

Town of Brookhaven  
**Industrial Development Agency**

Meeting Minutes

March 26, 2024

Members Present: Frederick C. Braun, III  
Martin Callahan  
Felix J. Grucci, Jr. (via Zoom)  
Mitchell H. Pally  
Gary Pollakusky  
Ann-Marie Scheidt

Excused Member: Frank C. Trotta

Also Present: Lisa M. G. Mulligan, Chief Executive Officer  
Lori LaPonte, Chief Financial Officer  
Amy Illardo, Director of Marketing  
Jocelyn Linse, Executive Assistant  
Annette Eaderesto, Counsel  
Barry Carrigan, Nixon Peabody, LLP  
Howard Gross, Weinberg, Gross & Pergament (via Zoom)

Chairman Braun opened the Industrial Development Agency meeting at 12:44 P.M. on Tuesday, March 26, 2024, in the Agency's Office on the Second Floor of Brookhaven Town Hall, One Independence Hill, Farmingville, NY 11738. A quorum was present.

**Meeting Minutes of February 27, 2024**

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

**CFO's Report**

Ms. LaPonte noted that the audit was accepted by the Audit Committee.

The motion to accept the recommendation of the Audit Committee was made by Mr. Pollakusky and seconded by Ms. Scheidt. All voted in favor.

The PARIS report is due by March 31, 2024. Submission of this report will be delayed due to the loss of access to the Town's tax portal system to review full assessment numbers. It is hoped that this report will be ready for Board approval by the April meeting. Global Tissue is the only project that has not returned their annual report; a notice of default will be sent.

All payroll taxes and related withholdings have been paid timely in accordance with Federal and State guidelines. All regulatory reports have been filed in a timely fashion. All PILOT payments have been received and disbursed within the required 30-day time period.

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

**AVR-SP Brookhaven Subtenant – Tate's Bake Shop – Application & Resolution**

Tate's Bake Shop is seeking to sublease the entire approximately 150,000 square foot AVR-SP facility. There will be a seven-year lease and Tate's will relocate thirty full-time equivalent employees from space they were leasing in Westhampton.

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

**Nassau Provisions Kosher Food, LLC – Application & Resolution**

A public hearing was held this morning with no comment received and the application, cost benefit analysis and PILOT were included in the meeting packet. This wholesale food distributor is expanding to an underutilized 50,000 square foot building at 885 Waverly Avenue in Holtsville. They are keeping their current location in Islip. This is a \$9.96 million project, and they are requesting exemptions from the mortgage recording tax, sales tax and a PILOT. They have 103 full-time equivalent employees at their Islip location and will create 17 full-time equivalent employees at the Holtsville facility.

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

**Organizational Resolutions #29 & #30**

A provision will be added to these accrual policies that allows for the use of comp time. If an employee works over 7 hours and gets advanced approval, they may use comp time in the same pay period.

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

**Brookhaven Solar Invest – Final Authorizing Resolution**

The cost benefit analysis and PILOT were included in the meeting packets for this approximately \$2 million solar project to be located at the old landfill at the Holtsville Ecology Center. A public hearing was held with no comment received.

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

**Well Life / Medford Gardens Request**

This 100% affordable housing project has requested an extension on the acceptance of their final authorizing resolution. They expect to close late fall of this year.

The motion to extend the acceptance of the final authorizing resolution to December 31, 2024, was made by Mr. Pally and seconded by Mr. Pollakusky. All voted in favor.

**Mission Statement & Measurement Report**

The mission statement and measurement report has been amended to include housing and energy projects.

The motion to accept the amended mission statement and measurement report was made by Mr. Pally, seconded by Ms. Scheidt and unanimously approved.

## **CEO's Report**

### Board Assessments

Mr. Braun provided the Board with the results of the 2023 board assessments. No major recommendations were made; the results have been sent to the Authority Budget Office.

### ABLI Sponsorship Request

The Association for a Better Long Island submitted a sponsorship request for a Real Estate dinner they are hosting along with the Commercial Industrial Brokers Society on June 11, 2024, at 6 p.m. at the Heritage Club at Bethpage.

The motion to approve a gold sponsorship at a cost of \$5,000 was made by Mr. Pally and seconded by Mr. Callahan. All voted in favor.

### NYSEDC Sponsorship

The New York State Economic Development Corporation has submitted a sponsorship request for their conference in Cooperstown on May 22<sup>nd</sup> through May 24<sup>th</sup>.

The motion to approve a \$5,500 sponsorship was made by Mr. Pally, seconded by Mr. Callahan and unanimously approved.

### Project List

A list of the status of pending projects was provided to the members.

At 1:06 p.m., Mr. Callahan made a motion to enter executive session to discuss proposed, pending or current litigation and the medical, financial, credit or employment history of a particular person or corporation, or matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal of a particular person or corporation. The motion was seconded by Ms. Scheidt and unanimously approved.

IDA Meeting  
March 26, 2024

At 1:46 p.m., Ms. Scheidt made a motion to resume the regular agenda. The motion was seconded by Mr. Pollakusky and all voted in favor. No action was taken in executive session.

Mr. Pollakusky made a motion to auction the Agency vehicle and provide the CEO with a \$1,000 monthly stipend. The motion was seconded by Ms. Scheidt and unanimously approved.

*The next IDA meeting is scheduled for Wednesday, April 17, 2024.*