

TOWN OF BROOKHAVEN  
INDUSTRIAL DEVELOPMENT AGENCY

MEETING MINUTES

OCTOBER 23, 2023

MEMBERS PRESENT: Frederick C. Braun, III  
Martin Callahan  
Ann-Marie Scheidt  
Mitchell H. Pally  
Gary Pollakusky

EXCUSED MEMBERS: Felix J. Grucci, Jr.  
Frank C. Trotta

ALSO PRESENT: Lisa M. G. Mulligan, Chief Executive Officer  
Amy Illardo, Director of Marketing  
Jocelyn Linse, Executive Assistant  
Terri Alkon, Administrative Assistant  
Annette Eaderesto, IDA Counsel  
Howard Gross, Weinberg, Gross & Pergament (via Zoom)  
Barry Carrigan, Nixon Peabody, LLP (via Zoom)  
Steven Losquadro, Esq.  
Gary Hisiger, Morritt Hock & Hamroff, LLP  
Michael Webb, Farrell Fritz, PC  
Kelley Heck, Tritec Real Estate  
John Wagner, Tritec Real Estate  
James Coughlan, Tritec Real Estate  
Sherry Tucker, Well Life Network, Inc. (via Zoom)  
John Chillemi, Well Life Network, Inc. (via Zoom)  
Jonathan Isser, AIREF Station Road Logistic Center (via Zoom)

Chairman Braun opened the Industrial Development Agency meeting at 12:32 P.M. on Monday, October 23, 2023, in the Agency's Office on the Second Floor of Brookhaven Town Hall, One Independence Hill, Farmingville, New York. A quorum was present.

At 12:33 P.M., Mr. Pally made a motion to enter executive session to discuss proposed, pending or current litigation. The motion was seconded by Mr. Pollakusky and unanimously approved.

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At 12:56 P.M., Mr. Pollakusky made a motion to resume the regular meeting. The motion was seconded by Ms. Scheidt, and all voted in favor. No action was taken in executive session.

### **MEETING MINUTES OF SEPTEMBER 20, 2023**

The motion to approve these Minutes as presented was made by Mr. Pally, seconded by Mr. Pollakusky, and unanimously approved.

### **CEO'S REPORT**

#### **Fairfield Knolls at Mt. Sinai Owner, LLC Letter**

A letter was received from Mt. Sinai Owner, LLC withdrawing their application to purchase the EB Mt. Sinai project.

The motion to accept the withdrawal letter was made by Mr. Callahan and seconded by Ms. Scheidt. All voted in favor.

### **MT. SINAI KNOLLS PORTFOLIO HOLDINGS, LLC – APPLICATION**

Mt. Sinai Knolls Portfolio Holdings would like to assume the PILOT for this 225-unit senior housing unit project at a cost of approximately \$117.7 million. There are four full-time equivalent employees which would remain. There are nine years left of the PILOT Agreement.

Mr. Pally recused himself from conversation about this application and left the meeting.

Mr. Hisiger and Mr. Losquadro provided further details on this transaction. Discussion followed on the new application. After review, the Board decided to table this matter until later in the meeting to give Mr. Hisiger and Mr. Losquadro time to confer with their client. Mr. Pally returned to the meeting.

### **HAWKINS AVENUE DEVELOPMENT RHP2, LLC – RONKONKOMA TAP ROOM, LLC – APPLICATION & FINAL AUTHORIZING RESOLUTION**

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Ronkonkoma Tap Room, LLC is requesting to sublease 5,644 square feet at the Hawkins Avenue Development RHP2, LLC project for a restaurant/bar. They expect to employ 20 full-time equivalent employees.

The motion to accept the application and approve the final authorizing resolution was made by Mr. Pollakusky and seconded by Mr. Callahan. All voted in favor.

**RONK HUB NOVA, LLC – APPLICATION**

This application is for Phase 2B of the Ronk Hub project. It is for approximately 3.9 acres on the western part of the project. This project is expected to cost approximately \$113 million and approximately 34,000 square feet of buildings will be demolished. All parcels are either in contract to be purchased or owned with the exception of one property owner of six parcels. The proposed project is a mixed-use development consisting of 175 residential units, 200,000 square feet of residential rentals, a garage and 1,400 square feet of retail space. A PILOT and sales tax exemption have been requested. They expect to create fifteen full-time equivalent positions.

The motion to accept the application and schedule a public hearing was made by Mr. Pollakusky, seconded by Mr. Callahan, and unanimously approved.

**RONK HUB PHASE 2A ROADWAY DEDICATION REQUEST**

This request is to dedicate property to the Town for a road widening project. IDA documents would be amended for this dedication.

The motion to approve this request was made by Mr. Pollakusky and seconded by Ms. Scheidt. All voted in favor.

Representatives from Tritec left the meeting at 1:14 P.M.

**WELL LIFE NETWORK, INC. / MEDFORD GARDENS HOUSING DEVELOPMENT FUND CORP. – UPDATED APPLICATION & FINAL AUTHORIZING RESOLUTION**

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An updated application for this approximately \$38 million 100% affordable senior housing apartment complex, cost benefit analysis, a proposed 10% shelter rent 30-year PILOT and feasibility study were included in the packets. A public hearing was held this morning with no comment received.

The motion to accept the updated application and approve the authorizing resolution was made by Mr. Pally, seconded by Mr. Pollakusky, and unanimously approved.

Representatives from Well Life left the meeting at 1:21 P.M.

### **GGV GROVE APARTMENTS, LLC – FINAL AUTHORIZING RESOLUTION**

A second public hearing was held this morning with no comment received. The cost benefit analysis, PILOT, economic impact study and organizational chart were included in the meeting packets. A second public hearing was held due to a scrivener's error in the first public hearing notice involving the number of rental units and the affordability levels of those rental units. This approximately \$34 million, 55-unit project will create 7 full-time equivalent employees.

The motion to approve the final authorizing resolution was made by Mr. Callahan and seconded by Mr. Pollakusky. The motion passed with Mr. Pally recusing himself from the vote.

### **SEPTEMBER MORNING, LLC – FINAL AUTHORIZING RESOLUTION**

No comments were received at the public hearing this morning. The cost benefit analysis, PILOT and feasibility study were included in the meeting packets. This 70,000 square foot warehouse will have two to three end users and will be located in the Shirley Industrial Park. It is expected to cost approximately \$14.5 million and will create 29 full-time equivalent employees.

The motion to approve the final authorizing resolution was made by Mr. Callahan, seconded by Mr. Pollakusky, and unanimously approved.

### **HSRE EB MT. SINAI, LLC & EB AT MT. SINAI EASEMENT AGREEMENT REQUEST**

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This easement agreement allows access and maintenance of the shared roadway between HSRE EB Mt. Sinai and EB at Mt. Sinai projects. HSRE EB Mt. Sinai will allow access to EB at Mt. Sinai residents to the shared roadway and both entities will share maintenance costs.

The motion to approve this request was made by Mr. Pollakusky and seconded by Ms. Scheidt. It was passed with Mr. Pally recusing himself.

Mr. Webb left the meeting at 1:28 P.M.

### **PORT DEVELOPMENT, LLC REQUEST**

This under construction apartment project ran into some delays; they have requested an extension of their sales tax exemption and completion date to December 31, 2024.

The motion to approve this request was made by Mr. Pally, seconded by Mr. Pollakusky, and unanimously approved.

### **HYDRO METAL HOLDINGS, LLC / BOILERMATIC WELDING INDUSTRIES, INC. REQUEST**

This project requested consent for a solar installation on the facility. Fifteen percent of the energy will be used by the project; the remainder will be sold to the utility. Representatives from Nixon Peabody will reach out to the project regarding any potential changes to the PILOT Agreement.

The motion to approve this request was made by Mr. Pally and seconded by Mr. Callahan. All voted in favor.

### **CFO'S REPORT**

Ms. Mulligan presented the Operating vs. Budget Report for the period ending September 30, 2023. There were three closings in September; there have been seven closings so far this year. Office supplies, fixed asset depreciation and insurance costs are more than budgeted for due to moving IT services from the Town. Bank interest rates have continued to increase.

All payroll taxes and related withholdings have been paid timely in accordance with Federal and State guidelines. All regulatory reports have been made in a timely fashion.

The motion to accept the CFO's report was made by Mr. Pally, seconded by Mr. Pollakusky, and unanimously approved.

### **CEO'S REPORT (REVISITED)**

#### **On the Common at Rocky Point, LLC**

A letter will be sent to this project seeking additional information.

#### **AIREF Station Road Logistic Center, LLC & AIREF Station Road 2, LLC**

This applicant has requested an extension of their application acceptance until August 31, 2024. It came to the attention of the Agency that there was some conflicting information provided to the Planning Board regarding the taxes that would be paid for this project.

Mr. Pally made a motion to table this request. Mr. Pollakusky seconded the motion and all voted in favor.

At 1:56 P.M., Mr. Losquadro and Mr. Hisiger returned to the meeting. Mr. Pally left the meeting for the Mt. Sinai Knolls Portfolio Holdings, LLC discussion.

### **MT. SINAI KNOLLS PORTFOLIO HOLDINGS, LLC – APPLICATION**

Mr. Hisiger stated that no new benefits are being sought for this project, they are requesting an assumption of the current benefits, and it is highly unlikely this application would move forward without IDA benefits.

Mr. Pollakusky made a motion to table this matter and hold a public hearing prior to the next meeting. The motion was seconded by Mr. Callahan and unanimously approved with Mr. Pally not voting.

At 2:11 P.M., Mr. Losquadro and Mr. Hisiger left the meeting, Mr. Pally returned.

**CEO'S REPORT (REVISITED)**

Scalamander Cove, LLC Request

A letter was received detailing why this application has not moved forward. An updated application is expected for the November meeting.

Segme Brookhaven, LLC Request

Segme Brookhaven, LLC has requested an extension on their application until August of 2024. An updated application will be necessary.

Mr. Braun made a motion to approve this extension assuming an updated application is received within 60 days. The motion was seconded by Mr. Pally and unanimously approved.

At 2:17 P.M., Mr. Pollakusky made a motion to close the IDA meeting. The motion was seconded by Mr. Callahan and all voted in favor.

*The next IDA meeting is scheduled for Wednesday, November 15, 2023.*