

TOWN OF BROOKHAVEN
INDUSTRIAL DEVELOPMENT AGENCY

MEETING MINUTES

AUGUST 16, 2023

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

EXCUSED MEMBERS: Felix J. Grucci, Jr.
Gary Pollakusky

ALSO PRESENT: Lisa M. G. Mulligan, Chief Executive Officer
Lori LaPonte, Chief Financial Officer
Amy Illardo, Director of Marketing
Terri Alkon, Administrative Assistant
Annette Eaderesto, IDA Counsel
William F. Weir, Nixon Peabody, LLP
Howard Gross, Weinberg, Gross & Pergament, LLP (via Zoom)

Chairman Braun opened the Industrial Development Agency meeting at 8:08 A.M. on Wednesday, August 16, 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 8:09 A.M., Ms. Scheidt 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 Mr. Pally and unanimously approved.

Ms. Eaderesto joined the meeting at 8:20 A.M.

At 8:54 A.M., Mr. Trotta made a motion to resume the regular agenda. Ms. Scheidt seconded the motion, and all voted in favor. No action was taken in executive session.

MEETING MINUTES OF JULY 19, 2023

The motion to approve these Minutes as presented was made by Mr. Callahan and seconded by Ms. Scheidt. All voted in favor.

CFO'S REPORT

Ms. LaPonte presented the Actual vs. Budget Report for the period of January 1, 2023 through July 31, 2023. Expenses are at or below budget except for office expenses due to new computers, IT support and phone service. Also increased are insurance expenses and investment earnings. 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 report was made by Mr. Pally, seconded by Ms. Scheidt, and unanimously approved.

FAIRFIELD KNOLLS AT MOUNT SINAI OWNER, LLC / EB AT MT. SINAI – APPLICATION

This application has been tabled at the request of the applicant.

RONK HUB SUBTENANT – CATHOLIC HEALTH SERVICES – APPLICATION

Catholic Health Services is requesting to sublease 2,600 square feet at the Ronk Hub project for a medical urgent care facility. They expect to employ 6.5 full-time equivalent employees.

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

RONK HUB CONDEMNATION – RESOLUTION

The motion to approve this resolution was made by Mr. Trotta, seconded by Mr. Callahan, and unanimously approved.

RONK HUB SUBTENANT – CATHOLIC HEALTH SERVICES – RESOLUTION

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

10 DONALD'S WAY – RESOLUTION

This project has requested an increase in the mortgage recording tax exemption due to the mortgage amount increasing. The motion to approve this resolution was made by Mr. Callahan, seconded by Ms. Scheidt, and unanimously approved.

APPLICATIONS & RESOLUTIONS EXPIRATION – RESOLUTION

This resolution calls for applications and resolutions to expire after a set time if no action has been taken. All pending projects will be notified of this change. The motion to approve this resolution was made by Mr. Pally and seconded by Ms. Scheidt. All voted in favor.

CANNABIS POLICY – RESOLUTION

Certain municipalities have opted out of engaging in the cannabis industry. Mr. Callahan made a motion to not entertain granting IDA benefits to any facility that is being used for the cultivation, processing, manufacturing, distribution, wholesale or retail sale of cannabis or cannabis related products. The motion was seconded by Ms. Scheidt and unanimously approved.

CEO'S REPORT

Top Golf September Event

Mr. Pally made a motion to approve spending approximately \$4,000 on a networking event to be held at Top Golf on September 27, 2023. The motion was seconded by Mr. Callahan, and all voted in favor.

Community Development Corporation Annual Luncheon Sponsorship

Mr. Trotta made a motion to approve a \$2,500 sponsorship for the Community Development Corporation's annual luncheon on October 12, 2023. If additional tickets need to be purchased they will be on an as needed basis. The motion was seconded by Mr. Callahan and approved with Ms. Scheidt abstaining.

IDA Meeting
August 16, 2023

The motion to close the IDA meeting at 9:16 A.M. was made by Mr. Pally, seconded by Ms. Scheidt and unanimously approved.

The next IDA meeting is scheduled for Wednesday, September 20, 2023.