

TOWN OF BROOKHAVEN
INDUSTRIAL DEVELOPMENT AGENCY

MEETING MINUTES

DECEMBER 6, 2023

MEMBERS PRESENT: Frederick C. Braun, III
Martin Callahan
Felix J. Grucci, Jr. (via Zoom)
Mitchell H. Pally
Ann-Marie Scheidt
Frank C. Trotta

EXCUSED MEMBER: Gary Pollakusky

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

Chairman Braun opened the Industrial Development Agency meeting at 2:10 P.M. on Wednesday, December 6, 2023, in the Agency's Office on the Second Floor of Brookhaven Town Hall, One Independence Hill, Farmingville, New York. A quorum was present.

MEETING MINUTES OF NOVEMBER 15, 2023

These Minutes will be deferred until the January 2024 meeting.

HAWKINS AVENUE DEVELOPMENT RHP2, LLC RESOLUTION – SUBTENANT – TRITEC

During the November meeting, the Board clearly voted to accept the application but the vote for the resolution was not clearly done. For clarity, the Board reaffirmed the resolution.

IDA Meeting
December 6, 2023

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

HAWKINS AVENUE DEVELOPMENT RHP2, LLC RESOLUTION – SUBTENANT – REDEFINE MARKET RONKONKOMA

Similarly, the voting on the resolution to approve Redefine Market Ronkonkoma as a subtenant was unclear.

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

Mr. Weir and Mr. Carrigan joined the meeting at 2:14 P.M.

MT. SINAI KNOLLS PORTFOLIO HOLDINGS RESOLUTION – RATIFYING & CONFIRMING NAME CHANGE

All documents will be amended to reflect a name change for Engel Burman at Mt. Sinai, LLC, to Fairfield Knolls at Mt. Sinai Fee Owner, LLC.

The motion to ratify and confirm the name change was made by Mr. Callahan, seconded by Ms. Scheidt and approved with Mr. Pally abstaining.

FOURGEN-S, LLC – SALES TAX & COMPLETION DATE EXTENSION

The original completion date for this project is December 31, 2023, FourGen-S, LLC has requested an extension on their sales tax exemption and completion date.

The motion to extend the sales tax exemption and completion date to June 30, 2024 was made by Mr. Callahan and seconded by Ms. Scheidt. The motion passed with Mr. Pally recusing himself.

FOURGEN-H, LLC – SALES TAX & COMPLETION DATE EXTENSION

Four-Gen-H, LLC has also requested an extension of their sales tax exemption and completion date.

The motion to extend the sales tax exemption and completion date to June 30, 2024 was made by Mr. Braun, seconded by Mr. Trotta and passed with Mr. Pally recusing himself.

CEO'S REPORT

AE-Manorville 2, LLC – Application Extension Request

This project has requested an extension on their application acceptance.

The motion to approve an extension until June 6, 2024 was made by Mr. Pally and seconded by Mr. Trotta. All voted in favor.

Camoin Associates Study Cost

The cost to update the spec warehouse study is \$9,000. Camoin estimates starting work on this in January.

The motion to approve this expense was made by Mr. Trotta, seconded by Ms. Scheidt, and unanimously approved.

Crestwood Farms

This project did not meet their job creation numbers. Crestwood Farms has informed the Board that the business was hit hard by the pandemic. Business has started to rebound and they expect to hire ten to fifteen full-time equivalent employees.

Any project that doesn't meet their job creation numbers will be connected with the Workforce Development Institute for assistance.

2024 Meeting Schedule

The motion to approve the 2024 meeting schedule was made by Mr. Trotta and seconded by Mr. Pally. All voted in favor.

IDA Meeting
December 6, 2023

CVI AGL Assetco, LLC

At the last meeting it was erroneously stated that a public hearing is required for the transfer of the equity interest of the AE-Ess Cassel project to CVI AGL Assetco, LLC. A public hearing is not required for this action.

The motion to close the IDA meeting at 2:33 P.M., was made by Mr. Callahan, seconded by Ms. Scheidt, and unanimously approved.

The next IDA meeting is scheduled for Wednesday, January 10, 2024.