

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 an existing approximately 9,903 sq. ft. building, construction of a new approximately 35,000 sq. ft. building. (2) Renovation of an approximately 7,256 sq. ft. portion of an existing commercial building and conversion thereof to workforce housing apartments. (3) Renovation of an existing approximately 2,770 sq. ft. office building and conversion thereof to commercial rental space. The facility will have an outdoor pool, elevator, plus staff housing and laundry in the lower level. 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: 1/29/26: Inducement resolution approved for an approximate \$29,656,409 lease transaction.
Voting: 5 (SL,KH,CD,BB,SC). Absent: 1 (GC). Opposed: 1 (JS).
2/2/26: Public hearing held.