

QUARTERLY REPORT: 1ST QUARTER 2018

January 2018:

Presentations:

John Wesley Village III LP

Refinance:

Lenape Associates, LP, 461 Doctors Path, Riverhead; 40 unit housing project; no new terms

Approvals:

Tenancy of North Fork Brewing Co., LLC at Wolf Properties Associates LP; Second Street Firehouse project; no new terms

February 2018:

Approvals:

None

Public Hearings:

John Wesley Village III LP

Presentations:

48 Kroemer LLC, 48 Kroemer Avenue, Riverhead
Multi-tenant contractor/workshop space with mezzanine level for offices

March 2018:

Presentations:

Twin Fork Brewery – Raynor Avenue, Riverhead

Approvals:

Calverton Addiction & Treatment LLC

Project cost: \$59,062,000

Construction of 135,000 square foot research and treatment facility across 6 buildings

171 FTE construction jobs with \$16.4M in wages;

62.2 FTE permanent jobs with \$3.807M in annual wages

Within urban renewal area; Research and development facility with no similar facility nearby
– regionally significant

Applicant's original request for property tax abatements: \$20.5M over 20 years

IDA approval of property tax abatements: \$5.3M over 12 years

Current taxes generated by property: \$200,510

Estimated tax generation of project through PILOT: Year 2: \$293,914; Year 5: \$596,500;
Year 10: \$1,182,280 (special district taxes additional)

Denials:

John Wesley Village III, L.P.

In part:

1. The Project was the beneficiary of Agency benefits requested and granted by previous application. The Applicant has not identified any concrete reasons to show that the facts and circumstances developed in the record of the 2003 approval have changed or altered to such a degree as to fairly require the Agency to increase the previous approval through an additional inducement of \$1,043,747.
2. The majority of the work contemplated is in the nature of customary repairs and not an improvement to the facilities provided to the tenants except the call for aid system and superintendents apartment. The Project does not offer any leveraging of Agency assistance. The work proposed in the Needs Assessment should be paid from existing and future reserves for maintenance and replacement.
3. The applicant testified that the Project is currently assessed at a stipulated value with the Riverhead Board of Assessors. A new Agency real property tax abatement would render this settlement void and is not in keeping with public policy to avoid forum shopping for dispute resolution.