

ECONOMIC DEVELOPMENT COMMITTEE
OF THE
SUFFOLK COUNTY LEGISLATURE
MINUTES

A meeting of the Economic Development Committee of the Suffolk County Legislature was held in the Rose Y. Caracappa Legislative Auditorium of the William H. Rogers Legislature Building, 725 Veterans Memorial Highway, Smithtown, New York on June 15, 2016.

MEMBERS PRESENT:

Leg. William J. Lindsay III, Chairperson
Leg. Steven H. Stern, Vice Chair
Leg. Kara Hahn
Leg. Kevin McCaffrey
Leg. Robert Trotta

ALSO IN ATTENDANCE:

George M. Nolan, Counsel to the Legislature
Sarah Simpson, Assistant Counsel/Legislature
Amy Ellis, Chief Deputy Clerk/Legislature
Robert Lipp, Director/Budget Review Office
Deborah Harris, Aide to Leg. Stern
Zachary Baum, Aide to Leg. Hahn
Louis Bekofsky, Chief Deputy/Economic Development & Planning
Diana Cherryholmes, Economic Development
Katie Horst, County Executive's Office
Tony Ceglie, Manager/Grabeski Airport
Robert Braun, Deputy Bureau Chief/County Attorney's Office
Ben Zwirn, Suffolk Community College
Jim Morgo, Suffolk Community College
And all other interested parties

MINUTES TAKEN BY:

Diana Flesher, Court Stenographer

THE MEETING WAS CALLED TO ORDER AT 2:02 PM

CHAIRPERSON LINDSAY:

Good afternoon. Welcome to the Economic Development Committee meeting. If we could all please rise for the Pledge of Allegiance led by Legislator Trotta.

SALUTATION

Good afternoon, everyone. Madam Clerk, do we have any public comment cards?

MS. ELLIS:

No, we do not.

CHAIRPERSON LINDSAY:

Okay, anyone from the public that would like to speak during the Public Portion, please come forward. Not seeing anyone, we'll close the Public Portion and move onto the agenda.

TABLED RESOLUTIONS

We'll go right into Table Resolutions starting with **1391, Appointing Alan Inkles to the Suffolk County Motion Picture/Television Film Commission. (Co. Exec.)** Mr. Inkles, are you here today? No, he's not. Okay, so I will make a motion to table; second by Legislator Trotta. All those in favor? Opposed? Abstentions? Motion's tabled. **(VOTE: 4-0-0-1. LEGISLATOR STERN NOT PRESENT)**

Tabled Resolution 1398, Authorizing Suffolk County to enter into a Memorandum of Understanding with the New York State Department of Environmental Conservation and Suffolk County Landbank Corporation. (Co. Exec.) Good afternoon, Kate.

MS. HORST:

Good afternoon. If you could continue to table this for us, we're still working out some language issues.

CHAIRPERSON LINDSAY:

Okay. I'll make a motion to table.

LEG. TROTТА:

Second.

CHAIRPERSON LINDSAY:

Second by Legislator McCaffrey. All those in favor? Opposed? Abstentions? The motion's tabled. **(VOTE: 4-0-0-1. LEGISLATOR STERN NOT PRESENT)**

INTRODUCTORY RESOLUTIONS

Introductory Resolution 1507, Authorizing the 2016 emerging Film Festival Funding. (Co. Exec.) I'll make a motion to approve; second by Legislator Hahn. If we can have maybe the folks from the Film Commission come forward. Hi, how are you?

MS. CHERRYHOLMES:

Good afternoon. I'm Diana Cherryholmes.

CHAIRPERSON LINDSAY:

Hi, Diana. If you could just tell us a little bit about the film festival, how much the funding is, where it's coming from.

MS. CHERRYHOLMES:

The film festival funding for this grant opportunity, it is a competitive grant opportunity. It's \$20,000 and it comes from the Hotel/Motel tax under film promotion.

CHAIRPERSON LINDSAY:

And where is the film festival going to take place?

MS. CHERRYHOLMES:

There are multiple. There's five of them, five different film activities that will be going on throughout the County: Sag Harbor, Westhampton Beach and Port Jefferson.

CHAIRPERSON LINDSAY:

Okay. Any questions by anybody on the Committee? Okay. Thank you. So we have a motion; we have a second. All those in favor? Opposed? Abstentions? Motion carries. **(VOTE: 4-0-0-1. LEGISLATOR STERN NOT PRESENT)**

Introductory Resolution 1576, Approving and authorizing a contract for a Military Sustainability Marketing Plan to support base advocacy and outreach efforts against future Base Realignment and Closure (BRAC). (Co. Exec.) Katie, maybe if you can come forward and give us a little bit information on this before we make a motion of discussion. Hey, Tony.

MR. CEGLIO:

Hi, Tony Ceglie, the Airport Manager at Gabreski Airport. The 106th Rescue Wing is a tenant out at Gabreski Airport. Every ten years or so the federal government goes through what they call a BRAC process, base relocation and consolidation. A few years ago the department applied for a grant, a New York State Empire State Development Grant to study, I guess, why, the 106th Rescue Wing should remain out at Gabreski Airport. Back in 2005 the last time we went through a BRAC, the 106th wound up very low on the list so we want to be prepared for the next round, which is possibly coming up shortly.

CHAIRPERSON LINDSAY:

Do they schedule those on a regular basis? Or it just happens --

MR. CEGLIO:

It depends on -- I guess it depends on what Congress is thinking at the time. Our latest information is it may occur in 2017 or 2019, but it all depends on congress.

CHAIRPERSON LINDSAY:

Okay. Does anybody have any questions for Tony? Sure.

LEG. McCAFFREY:

Tony, this is an RFP. Can you tell us about the process.

MR. CEGLIO:

Yes. The RFP was issued -- let me just get the date -- March 10th. It was sent out to 29 companies through the Department of Public Works Purchasing Department. Thirty-four companies logged into the website to view the RFP. Unfortunately we only had one response, one respondent. {Sanna Madison} was vetted by the review committee and selected. The total price of the

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marketing plan is -- let's get the exact number here for you -- \$63,386; 50% of that is funded through state grant.

LEG. McCAFFREY:

Okay. Thank you.

CHAIRPERSON LINDSAY:

Thanks, Tony. Madam Clerk, we don't have a motion yet, do we?

MS. ELLIS:

Correct.

CHAIRPERSON LINDSAY:

I'll make a motion to approve. Need a second. Legislator Hahn. All those in favor? Opposed? Abstentions? The motion carries. **(VOTE: 4-0-0-1. LEGISLATOR STERN NOT PRESENT)**

Introductory Resolution 1577, Accepting and appropriating 80% Federal grant funds from the New York Metropolitan Transportation Council (NYMTC) in the amount of \$100,190.40 for the "Bus Rapid Transit Design Standards Study" administered by the Suffolk County Department of Economic Development and Planning and to execute grant related agreements. (Co. Exec.). I'll make a motion to approve.

LEG. HAHN:

Second.

CHAIRPERSON LINDSAY:

Second by Legislator Hahn. Any questions or discussion on this? Not seeing any questions, I'll call the vote. All those in favor? Opposed? Abstentions? Motion carries. **(VOTE: 4-0-0-1. LEGISLATOR STERN NOT PRESENT)**

Introductory Resolution 1578, Accepting and appropriating 80% Federal grant funds from the New York Metropolitan Transportation Council (NYMTC) in the amount of \$300,278.40 for the "Ronkonkoma Railroad Station/Long Island Macarthur Airport Plane-to-Train Connectivity Study" administered by the Suffolk County Department of Economic Development and Planning and to execute grant related agreements. (Co. Exec.)

LEG. HAHN:

Motion.

CHAIRPERSON LINDSAY:

Same -- motion by Legislator Hahn. I'll second it. All those in favor? Opposed? Abstentions? Motion carries. **(VOTE: 4-0-0-1. LEGISLATOR STERN NOT PRESENT)**

Introductory Resolution 1579 (Resolution No. -2016), Authorizing the County Executive to enter into a Start-Up NY affiliation agreement with Suffolk (County) Community College for the purpose of including County owned land, located adjacent to the Ammerman Campus (Selden), in the college's Start-Up NY Campus Plan for designation as a tax-free New York area. (Co. Exec.) I'll make a motion to approve.

LEG. HAHN:

Second.

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CHAIRPERSON LINDSAY:

Second by Legislator Hahn. All those in favor?

LEG. McCAFFREY:

On the motion. Can we get some more information about this?

CHAIRPERSON LINDSAY:

Sure. We have Ben Zwirn from the College. Good afternoon, Ben. Thanks for coming in.

MR. ZWIRN:

My pleasure, Mr. Chairman. This resolution would give the County Executive the authority to negotiate with the College for a -- to have access to the property that's adjacent to the Selden Campus. There's a property 60, 70 acres that's vacant land. It's not parkland. It's just vacant land adjacent to the Selden Campus.

The College has an application pending with Start-Up New York in New York State. Our main problem is that we had no real space on campus that we could accommodate potentially a new business to come in. So we worked with the County to find a couple of locations that would qualify for Start-Up New York, but we have to have this affiliation agreement to make that work. One is in the Selden Campus, which is this before you. Another one that will come before at some later date will for Wyandanch. And then on the Brentwood Campus, the Grant Campus, the College did find some vacant land near Wicks Road, which is part of our proposal.

But we need this affiliation agreement to be able to get access to that property to be able to have a Start-Up New York applicant to be approved. Right now we don't have anybody pending. There is a long drawn out process. Once a company is identified, the state will weigh in on it. The Start-Up New York Program has gotten a lot of fanfare over the last couple of years. It was the Governor's, one of his key proponents of this process to try to create jobs in New York State. Originally it was just for Upstate New York. But the Downstate legislators said, look, if it's going to be okay for Upstate, we want -- excuse me -- a piece of it down in Long Island and in the New York City area, which they agreed to do.

I'd also add that Vice Chair of the College Board of Trustee Jim Morgo is here. He's the Economic Development liaison and also chair of the finance committee of the College. He's also here. He can answer any questions if you have for him. This is a very preliminary step, but it's one that we have to get started in order for us to proceed with the program, to have any hope of perhaps getting something to be built on the property in Selden.

The community will be well apprised of anything. Nothing will go in. We've worked with Legislator Muratore who's the -- the property that lies within his district and we work closely with him; I think Councilman LaValle from Brookhaven, which this covers his area as well. And we want to be good neighbors and we won't do anything -- these start-up companies usually create a couple of jobs in the beginning. They get enormous tax benefits from it. And the idea is to have a nexus with the College for internships and perhaps have faculty members working on some of the projects. For New York Downstate applicants, it has to be high tech. That's the only businesses that will be considered to be approved by New York.

LEG. McCAFFREY:

Again --

CHAIRPERSON LINDSAY:

Legislator McCaffrey.

LEG. McCAFFREY:

Yeah, so, you know, we had had a lot of these discussions about Start-Up New York Program in general, a lot of opposition because this is something that's completely funded by us. It's a -- one of the -- I won't say an unfunded mandate because we don't have to do it, but it's one of those things, hey, it's a great idea, *but you have to pay for it*. What are we looking at in terms of the County's commitment in terms of dollars for this project for starters? You just asked us today to enter into an agreement to -- an affiliation agreement. Is that an agreement to purchase that land?

MR. ZWIRN:

No, the land will be controlled by the County at all times. It just would be -- give us an opportunity to have access to that land for a start-up company. There could be no cost at all to the County with any of this. I mean a start-up company can come in and, you know, their investment may be rather small because being a start-up company, they're not usually dealing with a large amount of capital. So there could be no cost whatsoever. They may need some help from the IDA, Suffolk County IDA, to get a low interest loan to build something on the site. So there does not have to be any cost to the County going forward. We don't know.

LEG. McCAFFREY:

So we are going to supply the land, right?

MR. ZWIRN:

Yes, because the College didn't have land initially. We looked for the Selden property. And the County also said that in the Wyandanch Rising Project they had plans to build the building that could also have space that could be available. And New York State has to approve all this. They haven't yet. We're in the final states of their approval process, but they have to approve it as well.

LEG. McCAFFREY:

But there is a cost. I mean, we own this land now. And so if we were not to give it away -- we're basically giving this land up to a start-up company; we'd be giving it away.

MR. ZWIRN:

No, the company wouldn't own the -- wouldn't own the property. But they would have a lease on the property. The property would not be sold. The property would be owned by the County. The property presently doesn't have any tax benefits to the community at all. It's --

LEG. McCAFFREY:

Unless we sold it.

MR. ZWIRN:

-- owned by the County.

LEG. McCAFFREY:

Unless we sold it.

MR. ZWIRN:

Unless it's in private sector, then there would be taxes. But the Start-Up New York Program is to allow companies to, you know, have an incubate-type of period where they don't pay any tax -- any payroll taxes, any property taxes. But the fact that they're going on college campuses, they're not paying taxes anyway.

LEG. McCAFFREY:

I understand that. But what about the -- so the next step would be to build a building; correct?

MR. ZWIRN:

Yes.

LEG. McCAFFREY:

And how does -- what happens with that? Is that something that they pay for entirely themselves or --

MR. ZWIRN:

It depends. I think it can be. They may go out and get low-cost financing. They may work with Suffolk County IDA, in this area, the Brookhaven IDA to come up with funding to build something. Presumably it's not going to be huge what they're going to be building, but just to get started. I mean some of these incubators are started in classrooms, but we just don't have the space on the Selden Campus to allow anybody to do that.

CHAIRPERSON LINDSAY:

And, Ben, if I could jump in, I think it's important to note in some other parts of the state they've actually entered into private/public partnerships and had private developers come in, pay to build a building; you know, the college or university would supply the land and then they would build these incubators and they become the landlord of the building basically.

LEG. McCAFFREY:

So we wouldn't be finance -- we're giving them the land. And first of all, we don't have anybody that's interested in this right now, correct?

MR. ZWIRN:

There may be a company or two that has expressed interest down here, but it's a very strict program to get into. So a number of companies that I've dealt with just didn't qualify. Very early on I was able to tell them "you're not a high tech company, you're not going to qualify under Start-Up New York."

CHAIRPERSON LINDSAY:

And it's also a cart before the horse situation. You have to have -- they have to have a place to go before you can really get anyone who's interested.

LEG. McCAFFREY:

That's why I was asking, we don't have anybody that's interested or some people are interested, but a real candidate.

MR. ZWIRN:

Once the College's plan is approved by Start-Up New York, I think we're going to get a lot of interest. But before we get approved, you know, our application process is going on its second year now. So going through all the hoops that we have to jump through, but once that -- we are in the program, we go on the state website as being a member of the program and we will get support from the state looking for -- who are getting inquiries from companies.

CHAIRPERSON LINDSAY:

Yeah, and I think it's important to know it as a reference -- point of reference, Stony Brook has their incubator on campus and there's no space available. They have 250 people, companies, potential companies waiting to try to move in there. So I think it's one of those situations of once the land is designated and we figure out how to construct something there, whether it's through taxpayer -- whether it's through county funds or private partnership of some sort, I don't think attracting --

LEG. McCAFFREY:

Right. But that's a real discussion that we've had before previously on these programs, is that the County's going to be subsidizing another business come in, albeit maybe a start-up or whatever, and this is a state program. And now we're saying we're going to use county resources, which we already are, we own that property, we can sell it and use it to pay back a deficit or whatever and pay down a deficit. So it is -- we are making an outlay of capital money already. Giving this over to somebody, the lease would be probably a zero lease, right? We wouldn't be charging them for the use of the property.

MR. ZWIRN:

It would be nominal.

LEG. McCAFFREY:

It would be nominal at best. And then we have a potential for having to make further commitments because we decided moving down this road, because we got this application in here, to finance the construction of this building for somebody that's already getting a tax break in terms of not having to pay taxes for ten years, reduced taxes for their employees, etcetera. So, I mean, is that -- where it could be going?

MR. ZWIRN:

Any capital expenditures that this Legislature makes with respect to Start-Up New York or anything has to come back before the Legislature for a supermajority vote. I mean you gotta have 12 votes to approve it. So if we come up with something that's outlandish or farfetched, there'll be plenty of time for debate and disagreement or agreement. I think each program would be -- each applicant will be judged on its merits and each resolution will be judged on its merits and you'll have plenty of time and we'll all be back here. Anything that's done today just moves our process forward a little bit so that we can try to get into the program with some land that would be available for anybody who wants to come into this Start-Up New York Program.

LEG. McCAFFREY:

How many acres is it, Ben?

MR. ZWIRN:

It's close to 70, but I think it's -- actually it's about 63 acres. And, again, it's not designated parkland. It's -- there was talk about selling it during the last administration and there was a lot of opposition by the Legislator who represented that area about having it sold. And we understand. I mean, it could have tremendous -- develop that property to its full maximum, you would have a tremendous impact on the local community. And that's not the College's intent. We have been good neighbors with the people in the Selden community. They've been great to us. And the last thing we're ever going to do is try to upset them. This will be a very transparent process. It has to go through a committee at the College; the Board of Trustees of the College will review it; and finally the President will have the final say as to any applicant being approved.

LEG. McCAFFREY:

Okay. Thank you.

CHAIRPERSON LINDSAY:

Legislator Stern.

LEG. STERN:

Yeah, thank you. So I just want to be clear: This is -- it's county-owned property but technically not college property.

MR. ZWIRN:

That's correct.

LEG. STERN:

Okay. And 70 acres but your -- you suggest that 63 is unusable?

MR. ZWIRN:

Yeah. But it's -- it's in that area; between 63 and 70 acres.

LEG. STERN:

So if there's a company that is interested and their needs are relatively small --

MR. ZWIRN:

Right.

LEG. STERN:

-- and there are 63 acres to be able to utilize here, what would be the vision, then? Would it be some kind of a small infrastructure need for that one particular company that might be on an acre and then we have 62 to go? Or is the vision to provide for a larger area that could be used for growth, maybe other companies coming in in the future, how is that work going forward? I'm sure it's case by case, facts and circumstances --

MR. ZWIRN:

It's by case. And we anticipate is that they'll be something small in the beginning, right adjacent to the College, I mean to a parcel that backs up to one of our parking lots right now. So the impact will be very marginal. You used the same infrastructure roadways that we have on the College now. But hopefully, you know, as an incubator, it'll grow and we'll have an opportunity to expand. And, again, every -- every time we expand, we go before the community, this will be a very transparent process. And we think -- look, we're trying to -- it's a way for our students to get some internships, faculty members to use some of their skills and to bring economic development to Suffolk County to create jobs.

They're doing it Upstate; Downstate, because the cost of living is much higher, this is particularly attractive for people because the employees will get a ten-year benefit as well. And certainly if we can get somebody here for ten years, we want to keep them. So we want to make it attractive to them. But this particular property just happened to be adjacent to the College. It will fit with the Start-Up New York Program. The state has said we'll accept it, but we need this agreement to be able to move forward.

LEG. STERN:

What would be a good example of what's going on elsewhere in the State -- Upstate, for example?

MR. ZWIRN:

Upstate they have more options as to what they can do, because it's so depressed Upstate, they're not restricted just to bio -- to high tech. So there are campuses up there that are doing all sorts of things. But, again, the number of jobs being created are small in the beginning. And hopefully these are things that will grow. Upstate has been more successful because Downstate, again, we're limited to what kinds of companies we can deal with.

LEG. STERN:

All right. Who --

CHAIRPERSON LINDSAY:

Sorry, go ahead, I'm sorry, Legislator Stern.

LEG. STERN:

And when the interest has been identified and when there are specs for what the building needs might be, ultimately then who controls the build process?

MR. ZWIRN:

The College will be the facilitator with respect to this. And then the College is the one that will be doing the vetting on its own and will be in control of the system and for the application process. But they'll be -- it'll be -- we'll be working with the County as a partner in this because the County has the IDA. I mean, they have resources that the College just does not have.

LEG. STERN:

All right. But to be clear, the process would be -- ultimately you would have to come back before this Legislature, whether there are -- there's a bonding issue, whatever it might be, but the process will be handled by the College.

MR. ZWIRN:

Yes. Yeah, the actual process of approval for an applicant will be handled by the College.

LEG. STERN:

And the build as well?

MR. ZWIRN:

Excuse me?

LEG. STERN:

And the build as well, would that be a College process?

MR. ZWIRN:

The College will be involved, yes, absolutely. But, again, as -- we'll have county resources to back it up, which will be very helpful in this case. Because, again, you have a start-up company, it's trying to, you know, get its feet on the ground, it's going to need some help.

LEG. STERN:

A start-up company that would be appropriate and then there would be the structure that would house them, I suppose that it would really be within our discretion, then, as to whether there should be rent charged, whether it would be fair market value rent based on the space and the location that they're taking. Would we also have the authority to grant a company to utilize the space rent-free?

MR. ZWIRN:

I think that we're going to look -- the rent will be nominal. There'll probably be some rent but it's going to be something that a start-up company can afford. If they could afford all -- if they could afford to start up without our help, then they wouldn't need us in the first place.

LEG. STERN:

Right.

MR. ZWIRN:

This is to try to get companies that are really under -- getting on the ground floor in an area that will hopefully create good, clean, high-paying jobs and provide our students with an opportunity to intern and learn and faculty members to be involved in production of high tech whatever. I mean,

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I'm not an IT guy, but there's -- Long Island is well known for, you know, like a mini-Silicon valley, unlike California, but we'd like to get more. And this will be an opportunity. We hope to attract people from all over the country and outside the country as well.

LEG. STERN:

Thank you.

CHAIRPERSON LINDSAY:

Legislator Hahn.

LEG. HAHN:

I had asked the department just to see the map. I know we discussed this location years ago, but it's been a little while. Ben, I know the last time we talked about this, the College was concerned because they might need parking facilities. I know I have personal experience not being able to find parking spaces on the campus and have seen it at its fullest. Whatever happened with all that?

MR. ZWIRN:

Well, one of the things with this particular -- of this campus, if somebody -- if we can get somebody to build, they want to go onto this property, one of the things that we would ask for is to probably extend the parking lots to the location there so we'd be able to use additional parking. Right now parking on the campus is awful because they're repaving all the lots that you guys approve capital funds for. So right now three or four of the lots are all covered with new asphalt so -- and new striping so when the students come back in the fall, full speed, there should be about 500 more spots, which should be helpful.

LEG. TROTТА:

A thousand less students.

MR. ZWIRN:

Well, we don't know. We don't know what the -- it can vary. We may pick up some students from Dowling when you talk about enrollment, but we're anticipating a reduction in enrollment.

LEG. HAHN:

Okay, I'm still trying to orient myself here. So where is Nicolls? Nicolls is this road (referring) all the way on the left?

MR. ZWIRN:

Yes.

LEG. HAHN:

And so --

MR. ZWIRN:

You're looking at three and four.

LEG. HAHN:

They sit along -- what's that road they sit along, three and four?

MR. ZWIRN:

Well, it's College Road and then Mooney Pond Road, but right there that's just a College -- inside the College.

LEG. HAHN:

And behind the blue shaded area three and four, is that like --

MR. ZWIRN:

There's a fire station in the immediate left where it sort of indents where the blue is --

LEG. HAHN:

The cutout?

MR. ZWIRN:

That's the Selden Fire Department.

LEG. HAHN:

But --

MR. ZWIRN:

And then residential.

LEG. HAHN:

It looks like -- are those ATV paths? What is -- what is going on there?

MR. ZWIRN:

Not supposed to be. I don't know.

LEG. TROTТА:

That's exactly what it is.

LEG. HAHN:

There's clearly something going on.

MR. ZWIRN:

Sixth Precinct out there.

LEG. HAHN:

That's our property. It could be walking, but more than likely that looks more sand. It looks like it's really disturbed.

MR. ZWIRN:

Quite remarkable that this property exists today in Suffolk County, in western Suffolk County. I mean, I don't know how it just sort of slipped -- it just -- it was never -- never developed, never made part of the park structure.

CHAIRPERSON LINDSAY:

Any other questions.

LEG. HAHN:

Yeah, I'm working on it. So there are 70 acres. And really we're gonna -- this creates an agreement that could allow all 70 to be developed for a start-up.

MR. ZWIRN:

It would make it available to the College for start-up but --

LEG. HAHN:

But this is -- that's a tremendous -- you know, I don't understand why we wouldn't do it sort of, you know, piece -- you know, divide it up and say, okay, maybe three, you know --

CHAIRPERSON LINDSAY:

Kara, I think -- you know, we're not giving the College the land. We still maintain control of the property.

LEG. HAHN:

Yeah, but I want to understand that.

MR. ZWIRN:

The County owns the property and will continue to own it.

LEG. HAHN:

Right.

MR. ZWIRN:

They're not giving it -- they're not giving it to the College.

LEG. HAHN:

I know, but if somebody builds a building, we're not getting it back in any real time. Like what happens, the building is built on our property.

MR. ZWIRN:

At the end of the lease period, yes.

CHAIRPERSON LINDSAY:

Yeah, the County would own the property, would own whatever's being constructed on it. It's not -- just because it's under the control of the College, doesn't mean the College --

LEG. HAHN:

Who has control over the site planning? The town zoning, will they have any input? I was told that they would have -- you know, this would have to adhere to the town zoning.

MR. ZWIRN:

Absolutely. I mean, there's nothing in the nefarious here. We want to make sure this thing is done -- built correctly. We're talking about start-up companies. So this is -- you're not going to get a company with 500 employees coming in and need to develop this entire site. I mean that would be interesting but that's not likely.

LEG. HAHN:

No.

MR. ZWIRN:

That's not likely.

LEG. HAHN:

No, I wasn't suggesting one --

MR. ZWIRN:

Or several.

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LEG. HAHN:

I mean, I get it. Clearly we want to grow and have lots of companies come in and need this. But, you know, just not -- and then, you know, having a scope that could be that big is somewhat concerning from an environmental standpoint.

MR. ZWIRN:

Well, there's --

LEG. HAHN:

And, like, will it go through CEQ? Will the site plans go through CEQ -- our CEQ, you know, at the --

CHAIRPERSON LINDSAY:

It's the same as any other construction that we would be doing. There's nothing --

MR. ZWIRN:

There's a sewer district there as well that could be tied into it. This is an area that is already sewered. And the College itself has a sewer plan that could be accessed. It has to be upgraded for this but it's there and it can be used. So it's not like we're going to put in, you know, septic tanks here. There would be access to a sewer district so that that would be helpful for environmental concerns.

LEG. HAHN:

Okay, I'm Chair of the Environment Committee. I have to ask the environmental questions here. This is a lot of -- this is wooded. I mean, clearly they took these pictures in the wintertime, right, so that's 70 acres of wooded land that, you know, yes has ATV riders going through it; probably has some bikers and walkers going through it. It's being used as a park per se sort of. You know, there certainly -- we would want these start-up companies to start up. There's no question, but I just want to understand that this'll go through regular channels. It won't become like an entity of the state that gets to bypass all local oversight; correct?

MR. ZWIRN:

No, no. And not only that we want this to be -- we want the community to embrace this. The College is not looking to bring something in here because -- for the College it's going to be internships and maybe some professors working on things. So the benefit is not going to be so astronomical in the beginning that, you know, we're going to try to push something through. We want the community, which has embraced the College, you know, they love us as a neighbor. We love the community. They've been very supportive. They come to our events. And, again, that's -- our mission is to try to, you know, if we can use our resources to increase economic development in Suffolk County and this is one way to do it with clean, good jobs, then we're in.

LEG. HAHN:

But each -- each approval will come back to us, like, each -- like any build, any time --

MR. ZWIRN:

Each application that we get will go through the colleges, but we can bring it back to the Legislature. We don't have a problem with that.

LEG. HAHN:

No, I want to understand -- I was told it would be required, that if you're going to build something on --

MR. ZWIRN:

Any capital --

LEG. HAHN:

Even if it's private money that's used, let's say, I don't know how that would happen, but it certainly wouldn't be the start-up doing it, but I just want to know that anything that gets built on this, we get to approve.

MR. ZWIRN:

If it got private financing, it's possible.

LEG. HAHN:

Can Bob -- Bob Braun, can you answer that question? Like nothing can be built here without coming back to us?

CHAIRPERSON LINDSAY:

We would have to do a lease agreement with whoever was building on the property.

MR. BRAUN:

The affiliation agreement, which is what's before you is, just says that the College can treat this as college land for purposes of qualifying for space for Start-Up New York. Anything to be -- to be built later would have to follow regular channels. First, the application from the start-up would have to be vetted by the College, go through that whole process. Then if there were building permits and things to be issued, they would go through ordinary town approvals, zoning, building department in the town and so forth.

Any expense by the County, obviously, if the County was going to be asked to commit capital improvements to the property, would come back before the Legislature. I'm not certain that privately-built construction on leased land that a start-up would lease from this project would necessarily have to come before the County because it would be the use of the land that's already affiliated to the program. So I don't think -- if you're asking whether because it's this Start-Up New York Program that the county has, or the Legislature has additional oversight in what's built there, I'm not so sure that that's the case.

LEG. HAHN:

Yeah. No, I want to know that it would go before CEQ.

MR. BRAUN:

Well, sure.

LEG. HAHN:

You know, it's real important.

MR. BRAUN:

All the environmental approvals that anybody else building on private land would have to go through -- they would have to go through, certainly.

MR. ZWIRN:

And I assume building and certificate occupancy issues --

LEG. HAHN:

Particularly because this is county land, that it would have to go -- anything built on county land, even though it's not our expenditure, I would hope would have to go before CEQ.

MR. BRAUN:

I'm not certain I know the answer to that.

CHAIRPERSON LINDSAY:

Bob, let me just jump in because we're just reviewing the language in there. And if I could, I'll read right from the legislation. Yeah, for the agreement all leases, licenses, permits and the like for all or part of the premise with businesses that are under consideration by the College and the Commissioner for participation in the Start-Up New York Program under the plan shall be subject to approval of the County and the College. So it would have to come back to us before they can do anything.

LEG. HAHN:

Okay. Thank you.

CHAIRPERSON LINDSAY:

Legislator Trotta, do you have a question? Okay. We lost Legislator McCaffrey. I'm gonna call the vote. You want to grab him? Kevin, if you there, we're going to call the vote. One other thing I think it's important to note, too, and Ben can correct me if I'm wrong on this, but this was -- originally when this program was rolled out, it was really rolled out as a benefit to Upstate communities and western New York, that we had to fight on a local level to get access to this program because we viewed it as a job creation program that would continue to drive jobs in the Start-Up industries in Upstate New York region. And we wanted to have that benefit here as well.

MR. ZWIRN:

That's absolutely correct.

CHAIRPERSON LINDSAY:

So when I've heard some of my colleagues call it an unfunded state mandate, it's really not. It's a benefit that we fought to get.

We have a motion and a second?

MS. ELLIS:

That's correct.

CHAIRPERSON LINDSAY:

Okay. We'll call the vote. All those in favor? Opposed? Abstentions? Motion carries. **(VOTE: 5-0-0-0)**

MR. ZWIRN:

Thank you.

CHAIRPERSON LINDSAY:

Not having any other business on the agenda, we are adjourned. Thank you.

**THE MEETING CONCLUDED AT 2:36 PM
{ } DENOTES SPELLED PHONETICALLY**