

TOWN OF BROOKHAVEN
INDUSTRIAL DEVELOPMENT AGENCY
MEETING MINUTES
JULY 19, 2023

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

EXCUSED MEMBER: Felix J. Grucci, Jr.

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
William F. Weir, Nixon Peabody, LLP
Howard Gross, Weinberg, Gross & Pergament, LLP (via Zoom)
Peter Curry, Farrell Fritz, P.C.
Michael Webb, Farrell Fritz, P.C.

Chairman Braun opened the Industrial Development Agency meeting at 8:05 A.M. on Wednesday, July 19, 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 MAY 17, 2023

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

MEETING MINUTES OF JUNE 26, 2023

The motion to approve these Minutes as presented was made by Ms. Scheidt, seconded by Mr. Callahan, and unanimously approved.

CFO'S REPORT

Ms. LaPonte presented the Actual vs. Budget Report for the period of January 1, 2023 through June 30, 2023. Revenue is on target with the budget; some of the expense line items are over budget due to the non-capitalized costs related to the purchase of new computers, printers and phones. Interest income has increased. Insurance coverage costs have increased to cover the new fixed assets. All PILOT payments have been disbursed within thirty days and 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. Callahan and seconded by Ms. Scheidt. All voted in favor.

EB AT EAST PATCHOGUE – FINAL AUTHORIZING RESOLUTION

A public hearing was held yesterday for this \$54 million 139-unit senior housing development west of Sipp Avenue in East Patchogue. One comment was received from the South Country school district and was shared with the Board Members. Two studies, the proposed PILOT and cost benefit analysis were included in the meeting packet. Mr. Trotta noted that the South Country school district comment requested the IDA consider the impact to the school district.

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

Mr. Curry and Mr. Webb left the meeting at 8:16 A.M.

SELDEN COMMERCIAL – MOVE ACADEMIA SUBTENANT APPLICATION

Move Academia has requested to sublease approximately 1,000 square feet of the Selden Commercial facility to conduct fitness classes. The owner of Move Academia is the sole employee.

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

AVR-SP BROOKHAVEN JV, LLC – RESOLUTION

This spec industrial project in the Shirley Industrial Park currently is set up as two buildings on one parcel. They have requested that the PILOT and job requirements be split proportionately between the two buildings. The total amount of the PILOT will not change.

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

SELDEN COMMERCIAL – MOVE ACADEMIA RESOLUTION

The motion to approve the resolution to allow Move Academia to sublease a portion of the Selden Commercial facility was made by Mr. Pally, seconded by Mr. Callahan, and unanimously approved.

SEPARATION PAYOUT POLICY

This resolution allows an employee the option to split the payout of any money owed at separation such as accruals or lagged payroll over a couple of years when they separate from the Agency. If the payout is \$30,000 or greater it will be paid out over a few years. If the payout is less than \$30,000 an employee has the option to elect to have it paid out over a few years.

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

CEO'S REPORT

Job Creation Numbers

Letters were sent to projects that did not meet their job creation numbers requesting an explanation of why their job creation numbers were not met. In addition, we requested their most up to date NYS Form 45. Responses are coming in; projects were given a deadline of August 1, 2023.

IDA Meeting
July 19, 2023

Project Tours

Some Board Members and staff recently toured the Brightview Senior Living facility, a tour of the Ronkonkoma Hub project will be scheduled.

Ms. Eaderesto joined the meeting at 8:25 A.M.

Association for a Better Long Island Membership Request

Mr. Trotta made a motion to join the Association for a Better Long Island at a cost of \$2,500 per year. The motion was seconded by Mr. Callahan and unanimously approved.

At 8:30 A.M., Mr. Callahan made a motion to enter executive session to discuss proposed, pending or current legislation. The motion was seconded by Ms. Scheidt, and all voted in favor.

At 8:49 A.M., Mr. Pally made a motion to resume the regular agenda. The motion was seconded by Ms. Scheidt, and unanimously approved. No action was taken in executive session.

The motion to close the meeting at 8:50 A.M. was made by Mr. Callahan and seconded by Ms. Scheidt. All voted in favor.

The next IDA meeting is scheduled for Wednesday, August 16, 2023 at 8:00 A.M.