

TOWN OF BROOKHAVEN
INDUSTRIAL DEVELOPMENT AGENCY
MEETING MINUTES
NOVEMBER 16, 2022

MEMBERS PRESENT: Frederick C. Braun, III
Felix J. Grucci, Jr.
Martin Callahan
Ann-Marie Scheidt
Mitchell H. Pally

EXCUSED MEMBERS: Gary Pollakusky
Frank C. Trotta

ALSO PRESENT: Lisa M. G. Mulligan, Chief Executive Officer
John LaMura, Deputy Director
Jocelyn Linse, Executive Assistant
Terri Alkon, Administrative Assistant
Annette Eaderesto, Counsel
William F. Weir, Nixon Peabody, LLP
Howard Gross, Weinberg, Gross & Pergament (via Zoom)

Chairman Braun opened the IDA meeting at 12:46 P.M. on Wednesday, November 16, 2022, in the Agency's Office on the Second Floor of Brookhaven Town Hall, One Independence Hill, Farmingville, New York. A quorum was present.

CFO'S REPORT

Ms. Mulligan presented the Budget vs. Actual Report for the period ending September 30, 2022. Deposits and expenses were noted, all expenses were in line with the budget. 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.

The motion to accept the report was made by Mr. Pally and seconded by Mr. Callahan. All voted in favor.

CD RAMSAY REALTY, LLC / CREATIVE BIOLABS, INC. – APPLICATION

This current IDA project that manufactures and distributes biologic proteins has an approximately 12,000 square foot facility at 17 Ramsay Road in Shirley. CD Ramsay has now applied for assistance to construct an additional 18,500 square foot building at a cost of \$4.935 million on the same property. They have 30 full-time equivalent positions and plan to add 8 more. They are requesting a sales tax exemption and a PILOT. CD Ramsay's current project has already surpassed their expected employee numbers.

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

GLOBAL FOOD SOLUTIONS, INC. – APPLICATION & RESOLUTION

Global Food Solutions, Inc. presented this project at the last meeting. Global Food Solutions develops, manufactures and distributes food for the school food service industry. They propose to purchase an approximately 50,000 square foot existing building located at 905 Waverly Avenue in Holtsville. They currently operate out of 2 facilities in Islip and Smithtown. They have 38 employees and plan to hire 25 full-time equivalent employees. Project costs are estimated to be \$14 million, and a 10,000 square foot expansion is planned after they move into the facility. A sales tax exemption and PILOT have been requested.

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

A public hearing for Global Food Solutions, Inc. was held with no comment received. The cost benefit analysis and proposed PILOT were included in the meeting packets.

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

**44 RAMSEY OWNER / FRANK LOWE – GALAXY GROUP, LLC SUBTENANT
APPLICATION & RESOLUTION**

Galaxy Group, LLC is seeking to sublease approximately 10,000 square feet in the 44 Ramsey Owner / Frank Lowe facility. Galaxy Group is a facility maintenance company with 3 full-time equivalent positions and plan to hire 8 to 10 more.

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

The motion to approve the resolution was made by Mr. Callahan, seconded by Ms. Scheidt, and unanimously approved.

BLSF, LLC / BROOKHAVEN LANDFILL SOLAR FARM, LLC – RESOLUTION

There was a change in the ownership structure for this solar farm to be located on the capped portion of the Town's landfill. A public hearing was held with comments received; these comments as well as the cost benefit analysis and proposed PILOT were included in the meeting packets.

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

**HYDRO METAL HOLDINGS, LLC / BOILERMATIC WELDING INDUSTRIES, INC. –
RESOLUTION**

This is an assignment and assumption of the PILOT and sales tax exemption from the Coast 2 Coast Real Estate, LLC facility located at 20 Pinehurst Drive in Bellport to Hydro Metal Holdings, LLC / Boilermatic Welding Industries, Inc. Mr. Callahan recused himself from discussion on this project due to a potential conflict of interest. There were comments received at the public hearing which were included in the meeting packets. Hydro Metal Holdings, LLC / Boilermatic Welding Industries, Inc. will retain 56 full-time equivalent positions and plans to hire an additional 14.

IDA Meeting
November 16, 2022

The motion to approve this resolution was made by Mr. Grucci, seconded by Mr. Pally, and unanimously approved with Mr. Callahan abstaining.

PECONIC RIVER ENERGY STORAGE, LLC DBA NORTH STREET ENERGY STORAGE – RESOLUTION

The cost benefit analysis and proposed PILOT were included in the meeting packet for this 150-megawatt battery energy storage system to be constructed in Manorville. There were no comments made at the public hearing.

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

SUNRISE WIND – 22 RESEARCH WAY – RESOLUTION

The cost benefit analysis and proposed PILOT were included in the packets for this operations and maintenance facility for the Sunrise Wind Farm project. No comments were received at the public hearing. This facility is expected to create 60 full-time equivalent jobs.

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

BIOCOAGENT – COMPLETION DATE & SALES TAX EXTENSION RESOLUTION

Biocogent has requested an extension on their sales tax exemption and completion date until December 31, 2024.

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

UNITED MEAT PRODUCTS – COMPLETION DATE EXTENSION RESOLUTION

United Meat Products has requested an extension of their completion date until October 31, 2023.

IDA Meeting
November 16, 2022

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

CEO'S REPORT

Middle Country Meadows

A termination letter was sent to Middle Country Meadows for failing to provide the required insurance. The matter has since been corrected.

Port Jefferson Commons

An application was received for this potential housing project to be located adjacent to Port Jefferson Crossing. They have requested a letter to submit to New York State that confirms this project is within the guidelines of the Agency's Uniform Tax Exemption Policy. This application will be on the agenda for the December meeting. The consensus of the Members was to submit the letter to New York State.

Mr. Callahan made a motion at 1:22 P.M. to enter executive session to discuss proposed, pending or current litigation. The motion was seconded by Mr. Grucci and unanimously approved.

At 1:34 P.M., Mr. Grucci made a motion to exit executive session and close the meeting. The motion was seconded by Ms. Scheidt, and all voted in favor.

The next IDA meeting is scheduled for Wednesday, December 7, 2022.