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**ECONOMIC DEVELOPMENT COMMITTEE**  
**OF THE**  
**SUFFOLK COUNTY LEGISLATURE**  
**MINUTES**

A regular 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 Wednesday, April 19, 2017, at 2:00 p.m.

**MEMBERS PRESENT:**

**Legislator William J. Lindsay III, Chairperson**  
Legislator Steve Stern, Vice Chair  
Legislator Kara Hahn  
Legislator Robert Trotta  
Legislator Kevin J. McCaffrey

**ALSO IN ATTENDANCE:**

George M. Nolan, Counsel to the Legislature  
Amy Ellis, Chief Deputy Clerk/Legislature  
Alyssa Turano, Aide to Legislator Hahn  
Deborah Harris, Aide to Legislator Stern  
Ryan McGarry, County Executive's Office  
Amy Keyes, Suffolk County Landbank  
Sarah Landsdale, Suffolk County Landbank  
Andre Bermudez, Suffolk County Landbank  
Matt Miller, MacArthur Business Alliance  
Brad Hemingway, MacArthur Business Alliance  
And all other interested parties

**MINUTES TAKEN BY:**

Kevin Gruebel, Court Stenographer

(THE MEETING WAS CALLED TO ORDER AT 2:05 P.M.)

1  
2  
3  
4 **CHAIRPERSON LINDSAY:**

5 Good afternoon. Welcome to the Economic Development Committee  
6 meeting. Please rise for the Pledge of Allegiance led by  
7 Legislator McCaffrey.  
8  
9

10 (Salutation)  
11  
12

13 **CHAIRPERSON LINDSAY:**

14 Good afternoon. Thank you again for coming to the Economic  
15 Development Committee meeting. We're going to first start with the  
16 Public Portion. Madam Clerk, we don't have any cards.  
17

18 **MS. ELLIS:**

19 No, sir.  
20

21 **CHAIRPERSON LINDSAY:**

22 Okay. Anybody from the public that would like to speak, please  
23 come forward. Legislator Trotta, you're not eligible. Okay, not  
24 seeing any, I'll close the Public Portion. And we have several  
25 presentations today, but we're going to shuffle the agenda a little  
26 bit and go into the Introductory Resolutions and then come back to  
27 the presentations.  
28  
29

30 **INTRODUCTORY RESOLUTIONS**  
31  
32

33 **CHAIRPERSON LINDSAY:**

34 So, we'll start with:  
35

36 **1197. To reappoint Edward A. Brennan as a member of the Suffolk**  
37 **County Citizens Advisory Board for the Arts. (Lindsay). I will**  
38 **make a motion to approve. Second by Legislator Stern on the**  
39 **motion. All those in favor? Opposed? Abstentions? The motion**  
40 **carries. (VOTE: 5-0-0-0.)**  
41

42 **1261. Amending the 2017 Operating Budget and accepting proceeds**  
43 **from the 2016 Suffolk County Marathon into the general fund. (Co.**  
44 **Exec.) We'll have the same motion, same second. Any discussion on**  
45 **the matter? Legislator Trotta.**  
46

47 **LEGISLATOR TROTТА:**

48 Do we have -- why is it going to the general fund? I thought it  
49 was, like, going to charities.  
50

51 **CHAIRPERSON LINDSAY:**

52 I'll bring up Ryan McGarry from the County Exec's office. My  
53 understanding is it has to go to the general fund so that they can  
54 transfer the funds out to the charities, but I'll let Ryan answer  
55 that question.  
56

1 **MR. McGARRY:**

2 Thank you, Chair. Legislator, to your question, you are correct.  
3 All the net proceeds go out to charities. The way that process  
4 will work is this body of the Suffolk County Legislature by  
5 resolution put together the Veteran Grant Advisory Board. That  
6 advisory board will review applications made by nonprofit  
7 organizations that provide services to veterans living in Suffolk  
8 County. The extended deadline for those applications is this week,  
9 this Friday. The advisory board will meet a week and a half, two  
10 weeks after all those applications are received, make their  
11 determination. Based on their determination, the list of  
12 recommended recipient organizations will come before the Suffolk  
13 County Legislature so this body can approve where the money goes.  
14 And the nonprofit, the LDC, that was also created by the  
15 Legislature, will be able to disburse the funds directly to the  
16 recipient organizations as approved by the Veterans Grant Advisory  
17 Committee and, in turn, the Suffolk County Legislature. What this  
18 resolution does before you today is -- in 2014 when the County  
19 Executive announced that we would look to bring a marathon event to  
20 raise funds for veterans to Suffolk County, he vowed that all  
21 municipal overtime costs would be recouped; in other words, the  
22 taxpayers are not on the hook to pay for this large-scale event.  
23 So, the funds that this resolution is accepting are funds to cover  
24 the costs associated with Suffolk County overtime costs as outlined  
25 in the middle page of the resolution.

26  
27 **CHAIRPERSON LINDSAY:**

28 Legislator Stern and then --

29  
30 **LEGISLATOR STERN:**

31 Yeah. Thank you. So, Ryan, this is accepting to the general fund  
32 for purposes of reimbursement of those costs. The money is coming  
33 from where?

34  
35 **MR. McGARRY:**

36 Right now, the money is in the LDC, the nonprofit --

37  
38 **LEGISLATOR STERN:**

39 LDC?

40  
41 **MR. McGARRY:**

42 -- checking account, correct. And that organization will cut the  
43 check or issue the check to the Suffolk County Comptroller based on  
44 the findings of the Legislature.

45  
46 **LEGISLATOR STERN:**

47 Thank you.

48  
49 **CHAIRPERSON LINDSAY:**

50 Legislator McCaffrey.

51  
52 **LEGISLATOR McCAFFREY:**

53 Thank you. Ryan, how much did we end up generating and needed to  
54 be covered by the operating costs, and how much did we give back to  
55 the veterans groups?

1 **MR. McGARRY:**

2 For the 2016 event, we will have approximately \$140,000 to  
3 distribute, and we gross approximately \$400,000. The event itself  
4 has its own costs, and the Suffolk County overtime costs were  
5 approximately \$89,000.  
6

7 **LEGISLATOR McCAFFREY:**

8 What other -- you know, I sit on the advisory board with yourself.  
9 One of the -- some of the feedback I've got from the veterans group  
10 was that it's so difficult to get this money, that the County  
11 created so many hurdles for them to get through, especially  
12 veterans groups that aren't used to working in details and were  
13 told they need special insurance and all these other things, you  
14 know, just to provide the services they provide day in and day out,  
15 you know, for our veterans, and I'm just hoping -- and I know we  
16 have a meeting coming up that we can talk about how we're going to  
17 streamline this process. You know, we still haven't distributed  
18 2016 money. We just really got the 2015 money into some veterans  
19 groups' hands. I know my Post 94 American Legion in Babylon only  
20 recently -- and, I think, that they got their disbursement for  
21 2015. So, I just hope we can work together to try and make the  
22 disbursements of these funds a little easier for these veterans  
23 groups and get it to the people who are going to use it.  
24

25 **MR. McGARRY:**

26 Just one point of clarification. Obviously the County did not  
27 create any hurdles or obstacles. Unfortunately, we were just  
28 abiding by the contract policies that already exist and are in  
29 place. But to your point, every party, every interested party has  
30 a sincere interest in making sure the 2016 funds and all future  
31 funds are disbursed much more easily and, as you said, in a more  
32 streamlined process. The advantage that we already see before us  
33 is rather than having to go through County contract policies the  
34 LDC will be entering into contracts and disbursing the funds  
35 directly.  
36

37 **LEGISLATOR McCAFFREY:**

38 I agree because sometimes our contracting policy can be cumbersome,  
39 and it's really set up for contractors who deal with this all the  
40 time, not the veterans groups. So, thank you.  
41

42 **CHAIRPERSON LINDSAY:**

43 Okay. So, we have a motion. We have a second. All those in  
44 favor? Opposed? Abstentions. **The motion carries. (VOTE:**  
45 **5-0-0-0.)**  
46

47 So, that concludes our introductory resolutions. So now, we'll  
48 move into the presentations. We can start with the Suffolk County  
49 Landbank. We have a presentation by Amy Keyes, Sarah Lansdale and  
50 Andre Bermudez. Good afternoon, ladies and gentleman.  
51

52 **MS. KEYES:**

53 Hi. Thanks for having us. So, every year we -- every year, we  
54 have to come to the Legislature, specifically this committee to  
55 just give an overview of our activity for the previous year. So,  
56 we're here today to talk about what we got done in 2016.

1 So, first, just starting with some updates that are relevant to the  
2 operations overall of the Landbank. We recently were awarded  
3 another grant by the office of the Attorney General, a \$1.23  
4 million to continue our brownfield program and to continue or  
5 zombie program. We specifically are developing a revolving loan  
6 fund, a pilot program which Sarah can kind of give a brief overview  
7 of if there are questions about that. We also secured a grant, an  
8 extension on our existing grants from the Attorney General's  
9 office. So, we've got until the end of this year to spend down  
10 those funds. We're on target to do that.

11  
12 So then, specifically on the brownfield side, our updates, we at  
13 the end of last year executed an agreement with the State DEC, the  
14 oil spill fund and the County which dealt with information sharing  
15 and also liability protection for future owners of properties where  
16 the DEC or the oil spill fund has investment and the division of  
17 proceeds from sales where the oil spill fund and the State DEC have  
18 investment. That came to the Legislature and was approved  
19 unanimously. We closed on our first brownfield property. The tax  
20 lien's on the former Jericho Marine site in Lindenhurst. That  
21 property was 25 years in arrears. We sold it for \$120,000. They  
22 have the deed at this point. So, they've taken ownership of that  
23 property and are in the process of securing their necessary  
24 approvals to redevelop the site for retail.

25  
26 We had released our first ever RFP at the beginning of last year,  
27 and of the -- we included eight sites. Of those sites that were  
28 included, it's four of them essentially have deals that are viable  
29 at this point. Obviously the Jericho Marine site I just mentioned.  
30 The former Liberty industrial site in Brentwood, that's very close  
31 to closing. That's going to be redeveloped for office and retail  
32 space. The former gas station in Bay Shore, the Habibians who were  
33 the purchasers on the Jericho Marine site, they're very experienced  
34 brownfield redevelopers, we're negotiating that sale, and then  
35 there's also the former Steck-Philbin Landfill in Kings Park, which  
36 we just were at the Legislature last month letting everybody know  
37 that the solar component of their proposal had not been successful  
38 and that we were seeking to continue working with them as they  
39 defined their end use. So, we are working on that and are working  
40 on setting up a meeting to get some community input for sometime  
41 next month. We are in the process and very close to releasing our  
42 next RFP, which is going to contain the sites you see here as well  
43 as the sites that were included in our 2016 RFP that are now still  
44 available. So, in preparing the RFP as we did last year, we've  
45 reached out to the legislator who represents that area. We've also  
46 reached -- we also reached out to the Town where that particular  
47 parcel is to find out if there is a land-use plan or a  
48 revitalization plan in place for the area to make sure that when we  
49 release the RFP we have a working knowledge of what uses would be  
50 most desirable there and to make -- just to also just to kind of  
51 let all the stakeholders know that the Landbank is looking to get  
52 involved in a particular area.

53  
54 **CHAIRPERSON LINDSAY:**

55 Amy, If I could hold you right there just to ask a question if you  
56 don't mind. So, on the properties that are currently occupied and

1 the ESA status has been complete, what would -- so, the plan going  
2 forward would be to put those properties to auction?

3  
4 **MS. KEYES:**

5 Not to auction. They'll be included in an RFP as is basically.  
6 So, it would be the responsibility of -- if a proposal is submitted  
7 to the Landbank that's viable, passes all of the -- you know, it  
8 scores high enough, the Landbank Board then approves the transfer,  
9 the Legislature approves the transfer, it would be the  
10 responsibility of the new owner to either keep the tenant there or  
11 to evict them. It would be -- that would be the responsibility of  
12 the new owner. In some cases, the tenant on the property is  
13 contributing to the contamination. In most cases, that's the case.

14  
15 **CHAIRPERSON LINDSAY:**

16 Sure. So, would it be individual RFPs, or is it one RFP for all  
17 four of those properties?

18  
19 **MS. KEYES:**

20 It's going to be one RFP for those properties, the properties you  
21 see below that are the -- that were included in last year's RFP.  
22 And we actually have two more properties that we're waiting for  
23 appraisals back on that may be included as well. One of them is in  
24 Bayport. So, we'd be reaching out to you on that instance.

25  
26 **CHAIRPERSON LINDSAY:**

27 Okay. Have you seen that being more problematic? Because there  
28 could be a lot of obviously varying issues with each property, that  
29 it might be easier to sell them individually as opposed to --

30  
31 **MS. KEYES:**

32 Well, we've --- I mean, that's -- we're not -- just they're  
33 included in one RFP, but we're not -- developers can bid on one,  
34 they can bid on two, they can bid on all eight, and this is the  
35 process we followed when we did this last year.

36  
37 **CHAIRPERSON LINDSAY:**

38 Understood.

39  
40 **MS. KEYES:**

41 And we did have a couple of proposers who submitted bids on -- or  
42 submitted proposals rather on more than one site, but we also had  
43 proposers who only submitted proposals for one site.

44  
45 **CHAIRPERSON LINDSAY:**

46 Got it. So, on these, if I was a potential investor, I could just  
47 be bidding on 415 Munsell Road.

48  
49 **MS. KEYES:**

50 Sure. Absolutely.

51  
52 **CHAIRPERSON LINDSAY:**

53 Okay. Thank you.

54  
55 **MS. KEYES:**

56 So, moving, shifting gears to a general update on the zombie

1 program, this is just showing you the location of the houses that  
2 we've completed so far. Going through them really quickly, 6  
3 Lawrence is in Sound Beach, that's been sold. All of these are  
4 sold to homeowners who are at -- who earn at or below 120 percent  
5 of area median income, and they're all first-time home buyers. So,  
6 we renovated and sold 6 Lawrence in Sound Beach, 4 Sinclair Street  
7 in Mastic, 495 Pinelawn Road in Copiague, 20 School Street in  
8 Ronkonkoma, and we completed the renovation on 19 West William  
9 Avenue in Bay Shore and are in the process -- we have a buyer.  
10 We're just in the process of entering the contract.

11  
12 **CHAIRPERSON LINDSAY:**

13 Legislator Trotta has a question.

14  
15 **LEGISLATOR TROTТА:**

16 What does the TC -- TDC mean?

17  
18 **MS. KEYES:**

19 Total development cost. So, that's what it cost us to -- including  
20 the sale price, and then that's the cost of the rehab.

21  
22 **LEGISLATOR TROTТА:**

23 So, we took a beating on this. We lost money.

24  
25 **MS. KEYES:**

26 Well, this is all grant funded. So, it's not -- it's --

27  
28 **LEGISLATOR TROTТА:**

29 No. We lost money. We lost taxpayers' money as grant funding.

30  
31 **MS. KEYES:**

32 No. The grant funding was settlement money from banks. It's not  
33 taxpayer money.

34  
35 **LEGISLATOR TROTТА:**

36 It came from people. Where do we get these --

37  
38 **LEGISLATOR HAHN:**

39 It's not on the tax rolls.

40  
41 **LEGISLATOR TROTТА:**

42 I know. But where do -- that's not the point. Where do we get --  
43 these houses were foreclosed on, so we bought them from the bank?

44  
45 **MS. KEYES:**

46 We -- yes, that's right. These are all bank foreclosed. We got  
47 these houses specifically through the National Community  
48 Stabilization Trust.

49  
50 **LEGISLATOR TROTТА:**

51 So, we got them at a certain price, or we bid on them against --

52  
53 **MS. KEYES:**

54 We get them at a discount because we get them through the NCST.

55 So --

56

1 **LEGISLATOR TROTTA:**

2 What's the NCST?

3

4 **MS. KEYES:**

5 National Community Stabilization Trust is a national mortgage  
6 clearinghouse. So, the banks as part of the overall settlement  
7 that they negotiated with the United States government and then the  
8 New York State government have to offer properties to qualified  
9 nonprofits -- certain properties to qualified nonprofits before  
10 they go to the market with those properties at a discount.

11

12 **LEGISLATOR TROTTA:**

13 But we didn't -- the County, the nonprofit that --

14

15 **MS. KEYES:**

16 The Landbank is a nonprofit.

17

18 **LEGISLATOR TROTTA:**

19 Okay.

20

21 **MS. KEYES:**

22 We're a separate nonprofit from the County.

23

24 **LEGISLATOR TROTTA:**

25 Okay, all right. Thanks.

26

27 **CHAIRPERSON LINDSAY:**

28 I think it's important to note though on those properties, now that  
29 they may have been sold at a loss, we're no longer responsible for  
30 making all the other taxing entities whole because the property  
31 owner now is responsible for paying the taxes, correct?

32

33 **MS. KEYES:**

34 These are not tax delinquent. The --

35

36 **LEGISLATOR TROTTA:**

37 Exactly.

38

39 **MS. KEYES:**

40 The zombie program is -- the zombie program does not deal with  
41 tax-delinquent properties. The County -- if a residential property  
42 goes tax delinquent, a non-contaminated property goes tax  
43 delinquent, the County has a process by which the County forecloses  
44 on that tax lien, takes title and then eventually auctions it.

45

46 **CHAIRPERSON LINDSAY:**

47 Okay.

48

49 **MS. KEYES:**

50 These are bank foreclosed.

51

52 **CHAIRPERSON LINDSAY:**

53 The banks are paying the taxes on these properties.

54

55 **MS. KEYES:**

56 Yes.



1 **LEGISLATOR TROTТА:**

2 So, they were never off the tax rolls.

3  
4 **CHAIRPERSON LINDSAY:**

5 Understood. Okay.

6  
7 **MS. KEYES:**

8 So then here, you have -- this is just showing you mapped out.  
9 We've got several houses in the queue. So, these are -- these will  
10 be the next houses that the -- what the Landbank is acquiring right  
11 now, and then we'll start renovating them, and then eventually  
12 we'll sell them affordably to first-time home buyers again. So,  
13 we've got four houses in the queue in Central Islip including 54  
14 Adams, which represents the first donation that the Landbank has  
15 secured. This is coming to us from the Bank of America, and we are  
16 hoping to and are in the process of working out the details of  
17 working with United Way to actually redevelop that property as a  
18 net zero energy efficient property. So, this is a property where  
19 the house on the property would be demolished and partnering with  
20 United Way -- so, they will invest, the Landbank will invest, and a  
21 new house will be built that will be built to Department of Energy  
22 net zero standards.

23  
24 **CHAIRPERSON LINDSAY:**

25 Legislator Hahn.

26  
27 **LEGISLATOR HAHN:**

28 Will you also add the new septic systems?

29  
30 **MS. KEYES:**

31 We will certainly look at the feasibility of that, definitely.

32  
33 **LEGISLATOR HAHN:**

34 Thank you.

35  
36 **MS. KEYES:**

37 And then the three other houses that are in the queue. Another  
38 donation, 9 Ditmas Boulevard in Mastic. This is, again, likely the  
39 house will have to be demolished. And then we've got two other  
40 houses that we're working with. We have signed an MoU with the  
41 Town of Brookhaven. Brookhaven had won a grant for the renovation  
42 of zombie houses which they'd intended to use for demolition. It  
43 can't be used for demolition. So, they partnered with the Landbank  
44 to contribute funds to our renovations on properties in Brookhaven.  
45 So, the first two that we're going to be working on with them are  
46 725 Scherger in East Patchogue and 604 Doane in Bellport. And that  
47 is it for the slides. I don't know if there are any questions.

48  
49 **CHAIRPERSON LINDSAY:**

50 No. I don't see any questions. Thank you for your presentation.

51  
52 Okay, our next presentation is the MacArthur Business Alliance. We  
53 have President Matt Miller and Vice President Brad Hemingway.  
54 Good afternoon, gentlemen. Thanks for coming in.

1 **MR. MILLER:**

2 Thank you. Thank you, Legislator Lindsay, and the rest of the  
3 Economic Development Committee. Our presentation this afternoon,  
4 we will be speaking from my experience in the community for over 20  
5 something years back in 1991 when I moved into Ronkonkoma. I've  
6 been involved in the business community there for over those years.

7  
8 So, a little bit about the MacArthur Business Alliance. We were  
9 founded back in 1994, an organization meeting which was held at the  
10 airport at the Holiday Inn, now the Clarion. It was the vision and  
11 dream of Mr. Hugh Dressauer who saw a clear and defined need for a  
12 local business association representing the needs of the many  
13 businesses surrounding MacArthur Airport. In Hugh's initial  
14 solicitation interest letter stated, "It is important that we  
15 organize in some effective way to accomplish our common goals,  
16 solve common problems and help one another to increase and improve  
17 business conditions through networking and other community  
18 projects." The MBA has done just that.

19  
20 For the past 23 years, the MBA has provided ongoing business  
21 programming, which has addressed issues from tax law to financial  
22 planning, proper dress to labor law issues, and the MBA has also  
23 provided a forum for interaction with both our Town and County  
24 government, providing many presentations on topics such as Town  
25 planning and transportation issues. That was then. Times have  
26 changed, and the organization has changed. MacArthur Business  
27 Alliance has recently reorganized and reenergized and is ready to  
28 be an active partner working with our elected officials, community  
29 organizations and business owners in the area surrounding the Long  
30 Island MacArthur Airport.

31  
32 Our current board -- today with me is our vice president, Brad  
33 Hemingway, Town of Islip Trade Authority, Trade Zone Authority.  
34 Other vice president is Brian McAuliff from Bri-Tech. Our  
35 secretary is Alison Mercado of Taroff & Taitz. Our treasurer is  
36 Michael Dickson, a CPA. Past presidents, Michael Morbillo of  
37 Empire Design and Jim McGowan from Adelphi University. Board  
38 members, Steve Taitz of Taroff & Taitz; Maureen Manella from  
39 People's United; Donna Lillie, a banking consultant; Michael  
40 Breunig from Comprehensive Financial; and Tom Newman from Right  
41 Track Realty. So, our board is very diverse. It covers a number  
42 of different areas of the community.

43  
44 The Alliance represents the interests of business, commerce and  
45 industry for non-for-profits and professionals in Suffolk County.  
46 The Alliance seeks to promote economic development, workforce  
47 development, business partnerships, community interest, government  
48 and public-policy advocacy, environmental concerns and educational  
49 training. We've represented these interests since 1994 in the area  
50 surrounding the airport, and we seek to expand to all of Suffolk  
51 County. The Alliance through the leadership of its directors is  
52 member focused and exemplifies the principals of excellence,  
53 integrity, innovation, teamwork and leadership. Some of our topics  
54 in areas of importance are but are not limited to the Long Island  
55 MacArthur Airport, the Ronkonkoma Hub, the possibility of sewers  
56 for the industrial areas, workforce development, traffic and

1 transportation, economic development for business and  
2 business-to-business trade and networking. The board feels there's  
3 never been a better time to be involved with our association as the  
4 development in the area in regards to the Long Island second track  
5 project, the Ronkonkoma Hub and hopefully the possibility of sewers  
6 to help our members. The message from the MacArthur Business  
7 Alliance to its members, its corporate neighbors, our local elected  
8 officials, community and other business associations will be to  
9 inform, establish and act.

10  
11 To inform, every wild animal is acutely aware of its surrounding  
12 for survival. While most of us know, our business -- baseness is  
13 in and out. Few of us know what is truly happening in our business  
14 neighborhood. While things like traffic issues are very nominal  
15 and affect us, there also is a very bigger picture. The social  
16 consciousness that we are interdependent, staying informed on what  
17 impact is to our employees and other businesses that make up our  
18 dependency circle. The Alliance has chosen to make one of its key  
19 initiatives to stay informed on the progress at the airport, the  
20 Ronkonkoma Hub, the Long Island Railroad second track and the  
21 possibility of sewers and issues that affect our surrounding area.  
22 Those who choose to be active members and our elected officials who  
23 choose to join us will benefit by not just getting informed early  
24 but by clearly hearing the voice of the people and business owners  
25 of what needs to be done to make our area better.

26  
27 To establish, we will not only establish a strong organization of  
28 business leaders from our community but strong ties with our  
29 elected officials. Whether it be Town, County, Federal, we plan to  
30 work with all. We plan on doing this by having an open door of  
31 communication with all our elected officials. We invite you to our  
32 meetings and give us updates on important and ongoing projects in  
33 economic development and opportunities. We will also listen to the  
34 business community on issues that are of concern and when necessary  
35 bring those to the table who can provide leaders and provide  
36 solutions. We work in coordination with our community  
37 organizations to promote a positive economic climate and to be good  
38 neighbors.

39  
40 Act, the concept that a rising tide raises all ships is a long-held  
41 metaphor that rings true. Improved job opportunities keeping our  
42 young talent here growing companies support local business and  
43 attract investment. Property values increase and attract more  
44 investments fueling tomorrow's growth. We all clearly see the  
45 potential of this airport, the rising of the Ronkonkoma Hub, the  
46 potential of the Vets Highway Corporate Corridor and the  
47 surrounding industrial parks. Unlike many other areas, there is  
48 still land to be developed and older sites to be redeveloped. Our  
49 aligned efforts will ensure the next generation will see the  
50 MacArthur area as the epicenter of transportation, valuable  
51 employment opportunities while maintaining environmental and  
52 character qualities we as the core of Long Island enjoy today.  
53 When I say "our," it is you, our elected officials. It is our  
54 members, our corporate neighbors, it is our board of directors all  
55 acting together for the same goal, moving as a team in the same  
56 direction to improve a strong and growing business community. Not

1 one group can do it alone, but together we can move forward to help  
2 those now and in the future.

3  
4 In closing, we'd like to thank you for your time today to learn  
5 about our organization, and we look forward to working with you and  
6 other elected officials to help improve business climate not only  
7 in our area but in Suffolk County. We invite you to join us at any  
8 of our upcoming events, and we look forward to keeping you advised  
9 of what we plan to do. Some of our upcoming events include, in  
10 May, a Ronkonkoma Hub update; June, a discussion on the sewer  
11 project; September, the government landscape; and in the fall on  
12 October Career Day. We will keep you advised of all. We  
13 appreciate the time. If you have any questions for us.

14  
15 **CHAIRPERSON LINDSAY:**

16 Yes, if I could start off with a couple of questions. How many  
17 members do you have in total?

18  
19 **MR. MILLER:**

20 Currently, we're about 50. We currently have a membership drive  
21 going on right now. We just had a kickoff event at the Islip  
22 Airport, which was very successful. We had over 90 attendees, and  
23 there's still membership trickling in from that event.

24  
25 **CHAIRPERSON LINDSAY:**

26 Great.

27  
28 **MR. MILLER:**

29 We have another event actually next week, which we also have some  
30 new members coming out.

31  
32 **CHAIRPERSON LINDSAY:**

33 And do you have geographic restrictions in terms of who can join,  
34 who can't?

35  
36 **MR. MILLER:**

37 We truly don't. At this point, we truly don't because there are  
38 some members that want to join that will do business within the  
39 community. We do support -- our core is going to be the area  
40 surrounding the airport. So, anywhere from, let's say, Islandia to  
41 Farmingville, the areas that surround the airport there, and as far  
42 south as Sayville.

43  
44 **CHAIRPERSON LINDSAY:**

45 Okay.

46  
47 **MR. MILLER:**

48 But we do -- have been contacted by the members, other potential  
49 members that look to do business with the business community. So,  
50 they will also become members. So, there's no true restriction.

51  
52 **CHAIRPERSON LINDSAY:**

53 How many of the 50 members that you have are part of the Foreign  
54 Trade Zone?

1 **MR. HEMINGWAY:**  
2 At present, one.

3  
4 **CHAIRPERSON LINDSAY:**  
5 Okay.

6  
7 **MR. HEMINGWAY:**  
8 That would be me.

9  
10 **CHAIRPERSON LINDSAY:**  
11 Okay. I knew that you were. I just assumed for whatever reason  
12 that most of the members were.

13  
14 **MR. HEMINGWAY:**  
15 Legislator Lindsay, certainly something that we'll be promoting for  
16 the Foreign Trade Zone Authority and the surrounding community.

17  
18 **CHAIRPERSON LINDSAY:**  
19 Okay.

20  
21 **MR. HEMINGWAY:**  
22 With regards to opening it up to, you know, geographic borders,  
23 it's open to the entire Long Island business community at present.  
24 The idea is to promote ideas and concepts that are germane to that  
25 Vets Highway corridor. So, those that we intend to attract will be  
26 those that they feel have some relevance to those concepts.

27  
28 **CHAIRPERSON LINDSAY:**  
29 So, with the additional of sewers - which we hope is coming at some  
30 point in the future - do you envision that corridor being similar  
31 to the 110 Corridor in Melville?

32  
33 **MR. HEMINGWAY:**  
34 You know what, I don't know that we're doing much visioning. We're  
35 going to leave that to the respective planning departments. It's  
36 more about providing updates to the business community as to where  
37 things are going and how that will impact their business. I think  
38 things are going to take shape around the way that the planning  
39 departments, again, create those master visions. So, I don't know  
40 that that's exactly what we're looking to do. We're more looking  
41 to be a mouthpiece to -- from you guys to the rest of the community  
42 as to what's going on.

43  
44 **CHAIRPERSON LINDSAY:**  
45 Okay. Have you looked or envisioned how you will connect to the  
46 Hub given the -- some of the obstacles geographically with the  
47 airport and the train tracks and so forth? Because most of the  
48 community -- I would imagine that most of your members are on the  
49 other side of the tracks, so to speak.

50  
51 **MR. MILLER:**  
52 We're currently trying to build a bridge - no pun intended - with  
53 Tritec. Brad is actually in conversation with them for our --

54  
55 **MR. HEMINGWAY:**  
56 May meeting.

1 **MR. MILLER:**

2 -- our May meeting. In regards to the Trade Zone, our actually --  
3 our next meeting next week is actually being held in the Trade  
4 Zone. So, we hope to attract new members there.

5  
6 **CHAIRPERSON LINDSAY:**

7 Okay.

8  
9 **MR. MILLER:**

10 But we will be working with the airport, the commission and Tritec,  
11 all partners involved in that so-called bridge from near their area  
12 to -- which is all part of what's happening over there including  
13 the railroad, just to keep an eye on what's going on and make our  
14 recommendations by talking to our members about what's going on.  
15 To point to your other direction regarding the sewers, I've had  
16 conversations with real estate developers, other commercial  
17 business owners. Obviously it would help their business in  
18 different variance [*sic*] of ways.

19  
20 **CHAIRPERSON LINDSAY:**

21 Sure.

22  
23 **MR. MILLER:**

24 The real estate developers can actually hopefully be able to get  
25 variances to increase height of buildings attracting either bigger  
26 tenants or helping their current tenants improve. And those who  
27 manufacture in the area, obviously would help their business as  
28 well.

29  
30 **CHAIRPERSON LINDSAY:**

31 Of course, yeah. I know in some of the other surrounding  
32 communities, Ronkonkoma Chamber of Commerce, the Holbrook Chamber  
33 of Commerce, I think everyone within the surrounding areas are all  
34 trying to figure out how do they tie into the Hub and the potential  
35 business opportunities that could arise from that development being  
36 completed.

37  
38 **MR. HEMINGWAY:**

39 Legislator Lindsay, I think it's -- with so much going on there,  
40 there's really not a body right now that's a centralization point  
41 for all the activity, and you do have all these respective chambers  
42 and different groups. It's our hope that we can kind of, again,  
43 create a level of centralization to be able to communicate to the  
44 business community what's going on and let -- give them the  
45 opportunity for input.

46  
47 **CHAIRPERSON LINDSAY:**

48 Absolutely. And I'd be happy to help in any way in fostering that.  
49 We've even identified for whatever reason is a -- and I don't think  
50 it's by design, there's a grouping of microbreweries that are right  
51 adjacent, right --

52  
53 **MR. HEMINGWAY:**

54 Bay Shore.

1 **CHAIRPERSON LINDSAY:**

2 -- that even I wasn't aware --

3  
4 **MR. HEMINGWAY:**

5 No. Holbrook.

6  
7 **CHAIRPERSON LINDSAY:**

8 Right. But there's not really an organizational effort to try to  
9 market that as an area of -- as part of -- you know, what you see  
10 on some of the destinations out on the North Fork. They have wine  
11 trails, they have microbrew trails and trying to do some  
12 cooperative marketing and advertising to promote it because where  
13 they're located you would never know they're there.

14  
15 **MR. MILLER:**

16 That's correct.

17  
18 **CHAIRPERSON LINDSAY:**

19 So, we're trying to work with them and maybe try to combine efforts  
20 here and see if we can -- we also have the Long Island Convention &  
21 Visitors Bureau, which does a promotion, and we'll try to loop them  
22 in as well to try to promote those businesses and bring some more  
23 people into the area. Legislator Stern.

24  
25 **LEGISLATOR STERN:**

26 Thank you, Mr. Chairman. I'm looking here at the list of the  
27 member organizations of the Suffolk County Alliance of Chambers. I  
28 don't know if you're familiar with that organization, but it's a  
29 lengthy list, and many of the organizations that are in your  
30 neighboring area are members of this Alliance. And so, they have  
31 the opportunity to work with and communicate with each other and  
32 talk about best practices, but yes, come up with more targeted  
33 strategies for what may or may not be best for a particular area.

34  
35 If I can make a suggestion, becoming -- your organization becoming  
36 a part of this Suffolk County Alliance of Chambers might be a good  
37 way to focus on working with not just area organizations  
38 representing some of the businesses in the more immediate and  
39 regional areas but to go above and beyond just the immediate area,  
40 and, you know, many of these other organizations are involved in  
41 these development projects and sewer infrastructure and creating  
42 the infrastructure to build the bridges necessary for area  
43 businesses as well. So, they do a great job. So, perhaps your  
44 organization might want to participate in some of the good things  
45 that they're doing.

46  
47 **MR. HEMINGWAY:**

48 Good suggestion. Thank you.

49  
50 **CHAIRPERSON LINDSAY:**

51 Well, thank you, gentlemen. I appreciate you coming in and making  
52 your presentation today. I wish you the best of luck and look  
53 forward to working with you in the future.

54  
55 **MR. MILLER:**

56 Thank you.

1 **CHAIRPERSON LINDSAY:**

2 That is the end of our agenda. We are adjourned.

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**(THE MEETING WAS ADJOURNED AT 2:38 P.M.)**



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