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ON THE MOVE**

SUPERMARKETS

King Kullen in Bethpage has promoted five directors as vice presidents.

Richard Conger of Smithtown, perishables, was in produce, meat, seafood and deli.

Tracey Cullen of Amityville, marketing, was in pricing and social media.

Robert Jandovitz of Floral Park, human resources, was in HR.

James Leary of Bayport, also controller of operations, was in accounts payable.

Elizabeth Ostrove of Smithtown, also controller of finance, was in accounting.



Top, from left, Conger, Cullen; above, Jandovitz, Leary; left, Ostrove

WEALTH MANAGEMENT



Nicholas Biscardi of Commack, paraplanner at **Biscardi, Jacobs, Tong & Associates** in Commack, has

been promoted to associate financial adviser.

— DIANE DANIELS

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DEVELOPERS URGE CHANGE IN IDA RATINGS

BY JAMES T. MADORE
james.madore@newsday.com

Local developers are calling for a change in how the state reviews housing projects that receive tax breaks from Industrial Development Agencies, saying the review criteria undermine the construction of affordable units.

The Association for a Better Long Island, which represents real estate developers, has requested that IDA-supported housing projects be judged on the number of units created, not the number of permanent jobs created and/or retained. The latter criteria have been used for years by state agencies to judge the effectiveness of IDAs.

Housing developments generally create a handful of permanent jobs, though dozens of construction workers are employed for months and, in some cases, a couple of years.

The association's request to the state Authorities Budget Office, one of several IDA regulators, comes as demand for affordable housing soars among millennials and middle-class



Developer Anthony Bartone of Terwilliger & Bartone Properties

workers. It also coincides with growing concern that the Island is losing its young people to lower-cost regions in the South and West.

State-mandated IDA reporting requirements that focus exclusively on employment and exclude the number of new housing units "ignore the real and quantifiable economic benefit of having diverse housing options," said Kyle Strober, the association's executive director.

"Equally troubling, it punishes our region's IDAs if they encourage housing

projects that benefit our region's very economic underpinning," he said, adding the reporting requirements are a disincentive for IDAs to support affordable housing.

Developer Anthony Bartone of Farmingdale-based Terwilliger & Bartone Properties said tax breaks from the Nassau IDA helped him to construct several apartment buildings in downtown Farmingdale. The projects' value to the community "is not necessarily as simple as looking at it from an employment-generation point of view," said Bartone, who is not an association member.

Many of the Island's eight IDAs have backed housing developments if they include some affordable units. Some are in downtowns or near Long Island Rail Road stations in Patchogue, Mineola and West Hempstead, among others.

The developers' request, in a July 17 letter to the Authorities Budget Office, has been publicly endorsed by the Nassau County IDA and Babylon Town IDA.

"If we want to encourage

the future, the ABO needs to properly account for housing units," Babylon IDA CEO Matthew McDonough said. "The ABO's outmoded practices do not properly account for housing."

ABO director Jeffrey Pearlman said this week that he recognizes the need for affordable housing on Long Island, having grown up in Huntington.

The developers "are raising a very important point," he said. "But this is a statewide policy question, and it would be best to have the [state] legislature hold hearings and possibly make changes" to the law governing IDAs, before the ABO then changes the reporting requirements.

Pearlman and others said the state law that established IDAs didn't include housing among the types of projects eligible for IDA tax breaks.

"Once the State Legislature includes housing in the statute, ABO can go ahead and change the standard to include housing units as well as jobs created, jobs retained," Pearlman said.

Offering 2 index funds with no expense fees

The Associated Press

The price war among mutual fund companies is hitting a new frontier, to the further benefit of investors.

Fidelity says it will soon offer a pair of mutual funds that charge zero in expenses.

The new index funds are part of a suite of changes Fidelity is making to lower expenses and make investing easier, even for investors with smaller amounts to put into the market.

Mutual fund companies have been battling to attract customers, who have become increasingly aware of how much high fees can limit returns. Vanguard, the largest mutual fund provider, said last month it will stop charging commissions for online trades of most ETFs, for example.

The two zero-fee Fidelity index funds will be available Friday. One will cover the U.S. stock market, and the other will follow the international stock market. These kinds of funds often form the centerpiece of a retirement portfolio,



Fidelity Investments, based in Boston, aims to lure investors, even those with smaller sums to invest.

along with bond funds.

Fees for mutual funds have been dropping steadily for years, and investors last year paid \$59 of every \$10,000 invested in stock mutual funds in expenses. That's down from \$100 in 2003, according to the Investment Company Institute.

Investors have been flocking to the lowest-cost funds knowing high-fee funds have to perform that much better

just to equal their after-fee returns. More than three quarters of all the money invested in stock mutual funds is in a fund that ranks in the bottom quarter of expenses, according to the Investment Company Institute.

Among other changes Fidelity is making: It set zero minimums to open accounts and zero account fees. It also is cutting expenses for its exist-

ing stock and bond index mutual funds by letting investors have the lowest-priced share class available, regardless of how much they have invested. Fidelity said the change will save shareholders about \$47 million annually.

All the investor-friendly actions by Fidelity and others across the industry mean it's never been this cheap or easy to put money into the market.