



Theresa Ward
Chairperson

**ACCEPTED BY BOARD
MEMBERS ON 04/26/18**

MINUTES
SCEDC REGULAR MEETING
MARCH 29, 2018

PRESENT

Grant Hendricks, Vice Chair
Peter Zarcone, Treasurer
Anthony Giordano, Secretary
Kevin Harvey, Member
Sondra Cochran, Member

ABSENT

Theresa Ward, Chair
Gregory T. Casamento, Member

ALSO PRESENT

Louis Bekofsky, Suffolk County EDC, Executive Director/CEO
Regina Zara, Suffolk County EDC, Deputy Executive Director/CFO
Angela Glaser, Suffolk County EDC, Executive Assistant
Anthony J. Catapano, Suffolk County IDA, Executive Director
Kelly Morris, Suffolk County IDA, Deputy Executive Director
John McNally, Suffolk County IDA, Associate Director Marketing & Outreach
Daryl Leonette, Suffolk County IDA, Executive Assistant
Regina Halliday, Suffolk County IDA, Bookkeeper
William Wexler, Corporation Counsel
William Weir, Partner, Nixon Peabody LLP
Melissa Bennett, Counsel, Barclay Damon
William Dudine, Partner, Katten Muchin Rosenman LLP
Andrew Komaromi, Partner, Harris Beach PLLC
James Madore, Reporter, Newsday
Greg Gordon, Account Manager, Zimmerman/Edelson, Inc.
Greg Moran, Legislative Aide, Legislator Robert Trotta
Christina Delisi, Legislative Aide, Suffolk County Presiding Officer DuWayne Gregory

Kimberly Scalice, Legislative Aide, Suffolk County Legislator Tom Cilmi
Seth Lounsbury, Legislative Aide, Legislator William J. Lindsay III
Bridget Stokes, Wyandanch Community Development Corporation
Jonathan Keyes, SC Dept. of Economic Development and Planning

David Kilmnick, President & Chief Executive Officer, LGBT Network
Sean Ross Collins, Public Affairs & Communications Assistant, LGBT Network
Daniel P. Deegan, Partner, Forchelli Deegan Terrana LLP

The March 29, 2018 Regular Meeting of the Suffolk County Economic Development Corporation ("SCEDC") was held in Media Room #184, in the Lower Level of the H. Lee Dennison Building, 100 Veterans Memorial Highway, Hauppauge, NY, and was called to order by Grant Hendricks at 12:48 pm.

PUBLIC COMMENT

Mr. Hendricks opened the SCEDC Board Meeting by asking if there was any public comment.

There being no comments for the Public Comment portion of the Suffolk County Economic Development Corporation, Mr. Hendricks turned the meeting over to Lou Bekofsky to report on the first order of new business.

NEW BUSINESS

The LGBT Network Project

Lou Bekofsky began by saying that SCEDC had received a new application from the LGBT Network seeking assistance with the renovation and upgrading of its facilities and the refinancing of its existing debt.

Mr. Bekofsky stated that The LGBT Network was seeking assistance in the amount of approximately \$5.5M in tax-exempt bonds for a project that includes the renovation of an 8,000 sq. ft. facility located at 7 Crossway Boulevard in Patchogue, and refinancing on mortgages for its facilities in Patchogue and Bay Shore.

Mr. Bekofsky continued to say that there would be major renovation to the Patchogue facility which would lead to the opening of a brand new LGBT Community Center serving as a one-stop shop for health and human services, as well as social/cultural leadership and empowerment program for the LGBT Community. Specifically, new services would include a medical clinic and a program for runaway and homeless youth in workforce development initiatives for the LGBT community.

Mr. Bekofsky stated that in Bay Shore, there would be a new LGBT friendly and affordable senior housing facility constructed on the site of its current facility and anchored by a new LGBT Community Center.

Mr. Bekofsky also said that The LGBT Network was a 501(c)(3) non-profit organization that provides programs and services to the LGBT community in the areas of education, advocacy in youth leadership and development, and that it currently receives 50,000 visitors per year.

Mr. Bekofsky then turned the meeting over to the principals of The LGBT Network – Dan Deegan, David Kilmnick, and Sean Collins – to brief the Board further on its application and organization.

Dan Deegan introduced himself as a Partner in Forchelli Deegan Terrana LLP, acting on behalf of the applicant, The LGBT Network, and introduced David Kilmnick, Founder, President and Chief Executive Officer of the organization, and Sean Collins, Director of Public Affairs for the organization. Mr. Deegan thanked the Board for its time and consideration in seeking a preliminary inducement in its efforts to secure financing for the project that Mr. Bekofsky had just described.

Mr. Deegan stated that presently before the Board for consideration was the Patchogue facility, which would be a \$5M major renovation project, and the refurbishing of the existing LGBT facilities in Woodbury, Sag Harbor and Long Island City, Queens. The Bay Shore facility, which was not before the Board for consideration, would be an Islip IDA project in which the existing facility would be knocked down and a housing complex would be built that would house, in addition to apartments above, a new and improved community center on the first floor of the facility.

David Kilmnick, Founder, President and CEO of The LGBT Network, then elaborated on the mission of the organization and gave an overview of the organization's beginnings. He stated that The LGBT Network began in 1993 when he created a non-profit organization called "LIGALY," Long Island Gay And Lesbian Youth, which leased space in Bay Shore on the second floor of a walkup on Main Street, and 25 years later the organization has evolved into a network of LGBT nonprofits, hence The LGBT Network. Mr. Kilmnick stated that The LGBT Network consists of five organizations, the largest of which is LIGALY which serves LGBT youth; Services and Advocacy for GLBT Elders Long Island which serves the LGBT elders community; the Long Island GLBT Health & Human Services Network; the LGBT Community Center of Long Island; and an organization in Queens that serves the LGBT community. The LGBT Network is the administrative arm for all the organizations so that there are no duplicate administrative costs, and all the money that comes into the organization goes out to serve the community. Mr. Kilmnick said that currently the organization works with 110 of Long Island's 127 school districts.

Mr. Kilmnick continued to say that the Patchogue Community Center that they are seeking to build is an extremely important one. He said it's the next generation community center in that it's a one-stop shopping deal, where people can receive healthcare services that they are not able to get otherwise, regardless of their insurance. The first transgender healthcare services on Long Island will be provided at this location, since currently anyone seeking transgender services has to go to New York City. In addition to a unique and innovative program that will serve runaway and homeless youths, there will be a mall/boutique on site where, working with retailers, LGBT youth can obtain professional and casual clothing to go on job interviews. Mr. Kilmnick said he has also spoken to the Suffolk County Department of Social Services with whom they have contracted to do foster care, adoption work, and job training. He said the LGBT youth will be also afforded a mailbox at the Patchogue Community Center so that they can have a mailing address, and the case management staff work hard to ensure that these youths have a safe place to sleep at night.

Mr. Kilmnick then handed out to the Board copies of the floor plans for the Patchogue Community Center which would be located at 7 Crossways Boulevard in Patchogue.

Tony Giordano noted that the organization was adding a few new positions, and Mr. Kilmnick confirmed that it was seeking to add 4-5 new positions over the next 2 years.

Mr. Bekofsky instructed the Board prior to voting that it was a preliminary inducement and that a public hearing and final approval would follow.

Mr. Hendricks then asked the Board for a Motion for preliminary inducement for tax-exempt financing.

After further discussion and;

Upon a motion by Peter Zarcone, seconded by Tony Giordano, it was:

RESOLVED, to grant preliminary inducement for tax-exempt financing to
The LGBT Network.

Unanimously carried 5/0.

OLD BUSINESS

Alliance of Long Island Agencies – EPIC (2014 Bonds)

Lou Bekofsky asked Bill Weir and Andrew Komaromi to address the subject of EPIC's Amendment No. 1 to the Bond Purchase and Loan Agreement of June 30, 2014.

Andrew Komaromi began by saying that this was a routine amendment document regarding a bond transaction in 2014 in which tax exempt bonds were issued by SCEDC on behalf of EPIC Long Island, Inc. ("EPIC"). In 2016 EPIC underwent a corporate reorganization resulting in the Lender, TD Bank, N.A., requiring more extensive and stringent financial covenants, which had been incorporated into the Amendment document to be executed.

Bill Weir continued by saying that EPIC Long Island is a non-for-profit corporation that provides comprehensive outpatient services for individuals with epilepsy, development disabilities and mental health challenges in Nassau and Suffolk Counties. South Shore is also a not-for-profit corporation which provides similar outpatient health services to families in Nassau County. EPIC and South Shore realized that their services overlapped and decided that it made sense to affiliate and have a common parent corporation, EPIC Family of Human Service Agencies, Inc., which resulted in the two corporations operating as separate entities with a common parent.

Mr. Weir stated that in addition, EPIC was looking to lease 300 sq. ft. to a for-profit pharmacy called Genoa, which would prepare prescriptions on site for its clients. The prescriptions would be filled by an on-site pharmacist and given to its clients receiving services in an effort to facilitate having to fill the prescription at another pharmacy or drugstore. He stated that the pharmacy was open only to EPIC clients receiving services and not open to the public.

Mr. Hendricks asked if there was anything else about the reorganization that the Board needed to be aware of. Messrs. Komaromi and Weir confirmed that there was nothing further.

Mr. Hendricks then asked the Board for a Motion to approve Amendment 1.

After further discussion and;

Upon a motion by Kevin Harvey, seconded by Peter Zarcone, it was:

RESOLVED, to approve Amendment 1 to Bond Purchase and Loan Agreement by and among EPIC Long Island, Inc., Suffolk County Economic Development Corporation and TD Bank, N.A.

Unanimously carried 5/0.

MINUTES

Mr. Hendricks asked for a Motion to approve the Draft Minutes of the January 25, 2018 Meeting.

After further discussion and;

Upon a motion by Grant Hendricks, seconded by Tony Giordano, it was:

RESOLVED, to approve the Minutes of the January 25, 2017
SCEDC Board Meeting.

Unanimously carried 4/0; 1 abstention.

Mr. Hendricks then asked for a Motion to adjourn the March 29, 2018 SCEDC Board Meeting.

After further discussion and;

Upon a motion by Peter Zarcone, seconded by Sondra Cochran, it was:

RESOLVED, to adjourn the March 29, 2018 Regular Meeting
of the Suffolk County Economic Development Corporation.

Unanimously carried 5/0.

The SCEDC Board Meeting of March 29, 2018, adjourned at 1:11pm.

The next Meeting of the Suffolk County Economic Development Corporation is tentatively scheduled for April 26, 2018.