

## **SCIDA PROJECT ABSTRACT**

MEETING DATE: January 29, 2026

CONTACT: Beatrice Gotthelf, Managing Member  
PHONE: [REDACTED]

APPLICANT NAME: 71 Hill LLC  
AND ADDRESS 91 Hill Street  
Southampton, NY 11968

PRINCIPALS: Edem LLC (92.5%); SIA Assoc. (5%); VRP Assoc. (2.5%)

PRODUCT/SERVICES: Hospitality/Workforce Housing/Commercial

PRESENT FACILITIES: Own X Lease    Acreage 1.7 Sq. Ft. 3 (2 or 2.5 story) buildings 20,000 sq. ft. total

NEW LOCATION/TAX MAP #: 71 Hill Street, Southampton, NY 11968  
(Tax Map #0904-6-1-8)

PROJECT DESCRIPTION: The facility consists of 3 commercial buildings. (1) Demolition of 10,000 sq. ft. 2.5 story commercial structure and build a new upscale all-suite hotel with 40 luxury units, approximately 600 sq. ft. each. The facility will have an outdoor pool, elevator, plus staff housing and laundry in the lower level. (2) The new building will be approximately 35,000 sq. ft. and will be converted from 8 office suites to 8 workforce housing apartments. (3) A 3,000 sq. ft. 1.5 story free standing office building will be refurbished and leased to commercial tenant(s). In addition, there will be a sewer treatment plant, 57 parking spaces per code and landscaping designed by winning local LaGuardia Design.

PROJECT COSTS:

AUTHORIZATION SOUGHT: \$29,656,409 Lease Transaction

|                                                |            |
|------------------------------------------------|------------|
| RENOVATIONS OF EXISTING BUILDING               | 2,250,000  |
| COST OF CONSTRUCTION FOR BLDG. OR NEW ADDITION | 19,588,960 |
| ENGINEERING & ARCHITECTURAL FEES               | 1,075,000  |
| NON MANUFACTURING EQUIPMENT                    | 2,500,000  |
| FINANCIAL CHARGES                              | 2,108,936  |
| LEGAL FEES                                     | 300,000    |
| OTHER FEES/CHARGES (GC fees, labor, insurance) | 1,833,513  |

TOTAL PROJECT COSTS \$29,656,409

Project is estimated to create 72 construction jobs.

### **EMPLOYMENT:**

|                               | <u># OF EMPLOYEES</u> | <u>ANNUAL PAYROLL</u> | <u>AVERAGE SALARY</u> |
|-------------------------------|-----------------------|-----------------------|-----------------------|
| PRESENT                       | 53                    | \$2,841,200           | \$53,608              |
| PRESENT (Suffolk County Only) | 53                    | 2,841,200             | 53,608                |
| PROPOSED 1ST. YEAR            | 13                    | 908,480               | 69,883                |
| 2ND. YEAR                     | --                    | --                    | --                    |
| GRAND TOTALS                  | 66                    | \$3,749,680           | \$56,813              |

COMMENTS: