

TOWN OF BROOKHAVEN  
**INDUSTRIAL DEVELOPMENT AGENCY**  
MEETING MINUTES  
DECEMBER 7, 2022

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

ALSO PRESENT: Lisa M. G. Mulligan, Chief Executive Officer  
Lori LaPonte, Chief Financial Officer  
John LaMura, Deputy Director  
Amy Illardo, Director of Marketing  
Jocelyn Linse, Executive Assistant  
Terri Alkon, Administrative Assistant (via Zoom)  
Annette Eaderesto, IDA Counsel (via Zoom)  
William F. Weir, Esq., Nixon Peabody, LLP  
Elizabeth Wood, Nixon Peabody, LLP  
Howard Gross, Weinberg, Gross & Pergament (via Zoom)  
Amy Ellis, Sunrise Wind  
Andrew Komaromi, Harris Beach

Chairman Braun opened the Industrial Development Agency meeting at 2:25 P.M. on Wednesday, December 7, 2023, 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. LaPonte presented the Budget vs. Actual Report for the period ending October 31, 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. Trotta and seconded by Mr. Pollakusky. All voted in favor.

**SUNRISE WIND, LLC – RESOLUTION**

The cost benefit analysis, PILOT and public hearing minutes for the cable portion of this project were included in the meeting packets.

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

**PORT JEFFERSON COMMONS, LLC – APPLICATION**

This 53-unit 100% affordable housing development is a joint partnership between the Community Development Corporation (CDC) and Conifer Realty. There will be approximately 2,700 square feet of retail space which will be fully taxed by the Village of Port Jefferson. This project will be located on Main Street in Port Jefferson adjacent to the Port Jefferson Crossing development. Two existing buildings will be demolished to construct an approximately 79,000 square foot facility that will have 20 one-bedroom units and 33 two-bedroom units.

Approximately 15% of the units will be set aside for people with physical disabilities and people with traumatic brain injuries, as well as 5 units for mobility impaired residents and 3 units for the hearing and vision impaired. Exemptions from sales tax, mortgage recording tax and a PILOT have been requested for this \$31.6 million project that will create 1.5 full-time equivalent positions.

The motion to accept the application was made by Mr. Pollakusky, seconded by Mr. Callahan and unanimously approved with Mr. Braun and Ms. Scheidt abstaining due to their roles at the CDC.

**GGV GROVE APARTMENTS, LLC – UPDATED APPLICATION**

This application is similar to an application received in February; the principals involved have changed. The application calls for an approximately 64,000 square foot 100% affordable housing development consisting of 55 units on 2.8 acres at 400 East Main Street in Patchogue. Seventeen units will be set aside for victims of domestic violence. This \$33.7 million project

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will create seven full-time equivalent positions. Exemptions from mortgage recording tax, sales tax and a PILOT have been requested. There will be 1,000 square feet of retail space that will not receive benefits.

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

### **10 DONALD'S WAY, LLC – FINAL AUTHORIZING RESOLUTION**

The cost benefit analysis, PILOT and economic analysis for this approximately 140,000 square foot spec industrial warehouse project were included in the meeting packets. A public hearing was held this morning with no comments received.

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

### **CEO'S REPORT**

#### American Organic Energy

American Organic Energy submitted an amendment to their application due to project costs increasing to \$120 million. This does not impact the sales tax exemption and no new benefit will be granted.

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

#### East Setauket Energy Storage, LLC / Savion Request

A letter was received requesting the PILOT for this project be considered for 25 years rather than 20 years which is permissible under the Agency's Uniform Tax Exemption Policy. This project will be presented as a 25-year PILOT when the public hearing is held.

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

#### Yaphank Energy Storage LLC / Savion Request

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The same request was made for this project as for the East Setauket Energy Storage, LLC project.

The motion to accept changing the PILOT to 25-years was made by Mr. Pally and seconded by Mr. Pollakusky. All voted in favor.

#### Bactolac Request

This 150,000 square foot pharmaceutical warehousing facility is under construction in the Shirley Industrial Park and is expected to be completed by late spring or early summer of 2023. They are requesting the Board consider allowing them to lease all or a portion of the facility as they have seen a decrease in business. There have not been any layoffs to date. Any subtenant would require IDA approval and the PILOT could potentially be adjusted. It was the consensus of the Board to allow Bactolac to seek out potential subtenants if Bactolac determines they want/need to lease the facility.

#### 2023 Meeting Schedule

The motion to accept the 2023 meeting schedule was made by Ms. Scheidt, seconded by Mr. Callahan and unanimously approved.

#### Subtenant Application

The motion to accept the amended subtenant application in form and substance with such changes as the Chairman or CEO make upon advice of counsel was made by Mr. Callahan and seconded by Mr. Trotta. All voted in favor.

The motion to close the IDA meeting at 3:17 P.M. was made by Mr. Pollakusky, seconded by Mr. Pally and unanimously approved.

***The next IDA meeting is scheduled for Wednesday, January 11, 2023.***