Agency and any actions to which the Agency has been made party to in which the Town Attorney or the Agency's General Counsel have heretofore appeared are hereby ratified and authorized.

UPON A VOTE being taken, the result was: _____

ISLIP RESOURCE RECOVERY AGENCY
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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


Authorizing the President to enter into a contract between the Islip Resource Recovery Agency (Agency) and Dvirka & Bartilucci Engineers and Architects, P.C., (D&B) to provide Professional On-call, Planning and Environmental/Regulatory Compliance Support Services related to the continued operation and maintenance of the MacArthur Resource Recovery Facility for Calendar Years 2021 & 2022.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: IRRA
 2. Site or location effected by resolution: N/A
 3. Cost: 2021: \$147,121.00
 4. Budget Line: N/A
 5. Amount and source of outside funding: N/A
-

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type I action under 6 NYCRR, Section 617.4(b), number _____. Full EAF required.
- ☐ Type 2 action under 6 NYCRR, Section 617.5(c), number _____. SEQR review complete.
- ☒ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
-



Signature of Commissioner/Department Head Sponsor

12/1/20

Date

AUTHORIZING THE PRESIDENT TO ENTER A CONTRACT BETWEEN THE ISLIP RESOURCE RECOVERY AGENCY (AGENCY) AND DVIRKA & BARTILUCCI ENGINEERS AND ARCHITECTS, P.C., (D&B) TO PROVIDE PROFESSIONAL ON-CALL, PLANNING AND ENVIRONMENTAL/REGULATORY COMPLIANCE SUPPORT SERVICES RELATED TO THE CONTINUED OPERATION AND MAINTENANCE OF THE MACARTHUR RESOURCE RECOVERY FACILITY FOR CALENDAR YEARS 2021 & 2022.

WHEREAS the Agency has an Operating Agreement with Covanta MacArthur Renewable Energy, Inc., the plant operator; and requires professional and engineering support services in regard to Waste-to-Energy Facility operations, modifications and enhancements, special projects, maintenance and regulatory issues to comply with facility needs, permit requirements and regulations of the New York State Dept. of Environmental Conservation (NYSDEC) and the Environmental Protection Agency (EPA); and

WHEREAS D&B's proposed project manager is currently involved with the ongoing USEPA Title V Permit renewal which includes review comment and negotiations with the NYSDEC Region 1. Keeping continuity with the parties involved in the negotiation is beneficial for the Agency; and

WHEREAS D&B's personnel also has experience with the Agency's Solid Waste Management Plan updates and related solid waste management system infrastructure and their involvement and preparation of the updated Plan is beneficial to the Agency.

WHEREAS D&B's proposed project manager is currently involved with the ongoing Part 360 Permit renewal which includes review comment and negotiations with the NYSDEC Region 1. Keeping continuity with the parties involved in the negotiation is beneficial for the Agency; and

WHEREAS the Agency requires on-going professional and technical support services to assist in the review and implementation of special projects, facility operations, maintenance and regulatory issues; now

WHEREAS after taking into account the experience and quality of work, and the need for familiarity with the facility during this coming year, it is recommended that the contract be awarded for the years 2021 and 2022; now

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

RESOLVED, that the President is authorized to enter into contract with D&B Engineers and Architects, P.C., to provide Professional On-call, Planning and Environmental/Regulatory Compliance Support Services Related to the Continued Operation and Maintenance of the MacArthur Waste to Energy Facility for the calendar years 2021 and 2022 with the option for one (1) one year extension.

UPON A VOTE being taken, the result was: _____

**ISLIP RESOURCE RECOVERY AGENCY
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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

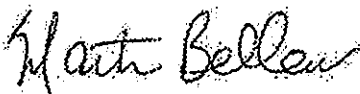
RESOLUTION AUTHORIZING ADDITIONAL FUNDING AS A RESULT OF THE EXTENDED PROJECT SCHEDULE, IN ACCORDANCE WITH THE EXISTING CONTRACT BETWEEN THE AGENCY AND LOCKWOOD, KESSLER & BARTLETT, INC. (LKB), FOR ENGINEERING SERVICES RELATED TO THE PARTIAL CAPPING AND CLOSURE OF THE CONSTRUCTION & DEMOLITION (C&D) PORTION OF THE BLYDENBURGH CLEANFILL LANDFILL.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Islip Resource Recovery Agency
 2. Site or Location effected by resolution: Blydenburgh Road Cleanfill Landfill Facility
 3. Cost: \$97,000
 4. Budget Line: ZR0Z.1020.4.8184 – Landfill Closure and Post Closure Cost
 5. Amount and source of outside funding: N/A
-

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type 1 action under 6NYCRR, Section 617.4(b), number _____. Full EAF required.
- ☐ Type 2 action under 6NYCRR, Section 617.5(c), number _____. SEQR review complete.
- ☒ Action not listed as Type I or Type II under Part 617 of NYCRR. Short EAF required.
-



Signature of President/Department Head Sponsor

Date

December 15, 2020

RESOLUTION AUTHORIZING ADDITIONAL FUNDING AS A RESULT OF THE EXTENDED PROJECT SCHEDULE, IN ACCORDANCE WITH THE EXISTING CONTRACT BETWEEN THE AGENCY AND LOCKWOOD, KESSLER & BARTLETT, INC. (LKB), FOR ENGINEERING SERVICES RELATED TO THE PARTIAL CAPPING AND CLOSURE OF THE CONSTRUCTION & DEMOLITION (C&D) PORTION OF THE BLYDENBURGH CLEANFILL LANDFILL.

WHEREAS, on March 29, 2016 the Agency Board passed a resolution to enter into a Contract with Lockwood, Kessler & Bartlett, Inc., (LKB) to provide Professional Engineering Services for the preparation of a Landfill Closure Plan, and Related Tasks, for the Partial or Full Capping and Closure of the Construction & Demolition (C&D) Portion of the Blydenburgh Cleanfill Landfill; and

WHEREAS, on November 6, 2020, LKB submitted a letter requesting additional funding as a result of the extended project schedule due to factors impacting the project team's budget for engineering services during construction as well as construction inspection services; and

WHEREAS, such impacts are identified as an increased schedule from 80 days to 148 days; updating Contract Drawings and Contract Limits to account for ongoing clean fill operations that occurred between bid advertisement and contract commencement; a severe storm event that resulted in project delays and various COVID-19 related complications.

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

RESOLVED, that the Agency Board Authorizes additional funding in accordance with the existing contract between the Agency and Lockwood, Kessler & Bartlett, Inc. (LKB), 1 Aerial Way, Syosset, NY 11791 to provide Professional Engineering Services in the amount of \$97,000.

UPON A VOTE being taken, the result was _____ .

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

No. 6

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to execute a Management Services Agreement for 2021 between the Town of Islip and the Islip Resource Recovery Agency for the provision of Solid Waste Support Systems in the Town of Islip.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Martin Bellew

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

enclosure:

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

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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

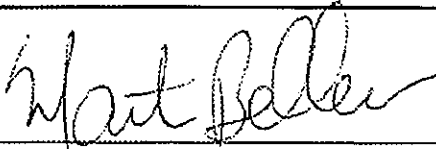
Authorizing the Supervisor to Execute a Management Services Agreement for 2021 between the Town of Islip and the Islip Resource Recovery Agency for the provision of Solid Waste Support Systems in the Town of Islip.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Town of Islip
 2. Site or location effected by resolution: N/A
 3. Cost: N/A
 4. Budget Line: N/A
 5. Amount and source of outside funding: N/A
-

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type 1 action under 6 NYCRR, Section 617.4(b), number _____, Full EAF required.
- ☒ Type 2 action under 6 NYCRR, Section 617.5(c), number 26, SEQR review complete.
- ☐ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
-



Signature of Commissioner/Department Head Sponsor

12/1/2020

Date

December 15, 2020

**AUTHORIZING THE EXECUTION OF A MANAGEMENT SERVICES AGREEMENT
FOR THE YEAR 2021 BETWEEN THE TOWN OF ISLIP AND THE ISLIP RESOURCE
RECOVERY AGENCY FOR THE PROVISION OF SOLID WASTE SUPPORT
SYSTEMS IN THE TOWN OF ISLIP**

WHEREAS the Town of Islip and the Islip Resource Recovery Agency share a mutual interest in the provision of safe, dependable and economical solid waste management services to the people of the Town of Islip, and

WHEREAS pursuant to a certain Solid Waste Disposal Agreement between the Town and the Agency dated March 31, 1985 and amended on April 18, 1994, the Agency contracted to provide solid waste disposal services to the Town and the Town contracted to provide solid waste to the Agency, and

WHEREAS the Town and Agency wish to utilize the personnel and experience of the various facilities and programs, and to establish a means of compensating the Town from Agency revenues for the provision of those services, and

WHEREAS the development of a formal agreement providing an established means of documenting the appropriate levels of reimbursement to the Town from the Agency for the provision of support services is desirable, and

WHEREAS an agreement to provide for such services and compensation to the Town is authorized pursuant to the Public Authorities Law, Section 20-46-F, now

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

RESOLVED that the Islip Town Board does hereby find that the establishment of a Services Agreement between the Town of Islip and the Islip Resource Recovery Agency, as envisioned under Public Authorities Law, is in the best public interest; and be it further

RESOLVED that the Supervisor of the Town of Islip is hereby authorized to execute such an Agreement on behalf of the Town of Islip and the Agency for the 2021 budget year, and such other Agreements as may be deemed from time to time to be in the best interest of the Town and Agency.

UPON A VOTE being taken, the result was _____.

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

No. 7

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Town Board approval to permit the Town of Islip Animal Shelter and Adopt-a-Pet Center to accept monetary and non-monetary gifts, and gifts of services from the Public and/or businesses.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Martin Bellew

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

enclosure:

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

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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

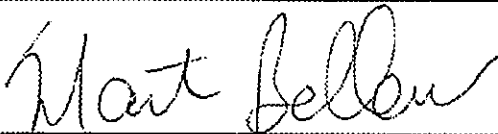
Authorization to allow the Town of Islip Animal Shelter and Adopt-a-Pet Center to accept monetary and non-monetary gifts, and gifts of services from the Public and/or businesses.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Town of Islip Animal Shelter & Adopt-a-Pet Center
 2. Site or location effected by resolution: Town of Islip Animal Shelter & Adopt-a-Pet Center
 3. Cost: N/A
 4. Budget Line: N/A
 5. Amount and source of outside funding: N/A
-

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type 1 action under 6 NYCRR, Section 617.4(b), number _____. Full EAF required.
- ☒ Type 2 action under 6 NYCRR, Section 617.5(c), number 25, 26. SEQR review complete.
- ☐ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
-



Signature of Commissioner/Department Head Sponsor

12/1/2020

Date

December 15, 2020

AUTHORIZATION TO ALLOW THE TOWN OF ISLIP ANIMAL SHELTER & ADOPT-A-PET CENTER TO ACCEPT MONETARY AND NON-MONETARY GIFTS, AND GIFTS OF SERVICES FROM THE PUBLIC AND/OR BUSINESS

WHEREAS, the Town of Islip owns and operates the Town of Islip Animal Shelter and Adopt-A-Pet Center ("Shelter"), which is located at 210 South Denver Avenue in Bay Shore, and;

WHEREAS, during the year, from time to time, members of the public (individuals and/or businesses) collect and/or purchase items which can be utilized to benefit the animals at the Shelter, and;

WHEREAS, from time to time, members of the public desire to make gifts to the Shelter including, but not limited to animal food, leashes, beds & bedding, toys, carry cages, various animal care and cleaning supplies as well as monetary donations, and;

WHEREAS, from time to time, members of the public and/or business are interested in donating services to the Shelter (such as grooming services, veterinary services, vet tech services, etc.), and;

WHEREAS, the Shelter can utilize these types of gifts and services to supplement the day-to-day operations, including the care of animals.

On a motion made by Councilperson _____,

Seconded by Councilperson _____ be it

RESOLVED, that the Islip Town Board Authorized the Town of Islip Animal Shelter and Adopt-A-Pet Center to accept any and all gifts, monetary and non-monetary, as well as gifts of services from members of the public and/or businesses for the benefit of the animals at the Shelter and the surrounding community on an ongoing basis and; be it further;

RESOLVED, that the Comptroller is hereby authorized to make any and all budgetary adjustments and accounting entries to facilitate the acceptance of these donations.

UPON A VOTE BEING TAKEN, the result was: _____

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

No. 8

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Bid Awards

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Michael Rand

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

enclosure:

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

BIDS TO BE AWARDED
DECEMBER 15, 2020

- | | | |
|----|--|--|
| 1. | NUTRITION PROGRAM FOR THE ELDERLY | -784 8 th Street
d/b/a Zan's Rest. & Caterer |
| 2. | CHEVROLET, JEEP, DODGE RAM VEHICLE PARTS
PRICE LIST | -Eagle Chevrolet |
| 3. | NEW 65 CU. YD. OPEN TOP EJECTOR TRAILER-STEKO
WITH DIESEL ENGINE DRIVEN POWER PAK | -Suffolk County Brake Srv. |
| 4. | ARTS & CRAFTS, BOARD GAMES, ETC. | -S&S Worldwide
-Lakeshore Equip. Co.
d/b/a Lakeshore Learning
Mat'l |

NO: 1 NUTRITION PROGRAM FOR THE ELDERLY

BID PRICE: A. \$4.84/meal (Congregate Meal)
B. \$4.88/meal (Home-Delivered Meal)

LOWEST RESPONSIBLE BIDDER: 784 8th Street
d/b/a Zan's Restaurant Caterer

COMPETITIVE BID: Yes – October 8, 2020 (1st Advertisement)
October 28, 2020 (2nd Advertisement)

BUDGET ACCOUNT NUMBER: a7622.4-4360

ANTICIPATED EXPENDITURE: \$1,063,723.00

DEPARTMENT: Parks, Recreation & Cultural Affairs

JUSTIFICATION OF NEED: Provides meals for both the congregate and home-delivered meal programs.

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

NO: 2 CHEVROLET, JEEP, DODGE RAM VEHICLE PARTS PRICE LIST

BID PRICE: A1. 36%/disc. parts (Chevrolet)
A1. \$120.00/hr. (labor)
B. NO BID
C. NO BID

LOWEST RESPONSIBLE BIDDER: Eagle Chevrolet

COMPETITIVE BID: Yes – October 21, 2020 (1st Advertisement)
November 12, 2020 (2nd Advertisement)

BUDGET ACCOUNT NUMBER: DB1640.4-1220
A 1640.4-1220

ANTICIPATED EXPENDITURE: \$20,000.00

DEPARTMENT: Public Works

JUSTIFICATION OF NEED: To repair Town owned vehicles (Chevrolet, Jeep,
Dodge Ram).

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

NO: 3 NEW 65 CU. YD. OPEN TOP EJECTOR TRAILER-STECO WITH DIESEL
ENGINE DRIVEN POWER PAK

BID PRICE: A. \$102,541.00/trailer
B. \$425.00/mesh top
C. -10%/disc. (parts)
D. \$149.00/hr. (labor)

LOWEST RESPONSIBLE BIDDER: Suffolk County Brake Service

COMPETITIVE BID: Yes – October 21, 2020

BUDGET ACCOUNT NUMBER: H21 CAPITAL

ANTICIPATED EXPENDITURE: \$205,082.00

DEPARTMENT: Environmental Control

JUSTIFICATION OF NEED: Need to replace aging fleet of roll-offs.

NO: 4 ARTS & CRAFTS, BOARD GAMES, ETC.

BID PRICE: Various Prices as per Items #1 through 166 and Discount

LOWEST RESPONSIBLE BIDDERS: S&S Worldwide – items #1-17,19-29,
31-53,55-62,67,70,72-84,86,87,89-95,
97-122,124-127,131,132,134,138-151,
154-157,159-162,145-166; 21%/disc.

Lakeshore Equip. Co., d/b/a Lakeshore
Learning Mat'l – items #128,152,158;
7.5%/disc.

COMPETITIVE BID: Yes – Oct. 21, 2020

BUDGET ACCOUNT NUMBER: A7031.4-1610; A7310.4-1610; A7034.4-1610
A7420.4-1040

ANTICIPATED EXPENDITURE: \$25,000.00

DEPARTMENT: Parks, Recreation & Cultural Affairs

JUSTIFICATION OF NEED: Supplies, games, arts & crafts for Town Recreation
Programs.

PLEASE NOTE: Item #143 was awarded to S&S Worldwide as Lakeshore's
building bricks are not Lego and, therefore, not compatible with the
Lego brand that is used in our programs.

NO: 1 NUTRITION PROGRAM FOR THE ELDERLY

BID PRICE: A. \$4.84/meal (Congregate Meal)
B. \$4.88/meal (Home-Delivered Meal)

LOWEST RESPONSIBLE BIDDER: 784 8th Street
d/b/a Zan's Restaurant Caterer

COMPETITIVE BID: Yes – October 8, 2020 (1st Advertisement)
October 28, 2020 (2nd Advertisement)

BUDGET ACCOUNT NUMBER: a7622.4-4360

ANTICIPATED EXPENDITURE: \$1,063,723.00

DEPARTMENT: Parks, Recreation & Cultural Affairs

JUSTIFICATION OF NEED: Provides meals for both the congregate and home-delivered meal programs.

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

WHEREAS, the Town solicited competitive bid for the NUTRITION PROGRAM FOR THE ELDERLY, CONTRACT #1020-191; and

WHEREAS, the bid was advertised twice and opened on October 28, 2020; and

WHEREAS, 784 8th Street, d/b/a Zan's Restaurant Caterer, 135 Alexander Ave., Lake Grove, NY 11755 submitted the only bid for this contract; and

WHEREAS, 748 8th Street, d/b/a Zan's Restaurant Caterer has been determined to be a responsible bidder.

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

RESOLVED, that the Town Board of the Town of Islip hereby award the contract to 784 8th Street, d/b/a Zan's Restaurant Catered in the amount of: A. \$4.84/meal (Congregate Meal); B. \$4.88/meal (Home-Delivered Meal) for the term of January 1, 2021 – December 31, 2021 with an option to renew for one (1) additional year under the same terms and conditions.

Upon a vote being taken, the result was:

NUTRITION PROGRAM FOR
THE ELDERLY

CONTRACT # 1020-191

DATE: OCT. 28, 2020

11:00 A.

THIS TABULATION OF SEALED BIDS OPENED IN ACCORDANCE WITH SECTION 103 OF THE
GENERAL MUNICIPAL LAW FOR THE PURPOSE OF CONSIDERING THE AWARD OF A PURCHASE
CONTRACT FOR USE IN THE TOWN OF ISLIP.

BUDGET # A7622.4-4360 ESTIMATED AMOUNT \$1,063,723.00

(THIS BID WAS ADVERTISED TWICE)

784 8th STREET
d/b/a ZAN'S REST. CATERER
135 ALEXANDER AVE
LAKE GROVE NY 11755

A. \$4.84/meal (Congregate Meal)
B. \$4.88/meal (Home-Delivered Meal)

AGSD FOOD PRODUCTS
35 MARCUS BLVD
HAUPPAUGE.NY 11788


LOVIN' OVEN
80 BROWNS RIVER RD
SAYVILLE NY 11782

IT IS RECOMMENDED TO AWARD TO THE LOWEST RESPONSIBLE BIDDER AS INDICATED.

COMMISSIONER T. OWENS CONCURS.

SIGNED BY:


MICHAEL RAND
DIRECTOR


BARBARA MALTESE
PRINCIPAL OFFICE ASSISTANT

NO: 2 CHEVROLET, JEEP, DODGE RAM VEHICLE PARTS PRICE LIST

BID PRICE: A1. 36%/disc. parts (Chevrolet)
A1. \$120.00/hr. (labor)
B. NO BID
C. NO BID

LOWEST RESPONSIBLE BIDDER: Eagle Chevrolet

COMPETITIVE BID: Yes – October 21, 2020 (1st Advertisement)
November 12, 2020 (2nd Advertisement)

BUDGET ACCOUNT NUMBER: DB1640.4-1220
A 1640.4-1220

ANTICIPATED EXPENDITURE: \$20,000.00

DEPARTMENT: Public Works

JUSTIFICATION OF NEED: To repair Town owned vehicles (Chevrolet, Jeep,
Dodge Ram).

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

WHEREAS, the Town solicited competitive bids for the purchase of CHEVROLET, JEEP, DODGE RAM VEHICLE PARTS PRICE LIST, CONTRACT #1120-92; and

WHEREAS, the bid was advertised twice and opened on November 12, 2020; and

WHEREAS, Eagle Chevrolet, 1330 Old Country Rd., Riverhead, NY 11901 submitted the only bid for this contract; and

WHEREAS, Eagle Chevrolet has been determined to be a responsible bidder.

NOW, THEREFORE, on a motion of

seconded by _____, be it

RESOLVED, that the Town Board of the Town of Islip hereby award the contract to Eagle Chevrolet in the amount of: A.1. 36%/disc. (parts); A.2. \$120.00/hr. (labor); B. NO BID; C. NO BID for one (1) year from date of award with the Town's option to renew the two (2) additional years under the same terms and conditions.

Upon a vote being taken, the result was:

CHEVROLET, JEEP, DODGE RAM
VEHICLE PARTS PRICE
LIST

CONTRACT # 1120-92

DATE:

NOV. 12, 2020

11:00 A.

THIS TABULATION OF SEALED BIDS OPENED IN ACCORDANCE WITH SECTION 103 OF THE
GENERAL MUNICIPAL LAW FOR THE PURPOSE OF CONSIDERING THE AWARD OF A PURCHASE
CONTRACT FOR USE IN THE TOWN OF ISLIP.

BUDGET # DB 1640.4-1220; A 1640.4-1220 ESTIMATED AMOUNT \$20,000.00

(THIS BID WAS ADVERTISED TWICE)

SMITHHAVEN CHRYSLER JEEP
DODGE RAM
794 JERICHO TURNPIKE
ST JAMES NY 11780

PORT JEFFERSON CHRYSLER JEEP
DODGE RAM
5130 NESCONSET HWY
PORT JEFFERSON NY 11776

EMPIRE JEEP DODGE RAM
555 SUNRISE HWY
WEST ISLIP NY 11795

SMITHTOWN CHEVROLET
920 MIDDLE COUNTRY RD
ST JAMES NY 11780

ATLANTIC CHEVROLET
1350 SUNRISE HWY
BAY SHORE NY 11706

EAGLE CHEVROLET
1330 OLD COUNTRY RD
RIVERHEAD NY 11901

A.1. 36%/disc. (parts)	B.1. NO BID	C.1 NO BID
A.2 \$120.00/hr. (labor)	B. 2. NO BID	C. 2 NO BID

IT IS RECOMMENDED TO AWARD TO THE LOWEST RESPONSIBLE BIDDER AS INDICATED.

COMMISSIONER T. OWENS CONCURS.

SIGNED BY:


MICHAEL RAND
DIRECTOR


BARBARA MALTESE
PRINCIPAL OFFICE ASSISTANT

NO: 3

NEW 65 CU. YD. OPEN TOP EJECTOR TRAILER-STECCO WITH DIESEL
ENGINE DRIVEN POWER PAK

BID PRICE: A. \$102,541.00/trailer
B. \$425.00/mesh top
C. -10%/disc. (parts)
D. \$149.00/hr. (labor)

LOWEST RESPONSIBLE BIDDER: Suffolk County Brake Service

COMPETITIVE BID: Yes – October 21, 2020

BUDGET ACCOUNT NUMBER: H21 CAPITAL

ANTICIPATED EXPENDITURE: \$205,082.00

DEPARTMENT: Environmental Control

JUSTIFICATION OF NEED: Need to replace aging fleet of roll-offs.

WHEREAS, the Town solicited competitive bids for the purchase of a NEW 65 CU. YD. OPEN TOP EJECTOR TRAILER-STETCO WITH DIESEL ENGINE DRIVEN POWER PAK, CONTRACT #1020-219; and

WHEREAS, on October 21, 2020 sealed bids were opened and Suffolk County Brake Service, 862 Lincoln Ave., Bohemia, NY 11716 submitted the apparent low dollar bid; and

WHEREAS, Suffolk County Brake Service has been determined to be a responsible bidder.

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

RESOLVED, that the Town Board of the Town of Islip hereby award the contract to Suffolk County Brake Service in the amount of: A. \$102,541.00/trailer; B. \$425.00/mesh top; C.-10%/disc. (parts); D. \$149.00/hr. for one (1) year from date of award with the Town's option to renew for two (2) one (1) year periods under the same terms and conditions.

Upon a vote being taken, the result was:

NEW 65 CU.YD.OPEN TOP EJECTOR
TRAILER-STEICO W/DIESEL ENGINE
DRIVEN POWER PAK

CONTRACT # 1020-219

DATE: OCT. 21, 2020

11:00 A

THIS TABULATION OF SEALED BIDS OPENED IN ACCORDANCE WITH SECTION 103 OF THE
GENERAL MUNICIPAL LAW FOR THE PURPOSE OF CONSIDERING THE AWARD OF A PURCHASE
CONTRACT FOR USE IN THE TOWN OF ISLIP.

BUDGET # H21 CAPITAL ESTIMATED AMOUNT \$205,082.00

SUFFOLK COUNTY BRAKE SRV
862 LINCOLN AVE
BOHEMIA NY 11716

A. \$102,541.00/trailer
B. \$425.00/mesh top
C. \$-10%/disc. parts
D. \$149.00/hr. (labor)

S&D SPRING & WHEEL
1644 LOCUST AVE
BOHEMIA NY 11716

EEJS COMMERCIAL & MUNICIPAL
33 APPLE LANE
MEDFORD NY 11763

A. \$112,500/00/trailer
B. \$875.00/mesh top
C. \$5%/disc. parts
D. \$185.00/hr. (labor)

SPECTOR MANUFACTURING INC
INDUSTRIAL PARK ROAD
ST CLAIR PA 17970

A. \$94,737.00/trailer
B. INCLUDED/mesh top
C. 0%/disc. parts
D. \$100.00/hr. (labor)

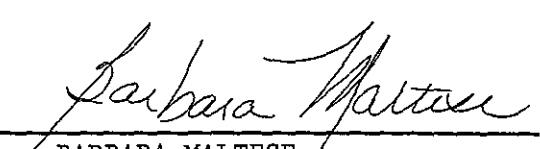
DID NOT BID ACCORDING TO
SPECIFICATIONS

IT IS RECOMMENDED TO AWARD TO THE LOWEST RESPONSIBLE BIDDER AS INDICATED.

COMMISSIONER M. BELLOW CONCURS.

SIGNED BY:


MICHAEL RAND
DIRECTOR


BARBARA MALTESE
PRINCIPAL OFFICE ASSISTANT

NO: 4 ARTS & CRAFTS, BOARD GAMES, ETC.

BID PRICE: Various Prices as per Items #1 through 166 and Discount

LOWEST RESPONSIBLE BIDDERS: S&S Worldwide – items #1-17,19-29,
31-53,55-62,67,70,72-84,86,87,89-95,
97-122,124-127,131,132,134,138-151,
154-157,159-162,145-166; 21%/disc.

Lakeshore Equip. Co., d/b/a Lakeshore
Learning Mat'l – items #128,152,158;
7.5%/disc.

COMPETITIVE BID: Yes – Oct. 21, 2020

BUDGET ACCOUNT NUMBER: A7031.4-1610; A7310.4-1610: A7034.4-1610
A7420.4-1040

ANTICIPATED EXPENDITURE: \$25,000.00

DEPARTMENT: Parks, Recreation & Cultural Affairs

JUSTIFICATION OF NEED: Supplies, games, arts & crafts for Town Recreation
Programs.

PLEASE NOTE: Item #143 was awarded to S&S Worldwide as Lakeshore's
building bricks are not Lego and, therefore, not compatible with the
Lego brand that is used in our programs.

WHEREAS, the Town solicited competitive bids for the purchase of ARTS & CRAFTS, BOARD GAMES, ETC., CONTRACT #1120-47; and

WHEREAS, on October 21, 2020 sealed bids were opened and S&S Worldwide, 75 Mill Street, Colchester, CT 06415 and Lakeshore Equip. Co., d/b/a Lakeshore Learning Mat'l, 2695 E. Dominguez St., Carson, CA 900895 submitted the apparent low dollar bids; and

WHEREAS, S&S Worldwide and Lakeshore Equip. Co., d/b/a Lakeshore Learning Mat'l have been determined to be responsible bidders.

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

RESOLVED, that the Town Board of the Town of Islip hereby award the contract to the following bidders as per the following bid items:

S & S Worldwide – items #1-17,19-29,31-53,55-62,67,70,72-84,86,87,89-95,
97-122,124-127,131,132,134,138-151,154-157,159-162,164-166
Disc. 21%

Lakeshore Equip. Co., d/b/a Lakeshore Learning Mat'l – items #128,152,158, Disc. 7.5%

For one (1) year from date of award with the Town's option to renew for two (2) one (1) year periods under the same terms and conditions.

Upon a vote being taken, the result was:

ARTS & CRAFTS, BOARD
GAMES, ETC.

CONTRACT # 1120-47

DATE: OCT. 21, 2020

11:00

THIS TABULATION OF SEALED BIDS OPENED IN ACCORDANCE WITH SECTION 103 OF THE
GENERAL MUNICIPAL LAW FOR THE PURPOSE OF CONSIDERING THE AWARD OF A PURCHASE
CONTRACT FOR USE IN THE TOWN OF ISLIP.

A7031.4-1610;A7310.4-1610

A7034.4-1610;A7420.4-1040

BUDGET # _____ ESTIMATED AMOUNT \$25,000.00

S & S WORLDWIDE
75 MILL STREET
COLCHESTER CT 06415

✓

award - items #1-17,19-29,31-53,55-62,67,70,72-84,
86,87; SEE ATTACHED SHEETS 89-95,97-122,124-127,131,
132,134,138-151,154-157,159-162,164-166
Disc. 21%

SCHOOL SPECIALITY
140 MARBLE DR
LANCASTER PA 17601

DISQUALIFIED - DID NOT BID ACCORDING TO
SPECIFICATIONS

LAKESHORE EQUIP CO.
d/b/a LAKESHORE LEANING MATL
2695 E DOMINGUEZ ST
CARSON CA 90895

✓

award - items #128,152,158
SEE ATTACHED SHEETS
Disc. 7.5%

KAPLAN EARLY LEARNING CO
1310 LEWISVILLE-CLEMONS RD
LEWISVILLE NC 27023

DISQUALIFIED - DID NOT BID ACCORDING TO
SPECIFICATIONS

U S GAMES
DIV. BSN SPORTS LLC
P O BOX 7726
DALLAS TX 75209-0736


DISQUALIFIED - DID NOT BID ACCORDING TO
SPECIFICATIONS

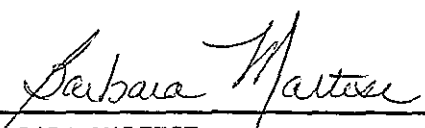
BLICK ART MATERIALS
P O BOX 1267
GALESBURG IL 61402-1267

DISQUALIFIED - DID NOT BID ACCORDING TO
SPECIFICATIONS

IT IS RECOMMENDED TO AWARD TO THE LOWEST RESPONSIBLE BIDDER AS INDICATED.
COMMISSIONER T. OWENS _____ CONCURS.

SIGNED BY:


MICHAEL RAND
DIRECTOR


BARBARA MALTESE
PRINCIPAL OFFICE ASSISTANT

ARTS & CRAFTS, BOARD GAMES, ETC.	S & S WORLDWIDE	LAKESHORE EQUIPMENT
CONTRACT #1120-47		
ITEM # A - PRICE LIST		
1. Wh. Drawing Paper	\$6.75	\$11.09
2. Wh. Drawing Paper	\$12.95	\$18.49
3. Construction Paper	\$1.42	\$16.96
4. Construction Paper	\$2.99	\$33.20
5. Tag Board	\$5.80	NO BID
6. Tag Board	\$5.18	\$11.09
7. Corrugated Circle	\$11.80	NO BID
8. Bulletin Board Paper	\$20.50	NO BID
9. Lanyard Hooks	\$1.45	NO BID
10. Stubby Brushes	\$10.75	\$18.49
11. Do-A-Dot-Art	\$8.95	\$14.79
12. Plastic Lace	\$1.32	NO BID
13. Elmer's Glue-All	\$0.98	NO BID
14. Elmer's Glue-All	\$0.24	NO BID
15. Elmer's or Avery Glue Stick	\$12.30/30	\$0.45
16. Elmer's or Avery Chubbby Stick	\$2.98/12	\$1.19
17. Washable School Glue	\$0.76	\$0.92
18. Tacky White Cement	NO BID	NO BID
19. Glitter Glue	\$2.10/4	NO BID
20. Peel 'n Stick Wiggle Eyes	\$3.82/500	NO BID
21. Black Eye Stickers	\$1.35	\$8.32
22. Milticoled Faceted Beads	\$5.30	NO BID
23. Jumbo Pony Beads	\$4.20	NO BID
24. Bright Pony Beads	\$2.42	NO BID
25. Bright Pony Beads	\$2.35	NO BID
26. Striped Pony Beads	\$3.56	NO BID
27. Camouflage Pony Beads	\$2.56	NO BID
28. Heart Pony Beads	\$3.78	NO BID
29. Craft Bead	\$2.48	\$5.54
30. Summer Shapes Beac	NO BID	NO BID
31. Transparent Tri-Bead	\$3.44	NO BID
32. Snap Together Pop Beads	\$13.40	NO BID
33. Transparent Clear Tri-Beads	\$3.48	NO BID
34. Faxu Crystal Beads	\$5.29	NO BID
35. Winter Bead Bags	\$5.29	NO BID
36. Crayola Broad Line Markers	\$2.86	NO BID
37. Crayola Board Line Markers	\$4.25	NO BID
38. Broadtip Watercolor Marker	\$1.18	NO BID
39. Sidewalk Chalk Bucket	\$1.12	NO BID
40. Coloring Books	\$8.15	NO BID

ITEM #	PRICE LIST (CON'T)	S & S	LAKESHORE
		WORLDWIDE	EQUIPMENT
41.	Color Splask Markers	\$12.75	\$73.99
42.	Fabric Mark-Bullet Shaped Tip	\$3.02/8	NO BID
43.	Crayola Fabric Markeres	\$3.18	NO BID
44.	Marvey Fabric Markers	\$8.50	NO BID
45.	Magic Nuudles	\$6.35	NO BID
46.	Color Me Fabric Visor	\$16.20	NO BID
47.	Color Me Fabric Baseball Caps	\$13.95	NO BID
48.	Color Me Fabric Duffels	\$8.95	NO BID
49.	Color Me Fabric Backpacks	\$11.25	NO BID
50.	Color Me Fabric Bandanas	\$7.95	NO BID
51.	Extra Lg. Clear Trigger Sprayers	\$3.65	\$18.49
52.	Duct Tape Rolls	\$3.14	NO BID
53.	Duct Tape Print	\$3.14	NO BID
54.	Mosaic Tissue Squares	NO BID	NO BID
55.	Friendship Bracelet Craft	\$4.10	NO BID
56.	Foam Trays	\$3.10	NO BID
57.	Color Splash Glitter Bulk	\$5.12	NO BID
58.	Clothes Pins - Doll	\$2.78	NO BID
59.	Clothes Pins - Spring	\$4.25	NO BID
60.	Craft Sticks-Budget	\$3.09	\$8.32
61.	Craft SticksJumbo	\$5.48	NO BID
62.	Craft SticksMini	\$1.96	NO BID
63.	Four-in-a-Row Craft Kit	NO BID	NO BID
64.	Superbeads-Spinng Tops	NO BID	NO BID
65.	Superbeads-Seaworld	NO BID	NO BID
66.	Superbeads-Refill Pack	NO BID	NO BID
67.	Flexible Dinosaur	\$18.80	NO BID
68.	Flexible Puppy	NO BID	NO BID
69.	Powserfull Parachute	NO BID	NO BID
70.	Spinning Humming Toy	\$13.45	NO BID
71.	Hit the Target	NO BID	NO BID
72.	Swamp Nature Pals	\$8.25	NO BID
73.	Velvet Art Mini Posters	\$4.67	NO BID
74.	Velvet Art Skull Posters	\$3.25	NO BID
75.	Breezy Windsock	\$10.45	NO BID
76.	Metal Water Bottle Craft Kit	\$33.50	NO BID
77.	Canvas Panels	\$6.80	NO BID
78.	Canvas Panels	\$6.98	NO BID
79.	Canvas Panels	\$9.85	NO BID
80.	Straws & Connectors	\$10.98	NO BID
81.	Triptych Tree Coll. Craft Kit	\$38.50	NO BID
82.	Color-Me Ceramic Bisque Plant.	\$15.75	NO BID
83.	Radio/CCD/Cass. Player/USB/	\$83.00	\$119.33
84.	Fabric Spray Paint	\$9.98	NO BID

ITEM # PRICE LIST (CON'T)	S & S	LAKESHORE
	WORLDWIDE	EQUIPMENT
85. Mr. Potato Head Tater Tub	NO BID	NO BID
86. Expandable Table Tennis Easy	\$46.00	NO BID
87. Saucer Smash Game Set	\$18.40	NO BID
88. paddle Zlam Set	NO BID	NO BID
89. Giant 6' Inflat. Soccer Ball	\$54.00	NO BID
90. Monster Flying Ring	\$9.35	NO BID
91. Twangled-Group Untangling Act	\$16.95	NO BID
92. Playing Cards	\$0.61	NO BID
93. UNO Card Game	\$4.97	NO BID
94. Snakes & Ladders Game	\$9.35	NO BID
95. Connect Four Game	\$7.85	NO BID
96. 4-In-A-Row Game	NO BID	NO BID
97. Topple Game	\$6.09	\$15.72
98. Tumbling Timbers Game	\$10.20	NO BID
99. Tied in Knots Game	\$13.20	NO BID
100. Don't Break the Ice Game	\$10.16	\$15.72
101. Don't Spill the Beans Game	\$7.12	\$18.49
102. Battleship Game	\$11.45	NO BID
103. Candy Land Game	\$6.67	NO BID
104. Skip-Bo Game	\$6.53	NO BID
105. Ants in the Pants	\$7.10	\$20.34
106. Boggle Jr. Game	\$7.95	\$18.49
107. Checkers Game	\$3.12	NO BID
108. Clue Jr. Game	\$11.45	NO BID
109. Clue Game	\$7.68	NO BID
110. Sorry Game	\$7.68	NO BID
111. Orig. Memory Game	\$1.95	\$12.02
112. Monopoly Jr. Game	\$11.46	NO BID
113. Monopoly Deal Card Game	\$2.56	NO BID
114. Monopoly Game	\$14.74	NO BID
115. Pictionary Jr. Game	\$13.72	NO BID
116. Charades for Kids Game	\$7.14	NO BID
117. Hi-Ho Cherry-O	\$6.14	NO BID
118. Pop-O-Matic Trouble Game	\$7.66	NO BID
119. Yahtzee Game	\$6.12	NO BID
120. Giant Four in a Row Game	\$29.95	NO BID
121. Jumbo Snakes & Ladders Game	\$6.80	NO BID
122. Giant 4" Rubber Dice Game	\$12.45	NO BID
123. Password Jr. Game	NO BID	NO BID
124. Jumbo Ludo Game	\$9.84	NO BID
125. Jumbo Tic-Tac-Toe Game	\$7.93	\$13.87
126. Jumbo Dominoes Game	\$10.20	NO BID
127. Giant Chess Set Game	\$52.56	NO BID
128. J-I-N-G-O	NO BID	\$92.04

ITEM # PRICE LIST (CON'T)	S & S	LAKESHORE
	WORLDWIDE	EQUIPMENT
129. Trivial Pursuit Kids Ed. Game	NO BID	NO BID
130. Othello Game	NO BID	NO BID
131. Hangman Game	\$9.23	NO BID
132. Perfection Game	\$15.63	NO BID
133. Worst Case Scenario Survival	NO BID	NO BID
134. Jeopardy Game	\$11.16	NO BID
135. Go to the Head of the Class	NO BID	NO BID
136. Headache Game	NO BID	NO BID
137. Guess Where Game	NO BID	NO BID
138. Apples to Apples Game	\$12.30	NO BID
139. Guesstures Board Game	\$11.62	NO BID
140. Carrom Nok-Hockey Game	\$42.20	NO BID
141. Nok-Hockey Hardwood Puck	\$0.34	NO BID
142. Nok-Hockey Sticks	\$1.24	NO BID
143. LEGO Big Bulk Set	\$209.00	\$46.24
144. 2-Way Radios	\$82.00	NO BID
145. Instant Pop Up Canopy	\$325.00	NO BID
146. Mesh Ball Bag	\$4.60	NO BID
147. Oversided Vented Duffel Bag	\$21.70	NO BID
148. Gian Neon Bubble Wands	\$6.65	NO BID
149. Latex Ballons	\$5.62	NO BID
150. Big Bubble Mix Refill	\$6.50	NO BID
151. Post-It Easel pad	\$19.85	NO BID
152. Magformers Magnet Set	\$67.16	\$50.87
153. Outlet Covers	NO BID	NO BID
154. Corn Hole Game	\$135.90	NO BID
155. Mini-Fl. Indoor Basketball Net	\$16.20	NO BID
156. Rubik's Race Game	\$13.27	NO BID
157. Mancala	\$6.15	NO BID
158. Fidget Toy	NO BID	\$9.24
159. Puzzle Ball	\$2.89	NO BID
160. High Bounce Ball Craft Kit	\$7.38	NO BID
161. No Spill Bubbles Tumbler	\$2.23	NO BID
162. Spike Ball	\$4.00	NO BID
163. Snail's Race Game	NO BID	NO BID
164. Storage Art Containers	\$1.32	\$9.24
165. Sorage Art Containers	\$5.98	\$12.02
166. Storage Art Containers	\$9.50	NO BID
B. DISCOUNT OFF CATALOG	21%	7.50%

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

No. 9

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Appropriation Transfers

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Joseph Ludwig

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

enclosure:

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

Resolution prepared on November 17, 2020 for (department) Parks & Rec approved by Commissioner/Department Head
(print name & sign) THOMAS OWENS and Comptroller _____; at the Town Board Meeting on
(date) _____, on a motion by Councilperson _____, seconded by Councilperson _____,
it was RESOLVED that the Comptroller is authorized to make the transfer(s) listed below:

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

~~Resolution Authorizing Appropriation Transfers~~

for (department) Parks & Rec

Approved by Commissioner/Department Head

(print name & sign) Theresa Owens and Comptroller : at the Town Board Meeting on

(date) _____, on a motion by Councilperson _____, seconded by Councilperson _____

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

[illegible]

Justification: rifle range storage shed

Upon a vote being taken, the result was _____

Date _____

Town Clerk

Comptroller

Department Head

COMPTROLLER'S USE ONLY

Journal Entry Number

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

TOWN OF ISLIP
Resolution Authorizing Appropriation Transfers

Resolution prepared on Nov. 18, 2020 for (department) Maint. approved by Commissioner/Department Head
 (print name & sign) Thomas V. V. V. and Comptroller _____ : at the Town Board Meeting on
 (date) _____, on a motion by Councilperson _____, seconded by Councilperson _____,
 it was RESOLVED that the Comptroller is authorized to make the transfer(s) listed below:

Decrease			Increase		
Account Title	Account Number	Amount	Account Title	Account Number	Amount
Property Repair	A.1630.44110	\$4200 ⁰⁰	Other Equip	A.1630.22500	\$4200 ⁰⁰

COMPTROLLER'S OFFICE
 ISLIP, NEW YORK
 2020 NOV 18 AM 9:26

4200-00

4200-00

Justification:

To pay for an

A/c for It Closet in 401 Main

Upon a vote being taken, the result was _____

Date _____

DISTRIBUTION

Town Clerk

Comptroller

Department Head

COMPTROLLER'S USE ONLY

Journal Entry Number _____

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

TOWN OF ISLIP
Resolution Authorizing Appropriation Transfers

Resolution prepared on 11/30/20 for the DEC approved by Commissioner/Department Head
(print name & sign) Greg Hancock and Comptroller _____ : at the Town Board Meeting on
(date) _____, on a motion by Councilperson _____, seconded by Councilperson _____,
it was RESOLVED that the Comptroller is authorized to make the transfer(s) listed below:

	Increase	
<u>Account Title</u>	<u>Account Number</u>	<u>Amount</u>
Furniture & Fixtures	A 3510.22100	18,000.00

	Decrease	
<u>Account Title</u>	<u>Account Number</u>	<u>Amount</u>
Medical Supplies	A 3510.41185	15,200.00
Printing & Advertising	A 3510.44040	2,000.00
Education & Seminars	A 3510.45350	800.00

18,000.00

18,000.00

Justification: To purchase furniture for shelter

Upon a vote being taken, the result was _____

Date _____

DISTRIBUTION

Town Clerk

Comptroller

Department Head

COMPTROLLER'S USE ONLY

Journal Entry Number _____

TOWN OF ISLIP
Resolution Authorizing Appropriation Transfers

Resolution prepared on 11/30/20 for the DEC approved by Commissioner/Department Head
(print name & sign) Greg Hancock and Comptroller _____ : at the Town Board Meeting on
(date) _____, on a motion by Councilperson _____, seconded by Councilperson _____,
it was RESOLVED that the Comptroller is authorized to make the transfer(s) listed below:

Increase			Decrease		
Account Title	Account Number	Amount	Account Title	Account Number	Amount
Other Equipment	A 8162.22500	40,000.00	Gas & Oil	A 8162.41200	10,000.00
			Property Repair	A 8162.44110	5,000.00
			Scale Maint.	A 8162.44114	1,500.00
			Methane Equip Repair	A 8162.44115	10,000.00
			Leachate Equip Repair	A 8162.44126	13,500.00

40,000.00

40,000.00

Justification: To cover the cost of Replacement Blower for removing landfill gass

Upon a vote being taken, the result was _____

Date _____

DISTRIBUTION

Town Clerk

Comptroller

Department Head

COMPTROLLER'S USE ONLY

Journal Entry Number _____

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

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

No. 10

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

**Authorization for the Town Clerk to advertise for a Public Hearing to
consider amending the Town of Islip Uniform Traffic Code.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Peter Kletchka

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

enclosure:

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

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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

The attached resolution lists various traffic control devices recommended by the Traffic Safety Division.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Residents
 2. Site or location effected by resolution: Various locations throughout the Town
 3. Cost: N/A
 4. Budget Line: N/A
 5. Amount and source of outside funding: N/A
-

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type 1 action under 6 NYCRR, Section 617.4(b), number _____. Full EAF required.
- ☒ Type 2 action under 6 NYCRR, Section 617.5(c), number 22 , 25 , 27. SEQR review complete.
- ☐ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
-



Signature of Commissioner/Department Head Sponsor

11/23/20

Date

On a motion of Councilperson _____, seconded by
Councilperson _____ be it

RESOLVED, that the Town Clerk be and is hereby authorized to advertise for Public
Hearing to consider amending the Uniform Code of Traffic Ordinances for the Town of Islip as
follows:

**SCHEDULE G
STOP AND YIELD INTERSECTIONS
AMEND TO READ**

INTERSECTION	SIGN	CONTROLLING TRAFFIC
Ferndale Blvd. at Poplar Street (CIS)	Stop	East/West on Poplar Street <u>North/South on Ferndale Blvd.</u>

**SCHEDULE G
STOP AND YIELD INTERSECTIONS
AMEND TO READ**

INTERSECTION	SIGN	CONTROLLING TRAFFIC
Bow Lane at Violet Street (CIS)	Stop	Stop on Violet Street

**SCHEDULE G
STOP AND YIELD INTERSECTIONS
DELETE**

INTERSECTION	SIGN	CONTROLLING TRAFFIC
Van Cedar Avenue at Washington Avenue (BWD)	Stop	East on Van Cedar Avenue

**SCHEDULE L
TOWN PARKING LOTS
AMEND TO READ**

LOCATION	REGULATION	HOURS/DAYS
Central Islip Community Park (CIS)	Handicapped parking; No parking, as posted	

**SCHEDULE J
PARKING, STOPPING AND STANDING REGULATIONS
DELETE**

LOCATION	REGULATION	HOURS/DAYS
Waverly Avenue/East From Blue Point Road north for 100 ft. (HTV)	No stopping	

TRAFFIC CODE AMENDMENT SUMMATIONS

LOCATION: FERNDALE BLVD. AT POPLAR STREET, CENTRAL ISLIP

REGULATION: Existing – stop signs control traffic east/west on Poplar Street

REQUESTED BY: Traffic Safety Division

RECOMMENDATION: Install stop signs to control traffic north/south on Ferndale Blvd.

BRIEF JUSTIFICATION: Residential Traffic Management

LOCATION: BOW LANE AT VIOLET STREET, CENTRAL ISLIP

REGULATION: None

REQUESTED BY: Resident

RECOMMENDATION: Install stop sign to control traffic south on Violet Street

BRIEF JUSTIFICATION: Side street stop

LOCATION: VAN CEDAR STREET AT WASHINGTON AVENUE, BRENTWOOD

REGULATION: Existing – Stop sign controls traffic east on Van Cedar Street

REQUESTED BY: Traffic Safety Division

RECOMMENDATION: Delete ordinance from Code Book because the intersection is signalized

BRIEF JUSTIFICATION: Update Town Code Book

LOCATION: CENTRAL ISLIP COMMUNITY PARK, CENTRAL ISLIP

REGULATION: Existing – Handicap Parking and No Parking signs are posted in parking lot

REQUESTED BY: Traffic Safety Division

RECOMMENDATION: Ordinance existing parking restrictions

BRIEF JUSTIFICATION: Update Town Code Book

TRAFFIC CODE AMENDMENT SUMMATIONS

LOCATION: WAVERLY AVENUE/EAST, HOLTSVILLE

REGULATION: Existing – No Stopping restriction from Blue Point Road north for 100 feet

REQUESTED BY: Traffic Safety Division

RECOMMENDATION: Delete ordinance from Code Book

BRIEF JUSTIFICATION: To amend the Code Book. Roadway was reconfigured and the “No Stopping” restriction does not apply

LOCATION:

REGULATION:

REQUESTED BY:

RECOMMENDATION:

BRIEF JUSTIFICATION:

LOCATION:

REGULATION:

REQUESTED BY:

RECOMMENDATION:

BRIEF JUSTIFICATION:

LOCATION:

REGULATION:

REQUESTED BY

RECOMMENDATION:

BRIEF JUSTIFICATION:

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

No. 11

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Town Board approval to symbolically rename Behrendt court at Lincoln Avenue, Sayville to NYPD Sgt. James P. Bast Way.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Peter Kletchka

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

enclosure:

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

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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

To authorize the Town Board to symbolically rename Behrendt Court at Lincoln Avenue, Sayville to NYPD Sgt. James P. Bast Way.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Sgt. James P. Bast and Family
 2. Site or location effected by resolution: Behrendt Court at Lincoln Avenue, Sayville
 3. Cost: N/A
 4. Budget Line: N/A
 5. Amount and source of outside funding: N/A
-

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type 1 action under 6 NYCRR, Section 617.4(b), number _____. Full EAF required.
- ☒ Type 2 action under 6 NYCRR, Section 617.5(c), numbers s 22 + 33. SEQR review complete.
- ☐ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
-



Signature of Commissioner/Department Head Sponsor

11/18/20

Date

December 15, 2020
Resolution #

WHEREAS, the Town Board of the Town of Islip has received a request from Brian M. Bast, to enact the symbolic naming of Behrendt Court Way, in honor of his brother Sgt. James P. Bast; and

WHEREAS, Behrendt Court is a town dedicated road under the jurisdiction of the Town of Islip; and

WHEREAS, James P. Bast resided on Behrendt Court in Sayville until he lost his battle with Melanoma Cancer on January 14, 2020; and

WHEREAS, James P. Bast was a retired New York Police Officer, who after the September 11th Terrorist Attack, spent many hours participating in the recovery efforts after the heinous act; and

WHEREAS, James P. Bast, was diagnosed with cancer, which is believed to have been caused by his exposure from the World Trade Disaster; and

WHEREAS, James P. Bast, was a true hometown hero, who was not only a distinguished member of the NYPD who rose to the rank of sergeant and was assigned to the Mayor's detail at City Hall under Mayor Michael Bloomberg, but also a loving and compassionate husband, father, family man and friend; and

WHEREAS, it is recommendation of the Street Naming Review Committee to symbolically rename Behrendt Court at Lincoln Avenue in Sayville Way; and

WHEREAS, adding a memorial sign to Behrendt Court in Sayville will not change the legal addresses of any residences on this street, nor replace the official name of the roadway.

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

RESOLVED, that the Town Board hereby symbolically names Behrendt Court at Lincoln Avenue in Sayville to NYPD Sgt. James P. Bast Way, in honor of James P. Bast, a local hometown hero; and be it

FURTHER RESOLVED, that the Town Board authorizes the Town of Islip Department of

Public Works to install appropriate memorial signage on Behrendt Court at Lincoln Avenue in Sayville with the name of this local hero displayed on it.

UPON A VOTE BEING TAKEN, the result was:

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

No. 12

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Town Board approval to designate Cargill Deicing Technology, as the sole source supplier of all parts and repair services for Accubrine automated units.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Thomas Owens

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

enclosure:

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

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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

To allow the Supervisor to authorize the company listed in the resolution as a sole source supplier for parts and service required to maintain the operation of AccuBrine™ automated units.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Town of Islip
 2. Site or location effected by resolution: Town Facilities
 3. Cost: N/A
 4. Budget Line: N/A
 5. Amount and source of outside funding: N/A
-

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type 1 action under 6 NYCRR, Section 617.4(b), number _____. Full EAF required.
- ☒ Type 2 action under 6 NYCRR, Section 617.5(c), number 26. SEQR review complete.
- ☐ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
-



Signature of Commissioner/Department Head Sponsor

11/18/2020

Date

December 15, 2020
Resolution #

**DESIGNATING THE FOLLOWING COMPANY AS A SOLE SOURCE
SUPPLIER FOR PARTS AND SERVICE REQUIRED TO MAINTAIN
OPERATION OF VARIOUS MACHINERY, EQUIPMENT, AND VEHICLES
LOCATED AT TOWN FACILITIES.**

WHEREAS, the Town of Islip Department of Public Works Fleet Service owns and operates various equipment manufactured and serviced by specific vendors, and

WHEREAS, the Department of Public Works Fleet Service purchased three AccuBrine™ automated units manufactured and distributed by Cargill Deicing Technology for mixing brine to be used to salt roads; and

WHEREAS, Long Island Sanitation previously serviced the units and is no longer doing so; and

WHEREAS, Cargill Deicing Technology is classified as a sole supplier or distributor of parts made specifically for machinery, equipment and vehicles owned and operated by the Town of Islip, and

WHEREAS, this vendor maintains an adequate inventory ensuring availability of parts required for servicing and emergency repairs; and

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

RESOLVED, that Cargill Deicing Technology, 24950 Country Club Blvd, Suite 450, North Olmsted, Ohio 44070, be designated as the sole source supplier of all parts and repair services for AccuBrine™ automated units.

Upon a vote being taken, the result was:



Monday, November 16, 2020

Town of Islip
John Hillenbrand

In regard to your inquiry on why the AccuBrine™ automated brine maker, manufactured by Cargill Deicing Technology in only available through a sole source means, we offer the following features, only available with this machine.

Brine concentration measurement through conductivity – by utilizing this method, the system is able to continually measure all brine produced and subsequently adjust the concentration on out-of-spec product automatically.

Automated controls for product production – the system is capable of producing brine without the intervention of an operator.

Self-diagnostics – this system utilizes sensors and software that will identify any malfunctions and notify the operator of the problem and it's means of resolution.

Self-cleaning feature – The AccuBrine™ system utilizes a unique method of cleaning debris and sediment out of the salt hopper. The system monitors the amount of by-product present in the salt hopper and notifies the user as to when clean out is required. The system requires very little manual oversight during this cleanout process.

Service and Repair – Because of the features listed above, Cargill service representatives are the only people qualified to do equipment calibration and service/repair work on AccuBrine.

If you have any other questions or if I can be of any other service, please do not hesitate to contact me at anytime.

Bill Miller
Cargill Deicing Technology
Office: 866-900-7258
Office: 563-590-4065
Fax: 952-367-1697

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

No. 13

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to enter into agreements with (5) individuals and possibly up to (11) to provide housekeeping services under EISEP to Town of Islip resident seniors.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Thomas Owens

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

enclosure:

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

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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

By this resolution, the Town Board authorizes the Supervisor to enter into agreements with up to eleven (11) individuals, to provide housekeeping services and to receive the required training hours for the EISEP Program pursuant to the terms set forth in the SCOFA Agreement. The contract will be for a maximum of 17.5 hours per week (could increase to 19.5 hours provided we stay within budgetary constraints), Monday through Friday, between the hours of 8:30 a.m. and 5:00 p.m., excluding Saturdays, Sundays, and holidays, at the rate of approximately \$15.00 per hour for the period of January 1, 2021 through December 31, 2021. The hourly rate shall always at a minimum, equal the Suffolk County Living Wage Rate, for the period 1/1/21 - 12/31/21. Agreements are contingent upon grant funding.

SPECIFY WHERE APPLICABLE:

1. **Entity or individual benefitted by resolution:** Town of Islip senior citizen residents
 2. **Site or location effected by resolution:** Clients' homes in the Town of Islip
 3. **Cost:** Approximately \$45.00 per returning housekeeper and an additional \$195.00 per new hire (training hours are not reimbursed by Suffolk County Office of the Aging)
 4. **Budget Line:** A.7633.4.5000
 5. **Amount and source of outside funding:** Approximately \$55,000 – Suffolk County Office of the Aging
\$5000 – Cost Share Fees
-

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type 1 action under 6 NYCRR, Section 617.4(b), number _____. Full EAF required.
- ☒ Type 2 action under 6 NYCRR, Section 617.5©, number 26. SEQR review complete.
- ☐ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
-

Signature of Commissioner/Department Head Sponsor

Date

11/20/2020

WHEREAS, the New York State Expanded In-Home Services to the Elderly Program ("EISEP") provides services for people aged 60 and older who require assistance with everyday activities, want to remain at home, and are not eligible for Medicaid; and

WHEREAS, the Town of Islip ("the Town") receives grant funding for the provision of non-medical in-home services under EISEP, including housekeeping; and

WHEREAS, the Town's the Division of Senior Citizen Services is requesting authorization to enter into agreements with up to eleven (11) individuals during the time period January 1, 2021 through December 31, 2021; and

WHEREAS, the rate of pay shall be approximately \$15.00 per hour for a maximum of 17.5 hours per week (with a possible increase to 19.5 hours per week, provided that the Town stays within budgetary constraints), and shall always be no less than the Suffolk County Living Wage Rate; and

WHEREAS, the Town currently wishes to enter into agreements with Loretta Bochicchio, Valerie Gillard, Gloria Dugin, Paula A. Ramirez and Shanel Ebony McAllister, to provide housekeeping services under EISEP. to undergo three (3) hours of mandatory training, and to receive an additional thirteen (13) hours within the first year, as required by the EISEP agreement ("the EISEP Agreement") between the Town and the Suffolk County Office for the Aging ("SCOFA"); and

NOW, THEREFORE, on motion of Councilperson _____

seconded by Councilperson _____, be it

RESOLVED, that the Town Supervisor is hereby authorized to enter into agreements with up to eleven (11) individuals to provide housekeeping services under EISEP during the time period January 1, 2021 through December 31, 2021, the form and content of which shall be subject to the approval of the Town Attorney; and be it further

RESOLVED, that in the event that any of the EISEP service agreements are terminated, the Supervisor is authorized to enter into agreements with replacement service providers for the remainder of the 1/1/2021 - 12/31/2021 period, the form and content of which shall be subject to the approval of the Town Attorney; and be it further

RESOLVED, that the Comptroller is hereby authorized to make the accounting entries necessary to amend the budget in accordance with the terms of EISEP service agreements

UPON A VOTE BEING TAKEN, the result was:

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

No. 14

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

**Authorization for the Supervisor to enter into an agreement with
Minieri's Parkview Riding Center to provide seventy eight (78) trail
rides at Connetquot State Park.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Thomas Owens

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

enclosure:

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

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

PURPOSE: By this resolution, the Town Board authorizes the Supervisor to enter into an agreement with Minieri's Parkview Riding Center to provide seventy eight (78) trail rides at Connetquot State Park Preserve by way of Minieri's Parkview Riding Center, 989 Connetquot Avenue, Central Islip, New York 11722. The winter session will consist of ten (10) trail rides between March 20, 2021 and March 21, 2021 and the spring session consists of sixty eight (68) trail rides between April 3, 2021 and May 23, 2021. The registration fee is \$40.00 per trail ride for residents and an additional \$10.00 surcharge for non-residents. The minimum registration is one (1) registrant per ride and the maximum registration is ten (10) registrants per ride, for a maximum total of 780 participants. This program will be self-sustaining. The total minimum revenue will be \$40.00 and the maximum revenue including the non-resident surcharge will be \$39,000.00. Compensation for said services will be 80% of total revenue collected, for an amount not to exceed \$24,960.00, excluding the non-resident surcharge. Dates are subject to change at the discretion of the Town of Islip Department of Parks, Recreation & Cultural Affairs. A similar resolution was passed by the Town Board in 2018, 2019 and 2020.

SPECIFY WHERE APPLICABLE:

1. **Entity or individual benefitted by resolution:** Minieri's Parkview Riding Center
2. **Site or location effected by resolution:** Connetquot State Park Preserve
3525 Sunrise Hwy., Oakdale, NY 11769
3. **Cost:** No cost to the Town of Islip -- self-sustaining
4. **Budget Line:** A7035.4 5006
5. **Amount and source of outside funding:** Maximum revenue is \$39,000.00 including non-resident surcharge.
Maximum revenue to be retained by the Town is \$14,040.00.

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type 1 action under 6 NYCRR, Section 617.4(b), number _____. Full EAF required.
- ☒ Type 2 action under 6 NYCRR, Section 617.5©, number 21, 26. SEQR review complete.
- ☐ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.

Signature of Commissioner/Department Head Sponsor

Date

12/1/2020

WHEREAS, the Town of Islip, Department of Parks, Recreation and Cultural Affairs provides a variety of recreational opportunities and has identified a need to provide access to horseback trail riding programs at Connetquot State Park Reserve for our citizens; and

WHEREAS, Minieri's Parkview Riding Center, located at 989 Connetquot Ave., Central Islip, New York 11722, has the required skills, background and existing infrastructure to perform this task in a satisfactory manner; and

WHEREAS, the Town of Islip is desirous of entering into an agreement with Minieri's Parkview Riding Center to provide horseback trail riding programs.

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

RESOLVED, that the Town Board authorizes the Supervisor to execute an agreement with Minieri's Parkview Riding Center to provide a winter and spring horseback trail riding programs to our citizens for an amount not to exceed \$24,960.00, the form and content of which shall be subject to the approval of the Town Attorney; and be it further

RESOLVED, that the Comptroller is hereby authorized to make the accounting entries or budgetary amendments necessary in accordance with the terms of the contract.

UPON A VOTE BEING TAKEN, the result was:

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

No. 15

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

**Authorization for the Supervisor to enter into an agreement with
Minieri's Parkview Riding Center to provide four Summer Camp
Sessions.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Thomas Owens

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

enclosure:

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

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

PURPOSE: By this resolution, the Town Board authorizes the Supervisor to enter into an agreement with Minieri's Parkview Riding Center to provide four (4) Summer Camp Sessions at Minieri's Parkview Riding Center, 989 Connetquot Avenue, Central Islip, New York 11722. The summer program will run from July 5, 2021 to August 20, 2021. The registration fee is \$375.00 per session for residents and an additional \$93.75 surcharge for non-residents. The minimum registration per class is one (1) registrant and the maximum registration per class is twenty (20) registrants, with a total number of four (4) sessions for a maximum of 80 participants. This program will be self-sustaining. The total minimum revenue will be \$375.00 and the maximum revenue including the non-resident surcharge will be \$37,500.00. Compensation for said services will be 80% of total revenue collected, for an amount not to exceed \$24,000.00, excluding the non-resident surcharge. Dates are subject to change at the discretion of the Town of Islip Department of Parks, Recreation & Cultural Affairs. A similar resolution was passed by the Town Board in 2018, 2019 and 2020.

SPECIFY WHERE APPLICABLE:

1. **Entity or individual benefitted by resolution:** Minieri's Parkview Riding Center
2. **Site or location effected by resolution:** Minieri's Parkview Riding Center
989 Connetquot Ave., Central Islip, NY 11722
3. **Cost:** No cost to the Town of Islip – self-sustaining
4. **Budget Line:** A7035.4 5006
5. **Amount and source of outside funding:** Maximum revenue is \$37,500.00 including non-resident surcharge.
Maximum revenue to be retained by the Town is \$13,500.00.

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type 1 action under 6 NYCRR, Section 617.4(b), number _____. Full EAF required.
- ☒ Type 2 action under 6 NYCRR, Section 617.5©, number 21, 26. SEQR review complete.
- ☐ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.

Signature of Commissioner/Department Head Sponsor

Date

12/1/2020

WHEREAS, the Town of Islip, Department of Parks, Recreation and Cultural Affairs provides a variety of recreational opportunities and has identified a need to provide access to a horseback riding camp for our citizens; and

WHEREAS, Minieri's Parkview Riding Center, located at 989 Connetquot Ave., Central Islip, New York 11722, has the required skills, background and existing infrastructure to perform this task in a satisfactory manner; and

WHEREAS, the Town of Islip is desirous of entering into an agreement with Minieri's Parkview Riding Center to provide horseback riding camp.

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

RESOLVED, that the Town Board authorizes the Supervisor to execute an agreement with Minieri's Parkview Riding Center to provide a summer camp program to our citizens for an amount not to exceed \$24,000.00, the form and content of which shall be subject to the approval of the Town Attorney; and be it further

RESOLVED, that the Comptroller is hereby authorized to make the accounting entries or budgetary amendments necessary in accordance with the terms of the contract.

UPON A VOTE BEING TAKEN, the result was:

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

No. 16

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

**Authorization for the Supervisor to enter into an agreement with
Minieri's to provide (2) Horseback Riding Instruction Programs.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Thomas Owens

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

enclosure:

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

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

PURPOSE: By this resolution, the Town Board authorizes the Supervisor to enter into an agreement with Minieri's Parkview Riding Center to provide (2) Horseback Riding Instruction Programs at Minieri's Parkview Riding Center, 989 Connetquot Avenue, Central Islip, New York 11722. The winter program will consist of nine (9) sessions between February 25, 2021 and April 4, 2021 and the spring program consists of nine (9) sessions between April 22, 2021 and May 30, 2021. The registration fee is \$200.00 per session for residents and an additional \$50.00 surcharge for non-residents. The minimum registration per class is one (1) registrant and the maximum registration per class is six (6) registrants with a total number of eighteen (18) sessions for a maximum of 108 participants. This program will be self-sustaining. The total minimum revenue will be \$160.00 and the maximum revenue including the non-resident surcharge will be \$27,000.00. Compensation for said services will be 80% of total revenue collected, for an amount not to exceed \$17,280.00, excluding the non-resident surcharge. Dates are subject to change at the discretion of the Town of Islip Department of Parks, Recreation & Cultural Affairs. A similar resolution was passed by the Town Board in 2018, 2019 and 2020.

SPECIFY WHERE APPLICABLE:

1. **Entity or individual benefitted by resolution:** Minieri's Parkview Riding Center
 2. **Site or location effected by resolution:** Minieri's Parkview Riding Center
989 Connetquot Ave., Central Islip, NY 11722
 3. **Cost:** No cost to the Town of Islip – self-sustaining
 4. **Budget Line:** A7035.4 5006
 5. **Amount and source of outside funding:** Maximum revenue is \$27,000.00 including non-resident surcharge.
Maximum revenue to be retained by the Town is \$9,720.00.
-

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type 1 action under 6 NYCRR, Section 617.4(b), number _____. Full EAF required.
- ☒ Type 2 action under 6 NYCRR, Section 617.5©, number 21, 26. SEQR review complete.
- ☐ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
-

Signature of Commissioner/Department Head Sponsor

Date

12/1/2020

WHEREAS, the Town of Islip, Department of Parks, Recreation and Cultural Affairs provides a variety of recreational opportunities and has identified a need to provide access to horseback riding instruction for our citizens; and

WHEREAS, Minieri's Parkview Riding Center, located at 989 Connetquot Ave., Central Islip, New York 11722, has the required skills, background and existing infrastructure to perform this task in a satisfactory manner; and

WHEREAS, the Town of Islip is desirous of entering into an agreement with Minieri's Parkview Riding Center to provide said instruction.

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

RESOLVED, that the Town Board authorizes the Supervisor to execute an agreement with Minieri's Parkview Riding Center to provide a winter and spring program of horseback riding instruction to our citizens for an amount not to exceed \$17,280.00, the form and content of which shall be subject to the approval of the Town Attorney; and be it further

RESOLVED, that the Comptroller is hereby authorized to make the accounting entries or budgetary amendments necessary in accordance with the terms of the contract.

UPON A VOTE BEING TAKEN, the result was:

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

No. 17

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Town Clerk to advertise for a Public Hearing to consider a new contract with the Bay Shore Fire District for the year 2021 to provide fire protection for the Bay Shore Fire Protection District.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

John R. DiCioccio, Esq.

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

enclosure:

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

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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

To consider the adoption of a resolution authorizing the Town clerk to advertise for a Public Hearing to consider a new contract with the Bay Shore Fire District for the year 2021 to provide fire protection for the Bay Shore Fire Protection District.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Bay Shore Fire Protection District residents
 2. Site or location effected by resolution: Bay Shore Fire Protection District
 3. Cost: \$1,888,160.00 + approx. \$175,701.00 costs under Volunteer Firemen's Benefit Law.
 4. Budget Line: N/A
 5. Amount and source of outside funding: N/A
-

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type 1 action under 6 NYCRR, Section 617.4(b), number _____. Full EAF required.
- ☒ Type 2 action under 6 NYCRR, Section 617.5(c), number 25, 26, 27. SEQR review complete.
- ☐ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
-

Signature of Commissioner/Department Head Sponsor

11/ /20

Date

December 15, 2020

WHEREAS, the current contract in place between the BOARD OF FIRE COMMISSIONERS OF THE BAY SHORE FIRE DISTRICT, and the TOWN OF ISLIP to provide fire protection for the Bay Shore Fire Protection District is due to expire on the 31st day of December, 2019, and

WHEREAS, prior to the execution of any new Contract a Public Hearing is necessary.

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

BE IT RESOLVED that the Town Clerk is hereby authorized to advertise for a Public Hearing to be held on January _____, 2021 at 2:00 o'clock in the afternoon for the purpose of considering contracting with the Fire Commissioners of the Bay Shore Fire District for fire protection to be furnished by said Fire District upon the following general terms:

1. The Bay Shore Fire District shall answer and attend to all fire calls within the Bay Shore Fire Protection District.
2. The term of said contract shall be less than five years, to wit: to commence on the 1st day of January, 2021 and to terminate on the 31st day of December, 2021.
3. For such services the Bay Shore Fire Commissioners shall receive the sum of \$944,080.00 for a first semi-annual payment, and \$944,080.00 for a second semi-annual payment for a total of \$1,888,160.00 for the year, plus reimbursement for the costs required under the Volunteer Firemen's Benefit Law, allocable to the Bay Shore Fire Protection population, estimated at \$175,701.00.
4. The terms of the contract shall be substantially similar to the above-referred existing contract for the year 2020 dated February 10, 2020, except as otherwise indicated above.

Upon a vote being taken, the result was:

NOTICE OF PUBLIC HEARING ON CONTRACT BETWEEN THE TOWN OF ISLIP AND
THE BAY SHORE FIRE DISTRICT TO PROVIDE FIRE PROTECTION FOR THE BAY
SHORE FIRE PROTECTION DISTRICT.

NOTICE IS HEREBY GIVEN that the Town Board of the Town of Islip will hold a Public Hearing on _____ to consider entering into a contract with the Bay Shore Fire District for the year 2021 to provide fire protection for the Bay Shore Fire Protection District for the residents and persons situated within the District. The Town Board Meeting will be held electronically via Zoom Webinar instead of an in-person public meeting and will be streamed live over the internet. Instructions on how to access the Zoom Webinar and/or livestream are available on the Town's website – www.islipny.gov. The format of this meeting is subject to change and may be held in-person. Attendees should check the Town website for instructions prior to the date of the meeting.

Public comment can be made at the Town Board meeting on _____, or by providing written comment prior to the date of the public hearing to the Islip Town Clerk at townclerk@islipny.gov.

TOWN BOARD, TOWN OF ISLIP

Town Clerk, Town of Islip

December 15, 2020

WHEREAS, the Bay Shore Fire District has been providing fire protection to the Bay Shore Fire Protection District pursuant to a contract which will expire on December 31, 2020, and

WHEREAS, the Bay Shore Fire Protection District is desirous of obtaining similar protection for the year 2021; and

WHEREAS, the Town Board of the Town of Islip has held a public hearing on December 15th, 2020 to consider a similar contract for the year 2021 at a cost of \$1,888,160.00, plus the cost of insurance required under the Volunteer Firemen's Benefit Law Subsection 30 estimated at \$175,701.00, at which time all interested parties had an opportunity to be heard; and

WHEREAS, it has been determined to be in the public interest to enter into such one year contract,

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

RESOLVED, that the Supervisor is authorized to enter into a contract on behalf of the Bay Shore Fire Protection District whereby the Bay Shore Fire District will provide fire protection to the Bay Shore Fire Protection District for the year 2021 at a cost of \$1,888,160.00 plus the cost of insurance required under the Volunteer Firemen's Benefit Law Subsection 30, estimated at \$175,701.00, which cost will be assessed to the property owners within the Bay Shore Fire Protection District.

Upon a vote being taken, the result was:

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

No. 18

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to request that the County of Suffolk modify the existing deed restriction for the parcel 29-31 Carleton Ave, enabling the Town to utilize the Parcel as part of the Central Islip Downtown Revitalization Initiative.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

John R. DiCioccio, Esq.

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

enclosure:

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

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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


Resolution authorizing the Supervisor to request that the County of Suffolk modify the existing deed restriction for that certain Parcel identified on the Suffolk County Tax Map as SCTM#: 500-120.00-03.00-062.000 from "solely and exclusively for parking purposes" to "public use" and remove the reversion clause on the deed enabling the Town to utilize the Parcel as part of the Central Islip Downtown Revitalization Initiative.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Town of Islip
 2. Site or location effected by resolution: 29-31 Carlton Avenue, Central Islip (SCTM#: 500-120.00-03.00-062.000)
 3. Cost: \$0.00
 4. Budget Line: _____
 5. Amount and source of outside funding: \$0.00
-

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type 1 action under 6 NYCRR, Section 617.4(b), number _____. Full EAF required.
- ☒ Type 2 action under 6 NYCRR, Section 617.5(c), number 25. SEQR review complete.
- ☐ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
-

Signature of Commissioner/Department Head Sponsor 

Date _____

Date: December 15, 2020
Resolution#:

WHEREAS, by Town Board Resolution dated May 15, 2018 the Town Board of Town of Islip authorized the Supervisor to apply for and accept grant funding from New York State for the Downtown Initiative: Round Three for the revitalization of downtown Central Islip;

WHEREAS, the Town of Islip is the fee owner of that certain parcel known by the street address 29-31 Carleton Avenue, Central Islip, and identified on the Suffolk County Tax Map as SCTM#: 500-120.00-03.00-062.000 ("Parcel"),

WHEREAS, said Parcel has been identified as a parcel to be included in the revitalization project;

WHEREAS, the Parcel was conveyed by the County of Suffolk, as Grantor, to the Town of Islip as Grantee, by deed dated July 26, 2006, and recorded with the Suffolk County Clerk on May 17, 2007 in liber 12505, page 645, said deed stating the Parcel is to be used "solely and exclusively for parking purposes" with the Parcel reverting to the County should it be used for any other purpose;

WHEREAS, the Town of Islip intends to use the Parcel for as part of the Downtown Revitalization Initiative;

WHEREAS, in order to utilize the Parcel for the intended purpose, the County imposed deed restriction as well as the reversion clause need to be removed.

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

RESOLVED, that the Town Board hereby directs the Town Attorney's Office to submit a formal request to the County of Suffolk requesting that the existing reversion clause and deed restriction for that certain Parcel identified on the Suffolk County Tax Map as SCTM#: 500-120.00-03.00-062.000 requiring that the Parcel be used "solely and exclusively for parking purposes" be removed in order to enable the Town to utilize the Parcel as part of the Central Islip Downtown Revitalization Initiative.

Upon a vote being taken, the result was:

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

No. 19

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to execute the easement in favor of the Town of Islip for drainage purposes for the premises located at 0 Carleton Avenue, CI.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Christopher Poelker

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

enclosure:

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

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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

To consider the adoption of a resolution accepting an easement in favor of the Town of Islip, their successor or assigns to allow the construction, installation and maintenance of six (6) leaching pools and appurtenances, through and under property owned by FRC GH OWNERCO LLC, premises located at 0 Carleton Avenue, Central Islip, NY, 11722 (SCTM 0500 -165.00 -13.00-002.004) for drainage purposes. The grantee shall be fully responsible for its installation, maintenance as agreed upon by the Town of Islip.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: FRC GH OWNERCO LLC
 2. Site or location effected by resolution: 0 Carleton Avenue, Central Islip, NY, 11722
 3. Cost: N/A
 4. Budget Line: N/A
 5. Amount and source of outside funding: N/A
-

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type 1 action under 6 NYCRR, Section 617.4(b), number _____. Full EAF required.
- ☒ Type 2 action under 6 NYCRR, Section 617.5(c), number C-23. SEQR review complete.
- ☐ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
-



Signature of Commissioner/Department Head Sponsor

12/1/20

Date

_____, 2020

WHEREAS, residences located at 0 Carlton Avenue, Central Islip, NY 11722 on parcel designated on the Suffolk County Tax Map as District 0500 Section 165.00 Block 13.00 Lot 002.004 and owned by FRC GH OWNERCO LLC are being developed for apartment buildings and;

WHEREAS, Sunburst Boulevard has existing subsurface utilities in the Right of Way that will not allow the installation of functioning facilities for road drainage; and

WHEREAS, in order to drain storm water runoff in the Right of Way fronting the above mentioned parcel, the owner of the parcel has granted an easement to the Town of Islip through and under portions of FRC GH OWNERCO LLC property to be used for drainage purposes; and

WHEREAS, it is to the benefit of the owner of the subject premises, the operator of FRC GH OWNERCO LLC, and the Town of Islip, that the required drainage system be allowed to be installed by them within said area of 0 Carlton Avenue, Central Islip, NY 11722 and is thereafter maintained by the Town of Islip.

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

RESOLVED, that the aforementioned (easement) is hereby accepted and the Supervisor be and she hereby is authorized to execute the easement on behalf of the Town of Islip; and be it further resolved that the Town Attorney be and he hereby is directed to take the necessary steps to record the easement in the Office of the Suffolk County Clerk.

Upon a vote being taken, the result was:

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

No. 20

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to execute an amendment to the January 2020 Personal Services Agreement with Michael S. Siniski, to increase the sum of the Agreement by five thousand dollars to create an On-line Grievance System in response to a novel coronavirus (COVID-19).

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Anne M. Danziger

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

enclosure:

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

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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

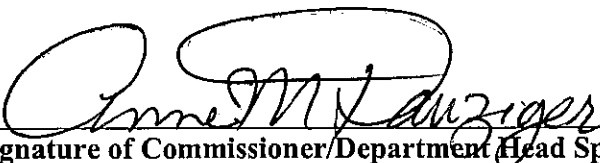
Resolution authorizes the Supervisor to execute an amendment to the January 2020 Personal Services Agreement with Michael S. Siniski, to increase the sum of the agreement by Five Thousand Dollars (\$5,000) to reflect compensation not to exceed the sum of Fifty Five Thousand Dollars (\$55,000), as a result of the professional services to create an On-line Grievance Sytem in response to a novel coronavirus (COVID-19).

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Michael S. Siniski, and all TOI taxpayers.
 2. Site or location effected by resolution: Assessor's Office - 40 Nassau Avenue, Islip, NY 11751
 3. Cost: \$5,000
 4. Budget Line: 4A 1355.4 5000
 5. Amount and source of outside funding: NA
-

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type 1 action under 6 NYCRR, Section 617.4(b), number _____. Full EAF required.
- ☒ Type 2 action under 6 NYCRR, Section 617.5(c), number 26. SEQR review complete.
- ☐ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
-



Signature of Commissioner/Department Head Sponsor

December 1, 2020

Date

Date:
Resolution No. _____

WHEREAS, on November 19, 2019, the Town Board authorized the Supervisor to enter into a Professional Services Agreement with Michael S. Siniski for the following, to wit: provide services and updates to the Assessor's Office software programs during the conversion to a new operating platform known as Alpha 5, to advise and assist the Office of Information and Technology on certain matters as they pertain to the Land Base Operating System in the Town of Islip and to train employees to use and create reports using the software developed for the new Alpha 5 operating system; and

WHEREAS, the Supervisor executed a Professional Services Agreement Extension with Michael S. Siniski on January 16, 2020; and

WHEREAS, in response to a novel new coronavirus, COVID-19, a global pandemic of respiratory disease, posing a serious world public health risk, which resulted in the temporary shutdown of various public buildings and gathering places, services deemed "non-essential" to a health crises and the temporary closings of businesses statewide, the Assessor's Office in conjunction with the Department of Information Technology (IT) developed an On-Line Grievance Complaint System so that taxpayers and their representatives could file the necessary Grievance Complaints during the temporary shutdown that remained in effect during the Grievance filing period; and

WHEREAS, Michael S. Siniski was an integral member of the team that created the On-Line Grievance System and was responsible for many aspects of the project, including but not limited to: involved in weekly development and deployment meetings, developed the training manual, trained all outside users to use the system, and collaborated with IT on many aspects of the platform; and

WHEREAS, as a result of this additional work the sum of the compensation allowed in the Agreement has been exhausted prior to the end of the term of the Agreement; and

WHEREAS, Anne M. Danziger, the Assessor for the Town of Islip, hereby recommends that the Town amend its Professional Services Agreement with Michael S. Siniski to increase the sum of the Agreement by Five Thousand Dollars (\$5,000) to reflect compensation not to exceed the sum of Fifty Five Thousand Dollars (\$55,000); and

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

RESOLVED, that the Town Board of the Town of Islip hereby authorizes the Supervisor to execute an amendment to its Professional Services Agreement with Michael S. Siniski to reflect increase in the sum of the Agreement by Five Thousand Dollars (\$5,000) to reflect compensation not to exceed the sum of Fifty Five Thousand Dollars (\$55,000); and be it further

RESOLVED, that the Comptroller is here by authorized to make any and all budget adjustments necessary in accordance with the terms of the Professional Services Agreement.

Upon vote being taken, the result was:

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

No. 21

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to execute a renewal to the January 2020 Personal Services Agreement with Michael S. Siniski to provide services and updates to the Assessor's Office software programs during the conversion to Alpha 5 Operating System.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Anne M. Danziger

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

enclosure:

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

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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

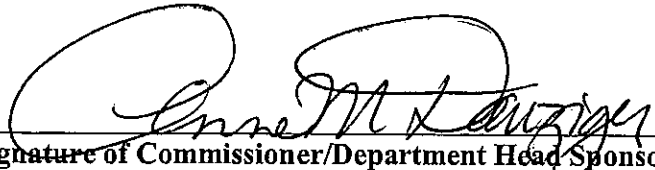
Resolution authorizes the Supervisor to execute a renewal to the January 2020 Personal Services Agreement with Michael S. Siniski.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Michael S. Siniski, and all TOI taxpayers.
 2. Site or location effected by resolution: Assessor's Office - 40 Nassau Avenue, Islip, NY 11751
 3. Cost: \$50,000
 4. Budget Line: 4A 1355.4 5000
 5. Amount and source of outside funding: NA
-

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type 1 action under 6 NYCRR, Section 617.4(b), number _____. Full EAF required.
- ☒ Type 2 action under 6 NYCRR, Section 617.5(c), number 26. SEQR review complete.
- ☐ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
-



Signature of Commissioner/Department Head Sponsor

December 1, 2020

Date

Date:
Resolution No. _____

WHEREAS, on November 19, 2019, the Town Board authorized the Supervisor to enter into a Professional Services Agreement with Michael S. Siniski for the following, to wit: provide services and updates to the Assessor's Office software programs during the conversion to an operating platform known as Alpha 5, to advise and assist the Office of Information and Technology on certain matters as they pertain to the Land Base Operating System in the Town of Islip, to advise and assist the Assessor's Office in any transition to software not limited to the New York State Community Enterprise System (ACES) and to train employees to use and create reports using the software developed for the new Alpha 5 operating system and ACES; and

WHEREAS, the original term of the Professional Services Agreement was for a term of one (1) year with the Town's option to renew for two (2) additional one (1) year options; and

WHEREAS, Anne M. Danziger, the Assessor for the Town of Islip, hereby recommends that the Town exercise its option to renew its Professional Services Agreement with Michael S. Siniski for the first one (1) year extension period; and

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

RESOLVED, that the Town Board of the Town of Islip hereby authorizes the Supervisor to execute documentation exercising the Town's option to renew its Professional Services Agreement with Michael S. Siniski for the first one (1) year extension; and be it further

RESOLVED, that the Comptroller is hereby authorized to make any and all budget adjustments necessary in accordance with the terms of the Professional Services Agreement.

Upon vote being taken, the result was:

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

No. 22

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to execute a renewal to the January 2020 Personal Services Agreement with Michael Ramundo to provide services and updates to the Assessor's Office software programs during the conversion to Alpha 5 Operating System.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Anne M. Danziger

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

enclosure:

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

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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

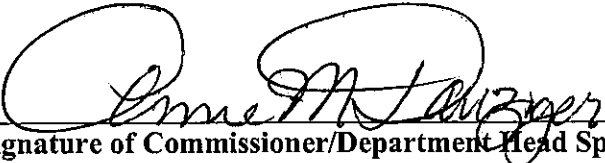
Resolution authorizes the Supervisor to execute a renewal to the January 2020 Personal Services Agreement with Michael Ramundo.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Michael Ramundo, and all TOI taxpayers.
 2. Site or location effected by resolution: Assessor's Office - 40 Nassau Avenue, Islip, NY 11751
 3. Cost: \$50,000
 4. Budget Line: 4A 1355.4 5000
 5. Amount and source of outside funding: NA
-

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type 1 action under 6 NYCRR, Section 617.4(b), number _____. Full EAF required.
- ☒ Type 2 action under 6 NYCRR, Section 617.5(c), number 26. SEQR review complete.
- ☐ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
-



Signature of Commissioner/Department Head Sponsor

December 1, 2020

Date

Date:
Resolution No. _____

WHEREAS, on November 19, 2019, the Town Board authorized the Supervisor to enter into a Professional Services Agreement with Michael D. Ramundo for the following, to wit: provide services and updates to the Assessor's Office software programs during the conversion to a new system platform, to advise and assist the Office of Information and Technology (IT) on certain matters as they pertain to the Land Base Operating System in the Town of Islip, to advise and assist the Assessor's Office in any transition to software not limited to the New York State Community Enterprise System (ACES), and to train employees to use and create reports using the existing Land Data Base System; and

WHEREAS, the original term of the Professional Services Agreement was for a term of one (1) year with the Town's option to renew for two (2) additional one (1) year options; and

WHEREAS, Anne M. Danziger, the Assessor for the Town of Islip, hereby recommends that the Town exercise its option to renew its Professional Services Agreement with Michael D. Ramundo for the first one (1) year extension period; and

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

RESOLVED, that the Town Board of the Town of Islip hereby authorizes the Supervisor to execute documentation exercising the Town's option to renew its Professional Services Agreement with Michael D. Ramundo for the first one (1) year extension; and be it further

RESOLVED, that the Comptroller is hereby authorized to make any and all budget adjustments necessary in accordance with the terms of the Professional Services Agreement.

Upon vote being taken, the result was:

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

No. 23

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to execute a Professional Services Agreement with Johnson, Kukata, and Lucchesi Engineers PC., for engineering, design and bid services in connection with the Rehabilitation of Runway 15R and 33L and Taxiway S at Long Island MacArthur Airport.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Shelley Arken

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

enclosure:

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

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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

To authorize the Supervisor, on behalf of the Town of Islip, to execute all documents necessary, subject to the approval of the Town Attorney, to execute a professional engineering services agreement with Johnson, Kukata, and Lucchesi Engineers PC., for engineering, design, and bid phase services related to the Rehabilitation of Runway 15R-33L and Taxiway S at Long Island MacArthur Airport (ISP) at a cost not to exceed \$644,571.00.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Town of Islip
 2. Site or location effected by resolution: Long Island MacArthur Airport
 3. Cost: Not to exceed \$644,571.00
 4. Budget Line: TBD
 5. Amount and source of outside funding: AIP grants: 90% FAA; 5% NYS DOT and 5% PFC
-

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type 1 action under 6 NYCRR, Section 617.4(b), number _____. Full EAF required.
- ☒ Type 2 action under 6 NYCRR, Section 617.5(c), number 2. SEQR review complete.
- ☐ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
-



Signature of Commissioner/Department Head Sponsor

11/24/2020

Date

December 15, 2020
Resolution No.

RESOLUTION AUTHORIZING the Supervisor to execute a professional engineering services agreement with Johnson, Kukata & Lucchesi, P.C., for engineering, design, and bid phase services relating to the Rehabilitation of Runway 15R-33L and Taxiway S at Long Island MacArthur Airport.

WHEREAS, the Town of Islip ("Town") owns and operates Long Island MacArthur Airport ("the Airport"); and

WHEREAS, in the course of regular use, certain repair and maintenance of airfield surfaces is required for the continued safe and efficient conduct of airport operations; and

WHEREAS the Department of Aviation & Transportation requires a professional engineering firm to perform engineering, design, and bid phase services, and

WHEREAS, the Department of Aviation & Transportation solicited requests for qualifications for engineering, design, and bid phase services for Rehabilitation of Runway 15R-33L and Taxiway S (the "Project"); and

WHEREAS, the Department of Aviation and Transportation will submit an application to the Federal Aviation Administration ("FAA") for funding of the costs through Airport Improvement Program ("AIP") grants at the Airport based on the following allocation: 90% FAA; 5% New York State Department of Transportation ("NYSDOT"); and 5% Passenger Facility Charge ("PFC"); and

WHEREAS, upon review of the Statement of Qualifications, Johnson, Kukata, and Lucchesi Engineers with a corporate office located at 6031 University Blvd, Suite 330, Ellicott City, MD, 21043, was determined to be the most qualified proposer; and

WHEREAS, the Commissioner of the Department of Aviation & Transportation hereby recommends awarding the professional engineering services agreement for the Project to Johnson, Kukata, and Lucchesi Engineers, PC; and

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

RESOLVED, that the Supervisor, or her designee, is hereby authorized to execute a professional engineering services agreement with Johnson, Kukata, and Lucchesi Engineers PC., for engineering, design, and bid phase services related to the Rehabilitation of Runway 15R and 33L and Taxiway S at Long Island MacArthur Airport (ISP) at a cost not to exceed \$644,571.00; and

FURTHER RESOLVED, that the comptroller is authorized to make any and all budgeting adjustments necessary to facilitate this contract.

Upon a vote being taken, the result was:

CONSULTANT SELECTION ANALYSIS

(See AC 150/5100-14E)

Analysis Date: 11/6/2020

Proposal Submission Date: 10/29/2020

Project: Rehabilitate Runway 15R-33L and Taxiway "S"

Identification of Consultant Proposers

#1 Name: DY Consultants

#2 Name: JKL Engineering

#3 Name:

#4 Name:

Analysis completed by: Shelley LaRose, Rob Schneider, Steve Sinsiki

SELECTION CRITERIA: Numerical rating factors (ranges) are assigned to each criterion on the basis of the Town/Airport's priorities and conception of the importance of each factor in the attainment of a successful project. Rate each topic from 1 to 5 (five being the best, one being the worst.)

Criteria	Consultant/Proposers			
	#1	#2	#3	#4
a. Capability to perform all or most aspects of the project, such as planning, environmental evaluations, financial analysis, electrical design, and civil engineering.	4	5		
b. Recent experience at airports and airport projects comparable to the proposed project.	3	5		
c. Reputation for personal and professional integrity and competence.	4	5		
d. Evidence that consultant has established and implemented an Affirmative Action Program.	5	5		
e. Key personnel's professional background and caliber.	3	5		
f. Current workload.	4	4		
g. Recent experience in special areas associated with the project such as pavement management and rehabilitation.	3	5		
h. Quality of inspection services and inspection personnel.	3	5		
i. Demonstrated ability to meet schedules or deadlines.	3	5		
j. Capability to complete projects without having major cost escalations or overruns.	3	5		

k. Qualifications and experience of outside consultants regularly engaged by the consultant under consideration.	4	5		
l. Quality of projects previously undertaken.	4	5		
m. Familiarity with and proximity to the geographic location of the project.	3	5		
n. Ability to control federal and State reimbursement submissions for projects during design and inspection.	3	5		
o. Demonstrated understanding of the project's potential problems and the sponsor's special concerns.	4	5		
p. Degree of interest shown in undertaking the project.	5	5		
q. Ability to recommend solutions to complicated problems that arise during the construction phase.	3	5		
TOTAL	61	83		

Rob Schneider, Mr. Mr

Steve Simish

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

No. 24

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to execute a Professional Services Agreement with C&S Companies for construction administration and construction inspection services related to the upgrade of the existing Mechanical, Electrical and Plumbing and Fire Systems within the Main Terminal Building at Long Island MacArthur Airport.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Shelley Arken

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

enclosure:

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

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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

To authorize the Supervisor, on behalf of the Town of Islip, to execute all documents necessary, subject to the approval of the Town Attorney, to execute a professional engineering services agreement with C&S Companies for construction administration and inspection services related to upgrade of the existing Mechanical, Electrical and Plumbing (MEP) and Fire Protection Systems within the Main Terminal Building at Long Island MacArthur Airport (ISP) at a cost not to exceed \$595,000.00.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Town of Islip
 2. Site or location effected by resolution: Long Island MacArthur Airport
 3. Cost: Not to exceed \$595,000.00
 4. Budget Line: TBD
 5. Amount and source of outside funding: N/A
-

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type 1 action under 6 NYCRR, Section 617.4(b), number _____. Full EAF required.
- ☒ Type 2 action under 6 NYCRR, Section 617.5(c), number 2. SEQR review complete.
- ☐ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
-



Signature of Commissioner/Department Head Sponsor

11/24/2020

Date

December 15, 2020
Resolution No.

RESOLUTION AUTHORIZING the Supervisor to execute a professional engineering services agreement with C&S Companies for construction administration and construction inspection services relating to the upgrade of the existing Mechanical, Electrical and Plumbing (MEP) and Fire Protection Systems within the Main Terminal Building at Long Islip MacArthur Airport (ISP).

WHEREAS, the Town of Islip ("Town") owns, operates and maintains Long Island MacArthur Airport ("the Airport"), a 14 CFR Part 139 certificated airport with commercial (air carrier) and general aviation operation; and

WHEREAS the Department of Aviation & Transportation requires a professional engineering firm to perform construction administration and construction inspection services for the upgrade to the existing Mechanical, Electrical and Plumbing (MEP) and Fire Protection Systems within the Main Terminal Building; and

WHEREAS, the Department of Aviation & Transportation solicited requests for qualifications (RFQ) for construction administration and construction inspection services for the upgrade to the existing Mechanical, Electrical and Plumbing (MEP) and Fire Protection Systems within the Main Terminal Building (the "Project"); and

WHEREAS, upon review of the Statement of Qualifications, C&S Companies with a corporate office located at 499 Col. Eileen Collins Blvd., Syracuse, NY, 13212, was determined to be the most qualified proposer; and

WHEREAS, the Commissioner of the Department of Aviation & Transportation hereby recommends awarding the professional engineering services agreement to perform construction administration and construction inspection services for the Project to C&S Companies at a cost not to exceed \$595,000.00; and

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

RESOLVED, that the Supervisor, or her designee, is hereby authorized to execute a professional engineering services agreement with C&S Companies, for construction administration and construction inspection services related to the upgrade of the existing Mechanical, Electrical and Plumbing (MEP) and Fire Protection Systems within the Main Terminal Building at Long Island MacArthur Airport (ISP) at a cost not to exceed \$595,000.00; and

FURTHER RESOLVED, that the comptroller is authorized to make any and all budgeting adjustments necessary to facilitate this contract.

Upon a vote being taken, the result was:

CONSULTANT SELECTION ANALYSIS
(See AC 150/5100-14E or Current Edition)

Analysis Date: 11/6/2020
Project: Terminal MEP & FP Upgrades

Proposal Submission Date: 10/29/2020

Identification of Consultant Proposers:

- #1 Name: Emtec
- #2 Name: C&S Companies
- #3 Name: AECOM
- #4 Name: H2M
- #5 Name: WSP

Analysis completed by: S.LaRose, R. Schneider, S. Siniski

SELECTION CRITERIA: Numerical rating factors (ranges) are assigned to each criterion on the basis of the Town/Airport's priorities and conception of the importance of each factor in the attainment of a successful project. Rate each topic from 1 to 5 (five being the best, one being the worst.)

<i>Criteria</i>	<i>Consultant/Proposers</i>				
	<i>#1</i>	<i>#2</i>	<i>#3</i>	<i>#4</i>	<i>#5</i>
a. Capability to perform all or most aspects of the project, such as construction administration and inspection, grant oversight and administration, and commissioning.	3	3	3	4	3
b. Recent experience at airports and airport projects comparable to the proposed project.	4	3	3	3	3
c. Reputation for personal and professional integrity and competence.	3	3	3	4	4
d. Evidence that consultant has established and implemented an Affirmative Action Program.	5	5	5	4	5
e. Key personnel's professional background and caliber.	3	3	3	3	3
f. Current workload.	3	3	2	3	2
g. Recent experience in special areas associated Mechanical, Electrical, Plumbing, and Fire Protection	4	3	3	3	3
h. Quality of inspection services and inspection personnel.	3	3	3	3	3

i. Demonstrated ability to meet schedules or deadlines.	3	3	3	3	3
j. Capability to complete projects without having major cost escalations or overruns.	3	4	3	3	3
k. Qualifications and experience of outside consultants regularly engaged by the consultant under consideration.	4	5	3	3	3
l. Quality of projects previously undertaken.	3	3	3	3	3
m. Familiarity with and proximity to the geographic location of the project.	5	5	4	5	4
n. Ability to control federal and State reimbursement submissions for projects during design and inspection.	3	5	3	3	3
o. Demonstrated understanding of the project's potential problems and the sponsor's special concerns.	3	3	3	3	3
p. Degree of interest shown in undertaking the project.	4	5	5	5	5
q. Ability to recommend solutions to complicated problems that arise during the construction phase.	3	3	3	3	3
TOTAL	59	62	55	57	56

Rob Schneider, M. M.

Steve Simski

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

No. 25

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to enter into a Professional Services Agreement with L.K. McLean Associates, P.C. for construction administration and inspection services related to Phase II of the Rehabilitation of the Main Terminal Building at Long Island MacArthur Airport.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Shelley Arken

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

enclosure:

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

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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

To authorize the Supervisor, on behalf of the Town of Islip, to execute all documents necessary, subject to the approval of the Town Attorney, to execute a professional engineering services agreement with L.K McLean Associates, P.C. for construction administration and inspection services related to Phase II of the Rehabilitation of the Main Terminal Building at Long Island MacArthur Airport (ISP) at a cost not to exceed \$411,675.00.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Town of Islip
 2. Site or location effected by resolution: Long Island MacArthur Airport
 3. Cost: Not to exceed \$411,675.00
 4. Budget Line: TBD
 5. Amount and source of outside funding: AIP grants: 90% FAA; 5% NYS DOT and 5% PFC
-

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type 1 action under 6 NYCRR, Section 617.4(b), number _____. Full EAF required.
- ☒ Type 2 action under 6 NYCRR, Section 617.5(c), number 2. SEQR review complete.
- ☐ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
-



Signature of Commissioner/Department Head Sponsor

11/30/2020

Date

December 15, 2020
Resolution No.

RESOLUTION AUTHORIZING the Supervisor to execute a professional engineering services agreement with L.K. McLean Associates, P.C., for construction administration and inspection services relating to Phase II of the Rehabilitation of the Main Terminal Building at Long Island MacArthur Airport (ISP).

WHEREAS, the Town of Islip ("Town") owns and operates Long Island MacArthur Airport ("the Airport"); and

WHEREAS the Department of Aviation & Transportation requires a professional engineering firm to perform construction administration and inspection services relating to Phase II of the Rehabilitation of the Main Terminal Building, and

WHEREAS, the Department of Aviation & Transportation solicited requests for qualifications for engineering services for Phase II of the Rehabilitation of the Main Terminal Building which consists of replacement of four (4) baggage carousels and replacement of the existing twenty four (24) vestibule doors (the "Project"); and

WHEREAS, the original baggage carousels and vestibule doors were installed in 1990 and are beyond their useful life; and

WHEREAS, the new baggage carousels will be capable of accommodating Aircraft Design Group (ADG) III and IV operations; and

WHEREAS, the baggage claim airside drop-off area for Ground Service Equipment (GSE) will be weatherproofed; and

WHEREAS, the existing vestibule doors will be replaced with twelve (12) new vestibule doors and two (2) sets of ADA compliant doors; and

WHEREAS, the Department of Aviation and Transportation will submit an application to the Federal Aviation Administration ("FAA") for funding of the costs through Airport Improvement Program ("AIP") grants at the Airport based on the following allocation: 90% FAA; 5% New York State Department of Transportation ("NYSDOT"); and 5% Passenger Facility Charge ("PFC"); and

WHEREAS, upon review of the Statement of Qualifications, L.K. McLean Associates, P.C., with a corporate office located at 437 South Country Road, Brookhaven, NY, 11719, was determined to be the most qualified proposer; and

WHEREAS, the Commissioner of the Department of Aviation & Transportation hereby recommends awarding the professional engineering services agreement for the Project to L.K. McLean Associates, P.C., at a cost not to exceed \$411,675.00; and

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

RESOLVED, that the Supervisor, or her designee, is hereby authorized to execute a professional engineering services agreement with L.K. McLean Associates, P.C., for construction administration and inspection services related to Phase II of the Rehabilitation of the Main Terminal Building at Long Island MacArthur Airport (ISP) at a cost not to exceed \$411,675.00; and

FURTHER RESOLVED, that the comptroller is authorized to make all budgeting adjustments necessary to facilitate this contract.

Upon a vote being taken, the result was:

CONSULTANT SELECTION ANALYSIS
(See AC 150/5100-14E)

Analysis Date: 11/6/2020

Proposal Submission Date: 10/29/2020

Project: Main Terminal Improvements – Phase II

Identification of Consultant Proposers

#1 Name: C&S Companies

#2 Name: AECOM

#3 Name: LKMA

#4 Name: Cashin


Analysis completed by: Shelley LaRose, Rob Schneider, Steve Sinsiki

SELECTION CRITERIA: Numerical rating factors (ranges) are assigned to each criterion on the basis of the Town/Airport's priorities and conception of the importance of each factor in the attainment of a successful project. Rate each topic from 1 to 5 (five being the best, one being the worst.)

<i>Criteria</i>	<i>Consultant/Proposers</i>			
	#1	#2	#3	#4
a. Capability to perform all or most aspects of the project, such as construction inspection and administration, grant oversight and administration, and commissioning.	4	4	4	2
b. Recent experience at airports and airport projects comparable to the proposed project.	4	4	3	2
c. Reputation for personal and professional integrity and competence.	3	3	3	2
d. Evidence that consultant has established and implemented an Affirmative Action Program.	5	5	5	5
e. Key personnel's professional background and caliber.	3	3	3	3
f. Current workload.	3	2	4	4
g. Recent experience in special areas associated with Airport Terminal Improvements.	4	4	3	2
h. Quality of inspection services and inspection personnel.	3	3	4	3
i. Demonstrated ability to meet schedules or deadlines.	3	3	3	3
j. Capability to complete projects without having major cost escalations or overruns.	4	3	4	3

k. Qualifications and experience of outside consultants regularly engaged by the consultant under consideration.	5	3	5	4
l. Quality of projects previously undertaken.	3	3	4	3
m. Familiarity with and proximity to the geographic location of the project.	5	4	5	5
n. Ability to control federal and State reimbursement submissions for projects during design and inspection.	5	3	4	2
o. Demonstrated understanding of the project's potential problems and the sponsor's special concerns.	2	3	3	3
p. Degree of interest shown in undertaking the project.	5	5	4	3
q. Ability to recommend solutions to complicated problems that arise during the construction phase.	2	2	3	2
TOTAL	63	57	65	51

Rob Schneider, Au 


Steve Simiski

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

No. 26

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to rescind the Contract Bid to Eldor Contracting Corporation for Electrical in connection with Renovation of Building 150 to serve as the Ground Vehicle Transportation Center at Long Island MacArthur Airport and award it to Roland's Electric, Inc.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Shelley LaRose Arken

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

enclosure:

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

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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

To rescind the award of Contract No. DAT 2019-003-ELECT to Eldor Contracting Corporation for Electrical of the GVTC. To further authorize the Town Board to award Contract No. DAT 2019-003-ELECT (2020) in the amount of \$587,500.00 to Robard's Electric Inc. and to authorize the Supervisor of the Town of Islip to execute all documents necessary, subject to the approval of the Town Attorney.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Town of Islip
 2. Site or location effected by resolution: Long Island MacArthur Airport
 3. Cost: Not to exceed \$ 587,500.00
 4. Budget Line: TBD
 5. Amount and source of outside funding: NYSDOT; ESD; CFC; and Bond
-

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type 1 action under 6 NYCRR, Section 617.4(b), number _____. Full EAF required.
- ☒ Type 2 action under 6 NYCRR, Section 617.5(c), number 2. SEQR review complete.
- ☐ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
-



Signature of Commissioner/Department Head Sponsor

12/01/2020

Date

December 15, 2020
Resolution No.

WHEREAS, the Town of Islip ("Town") owns and operates Long Island Macarthur Airport ("the Airport"); and

WHEREAS, in embarking on a transformative stage of growth and to provide additional space in the main terminal for future growth, renovation of Building 150 is necessary to relocate the existing mission critical uses within the Terminal Building and provide a single on-site Ground Vehicle Transportation Center ("GVTC") (the "Project"); and

WHEREAS, the Department of Aviation and Transportation has submitted an application for funding of the costs for the entire Project through New York State Department of Transportation ("NYSDOT") in the amount of \$800,000.00; Empire State Development ("ESD") in the amount of \$650,000.00; Customer Facility Charge ("CFC") in the amount of \$2,987,335.00; and obtaining a Bond for the remaining amount of approximately \$4,000,000.00; and

WHEREAS, compliance with Wick's Law is required and therefore, there will be a total of four contractors for this project consisting of Plumbing, Electrical, General Contracting, and HVAC; and

WHEREAS, on February 11, 2020, Eldor Contracting Corporation was determined to be the most responsible bidder and the Town Board awarded Contract No. DAT 2019-003-ELECT to Eldor Contracting Corporation; and

WHEREAS, after further review, an error in the bid calculations was found and Eldor Contracting Corporation was not the lowest bidder; and

WHEREAS, the Department of Aviation and Transportation prepared and advertised a bid for Contract No. DAT 2019-003-Elect (2020), for Electrical in connection with Renovation of Building 150 to serve as the Ground Vehicle Transportation Center ("GVTC"); and

WHEREAS, sealed bids were opened on December 4, 2020; and

WHEREAS, upon review of the bids, Roland's Electric Inc. located at 307 Suburban Avenue, Deer Park, NY 11729, was the apparent low dollar bidder with a bid of \$587,500.00; and

WHEREAS, Roland's Electric Inc. has been determined to be responsible; and

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

RESOLVED, that the Town of Islip Town Board rescinds the award of Contract No. DAT 2019-003-ELECT to Eldor Contracting Corporation for Electrical in connection with Renovation of Building 150 to serve as the Ground Vehicle Transportation Center; and

FURTHER RESOLVED, that the Town Board hereby awards Contract No. DAT 2019-003-ELECT (2020) in the amount of \$587,500.00 to Roland's Electric Inc. and that the Supervisor of the Town of Islip is hereby authorized to execute all documents necessary, subject to the approval of the Town Attorney to effectuate the award of Contract No. DAT 2019-003-ELECT (2020) to Roland's Electric Inc.; and

FURTHER RESOLVED, that the Comptroller is hereby authorized to make the accounting entries necessary to amend the budget in accordance with the terms of the contract.

Upon a vote being taken, the result was:

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

No. 27

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Town Clerk to advertise for a Public Hearing to enter into an agreement with Brentwood Legion Ambulance Service, Inc. to provide ambulance services to the Brentwood Legion Ambulance District.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Joseph Ludwig

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

enclosure:

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

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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


To authorize the Town Clerk to advertise for a Public Hearing to consider a one (1) year contract with Brentwood Legion Ambulance Service Inc. for emergency ambulance services for the residents and persons within the Brentwood Legion Ambulance Service Inc. District retroactively from 1/1/21 thru 12/31/21 for annual consideration of \$3,058,500 for the year ("Contract Fee").

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Residents/persons within the Ambulance District
2. Site or location effected by resolution: Area serviced by the Ambulance District
3. Cost: As described above
4. Budget Line: N/A
5. Amount and source of outside funding: to be paid by District property owners

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type 1 action under 6 NYCRR, Section 617.4(b), number _____ . Full EAF required.
- ☒ Type 2 action under 6 NYCRR, Section 617.5(c), number 26 . SEQR review complete.
- ☐ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.


Signature of Commissioner/Department Head Sponsor

12/ /2020
Date

December 15, 2020

WHEREAS, the current contract in place between TOWN OF ISLIP, on behalf of the Brentwood Legion Ambulance Service Inc. District, with the Brentwood Legion Ambulance Service Inc. to provide ambulances services for residents and persons situated within the Brentwood Legion Ambulance Service Inc. District will expire on the 31st day of December, 2020, and

WHEREAS, prior to the execution of any new Contract a Public Hearing is necessary.

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

BE IT RESOLVED that the Town Clerk is hereby authorized to advertise for a Public Hearing to be held on _____, 2021 at 2:00 o'clock in the afternoon for the purpose of considering contracting with the Brentwood Legion Ambulance Service Inc. for the same services for an additional year upon the following general terms:

1. The Brentwood Legion Ambulance Service Inc. shall answer and attend to all emergency calls within the Brentwood Legion Ambulance Service Inc. District.
2. The term of said contract shall be for one year commencing retroactively on the 1st day of January, 2021 and to terminate on the 31st day of December, 2021.
3. For such services the Brentwood Legion Ambulance Service Inc. shall receive the sum of \$3,058,500.00 ("Contract Fee") annual payment.
4. The terms of the contract shall be substantially similar to the above-referred to previously existing contract for the year 2020.

Upon a vote being taken, the result was:

NOTICE OF PUBLIC HEARING ON CONTRACT BETWEEN TOWN OF ISLIP, ON
BEHALF OF THE BRENTWOOD AMBULANCE DISTRICT FOR THE YEAR 2021

NOTICE IS HEREBY GIVEN that the Town Board of the Town of Islip will hold a Public Hearing on _____ to consider entering into a contract with the Brentwood Legion Ambulance Service, Inc. to provide emergency ambulance services for the residents and persons situated within the Brentwood Ambulance District. The Town Board Meeting will be held electronically via Zoom Webinar instead of an in-person public meeting and will be streamed live over the internet. Instructions on how to access the Zoom Webinar and/or livestream are available on the Town's website – www.islipny.gov. The format of this meeting is subject to change and may be held in-person. Attendees should check the Town website for instructions prior to the date of the meeting.

Public comment can be made at the Town Board meeting on _____, or by providing written comment prior to the date of the public hearing to the Islip Town Clerk at townclerk@islipny.gov.

TOWN BOARD, TOWN OF ISLIP

Town Clerk, Town of Islip

, 2021

WHEREAS, the Brentwood Legion Ambulance Service Inc. has been providing emergency ambulance services to the residents and persons in the Brentwood Legion Ambulance Service Inc. District pursuant to a contract which expired on December 31, 2020; and

WHEREAS, the Town Board of the Town of Islip, on behalf of the Brentwood Legion Ambulance Service Inc. District, is desirous of obtaining similar services for the year 2021; and

WHEREAS, the Town Board of the Town of Islip has held a public hearing on , 2021 to consider a similar contract for the year 2021 at a cost of \$3,058,500.00 ("Contract Fee") annual payment; and

WHEREAS, it has been determined to be in the public interest to enter into such one year contract,

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

RESOLVED, that the Supervisor is authorized to enter into a contract on behalf of the Brentwood Legion Ambulance Service Inc. District for the year 2021 whereby the Brentwood Legion Ambulance Service Inc. will provide emergency ambulance services for the residents and persons within the Brentwood Legion Ambulance Service Inc. District for the year 2021 at a cost of \$3,058,500.00 ("Contract Fee").

Upon a vote being taken, the result was:

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

No. 28

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to authorize for a Public Hearing to consider entering into a contract with Community Ambulance Company to provide ambulance services for the Sayville Ambulance district.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Joseph Ludwig

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

enclosure:

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

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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

To authorize the Town Clerk to advertise for a Public Hearing to consider a one (1) year contract with the Sayville Community Ambulance Company Inc. for emergency ambulance services for the residents and persons within the Sayville Community Ambulance Company Inc. District retroactively from 1/1/21 thru 12/31/21 for annual consideration of \$2,074,884.00 for the year ("Contract Fee").

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Residents/persons within the Ambulance District
2. Site or location effected by resolution: Area serviced by the Ambulance District
3. Cost: As described above
4. Budget Line: N/A
5. Amount and source of outside funding: to be paid by District property owners

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type 1 action under 6 NYCRR, Section 617.4(b), number _____ . Full EAF required.
- ☒ Type 2 action under 6 NYCRR, Section 617.5(c), number 26 . SEQR review complete.
- ☐ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.



Signature of Commissioner/Department Head Sponsor

12/ /2020

Date

December 15, 2020

WHEREAS, the current contract in place between TOWN OF ISLIP, on behalf of the Sayville Community Ambulance Company Inc. District, with the Sayville Community Ambulance Company Inc. to provide ambulances services for residents and persons situated within the Sayville Community Ambulance Company Inc. District will expire on the 31st day of December, 2020, and

WHEREAS, prior to the execution of any new Contract a Public Hearing is necessary.

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

BE IT RESOLVED that the Town Clerk is hereby authorized to advertise for a Public Hearing to be held on _____, 2021 at 2:00 o'clock in the afternoon for the purpose of considering contracting with the Sayville Community Ambulance Company Inc. for the same services for an additional year upon the following general terms:

1. The Sayville Community Company Inc. shall answer and attend to all emergency calls within the Sayville Community Ambulance Company Inc. District.
2. The term of said contract shall be for one year commencing retroactively on the 1st day of January, 2021 and to terminate on the 31st day of December, 2021.
3. For such services the Sayville Community Ambulance Company Inc. shall receive the sum of \$2,074,884.00 ("Contract Fee") annual payment.
4. The terms of the contract shall be substantially similar to the above-referred to previously existing contract for the year 2020.

Upon a vote being taken, the result was:

NOTICE OF PUBLIC HEARING ON CONTRACT BETWEEN TOWN OF ISLIP, ON
BEHALF OF THE SAYVILLE COMMUNITY AMBULANCE COMPANY INC. DISTRICT
FOR THE YEAR 2021

NOTICE IS HEREBY GIVEN that the Town Board of the Town of Islip will hold a Public Hearing on _____ to consider entering into a contract with the Sayville Ambulance Company Inc. to provide emergency ambulance services for the residents and persons situated within the Sayville Ambulance District. The Town Board Meeting will be held electronically via Zoom Webinar instead of an in-person public meeting and will be streamed live over the internet. Instructions on how to access the Zoom Webinar and/or livestream are available on the Town's website – www.islipny.gov. The format of this meeting is subject to change and may be held in-person. Attendees should check the Town website for instructions prior to the date of the meeting.

Public comment can be made at the Town Board meeting on _____, or by providing written comment prior to the date of the public hearing to the Islip Town Clerk at townclerk@islipny.gov.

TOWN BOARD, TOWN OF ISLIP

Town Clerk, Town of Islip

, 2021

WHEREAS, the Sayville Community Ambulance Company, Inc. has been providing emergency ambulance services to the residents and persons in the Sayville Community Ambulance Company Inc. District pursuant to a contract which expired on December 31, 2020; and

WHEREAS, the Town Board of the Town of Islip, on behalf of the Sayville Community Ambulance Company Inc. District, is desirous of obtaining similar services for the year 2021; and

WHEREAS, the Town Board of the Town of Islip has held a public hearing on , 2021 to consider a similar contract for the year 2021 at a cost of \$2,074,884.00 ("Contract Fee") annual payment; and

WHEREAS, it has been determined to be in the public interest to enter into such one year contract,

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

RESOLVED, that the Supervisor is authorized to enter into a contract on behalf of the Sayville Community Ambulance Company, Inc. District for the year 2021 whereby the Sayville Community Ambulance Company, Inc. will provide emergency ambulance services for the residents and persons within the Sayville Community Ambulance Company, Inc. District for the year 2021 at a cost of \$2,074,884.00 ("Contract Fee").

Upon a vote being taken, the result was:

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

No. 29

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Town Clerk to advertise for a Public Hearing to enter into an agreement with Exchange Ambulance Corporation of the Islips to provide ambulance services to the Exchange Ambulance Corporation Ambulance District.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Joseph Ludwig

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

enclosure:

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

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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

To authorize the Town Clerk to advertise for a Public Hearing to consider a one (1) year contract with Exchange Ambulance Corporation of the Islips for emergency ambulance services for the residents and persons within the Exchange of Islip ambulance District retroactively from 1/1/21 thru 12/31/21 for annual consideration of \$3,168,000 for the year ("Contract Fee"), \$1,170,500 to be raised from taxes and \$1,997,500 to be paid from the Exchange Ambulance Corporation of the Islips billing revenue only.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Residents/persons within the Ambulance District
2. Site or location effected by resolution: Area serviced by the Ambulance District
3. Cost: As described above
4. Budget Line: N/A
5. Amount and source of outside funding: to be paid by District property owners & users

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type 1 action under 6 NYCRR, Section 617.4(b), number _____, Full EAF required.
- ☒ Type 2 action under 6 NYCRR, Section 617.5(c), number 26, SEQR review complete.
- ☐ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.


Signature of Commissioner/Department Head Sponsor

12/ /2020
Date

December 15, 2020

WHEREAS, the current contract in place between TOWN OF ISLIP, on behalf of the Exchange of the Islips Ambulance District, with the Exchange Ambulance Corporation of the Islips, to provide ambulances services for residents and persons situated within the Exchange of Islip Ambulance District will expire on the 31st day of December, 2020, and

WHEREAS, prior to the execution of any new Contract a Public Hearing is necessary.

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

BE IT RESOLVED that the Town Clerk is hereby authorized to advertise for a Public Hearing to be held on _____, 2021 at 2:00 o'clock in the afternoon for the purpose of considering contracting with the Exchange Ambulance Corporation of the Islips for the same services for an additional upon the following general terms:

1. The Exchange Ambulance Corporation of the Islips shall answer and attend to all emergency calls within the Exchange of the Islips Ambulance District.
2. The term of said contract shall be for one year commencing retroactively on the 1st day of January, 2021 and to terminate on the 31st day of December, 2021.
3. For such services the Exchange Ambulance Corporation of the Islips shall receive the sum of \$3,168,000.00 ("Contract Fee") annual payment, of which \$1,750,500.00 shall be raised from taxes and \$1,997,500.00 shall be paid from billing revenue only.
4. The terms of the contract shall be substantially similar to the above-referred to previously existing contract for the year 2020.

Upon a vote being taken, the result was:

NOTICE OF PUBLIC HEARING ON CONTRACT BETWEEN TOWN OF ISLIP, ON
BEHALF OF THE EXCHANGE AMBULANCE CORPORATION OF THE ISLIPS FOR THE
YEAR 2021

NOTICE IS HEREBY GIVEN that the Town Board of the Town of Islip will hold a Public Hearing on _____ to consider entering into a contract with the Exchange Ambulance Corporation of the Islips to provide emergency ambulance services for the residents and persons situated within the Exchange of Islip Ambulance District. The Town Board Meeting will be held electronically via Zoom Webinar instead of an in-person public meeting and will be streamed live over the internet. Instructions on how to access the Zoom Webinar and/or livestream are available on the Town's website – www.islipny.gov. The format of this meeting is subject to change and may be held in-person. Attendees should check the Town website for instructions prior to the date of the meeting.

Public comment can be made at the Town Board meeting on _____, or by providing written comment prior to the date of the public hearing to the Islip Town Clerk at townclerk@islipny.gov.

TOWN BOARD, TOWN OF ISLIP

Town Clerk, Town of Islip

, 2021

WHEREAS, the Exchange Ambulance Corporation of the Islips has been providing emergency ambulance services to the residents and persons in the Exchange of Islip Ambulance District pursuant to a contract which expired on December 31, 2020; and

WHEREAS, the Town Board of the Town of Islip, on behalf of the Bay Shore Ambulance District, is desirous of obtaining similar services for the year 2021; and

WHEREAS, the Town Board of the Town of Islip has held a public hearing on , 2021 to consider a similar contract for the year 2021 at a cost of \$3,168,000.00 ("Contract Fee") annual payment, of which \$1,170,500.00 shall be raised from taxes and \$1,997,500.00 shall be paid from billing revenue only; and

WHEREAS, it has been determined to be in the public interest to enter into such one year contract,

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

RESOLVED, that the Supervisor is authorized to enter into a contract on behalf of the Exchange of the Islip Ambulance District for the year 2021 whereby the Exchange Ambulance Corporation of the Islips will provide emergency ambulance services for the residents and persons within the Exchange of Islip Ambulance District for the year 2021 at a cost of \$3,168,000.00 ("Contract Fee"), of which \$1,170,500.00 shall be raised from taxes and \$1,997,500.00 shall be paid from billing revenue only.

Upon a vote being taken, the result was:

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

No. 30

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Town Clerk to advertise for a Public Hearing to consider entering into an agreement with the with Bay Shore/Brightwaters Ambulance Company to provide ambulance services to the Bay Shore Brightwaters District.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Joseph Ludwig

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

enclosure:

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

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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

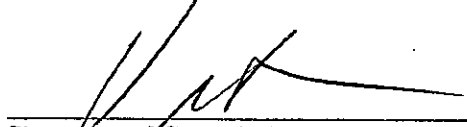
To authorize the Town Clerk to advertise for a Public Hearing to consider a one (1) year contract with the Bay Shore-Brightwaters Rescue Ambulance Inc. for emergency ambulance services for the residents and persons within the Bay Shore-Brightwaters Ambulance District retroactively from 1/1/21 thru 12/31/21 for annual consideration of \$1,826,773.00 for the year ("Contract Fee").

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Residents/persons within the Ambulance District
2. Site or location effected by resolution: Area serviced by the Ambulance District
3. Cost: As described above
4. Budget Line: N/A
5. Amount and source of outside funding: to be paid by District property owners

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type 1 action under 6 NYCRR, Section 617.4(b), number _____, Full EAF required.
- ☒ Type 2 action under 6 NYCRR, Section 617.5(c), number 26, SEQR review complete.
- ☐ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.



Signature of Commissioner/Department Head Sponsor

12/ /2020

Date

December 15, 2020

WHEREAS, the current contract in place between TOWN OF ISLIP, on behalf of the Bay Shore/Brightwaters Ambulance District, with the Bay Shore-Brightwaters Rescue Ambulance, Inc., to provide ambulances services for residents and persons situated within the Bay Shore/Brightwaters Ambulance District expired on the 31st day of December, 2020, and

WHEREAS, prior to the execution of any new Contract a Public Hearing is necessary.

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

BE IT RESOLVED that the Town Clerk is hereby authorized to advertise for a Public Hearing to be held on _____, 2021 at 2:00 o'clock in the afternoon for the purpose of considering contracting with the Bay Shore-Brightwaters Rescue Ambulance, Inc. for the same services for an additional upon the following general terms:

1. The Bay Shore-Brightwaters Rescue Ambulance, Inc. shall answer and attend to all emergency calls within the Bay Shore Ambulance District.
2. The term of said contract shall be for one year commencing retroactively on the 1st day of January, 2021 and to terminate on the 31st day of December, 2021.
3. For such services the Bay Shore-Brightwaters Rescue Ambulance, Inc. shall receive the sum of \$1,826,773.00 ("Contract Fee") annual payment.
4. The terms of the contract shall be substantially similar to the above-referred to previously existing contract for the year 2020.

Upon a vote being taken, the result was:

NOTICE OF PUBLIC HEARING ON CONTRACT BETWEEN TOWN OF ISLIP, ON
BEHALF OF THE BAY SHORE AMBULANCE DISTRICT FOR THE YEAR 2021

NOTICE IS HEREBY GIVEN that the Town Board of the Town of Islip will hold a Public Hearing on _____ to consider entering into a contract with the Bay Shore Ambulance to provide emergency ambulance services for the residents and persons situated within the Bay Shore Ambulance District. The Town Board Meeting will be held electronically via Zoom Webinar instead of an in-person public meeting and will be streamed live over the internet. Instructions on how to access the Zoom Webinar and/or livestream are available on the Town's website – www.islipny.gov. The format of this meeting is subject to change and may be held in-person. Attendees should check the Town website for instructions prior to the date of the meeting.

Public comment can be made at the Town Board meeting on _____, or by providing written comment prior to the date of the public hearing to the Islip Town Clerk at townclerk@islipny.gov.

TOWN BOARD, TOWN OF ISLIP

Town Clerk, Town of Islip

, 2021

WHEREAS, the Bay Shore-Brightwaters Rescue Ambulance, Inc. has been providing emergency ambulance services to the residents and persons in the Bay Shore Ambulance District pursuant to a contract which expired on December 31, 2020; and

WHEREAS, the Town Board of the Town of Islip, on behalf of the Bay Shore Ambulance District, is desirous of obtaining similar services for the year 2021.

WHEREAS, the Town Board of the Town of Islip has held a public hearing on , 2021 to consider a similar contract for the year 2021 at a cost of \$1,826,773.00 ("Contract Fee") annual payment; and

WHEREAS, it has been determined to be in the public interest to enter into such one year contract,

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

RESOLVED, that the Supervisor is authorized to enter into a contract on behalf of the Bay Shore Ambulance District for the year 2021 whereby the Bay Shore-Brightwaters Rescue Ambulance, Inc. will provide emergency ambulance services for the residents and persons within the Bay Shore Ambulance District for the year 2021 at a cost of \$1,826,773.00 ("Contract Fee").

Upon a vote being taken, the result was:

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

No. 31

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

**Authorization for the Supervisor to rescind the November 17, 2020
Contract Award with Eldor Electrical Construction and execute contract
DPD 3-20, "Long Term Flood Reduction Program-Pump Stations", with
Eldor Contracting Corp.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Christopher Poelker

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

enclosure:

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

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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


This resolution is to amend awarded Resolution # 26 dated November 17, 2020 for Contract # DPD 3-20 to reflect the correct name of the contractor Eldor Contracting Corp., 30 Corporate Drive, Holtsville, NY 11742 for "Long Term Flood Reduction Program - Pump Stations" Contract # DPD 3-20. and to authorize the Supervisor to execute this contract. This project is fully funded by Community Development Block Grant-Disaster Recovery ("CDBG-DR") funds through the Governor's Office of Storm Recovery ("GOSR")

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: The Town
 2. Site or location effected by resolution: Sequams Lane Center and Eaton Lane West Islip
 3. Cost: \$539,000.00
 4. Budget Line: to be determined by the comptroller
 5. Amount and source of outside funding: \$539,000.00 CD BG-DR grant funds
-

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type 1 action under 6 NYCRR, Section 617.4(b), number _____. Full EAF required.
- ☒ Type 2 action under 6 NYCRR, Section 617.5(c), number 13. SEQR review complete.
- ☐ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
-



Signature of Commissioner/Department Head Sponsor

12/2/2020

Date

Date: December 15, 2020

Resolution:

WHEREAS, on October 8, 2020, sealed bids were opened for DPD 3-20 “Long-Term Flood Reduction Program – Pump Stations,” and Eldor Contracting Corp., 30 Corporate Drive, Holtsville, NY 11742, submitted the low-dollar bid of \$539,000.00; and

WHEREAS, on November 17, 2020, by Resolution # 26, the Islip Town Board awarded the contract for DPD 3-20 to “Eldor Electrical Construction,” the entity who purchased the bid book for the project, not “Eldor Contracting Corp.,” the contractor who ultimately submitted the low-dollar bid; and

WHEREAS, the Town Engineer has requested that the Town Board amend its award for DPD 3-20 to reflect the correct name of the contractor who submitted the low-dollar bid for the project, Eldor Contracting Corp.; and

WHEREAS, Eldor Contracting Corp. has been determined to be a responsible bidder;

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

RESOLVED that the Town Board hereby rescinds its November 17, 2020 contract award to Eldor Electrical Construction for DPD 3-20 “Long-Term Flood Reduction Program – Pump Stations”; and be it further

RESOLVED, that the Supervisor is hereby authorized to execute contract # DPD 3-20, “Long-Term Flood Reduction Program - Pump Stations,” with Eldor Contracting Corp., 30 Corporate Drive, Holtsville, NY 11742 for, in the amount of \$539,000.00; and be it further

RESOLVED that the Comptroller is hereby authorized to make the accounting entries necessary to amend the budget in accordance with the terms of the contract.

UPON A VOTE BEING TAKEN, the result was:

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

No. 32

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

**Authorization for the Supervisor to enter into an agreement with the
Community Development Agency for calendar year 2021 whereby the
Town will provide certain services related to code enforcement.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Anthony D'Amico

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

enclosure:

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

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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

This resolution authorizes the Supervisor to enter into an agreement with the Community Development Agency (CDA) for calendar year 2021 whereby the Town will provide certain services related to code enforcement in the designated areas, and the CDA will provide \$100,000 for these services, the form and content of which shall be subject to the approval of the Town Attorney.

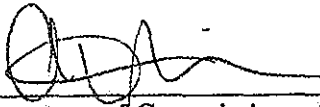
■

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Town of Islip
 2. Site or location effected by resolution: Town of Islip
 3. Cost: N/A
 4. Budget Line: _____
 5. Amount and source of outside funding: N/A
-

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type 1 action under 6 NYCRR, Section 617.4(b), number _____. Full EAF required.
- ☒ Type 2 action under 6 NYCRR, Section 617.5(c), number 35. SEQR review complete.
- ☐ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
-



Signature of Commissioner/Department Head Sponsor

12-04-2020

Date

RESOLUTION FOR CODE ENFORCEMENT SERVICES

WHEREAS, the Town of Islip Community Development Agency (CDA) is the recipient of Community Development Block Grant (CDBG) funds provided by the Federal Government and the purpose of those funds is to provide certain services to designated areas of the Town of Islip; an

WHEREAS, certain designated community improvement areas in low and moderate income target areas (Bay Shore, Brentwood, and Central Islip) within the Town of Islip have widespread code violations and the CDA and the Town of Islip wish to insure that adequate code enforcement services are provided in those areas.

NOW, THEREFORE, on a motion of _____ and seconded by _____

BE IT RESOLVED, that the Town Board authorizes the Supervisor to enter into an agreement with the CDA for calendar year 2021 whereby the Town will provide certain services related to code enforcement in the designated areas, and the CDA will provide \$100,000 for these services. The Supervisor is authorized to sign any documents necessary in connection with this agreement.

UPON A VOTE BEING TAKEN, THE RESULT WAS:

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

No. 33

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Town Board approval to appoint Lawrence Donohue, Esq. to serve as a member to the Town of Islip Ethics Board.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

John R. DiCioccio, Esq.

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

enclosure:

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

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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

Town Board approval to appoint Lawrence Donohue, Esq. to serve as a member to the Town of Islip Ethics Board.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Town of Islip Ethics Board
 2. Site or location effected by resolution: n/a
 3. Cost: n/a
 4. Budget Line: _____
 5. Amount and source of outside funding: _____
-

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type 1 action under 6 NYCRR, Section 617.4(b), number _____. Full EAF required.
- ☐ Type 2 action under 6 NYCRR, Section 617.5(c), number _____. SEQR review complete.
- ☐ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
-

Signature of Commissioner/Department Head Sponsor

Date

December 15, 2020

WHEREAS, pursuant to Chapter 14, "Code of Ethics and Financial Disclosure Law" of the Islip Town Code, the Town Board is authorized to appoint members to fill an unexpired term on said Board, which term shall be at the discretion of the Town Board; and

WHEREAS, a vacancy currently exists on the Board, and

WHEREAS, the Town Board wishes to appoint Lawrence Donohue to fill an unexpired term on the Town of Islip Ethics Board.

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

RESOLVED, that Lawrence Donohue is hereby appointed to serve as a member of the Town of Islip Ethics Board.

Upon a vote being taken, the result was:

LAWRENCE DONOHUE

Attorney-at-Law



JUDICIAL POSITION: SUFFOLK COUNTY DISTRICT COURT JUDGE

1991 TO 2008 Retired

Admitted to New York State Bar

JUDICIAL DUTIES: Preside at criminal proceedings including jury and bench trials
Arraignments of all criminal charges in Suffolk County. Town Ordinance
Landlord/Tenant small claims and Orders of Protection.

JUDICIAL ASSOCIATIONS: President, Suffolk County District Court Association, Inc.
President, New York State District Court Judges Association

COURT EXPERIENCE: US Court of Appeals
US District Court
NY Court of Appeals
NY Appellate Division
NY Supreme Court
Surrogate's Court
Suffolk County District Court

OTHER LEGAL EXPERIENCE: Suffolk County District Court Compulsory Arbitration Commission
Arbitrator (8 years)
US District Court Pro Bono Panel (3 years)
Bayport Fire District Attorney (3 years)

HEARING EXPERIENCE: Workers Compensation Board
Social Security Administration
NYS Motor Vehicle Bureau
NYS Employees' Retirement System
NYS Department of Environmental Conservation
NYS Human Rights Commission
Public Employees Relations Board
Suffolk County Civil Services Board

TOWN OF ISLIP TITLES HELD:	Deputy Town Attorney Trustee: Teamsters Welfare Fund Director: Town of Islip Deferred Compensation Committee President: Town Plaza Condominium Acting Director: Labor Relations (2 Years)
DUTIES IN TOWN OF ISLIP:	Supervise the town attorney's office in the absence of the town attorney assign work to nine (9) town attorneys, represent Bayport Aerodrome and Long Island MacArthur Airport; represent the Town Comptroller; Handle Litigation and all other municipal matters: Law enforcement in CDA Rehabilitation areas (1 year); Airport Noise Advisor's Committee member. Condemnation of over 200 properties for airport, landfill and park. Drafted airport noise budget law and house barge ordinance.
BAR ASSOCIATION:	New York State Association Suffolk County Bar Association Committees: Lawyer Referral (2years), Tax (2 years), District Court (8 years to date), Elder Law (4 years). Suffolk Academy of Law: Lectures on Tax Law; Retirement Plans and Criminal Law. Alexander Hamilton American Inns of the Court
OFFICIAL POSITIONS IN VOLUNTEER ORGANIZATIONS	West Islip Symphony Orchestra Society, Inc. – President (3years) Member (32 years to date): West Islip Chamber of Commerce – President (3 years) wrote weekly column Sagtikos Manor Historical Society- President (3 years)- Member (32 years to date) Suffolk County Esttate Planning Council – President (1 year) Literacy Volunteers of America Suffolk County – founding member) Treasurer (8 years) Boy Scouts of American – Peconic Bay District – Chairman, Membership Committee (2 years) West Islip Community Museum – Director (2 years) Housing Code Action Committee- Founder and Chairman (1year) Council of Chambers of Islip Town –Founding member, Secretary (2years) LI Council of Chambers of Commerce – Director (2 years) American Legion Post 1738, West Islip Treasurer (2 years) Sagtikos Manor Historical Society – Lifetime Honorary Director Garden City Ski Club, Treasurer, 2018 to present
MEMBERSHIP IN OTHER ORGANIZATIONS	St. Joseph's Parish – Lector (35 years) St. Joseph's Parish Council (1 year) West Islip Republican Club (14 years) NYS PTA Lifetime Member Montauk Highway Action Committee

Mercy Soup Kitchen, pick up and deliver food (3 years)

**OTHER WORK
EXPERIENCE**

Trust Officer:

Hempstead Bank, Garden City [REDACTED]

First National Bank of East Islip, East Islip [REDACTED]

Suffolk County National Bank, Riverhead [REDACTED]

Chemical Bank, New York [REDACTED]

Tax Accounting

Arthur Anderson, New York [REDACTED]

MILITARY SERVICE:

US Marine Corps Reserve –PFC – Six (6) months Active Duty- 2 years
Reserve Duty

US Navy Reserve – Lieutenant – 2 years Reserve Duty

DEGREES:

BA – St. John's College – [REDACTED] 8000 Utopia Parkway, Queens, New York

JD- St. John's University School of Law – [REDACTED]

**PERSONAL
INFORMATION**

Married Nancy Martorano Donohue

Two children – Christine and Peter

DIVERSIONS:

College Basketball, Boating, Clamming, Jogging, Traveling, Golfing and
Skiing

References Available Upon Request

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

No. 34

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Town Board approval to appoint Meghan Healy to serve as a member to the Town of Islip Ethics Board.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

John R. DiCioccio, Esq.

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

enclosure:

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

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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

Town Board approval to appoint Meghan Healy to serve as a member to the Town of Islip Ethics Board.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Town of Islip Ethics Board
 2. Site or location effected by resolution: n/a
 3. Cost: n/a
 4. Budget Line: _____
 5. Amount and source of outside funding: _____
-

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type 1 action under 6 NYCRR, Section 617.4(b), number _____. Full EAF required.
- ☐ Type 2 action under 6 NYCRR, Section 617.5(c), number _____. SEQR review complete.
- ☐ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
-

Signature of Commissioner/Department Head Sponsor

Date

December 15, 2020

WHEREAS, pursuant to Chapter 14, "Code of Ethics and Financial Disclosure Law" of the Islip Town Code, the Town Board is authorized to appoint members to fill an unexpired term on said Board, which term shall be at the discretion of the Town Board; and

WHEREAS, a vacancy currently exists on the Board, and

WHEREAS, the Town Board wishes to appoint Meghan Healy to fill an unexpired term on the Town of Islip Ethics Board.

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

RESOLVED, that Meghan Healy is hereby appointed to serve as a member of the Town of Islip Ethics Board.

Upon a vote being taken, the result was:

MEGHAN HEALY

[REDACTED]

WORK EXPERIENCE:

Germano & Cahill, P.C., Holbrook, New York
Of Counsel, [REDACTED]

Provides advice and counsel to clients and drafts documents on matters such as general corporation law, stock and asset acquisitions, industrial development agency transactions, commercial financing, real estate and land use, tax exemption issues and nonprofit corporation law.

Coudert Brothers, New York, New York
Associate, [REDACTED]

Worked with a variety of clients, domestic and international, public and private, in mergers and acquisitions, private placements, initial public offerings, joint ventures and general securities and corporate work.

Dean Witter Reynolds, New York, New York
Registered Institutional Sales Assistant, [REDACTED]

Executed equity and fixed-income trades and acted as a liaison between customers and trading desk to confirm trades and reconcile differences.

BAR ADMISSION:

State of New York, [REDACTED]

EDUCATION:

St. John's University School of Law, Jamaica, New York
Juris Doctor, magna cum laude, [REDACTED]
Law Review
Dean's List

University of Vermont, Burlington, Vermont
Bachelor of Arts, English, [REDACTED]

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

No. 35

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Town Board approval to reappoint Edward Friedland to serve as a member to the Town of Islip Planning Board.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

John R. DiCioccio, Esq.

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

enclosure:

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

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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

Town Board approval to reappoint Edward Friedland to serve as a member to the Town of Islip Planning Board.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Town of Islip Planning Board
 2. Site or location effected by resolution: n/a
 3. Cost: 17,430.00 yr
 4. Budget Line: B.8021.19930
 5. Amount and source of outside funding: _____
-

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type 1 action under 6 NYCRR, Section 617.4(b), number _____. Full EAF required.
- ☐ Type 2 action under 6 NYCRR, Section 617.5(c), number _____. SEQR review complete.
- ☐ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
-

Signature of Commissioner/Department Head Sponsor

Date

December 15, 2020

WHEREAS, pursuant to New York State Town Law §271, the Town Board is authorized to make appointments to the Town of Islip Planning Board; and

WHEREAS, the Town Board recognizes that Edward Friedland, Esq. has been ably performing the duties of Chairman of the Planning Board and desires to reappoint him as Chairman of the Board for an additional (7) seven years;

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

RESOLVED, that Edward Friedland, Esq. is hereby reappointed as Chairman of the Town of Islip Planning Board for a seven (7) year term expiring on December 31, 2027.

Upon a vote being taken, the result was:

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

No. 36

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

**Town Board approval to reappoint John Rotzman to serve as a member
to the Town of Islip Board of Assessment Review Board.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

John R. DiCioccio, Esq.

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

enclosure:

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

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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

Town Board approval to reappoint John Rotzman to serve as a member to the Town of Islip Board of Assessment Review Board.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Town of Islip Board of Assessment Review Board
 2. Site or location effected by resolution: n/a
 3. Cost: \$7,875.00 yr
 4. Budget Line: A.1356.19940
 5. Amount and source of outside funding: _____
-

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type 1 action under 6 NYCRR, Section 617.4(b), number _____. Full EAF required.
- ☐ Type 2 action under 6 NYCRR, Section 617.5(c), number _____. SEQR review complete.
- ☐ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
-

Signature of Commissioner/Department Head Sponsor

Date

December 15, 2020

WHEREAS, pursuant to Section 523 of the Real Property Tax Law, the Town Board is authorized to appoint and reappoint members of the Board of Assessment Review; and

WHEREAS, John F. Rotzman has the necessary knowledge to continue to perform the duties of the Chairman of the Board of the Assessment Review.

WHEREAS, the Town Board recognizes that John F. Rotzman, has been ably performing the duties and desires to reappoint him as a member of the Board;

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

RESOLVED, that John F. Rotzman is hereby reappointed as a member to the Board of Assessment Review for a five-year term, ending September 30, 2025.

Upon a vote being taken, the result was:

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

No. 37

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to execute any and all documentation required for the purchase of vehicles Townwide pursuant to the Board of Cooperation Education Services of Nassau County Contract Number 19/20-045X Ext 1- Passenger Cars, Vans and Trucks.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Thomas Owens

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

enclosure:

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

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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

To authorize the Supervisor to use the Board of Cooperative Education Services of Nassau County Contract 19/20-045X Ext 1 - Passenger Cars, Vans and Trucks to purchase vehicles on behalf of various departments.

This resolution will also authorize the Supervisor to execute all necessary documentation, including agreements or certifications.

SPECIFY WHERE APPLICABLE:

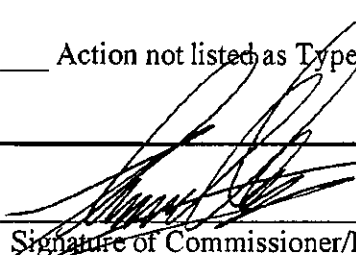
1. Entity or individual benefitted by resolution: Town of Islip
2. Site or location effected by resolution: Townwide
3. Cost: N/A
4. Budget Line:
5. Amount and source of outside funding: N/A

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

☐ Type 1 action under 6 NYCRR, Section 617.4(b), number _____. Full EAF required.

☒ Type 2 action under 6 NYCRR, Section 617.5(c), number 26. SEQR review complete.

☐ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.



Signature of Commissioner/Department Head Sponsor

12/3/2020

Date

December 15, 2020
Resolution #

WHEREAS, the Town of Islip Department of Public Works manages the fleet of vehicles for the Town of Islip; and

WHEREAS, the Town of Islip is in need of purchasing vehicles, including passenger cars, vans, and trucks; and

WHEREAS, the Town of Islip Department of Public Works is interested in participating in the Board of Cooperative Education Services of Nassau County in order to utilize Contract Number 19/20-045X Ext 1 - Passenger Cars, Vans and Trucks, to purchase vehicles Townwide; and

WHEREAS, this contract is in effect from October 30, 2020 through October 29, 2021; and

WHEREAS, it is necessary for the Supervisor to execute all necessary documentation, including agreements or certifications, to participate in the Board of Cooperative Education Services of Nassau County in order to utilize Contract Number 19/20-045X Ext 1 - Passenger Cars, Vans and Trucks, to purchase vehicles Townwide; and

WHEREAS, the Commissioner of Public Works, Thomas Owens, hereby recommends the approval of this resolution; and

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

RESOLVED, that the Supervisor is hereby authorized to execute all necessary documentation, including agreements or certifications attendant thereto, required to participate in the Board of Cooperative Education Services of Nassau County in order to utilize Contract

Number 19/20-045X Ext 1 - Passenger Cars, Vans and Trucks, to purchase vehicles Townwide,
the form and content of which shall be subject to the approval of the Town Attorney.

Upon a vote being taken, the result was:

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

No. 38

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

**Town Board Acceptance of two (2) Dedications to the Town of Islip from
FRC GH OWNERCO LLC for the property located at 0 Carleton
Avenue, Central Islip.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Christopher Poelker

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

enclosure:

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

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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

The resolution is for the acceptance of 2 dedications to the Town of Islip. First a 20 foot corner radius dedication at the southeasterly side of Carleton Avenue (CR 17) and Sunburst Boulevard and a second, a turning lane dedication along Sunburst Boulevard for access into property.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: FRC GH OWNERCO LLC
 2. Site or location effected by resolution: 0 Carleton Avenue Central Islip, NY 11722
 3. Cost: N/A
 4. Budget Line: N/A
 5. Amount and source of outside funding: N/A
-

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type 1 action under 6 NYCRR, Section 617.4(b), number _____. Full EAF required.
- ☒ Type 2 action under 6 NYCRR, Section 617.5(c), number C-23. SEQR review complete.
- ☐ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
-



Signature of Commissioner/Department Head Sponsor

12/8/20

Date

_____, 2020

WHEREAS, residences located at 0 Carlton Avenue, Central Islip, NY 11722 on parcel designated on the Suffolk County Tax Map as District 0500 Section 165.00 Block 13.00 Lot 002.004 and owned by FRC GH OWNERCO LLC are being developed for apartment buildings and;

WHEREAS, a dedication is required at the southeasterly corner Sunburst Boulevard and Carleton Avenue and a turn lane dedication along Sunburst Boulevard; and

WHEREAS, a 20 foot corner radius dedication is required in order to allow for the installation of sidewalks connecting Sunburst Boulevard and Carleton Avenue and a turn lane dedication is required along Sunburst Boulevard to allow for vehicles to safely enter the property; and

WHEREAS, The Owner has submitted 2 deeds dated 11/30/2020, which have been found acceptable by Engineering and Town Attorney

WHEREAS, it is to the benefit of the owner of the subject premises, the operator of FRC GH OWNERCO LLC, and the Town of Islip, that the these dedications are of 0 Carlton Avenue, Central Islip, NY 11722 and is thereafter maintained by the Town of Islip.

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

RESOLVED, that the aforementioned (dedications) are hereby accepted; and be it further resolved that the Town Attorney be and he hereby is directed to take the necessary steps to record the Dedications in the Office of the Suffolk County Clerk.

Upon a vote being taken, the result was:

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

No. 39

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Town Board Acceptance of a corner radius dedication in connection with the deed from 141 detox Investments LLC.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Christopher Poelker

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

enclosure:

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

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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


Resolution is for the purpose of accepting a twenty foot corner radius dedication at the corner of 8th street and 2nd Avenue, Brentwood in connection with the deed from 141 detox Investments LLC dated 11/19/2020

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Town of Islip, 655 Main Street, Islip, N.Y. 11751
 2. Site or location effected by resolution: 141 8th street, Brentwood, N.Y. 11717
 3. Cost: N/A
 4. Budget Line: N/A
 5. Amount and source of outside funding: N/A
-

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type 1 action under 6 NYCRR, Section 617.4(b), number _____. Full EAF required.
- ☒ Type 2 action under 6 NYCRR, Section 617.5(c), number 23. SEQR review complete.
- ☐ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
-



Signature of Commissioner/Department Head Sponsor

12/08/2020

Date

**Town Board Resolution for Corner Radius
Dedications**

WHEREAS, the Commissioner of Planning, on behalf of the Planning Board, has required that the owner of a certain property located at 141 8th street, Brentwood, N.Y. 11717 (SCTM0500- ¶38.00-01.00-018.000) dedicate a portion of property to be used as a corner radius dedication; and

WHEREAS, the owner of said property, 141 Detox Investments LLC, has submitted to the Town of Islip a deed dated 11/19/2020, making the required conveyance; and

WHEREAS, the Department of Engineering has examined the metes and bounds and found it acceptable as to form; and

WHEREAS, the dedication is consistent with the applicable provisions of Town Law Section 274A, 277, 278 and

WHEREAS, the Office of the Town Attorney has also found the deed acceptable as to form;

NOW, THEREFORE, on a motion by Councilperson _____

and seconded by Councilperson _____, be it

RESOLVED, that the said deed is hereby accepted and the Town Attorney be and hereby authorized to take the necessary steps in having the deed recorded in the Office of the Suffolk County Clerk.

UPON a vote being taken, the result was:

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

No. 40

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Town Clerk to advertise for a Public Hearing to enter into a contract with the Central Islip-Hauppauge Ambulance District for the year 2021 to provide emergency ambulance services within the District.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Joseph Ludwig

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

enclosure:

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

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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

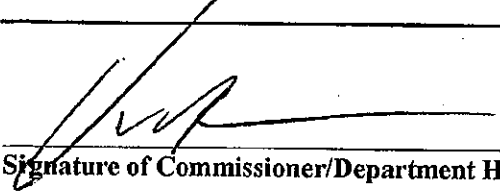
To authorize the Town Clerk to advertise for a Public Hearing to consider a one (1) year contract with Central Islip-Hauppauge Volunteer Ambulance Corps for emergency ambulance services for the residents and persons within the Central Islip-Hauppauge Ambulance District retroactively from 1/1/21 thru 12/31/21 for annual consideration of \$4,622,000 for the year ("Contract Fee"), \$1,362,000 to be raised from taxes and \$3,260,000 to be paid from the Exchange Ambulance Corporation of the Islips billing revenue only.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Residents/persons within the Ambulance District
2. Site or location effected by resolution: Area serviced by the Ambulance District
3. Cost: As described above
4. Budget Line: N/A
5. Amount and source of outside funding: to be paid by District property owners & users

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type 1 action under 6 NYCRR, Section 617.4(b), number _____ . Full EAF required.
- ☒ Type 2 action under 6 NYCRR, Section 617.5(c), number 26 . SEQR review complete.
- ☐ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.


Signature of Commissioner/Department Head Sponsor

12/ /2020
Date

December 15, 2020

WHEREAS, the current contract in place between TOWN OF ISLIP, on behalf of the Central Islip-Hauppauge Ambulance District, with the Central Islip-Hauppauge Volunteer Ambulance Corps., to provide ambulance services for residents and persons situated with the Central Islip-Hauppauge Ambulance District will expire on the 31st day of December, 2020, and

WHEREAS, prior to the execution of any new Contract a Public Hearing is necessary.

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

BE IT RESOLVED that the Town Clerk is hereby authorized to advertise for a Public Hearing to be held on _____, 2021 at 2:00 o'clock in the afternoon for the purpose of considering contracting with the Central Islip-Hauppauge Volunteer Ambulance Corps. for the same services for an additional year upon the following general terms:

1. The Central Islip-Hauppauge Volunteer Ambulance Corps. shall answer and attend to all emergency calls within the Central Islip-Hauppauge Volunteer Ambulance District.
2. The term of said contract shall be for one year commencing retroactively on the 1st day of January, 2021 and to terminate on the 31st day of December, 2021.
3. For such services the Central Islip-Hauppauge Volunteer Ambulance Corps. shall receive the sum of \$4,622,000 ("Contract Fee") annual payment, of which \$1,362,000.00 shall be raised from taxes and \$3,260,000.00 shall be paid from billing revenue only.
4. The terms of the contract shall be substantially similar to the above-referred to previously existing contract for the year 2020.

Upon a vote being taken, the result was:

NOTICE OF PUBLIC HEARING
ON
CONTRACT
BETWEEN TOWN OF ISLIP, ON BEHALF OF CENTRAL ISLIP-HAUPPAUGE
AMBULANCE DISTRICT, AND CENTRAL ISLIP-HAUPPAUGE VOLUNTEER
AMBULANCE CORPS.
FOR THE YEAR 2021

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Town Board of the Town of Islip, Suffolk County, New York, at Town Hall in said Town on _____, 2021 at 2 o'clock in the afternoon, for the purpose of considering the contracting with the Central Islip-Hauppauge Volunteer Ambulance Corps. to provide emergency ambulance services for the residents and persons situated within the Central Islip-Hauppauge Ambulance District upon the following general terms, to wit:

1. The Central Islip-Hauppauge Volunteer Ambulance Corps. shall answer and attend to all emergency calls within said Central Islip-Hauppauge Ambulance District.
2. The term of such Contract shall be for one year, commencing retroactively on the 1st day of January, 2021, and to continue to and include the 31st day of December 2021.
3. For such services the Central Islip-Hauppauge Volunteer Ambulance Corps. shall receive the sum of \$4,622,000.00 ("Contract Fee") annual payment, of which \$1,362,000.00 shall be raised from taxes and \$3,260,000.00 shall be paid from billing revenue only.
4. The terms of the contract shall be substantially similar to those of the previously existing Contract for the year 2020.

All persons interested in the matter will be heard at such time and place.

TOWN BOARD, TOWN OF ISLIP

Town Clerk, Town of Islip

, 2021

WHEREAS, the Central Islip-Hauppauge Volunteer Ambulance Corps has been providing emergency ambulance services to the residents and persons in the Central Islip-Hauppauge Ambulance District pursuant to a contract which expired on December 31, 2020; and

WHEREAS, the Town Board of the Town of Islip, on behalf of the Central Islip-Hauppauge Ambulance District, is desirous of obtaining similar services for the year 2021; and

WHEREAS, the Town Board of the Town of Islip has held a public hearing on , 2021 to consider a similar contract for the year 2021 at a cost of \$4,622,000.00 ("Contract Fee") annual payment, of which \$1,362,000.00 shall be raised from taxes and \$3,260,000.00 shall be paid from billing revenue only; and

WHEREAS, it has been determined to be in the public interest to enter into such one year contract,

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

RESOLVED, that the Supervisor is authorized to enter into a contract on behalf of the Central Islip-Hauppauge Ambulance District for the year 2021 whereby the Central Islip-Hauppauge Volunteer Ambulance Corps. will provide emergency ambulance services for the residents and persons within the Central Islip-Hauppauge Ambulance District for the year 2021 at a cost of \$4,622,000.00 ("Contract Fee"), of which \$1,362,000.00 shall be raised from taxes and \$3,260,000.00 shall be paid from billing revenue only.

Upon a vote being taken, the result was:

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

No. 41

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Town Board acceptance of a donation of various Holiday decorative items from Unibail-Rodamco-Westfield to be part of the Town's free Holiday Drive-thru Light Show at Brookwood Hall.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Thomas Owens

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

enclosure:

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

**TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS**

INSTRUCTIONS: All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

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

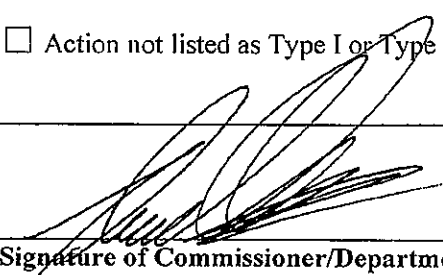
By this resolution, the Town Board authorizes the Supervisor to accept a donation of various holiday decorative items, with an approximate value of \$10,000.00, from Unibail-Rodamco-Westfield. Decorations will be part of the town's free Holiday Drive-thru Light Show at Brookwood Hall and may be displayed at other locations throughout the town.

SPECIFY WHERE APPLICABLE:

1. **Entity or individual benefitted by resolution:** Residents in the Town of Islip
 2. **Site or location effected by resolution:** Brookwood Hall and other locations TBD
 3. **Cost:** N/A
 4. **Budget Line:** N/A
 5. **Amount and source of outside funding:** N/A
-

ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

- ☐ Type 1 action under 6 NYCRR, Section 617.4(b), number _____. Full EAF required.
- ☒ Type 2 action under 6 NYCRR, Section 617.5©, number 26. SEQR review complete.
- ☐ Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.


Signature of Commissioner/Department Head Sponsor

Date

12/14/2020

December 15, 2020

Resolution # _____

WHEREAS, Unibail-Rodamco-Westfield, 1701 Sunrise Highway, Bay Shore, New York 11706, has offered to donate various outdoor holiday decorative items, with the intent to be part of the town's free Holiday Drive-thru Light Show at Brookwood Hall and may be displayed at other various town locations; and

WHEREAS, the approximate value of the holiday decorative items to be donated is \$10,000.00; and

WHEREAS, the Town desires to accept the donation of these holiday decorations from Unibail-Rodamco-Westfield;

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

RESOLVED, that pursuant to Town Law Section 64(8), the Town of Islip hereby accepts the donation of numerous holiday decorative items with an approximate value of \$10,000.00 from Unibail-Rodamco-Westfield, to be part of the town's free Holiday Drive-thru Light Show at Brookwood Hall and may be displayed at other various town locations.

UPON A VOTE BEING TAKEN, the result was: