



MEETING OF THE TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY  
MAY 13, 2025

Minutes

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1. Call the meeting of the **Town of Islip Industrial Development Agency** to order on a motion by James O'Connor and seconded by Angie Carpenter. Chairwoman Angie Carpenter acknowledged that the motion passed and that a quorum was present. Members present in addition to Chairwoman Angie Carpenter were, James O'Connor, John Lorenzo, Michael McElwee. Member Jorge Guadron was absent.
2. To consider the **Adoption of a Resolution** on behalf of the **Town of Islip Industrial Development Agency** to approve the minutes from April 18, 2025. On a motion by James O'Connor and seconded by John Lorenzo said motion was approved.
3. To consider the **Adoption of an Authorizing Resolution** on behalf of the **Town of Islip Industrial development** to enter into an agreement with **Executive Consultants of New York** for the purpose of sponsoring a **"Job Search Boot Camp"** On a motion by Michael McElwee and seconded by John Lorenzo said motion was approved 4-0.
4. To consider the **Adoption of an Authorizing Resolution** on behalf of the **Town of Islip Industrial Development Agency and Chocolate Works, LLC**. Located at 2100 Pacific Street, Hauppauge NY. On a motion by James O'Connor and seconded by Michael McElwee said motion was approved 4-0.
5. A motion to suspend the rule to add Item #6 to the agenda. On a motion by James O'Connor and seconded by John Lorenzo said motion was approved to vote on.
6. To consider the **Adoption of a Resolution** on behalf of the **Town of Islip Industrial Development Agency** and **The MacArthur Business Alliance**, to enter into an agreement to fund the cost of an Economic Impact Analysis of the Business District surrounding MacArthur Airport the Procurement in the Conjunction with the **MacArthur Business Alliance and**, Located at MacArthur Airport. On a motion by John Lorenzo and seconded by Angie Carpenter said motion was approved 4-0.
7. Board member O'Connor then requested to speak on another topic. He asked director Walser if he recalled a resolution dated 9/14/2021 granting benefits to Venture One Development Services LLC at 2950 Vets Highway, Bohemia. Walser said yes this is a

spec industrial project. Board member O'Connor then stated that one of the conditions of the project was that the applicant would create 25 new jobs, and we are now in May of 2025 and the property sits vacant with zero jobs created. Board member O'Connor then requested to have transaction counsel Nixon Peabody prepare an opinion letter as to when it would be appropriate for the Agency to claw back benefits, by the next board meeting.

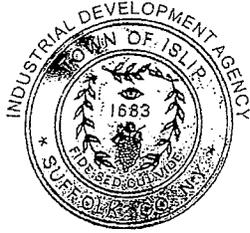
8. To consider any other business that comes before the agency, there being none the meeting has been adjourned on a motion by Angie Carpenter and seconded by John Lorenzo.

**TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY  
AGENDA ITEMS FOR MAY 13, 2025**

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**AGENDA ITEM #2**

**TYPE OF RESOLUTION: APPROVE THE MINUTES  
FROM 4-18-2025**



MEETING OF THE TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY  
APRIL 8, 2025

Minutes

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1. Call the meeting of the **Town of Islip Industrial Development Agency** to order on a motion by James O'Connor and seconded by Jorge Guadron. Chairwoman Angie Carpenter acknowledged that the motion passed and that a quorum was present. Member present in addition to Chairwoman Angie Carpenter were, James O'Connor, Jorge Guadron, John Lorenzo and Michael McElwee.
2. To consider the **Adoption of a Resolution** on behalf of the **Town of Islip Industrial Development Agency** to approve the minutes from February 11, 2025. On a motion by John Lorenzo and seconded by Michael Mc Elwee said motion was approved 5-0.
3. To consider the **Adoption of an Inducement Resolution** between the **Town of Islip Industrial development** and **Chocolate Works** located at 2100 Pacific Street. Hauppauge NY 11788. On a motion by James O'Connor and seconded by Jorge Guadron, said motion was approved 5-0.
4. To consider the **Adoption of a Resolution Authorizing a Sublease** between the **Town of Islip Industrial Development Agency** and **Three G's Candlewood/Nationwide Sales and Service Inc. 2021 Facility** located at 215 Candlewood Rd. Bay Shore. On a motion by Jorge Guadron and by seconded by Michael McElwee said motion was approved 5-0.
5. To consider any other business that comes before the agency, there being none the meeting is adjourned on a motion by James O'Connor and seconded by Jorge Guadron.

**TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY  
AGENDA ITEMS FOR MAY 13, 2025**

**AGENDA ITEM #3**

**TYPE OF RESOLUTION: AUTHORIZING RESOLUTION,  
JOB SEARCH BOOT CAMP ( EXECUTIVE CONSULTANTS  
OF NEW YORK)**

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

**WHEREAS**, the Town of Islip Industrial Development Agency has determined that it would be beneficial to contract with Executive Consultants for one series of eight (8) “Job Search Boot Camp” seminars available to all constituents of the Town of Islip for an estimated cost not to exceed \$8,800; and

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

**NOW THEREFORE**, on motion by Michael McElwee and seconded by John Lorenzo.

**RESOLVED**, that the Chairwoman, or her designee, is authorized to enter into an agreement with Executive Consultants to provide one series of eight (8) “Job Search Boot Camp” seminars available to all constituents of the Town of Islip for an estimated cost not to exceed \$8,800.00, subject to approval of the Agreement by the Town Attorney as to form.

**UPON a vote, being taken the result was:** approved 4-0.

**Council Member:** Jorge Guadron was absent

# Executive Consultants of New York, Corp.

*"Workforce Development IS Economic Development"*



## ***Mission Statement***

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

**Our program is an intense Job Search Boot Camp® developed through the success of a former Corporate Headhunter and Operations Executive. It is created to immerse participants in effective and synergistic techniques used today by top sales, marketing, and recruitment professionals to differentiate, get noticed and ultimately get hired.**

## **How is this program different?**

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

- **Research & Sweat Equity**

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

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

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

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

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

~ Through a series of exercises, we will develop an individual’s ability to expound on their skill-sets and be able to articulate effectively the steps that have led them to success. Many job seekers use Monster.com or Careerbuilder.com, posting inadequate information on their profiles/resumes which in many cases minimizes their chance of getting a call for an interview.

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[www.ecnycorp.com](http://www.ecnycorp.com) | 1.212.500.0585 | [info@ecnycorp.com](mailto:info@ecnycorp.com)

**2. ECNY's Program Has Served as a Successful Tool for All Levels of Individuals from College Students/Graduates to Senior Corporate Executives**

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

~ Although most Underemployed and Employed individuals are unable to claim assistance benefits, our program is an outstanding and renowned tool that has been successful in assisting professionals at all levels attain their occupational goals.

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

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

**3. Mock Interviews with Industry Professionals**

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

~ By using mock interviews with professionals within a diverse group of industries, it teaches and trains individuals to think on their feet, fully understanding that there are many different interviewing styles, and methodologies, such as behavioral, quantifying and characteristic. It also exposes participants to new industries and opportunities where their skill-sets may be transferable to.

**4. Managing Your Mental Well Being During a Job Search**

- **There are many emotions and worries that come along with being unemployed / underemployed. Post Covid we have seen a rise in the need for mental well-being and have noticed that this is often neglected or overlooked.**

~ ECNY has developed a relationship with, and only uses the services of, Certified Counselors from Northwell, who contribute valuable information on how to manage participants' mental well-being during their search. Over 30% of our participants seek out many of the free services offered via community agencies or their health providers once they realize that it is not a weakness, but a strength to ask for assistance.

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

~ Positive Personal Development throughout program ensures sticktoitiveness and promotes mental well-being through group support.



## **Curriculum: Town of Islip**

### **Sessions Will Be Held:**

3 Hours in Duration

One Day/Evening a Week (5:30-8:30PM on a Tuesday, Wednesday or Thursday is Recommended)  
Weekly for 8 Consecutive Weeks

#### **1. CHANGE MANAGEMENT (Motivational Session)**

**Outcomes:** A More Positive Approach Towards the Job Search. A New, Motivational Mindset Developed Regarding a Job Search Which in Most Cases is Arduous, Stress and Helplessness Inducing.  
**Additional Resources:** Power Point and Discussion on Change Management.

#### **2. NETWORKING**

**Outcomes:** Cultivating a Strong Network of Trusted Professionals to Keep Your Finger on the Pulse of Your Industry and Job Openings. Elevated Comfort Levels for Individuals Who Don't Feel as Comfortable Networking.  
**Additional Resources:** Networking Strategies via Online, Face-to-Face, Telephone or Email.

#### **3. AI TOOLS & UTILIZATION (\*New Addition to Program)**

**Outcomes:** To Understand the Pros and Cons of Using AI to Create Their Resumes and Content for LinkedIn and Networking.  
**Additional Resources:** Introduction to Tools Including ChatGPT and CoPilot

#### **4. LINKEDIN - MAKING A LIST OF POTENTIAL EMPLOYERS & RESEARCHING HIRING MANAGERS**

**Outcomes:** Greater Understanding of the Power of the Worlds Largest and Most Powerful Business Networking Site. How to Search for, Connect with and Engage in Networking Opportunities that Can Lead to Interviews and Uncover the Hidden Job Market. Identify at Least 3 Industries of Interest.  
**Additional Resources:** Live Hands-On LinkedIn Training Session Where All Participants Work on Their Profiles and Get to Know the Endless Possibilities and Breadth of LinkedIn While Cultivating a Diverse Group of Professionals that can Lead to Job Opportunities.

#### **5. ELEVATOR PITCH DEVELOPMENT**

**Outcomes:** Produce Skills List and Craft a Personal 30-45 Second “About Me” Pitch that can be used for Interviewing, Networking and to Gain a Greater Understanding of One’s Self Worth and Offerings.  
**Additional Resources:** Greater Ability to Expound on Skillsets with Less Anxiety.

## **6. RESUMES / COVER LETTERS & REFERENCES**

**Outcomes:** Create a Working Resume with Proper Formatting that Will Not be Rejected by ATS Systems. Development of Quantifiable Resume Bullets that Highlight a Candidates Offerings, Impact and Show What They “Bring to the Table” Utilizing the “How Factor”.

**Additional Resources:** Resume & Cover Letter Samples and Templates to Ease Process of Proper and ATS (Applicant Tracking System) Friendly Resume Development.

## **7. INTERVIEWING TECHNIQUES & NEGOTIATIONS**

**Outcomes:** Review the Most Asked Questions During Interviews and Develop Answers which Allow Participants to Expound on How They Possess the Skills Necessary to Fill the Job. Boot Camp Participants Will Experience a Higher Level of Comfort During an Interview or While Attending a Job Fair/Networking Event. Discussion on Strategies for Negotiating Compensation, Contract Work, Relocation, Remote and Other Offer Particulars.

**Additional Resources:** Mock Interview Practice Run During Class

## **8. MOCK INTERVIEWING**

**Outcome:** Mock Interview Event – This Allows Participants an Opportunity to Immerse Themselves in Full Interview Mode. It will Identify Their Strengths and Weaknesses and Prepare Them for the Real Deal.

**Additional Resources:** This is an Opportunity to Invite Local Businesses to Participate in a Virtual Event Where They May Identify Candidates for Their Company’s Openings. This Event Instills Community-Centricity and Promotes Hiring Local on Long Island.

## **9. WHAT IF YOU DIDN’T GET THE JOB?**

**Outcome:** Ability to Identify Reasons That May Have Prevented Employment Attainment and Instills the Motivation to Continue Search.

**Additional Resources:** “For Every NO” Class

## **SPECIAL ELECTIVE EVENT SESSIONS**

LinkedIn Live Class (via Zoom) – \*Included

AI Tools & Utilization Class (via Zoom) – \*Included

**PROGRAM EXPENSES:**

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

**Each Program Also Includes:**

**ECNY ALUMNI STATUS:** This Includes Lifetime Membership (by invitation only) to Exclusive ECNY Job Search Boot Camp® LinkedIn Groups, Various Training Sessions and Speaker Events for Maximum Exposure to Job Opportunities to Support Participant Efforts, Discuss Experiences During Their Search, and Maintain Momentum. Speakers Have Included: Northwell Health, Curtiss Wright, Jovia, PSEG, Corporate Hiring Solutions, Among Others.

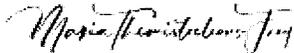
\*All Materials Will Be Provided Through Our Website via New Weekly Password

\*All Job Search Boot Camp Classes Will be Held via the ECNY, Corp. Zoom Account

\*Each Program May Include Up To 50 Participants

Thank You for Your Consideration!

Yours in Success,



Maria Themistocleous-Frey  
CEO, Executive Consultants of New York, Corp.

TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY  
AGENDA ITEMS FOR MAY 13, 2025

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**AGENDA ITEM #4**

**TYPE OF RESOLUTION: AUTHORIZING RESOLUTION:  
CHOCOLATE WORKS, LLC**

Chocolate Works, LLC

Date: May 13, 2025

At a meeting of the Town of Islip Industrial Development Agency (the “**Agency**”), held at 40 Nassau Avenue, Islip, New York 11751 on the 13th day of May 2025 the following members of the Agency were:

Present : Angie Carpenter

Absent : Jorge Guadron

Also Present: James O’Connor, John Lorenzo, Michael McElwee

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 (B9 2100 Pacific Owner LLC/5<sup>th</sup> Avenue Chocolatier, LLC 2025 Facility) and the leasing and subleasing of the facility.

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

Voting Aye

Voting Nay

Angie Carpenter

James O’Connor

John Lorenzo

Michael McElwee

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION TOWARD APPOINTING B9 2100 PACIFIC OWNER LLC A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF B9 2100 PACIFIC OWNER LLC AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING AND 5<sup>TH</sup> AVENUE CHOCOLATIERE, LLC, A NEW YORK LIMITED LIABILITY COMPANY, ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF 5<sup>TH</sup> AVENUE CHOCOLATIERE, LLC AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING, AS AGENT(S) OF THE AGENCY FOR THE PURPOSE OF ACQUIRING, 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, B9 2100 Pacific Owner 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 B9 2100 Pacific Owner LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Company**”) and 5<sup>th</sup> Avenue Chocolatiere, 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 5<sup>th</sup> Avenue Chocolatiere, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Sublessee**”), have applied to the Town of Islip Industrial Development Agency (the “**Agency**”), to enter into a transaction in which the Agency will assist in (a) the acquisition of an approximately 7.10 acre parcel of land located at 2100 Pacific St., Hauppauge, New York 11788 (more particularly described as tax map numbers 0500-039.00-02.00-029.002) (the “**Land**”), the renovations of an approximately 40,000 square foot building located on the Land (the “**Improvements**”), and the acquisition and installation therein of certain equipment and personal property, not part of the Equipment (as defined below) (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 therein 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 the manufacturing and distribution of chocolate (the “**Project**”); and

WHEREAS, the Agency, by resolution duly adopted on April 8, 2025 (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 May 1, 2025, 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 May 1, 2025 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 Company will sub-sublease the Company Facility to the Sublessee pursuant to a sublease agreement, dated a date not yet determined (the “**Sublease Agreement**”), between the Company and the Sublessee; 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 May 1, 2025 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 May 1, 2025, 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, the Agency contemplates that it will provide financial assistance to the Company and the Sublessee consistent with the policies of the Agency, in the form of (i) exemptions from sales and use taxes in an amount not to exceed \$172,500, in connection with the purchase or lease of equipment, building materials, services or other personal property with

respect to the Facility, and (ii) 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 and maintain (by preserving and retaining current jobs) approximately two hundred fifty (250) full-time equivalent employees (total) within the second 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, 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 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; 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.

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, and (vii) execute and deliver the Agency Compliance Agreement.

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 hereby authorizes and approves the following economic benefits to be granted to the Company in connection with the acquisition, renovation and equipping of the Facility in the form of (i) exemptions from sales and use taxes in an amount not to exceed \$172,500, in connection with the purchase or lease of equipment, building materials, services or other personal property with respect to the Facility, and (ii) abatement of real property taxes (as set forth in the PILOT Schedule attached as Exhibit A hereof), consistent with the policies of the Agency.

Section 6. 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 \$172,500, 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 7. 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 8. The form and substance of the Company Lease, the Lease Agreement, the Equipment Lease Agreement, and the Agency Compliance Agreement, (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 9. 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, and the Agency Compliance Agreement, 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 10. 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 11. 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 12. This resolution shall take effect immediately.



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), Hauppauge School District, Suffolk County and Appropriate Special Districts

Address – 2100 Pacific Street, Hauppauge  
Suffolk County, New York 11788

SCTM No: 0500-039.00-02.00-029.002

Normal Tax Due = Those payments for taxes and assessments, other than special ad valorem levies, special assessments and service charges against real property located in the Town of Islip, Hauppauge School District, Suffolk County and Appropriate Special Districts (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.

Formula: 12-year abatement starting at 40% of assessed value decreasing 5% annually.

Year

1	100% normal tax on 40% of the full assessed value
2	100% normal tax on 45% of the full assessed value
3	100% normal tax on 50% of the full assessed value
4	100% normal tax on 55% of the full assessed value
5	100% normal tax on 60% of the full assessed value
6	100% normal tax on 65% of the full assessed value
7	100% normal tax on 70% of the full assessed value
8	100% normal tax on 75% of the full assessed value
9	100% normal tax on 80% of the full assessed value
10	100% normal tax on 85% of the full assessed value
11	100% normal tax on 90% of the full assessed value
12	100% normal tax on 95% of the full assessed value
13 and beyond	100% normal tax on the full assessed value

**TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY  
AGENDA ITEMS FOR MAY 13, 2025**

**AGENDA ITEM #5**

**TYPE OF RESOLUTION: AUTHORIZING  
RESOLUTION: THE MACARTHUR BUSINESS  
ALLIANCE**

The MacArthur Business Alliance

Date: May 13, 2025

At a meeting of the Town of Islip Industrial Development Agency (the “**Agency**”), held at Islip Town Hall, 655 Main Street, Islip, New York on the 13th day of May 2025, the following members of the Agency were:

Present: Chairwoman, Angie Carpenter

Absent: Jorge Guadron

Also Present: James O’Connor, John Lorenzo, Michael McElwee

After the meeting had been duly called to order, the Chairwoman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to the authorization of the procurement, in conjunction with the MacArthur Business Alliance, and funding of the costs of the preparation of an economic impact analysis of the business district located within the surrounding area of the MacArthur Airport.

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

Voting Aye

Voting Nay

Angie Carpenter

James O’Connor

John Lorenzo

Michael McElwee

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION TOWARD (I) AUTHORIZATION OF THE PROCUREMENT, IN CONJUNCTION WITH THE MACARTHUR BUSINESS ALLIANCE, AND FUNDING OF THE COSTS OF THE PREPARATION OF AN ECONOMIC IMPACT ANALYSIS OF THE BUSINESS DISTRICT LOCATED WITHIN THE SURROUNDING AREA OF THE MACARTHUR AIRPORT, (II) DEDICATING AND CONTRIBUTING AGENCY FUNDS IN CONNECTION THEREWITH AND (III) MAKING OTHER DETERMINATIONS IN CONNECTION THEREWITH.

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 (collectively, the “**Act**”), the Town of Islip Industrial Development Agency (the “**Agency**”) was created with the authority and power, among other things, to promote, develop, encourage and assist in the acquisition, construction, improvement, maintenance, equipping and furnishing of certain industrial, manufacturing, warehousing, commercial, research, and recreation facilities as authorized by the Act in order to promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of the Town of Islip, New York and of the State of New York and to improve their standard of living; and

WHEREAS, The MacArthur Business Alliance is a nonprofit organization dedicated to uniting and supporting businesses, other nonprofits, professionals, and the broader community surrounding Long Island MacArthur Airport – better known as “The MacArthur Hub” – through advocacy, networking, and collaborative efforts. The MacArthur Business Alliance represents the interests of business, commerce, industry, not-for-profits and professionals in Suffolk County, including in the Town of Islip (the “**Town**”);

WHEREAS, The MacArthur Business Alliance is seeking financial assistance from the Agency in connection with the procurement and funding of the costs of the preparation of an economic impact analysis of the MacArthur Hub (“Impact Analysis”);

WHEREAS, The MacArthur Business Alliance has taken preliminary steps in defining the scope of and procuring the Impact Analysis, for The MacArthur Hub all as set forth on **Exhibit A**, hereto;

WHEREAS, the Agency determined that The MacArthur Business Alliance’s efforts as well as the Town’s long standing efforts with respect to the potential revitalization of The

McArthur Hub, are consistent with the Agency's purposes of promoting the health and economic wellbeing of the residents of the Town, enhancing employment in the Town and preventing economic deterioration in the Town;

WHEREAS, subject to the Conditions (as defined in Section 1 of this resolution), the Agency also determines that the procurement and funding of the costs of the preparation of the Impact Analysis is consistent with the Agency's purposes;

WHEREAS, in furtherance of the Agency's purposes and in the interest of advancing the prospects of The MacArthur Hub and assisting and cooperating with The MacArthur Business Alliance as well as furthering the Town's interests and participation in the potential revitalization of The MacArthur Hub, the Agency desires to dedicate and contribute Agency funds, by funding up to but not exceeding Twenty-Five Thousand and XX/100 (\$25,000.00) Dollars from the funds of the Agency, for the purpose of procuring the Impact Analysis subject to the (as defined in Section 1 of this resolution); and

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. The approvals contained in this resolution are expressly subject to the following conditions (collectively, the "Conditions"):

- a. The MacArthur Business Alliance must provide receipts showing that all moneys provided from the funds of the Agency were applied to the payment of the costs of the preparation of the Impact Analysis.
- b. The MacArthur Business Alliance must agree to fund all amounts necessary to complete the Impact Analysis over and beyond the moneys provided from the funds of the Agency.
- c. Prior to the finalization of the Impact Analysis, The MacArthur Business Alliance and / or the drafting consultant must provide the Agency with a copy of a draft of the Impact Analysis for the Agency's review and comment.
- d. The final version of the Impact Analysis must be delivered to the Agency and include the logo of the Agency on the cover page of the Impact Analysis.

Section 2. The Agency determines that the requested action is a Type II Action pursuant to SEQRA involving "continuing agency administration" which does not involve "new programs or major reordering of priorities that may affect the environment" (6 NYCRR §617.5(c)(26)) and therefore no further SEQRA review is required.

Section 3. The Agency hereby determines that the Agency has fully complied with the requirements of the Act, SEQRA and all other applicable laws that relate to the requested authorization of financial assistance.

Section 4. The Agency is hereby authorized to (i) cooperate with The MacArthur Business Alliance in the procurement of the Impact Analysis and (ii) upon satisfaction of each of the Conditions, dedicate and contribute the sum of up to but not to exceed Twenty-Five Thousand and XX/100 (\$25,000.00) Dollars from the funds of the Agency, to be used to fund the costs of procuring the Impact Analysis. The Chairwoman or the Executive Director or the Deputy Executive Director are hereby authorized to deposit such funds at the direction of The MacArthur Business Alliance upon satisfaction of each of the Conditions.

Section 5. The Agency is hereby authorized to do all things necessary or appropriate for the accomplishment of the purposes of this resolution, and all acts heretofore taken by the Agency are hereby approved, ratified and confirmed.

Section 6. This Resolution shall take effect immediately.



**EXHIBIT A**