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LONG ISLAND INNOVATION PARK TASK FORCE:

CURRENT IMPACT AND FUTURE GROWTH

Presented by Chairman of the **LI-IPH Task Force:**
Joe Campolo



LI-IPH TASK FORCE

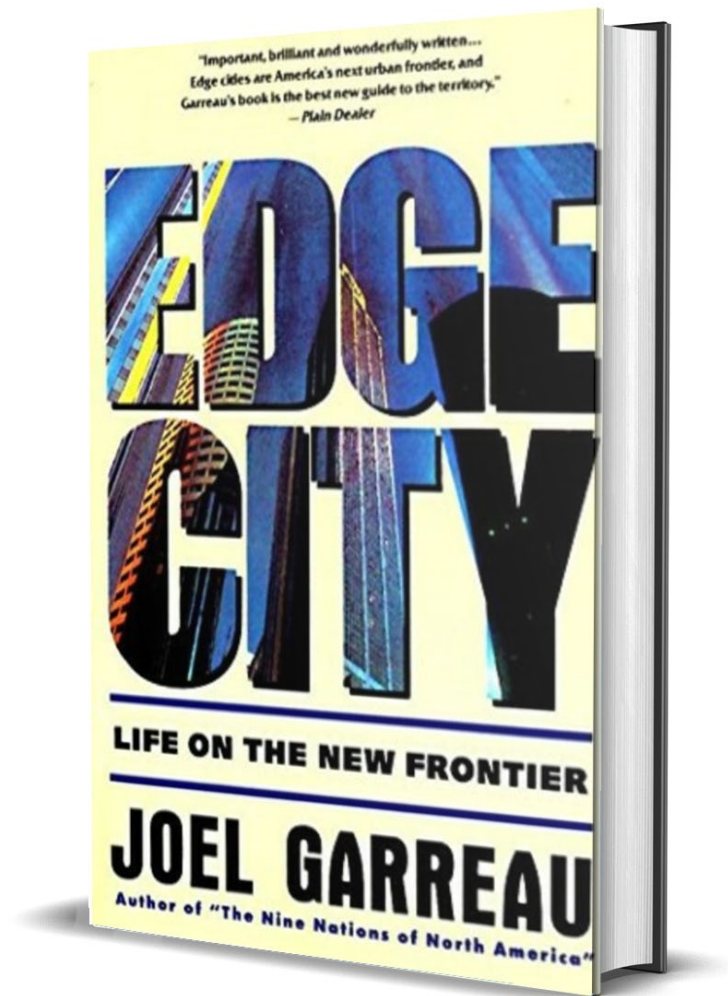


Hauppauge Industrial Park Economic Opportunity Analysis



- The Task Force was launched to implement the recommendations of the Opportunity Analysis commissioned by the Suffolk County IDA and Regional Plan Association, conducted by James Lima by Lima Planning + Development
- The Task Force morphed into a business development task force as opportunities arose both inside and outside the LI-IPH
- Here are some of the initiatives we've focused on this year

LI-IPH AND EDGE CITY



Main Characteristics of an “Edge City”:

1. Has 5 million square feet or more of leasable office space
2. Has 600,000 square feet or more leasable retail spaces
3. Has more jobs than bedrooms
4. Is perceived by the population as one place
5. Was nothing like a “city” as recently as 30 years ago

LI-IPH AND EDGE CITY

Long Island has 4 Edge Cities:

Nassau County:

- Great Neck-Lake Success Area
 - Mitchell Field-Garden City Area
-

Suffolk County:

- Route 110-Melville
- **Hauppauge**

- The committee has focused on ways to capitalize on the LI-IPH as an Edge City by:
 - Supporting mixed-use housing concepts with workforce apartments that would attract workers to the Park
 - Reimagining the Park as a business district by fostering the next generation of tradable sectors

LI-IPH WHITEPAPER

- In June, the LI-IPH Task Force, in partnership with Campolo, Middleton & McCormick, published a whitepaper called *Long Island Innovation Park at Hauppauge: Securing Long Island's Future*
- The whitepaper takes a critical look at the Long Island Innovation Park's impact on the future of Long Island and the economy



WHITEPAPER

**Long Island Innovation Park at Hauppauge:
Securing Long Island's Future**

LI-IPH WHITEPAPER – AT A GLANCE

- The whitepaper highlights the Innovation Park as being the anchor of Long Island's tradable economy
- It addresses topics such as workforce housing on Long Island and challenges the Park faces such as school district and wastewater concerns
- The whitepaper addresses the need for workforce housing to stop young people from leaving Long Island
- The whitepaper concludes that mixed-use housing in the LI-IPH would be an asset for Long Island's future

LI-IPH WHITEPAPER – ZONING CHANGE

- More specifically, the whitepaper addresses the zoning change inside the Park:
 - In August 2020, the Town of Smithtown amended their zoning code to allow developers to apply for a special exception on 13 parcels of land in the Park for mixed-use buildings that incorporate ground-floor retail or restaurants with upstairs apartments and offices
 - The zoning change was the culmination of facts collected in the Economic Impact Study, Opportunity Analysis, meetings with stakeholders, legislators, and local universities

LI-IPH WHITEPAPER

- The economic impact of the new zoning is the basis for the whitepaper's existence
 - Mixed-use development in the Park will bolster the “livable” work environments and help employers attract talent, creating nearly 350 new jobs as result of new resident spending with projected earnings of \$15.6 million and spending of \$45 million
 - The development of the housing alone will create over 2,900 construction jobs with \$180.7 million in construction earnings and \$426.6 million in construction spending
 - And post-construction, over \$25 million in annual spending within the County from new residents is projected

LI-IPH WHITEPAPER

- Essentially, the whitepaper focuses on attracting young people to Long Island and employee retention
- Therefore, the zoning change will help the LI-IPH move forward with updates to the design and visibility of the Park through infrastructure improvements
- This will create an attractive environment that is more visible, sustainable, and can attract the next generation of entrepreneurs

LONG ISLAND MACARTHUR AIRPORT

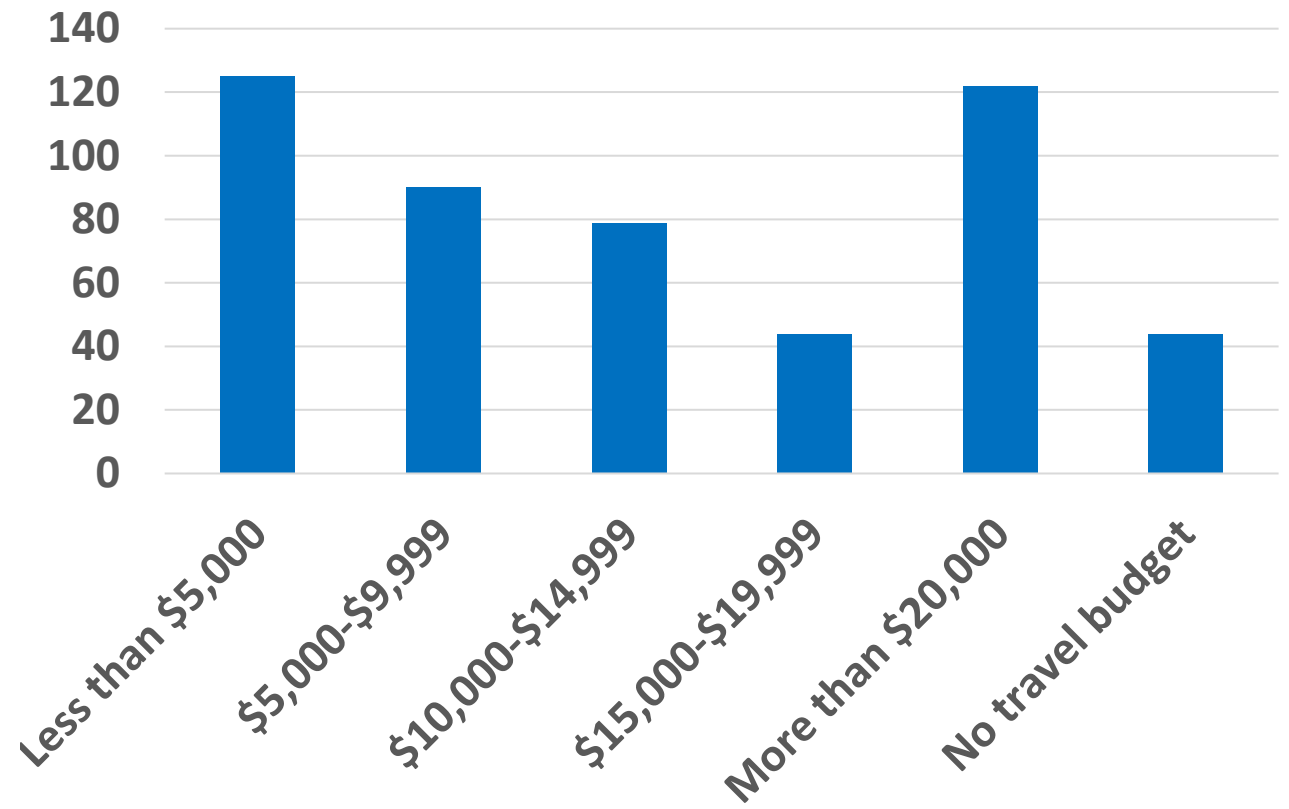
- Also in June, Town of Islip Supervisor Angie Carpenter invited me to join the Long Island MacArthur Airport Advisory Board
- With travel opening up again from the pandemic slowdown, Long Island MacArthur Airport is and will continue to be a critical part of Long Island's economy and ecosystem
- The Task Force is focusing on initiatives that explore the connection between LI-IPH businesses, the airport, businesses travel, growing the economy and investing in the community
- That's where the Task Force's current initiative comes into play: HIA-LI's Long Island MacArthur survey. Spearheaded and conducted by Campolo, Middleton & McCormick, the survey addresses current and future travel needs of Long Island businesses



THE SURVEY

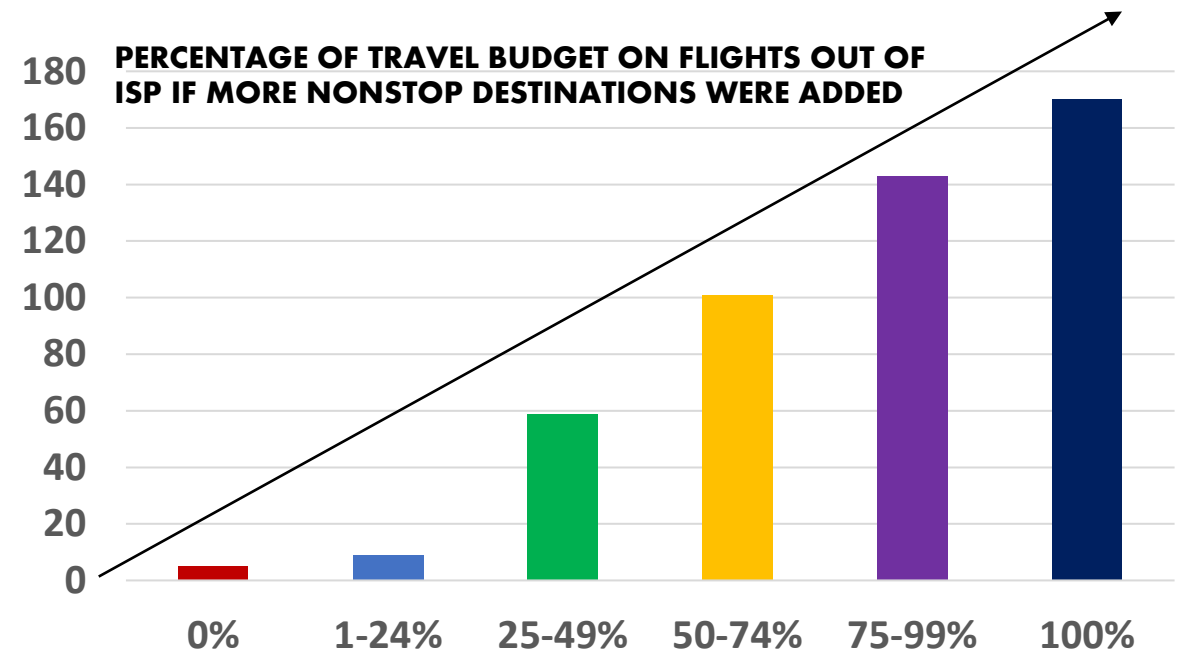
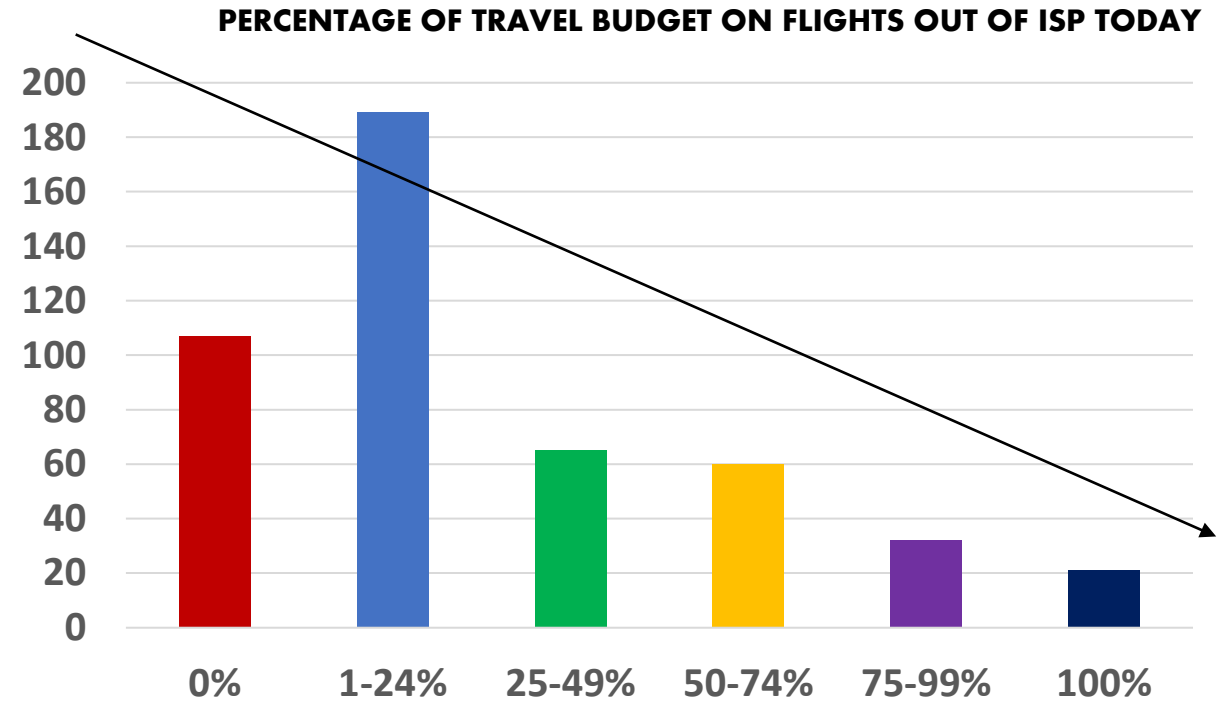
- Over 500 businesses across Long Island responded to the survey with a wide variety of travel budgets ranging from under \$5,000 to over \$20,000
- The total combined travel budget of the representative survey population is \$5.2 million

BUSINESS TRAVEL BUDGETS – NUMBER OF RESPONSES



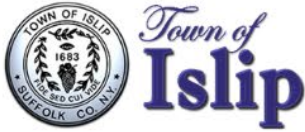
SURVEY RESULTS

- Of that \$5.2 million, only \$1.9 million is currently being spent at MacArthur Airport, with businesses answering on average that they spend only 36.2% of their business travel budgets at the airport
- Businesses reported that after more nonstop destinations are added, they would spend 78.8% (up from 36.2%) of their travel budgets on average at MacArthur Airport leading to \$4.1 million in revenue (up from \$1.9 million)



LARGE SCALE CONCLUSIONS

- Take the HIA-LI, with membership of over 1,000 companies. If all 1,000 were to use MacArthur Airport after more nonstop destinations were added, the business travel dollars the airport stands to make is **\$8.7 million** (up from \$1.9 million)
- And, when you combine potential revenue for Suffolk County (**\$532.2 million for roughly 61,076 business establishments**) and Nassau County (**\$530.8 million for roughly 60,919 business establishments**), that's a total combined potential of **\$1.1 billion** in revenue after more nonstop destinations are added
- The next few slides display just some of the businesses that chose to share their logos in support of MacArthur Airport



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