

TOWN OF BROOKHAVEN  
INDUSTRIAL DEVELOPMENT AGENCY

MEETING MINUTES

DECEMBER 2, 2015

MEMBERS PRESENT: Frederick C. Braun, III  
Martin Callahan  
Felix J. Grucci, Jr.  
Michael Kelly  
Scott Middleton

EXCUSED MEMBER: Ann-Marie Scheidt

ALSO PRESENT: Lisa M. G. Mulligan, Chief Executive Officer  
James Ryan, Chief Financial Officer  
James M. Tullo, Deputy Director  
Annette Eaderesto, Counsel  
William Weir, Nixon Peabody, LLP  
Jocelyn Linse, Assistant  
Terri Alkon, Assistant  
John Rose, Former Board Member  
Ronald J. LaVita, Former Board Member

Chairman Braun opened the meeting at 7:00 P.M. on Wednesday, December 2, 2015, at Savino's Restaurant, 258 North Country Road, Mt. Sinai, New York. A quorum was present.

**2016 MEETING SCHEDULE**

The 2016 Meeting Schedule was distributed to the Members. The motion to accept the schedule was made by Mr. Grucci and seconded by Mr. Kelly. All were in favor.

**CONFLICT OF INTEREST POLICY**

Mr. Weir presented the Conflict of Interest Policy to the Members and noted the by-laws will need to be amended to incorporate this policy. If a Board Member has an interest in a company that is coming before the IDA it must be disclosed and the Member can't benefit from it or be a party to it. If a conflict does exist, the Member would need to resign or the project would need to go to a different agency. Board Members must recuse themselves if the project involves a family

IDA Meeting  
December 2, 2015

member. If the applicant is a friend, the Member must explain the relationship and recuse if necessary.

The motion to adopt the new Conflict of Interest Policy and amend the existing by-laws was made by Mr. Grucci, seconded by Mr. Kelly and unanimously approved.

### **UNITED RENTALS – APPLICATION**

Ms. Mulligan presented the application for United Rentals to construct an approximately 25,000 square foot building to serve as a “mega-hub” to warehouse and repair their equipment and provide distribution services to the tri-state market. The building will be constructed for United Rentals by NHG Realty. Approximately 10% of this project will be retail. United rents equipment and machinery of most any variety and have over 800 locations nationwide. The new building will be located on National Boulevard in Medford. The project is expected to cost an estimated \$9.9 million dollars and will result in 50 new jobs being created. Ms. Mulligan has requested an application from NGH Realty as well since they will be the property owner.

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

Mr. Braun thanked the Board and staff for a very successful year. Over 1,000 jobs were created and over \$137 million dollars was invested as a result of 11 projects closed so far in 2015.

At 7:11 P.M. Mr. Grucci made a motion to enter executive session to discuss the medical, financial, credit or employment history of a particular person or corporation, or matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal of a particular person or corporation. The motion was seconded by Mr. Kelly and unanimously approved. At 7:15 P.M. Mr. Kelly made a motion to return to the regular agenda. The motion was seconded by Mr. Grucci and all were in favor. The staff was charged with researching a 211 waiver.

IDA Meeting  
December 2, 2015

The motion to close the IDA meeting at 7:15 P.M. was made by Mr. Middleton and seconded by Mr. Grucci. All were in favor.

*The next IDA meeting is scheduled for Wednesday, January 13, 2016.*