

TOWN OF BROOKHAVEN
INDUSTRIAL DEVELOPMENT AGENCY

SPECIAL MEETING MINUTES

JUNE 26, 2023

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

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
Jocelyn Linse, Executive Assistant
William F. Weir, Nixon Peabody, LLP (via phone)

Chairman Braun opened the Industrial Development Agency special meeting at 4:00 P.M. on Monday, June 26, 2023, in the Agency's Office on the Second Floor of Brookhaven Town Hall, One Independence Hill, Farmingville, New York. A quorum was present.

RONK HUB SUBTENANT APPLICATION & RESOLUTION – VESPA

RONKONKOMA, LLC

Vespa Ronkonkoma, LLC has requested permission to sublease 5,940 square feet at the Ronk Hub Phase 2A development for an Italian restaurant. This restaurant is projected to have 20 full-time equivalent employees.

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

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

RONK HUB SUBTENANT APPLICATION & RESOLUTION – BETHPAGE FEDERAL CREDIT UNION

Bethpage Federal Credit Union has requested to sublease 1,705 square feet at the Ronk Hub Phase 2A development. This credit union expects to have two to three full-time equivalent employees.

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

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

RONK HUB SUBTENANT APPLICATION & RESOLUTION – GREAT SOUTH BAY BREWERY

Great South Bay Brewery is seeking permission to sublease 8,428 square feet at the Ronk Hub Phase 2A development. This brewery expects to employ twelve to fifteen full-time equivalent employees.

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

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

AMERICAN ORGANIC ENERGY – RESOLUTION

This project has requested to increase the mortgage amount and the mortgage recording tax exemption. The original mortgage amount was approximately \$86 million; this resolution allows for a new mortgage amount of approximately \$98.6 but not to exceed \$100 million.

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

GGV GROVE APARTMENTS, LLC – RESOLUTION

A public hearing was held for this 55-unit 100% affordable housing project that will have units set aside for domestic violence victims; no comment was received.

The motion to approve the final authorizing resolution was made by Ms. Scheidt, seconded by Mr. Callahan and approved with Mr. Pally recusing himself.

CEO'S REPORT

Macedo Construction

The Agency partially recaptured benefits from Macedo Construction. The recaptured sales tax, mortgage recording tax and PILOT payments have been disbursed.

Sunrise Wind

This project is expected to close this July.

The motion to close the meeting at 4:18 P.M. was made by Mr. Callahan and seconded by Ms. Scheidt. All voted in favor.

The next IDA meeting is scheduled for Wednesday, July 19, 2023, at 8:00 A.M.