

TOWN OF BROOKHAVEN
INDUSTRIAL DEVELOPMENT AGENCY
MEETING MINUTES
MAY 17, 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
William F. Weir, Nixon Peabody, LLP
Howard Gross, Weinberg, Gross & Pergament (via Zoom)
Peter Curry, Farrell Fritz, P.C.
Ron Yakuel, September Morning, LLC

Chairman Braun opened the Industrial Development Agency meeting at 8:18 A.M. on Wednesday, May 17, 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 MARCH 29, 2023

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

CFO'S REPORT

The financial report will be provided at a later date due to the changing of the computer systems. The first quarter of the year is ahead of budget; a closing fee and the annual administrative fees were received. Interest rates in both banks are up to 4%. 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 PARIS report was filed timely with the Authority Budget Office and the New York State Comptroller.

The motion to accept the report was made by Mr. Callahan, seconded by Mr. Trotta, and unanimously approved.

APPLICATIONS & RESOLUTIONS EXPIRATION

This resolution calls for applications and resolutions to expire if they are not progressing. Applications will expire if there has not been a public hearing or resolution passed within one year. Resolutions will expire after 6 months if the project has not moved to closing. Letters will be sent informing applicants of this change and requesting them to sign and return to confirm they are aware; extensions can be requested. This policy will be added to the IDA application and to the IDA's website.

PORT JEFFERSON CROSSING REQUEST

This 100% affordable housing development in Port Jefferson Village has requested the Agency's permission to combine their multiple mortgages from various organizations into a permanent mortgage. They may need an exemption from mortgage recording taxes. They previously were granted abatement of the mortgage recording tax on an amount not to exceed \$22 million; they have utilized \$14 million.

The motion to approve this request was made by Mr. Callahan and seconded by Mr. Pally. It was approved with Ms. Scheidt recusing herself due to her role with the Community Development Corporation.

WALLACE OAKLAND REQUEST

This project located at the corner of Horseblock Road and Zorn Boulevard has requested to release two parcels of land from the IDA Agreement to sell them.

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

CEO'S REPORT

IT Update

The Agency is officially off the Town's servers and all new computers, printers and phones are in place. Computer software is being purchased as needed. Approximately \$30,000 was spent on equipment and there are various new monthly charges for maintenance, phone service, software licenses, etc.

Uniform Tax Exemption Policy Updates

Changes may be made to the UTEP involving housing projects, a public hearing is required with notice mailed to every affected taxing jurisdiction if any edits are made. The percentages for affordable and workforce housing may be adjusted. This will be further discussed at the next Governance Committee meeting.

LIBDC Requests

The LIBDC has requested the Agency sponsor the annual conference in Montauk from October 4th through October 6th at a cost of \$5,000. The Agency also typically sponsors an annual dinner meeting at a cost of \$5,000. This year's dinner is set for June 26th and the speakers are Senator Murray and Assemblyman Thiele who will discuss the State Budget and what it means for Long Island.

The motion to approve both sponsorships was made by Ms. Scheidt and seconded by Mr. Trotta. The motion passed unanimously with Mr. Pally recusing himself due to his role at the LIBDC.

At 8:54 A.M., Mr. Pally made a motion to enter executive session to discuss proposed, pending or current litigation. The motion was seconded by Ms. Scheidt, and all voted in favor.

IDA Meeting
May 17, 2023

At 9:54 A.M., Mr. Callahan made a motion to resume the regular agenda. The motion was seconded by Ms. Scheidt and unanimously approved. No action was taken during executive session.

Brightview Port Jefferson Tour

There will be a tour of the Brightview Port Jefferson facility on June 27th.

SEPTEMBER MORNING, LLC – APPLICATION

This application is for a 70,000 square foot spec industrial facility proposed to be located on Ramsey Road in the Shirley Industrial Park that will be constructed for two to three small or medium end users. This is an approximately \$14.5 million project that expects to create 29 full-time equivalent employees. A PILOT and exemptions from mortgage recording and sales tax have been requested. Ron Yakuel of September Morning and their Counsel, Peter Curry provided a brief overview of this project. There will be six loading docks at the facility and ceilings will be forty-five feet high to allow for easier storage of pallets.

The motion to accept the application was made by Mr. Pally, seconded by Mr. Trotta and unanimously approved.

The motion to close the IDA meeting at 10:21 A.M. was made by Mr. Pally and seconded by Ms. Scheidt. All voted in favor.

The next IDA meeting is scheduled for Wednesday, June 14, 2023, at 8:00 A.M.