

TOWN OF BROOKHAVEN  
**INDUSTRIAL DEVELOPMENT AGENCY**  
SPECIAL MEETING MINUTES

MARCH 25, 2015

MEMBERS PRESENT: Frederick C. Braun, III  
Martin Callahan  
Michael Kelly  
Scott Middleton  
John O'Loughlin

EXCUSED MEMBERS: Felix J. Grucci, Jr.  
Ann-Marie Scheidt

ALSO PRESENT: Lisa M. G. Mulligan, Chief Executive Officer  
James Ryan, Chief Financial Officer  
James M. Tullo, Deputy Director  
William Weir, Nixon Peabody, LLP (via conference call)  
Jocelyn Brinka, Assistant

Chairman Braun opened the meeting at 8:19 A.M. on Wednesday, March 25, 2015, in the Economic Development Conference Room on the Second Floor of Brookhaven Town Hall, One Independence Hill, Farmingville, New York.

**IDA AUDIT / PARIS APPROVAL**

The 2014 annual financial report was presented to the Members. The independent auditors, Albanese, Sini and Reeves, issued a clean and unqualified opinion. There was one change to the report since it was delivered last week; roughly \$14,000 had been posted as insurance when these funds were actually payments to the Employee Retirement System.

The motion to accept the 2014 audit was made by Mr. Middleton and seconded by Mr. Kelly. All were in favor.

Mr. Braun made a motion to adjourn the IDA meeting at 8:25 A.M. to begin the LDC meeting. Mr. Callahan seconded this motion. At 8:30 A.M., Mr. Braun made a motion to resume the regular agenda. Mr. Kelly seconded this motion and all were in favor.

**AMERICAN CAPITAL ENERGY (ACE) – APPLICATION**

Ms. Mulligan presented the application for American Capital Energy (ACE). The project is a public/private partnership between the Town and ACE to build an approximately 1.2 megawatt solar array at the Town's Compost Facility in Manorville. The solar array will occupy roughly 4 to 5 acres of the 22 acre site. ACE will be leasing the property from the Town and is requesting exemptions from the mortgage recording tax, sales tax, a PILOT Agreement (there are no taxes being paid on the property now so the PILOT will be zeroed out) and bond financing. A local company and former IDA project, Eldor Contracting, will be used for the solar installation.

The Manorville location is one of two sites that solar panels will be installed. The other site is the Holtsville Ecology site. Additional sites may be added as PSEG Long Island makes additional awards. Mr. Weir explained that electricity is not a tangible object but that New York State considers solar a manufacturing facility so they may already be exempted from sales tax. Mr. Braun added that at least one or two years of financials or tax returns need to be submitted.

Mr. Kelly inquired how this project would fit into the proposed code changes for solar projects that the Town and Suffolk County are currently developing. Ms. Mulligan advised that this application is as a result of a Request for Proposals that the Town issued. It was noted that this solar array would be on municipal land and will not border any residential property. No trees will be cut down as a result of this project.

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

**LIBN IDA OF THE YEAR IN SUFFOLK COUNTY**

Ms. Mulligan informed the Board that the Brookhaven IDA was chosen as the 2014 IDA of the Year in Suffolk County by the Long Island Business News. The awards dinner will be held at the Crest Hollow Country Club on April 21<sup>st</sup>. The Board decided to purchase a \$2,000 table sponsorship that includes a table for ten and a half page advertisement in the event section that is distributed to all LIBN subscribers and attendees of the event. All members will be invited to attend.

IDA Meeting  
March 25, 2015

The motion to close the meeting at 8:40 A.M. was made by Mr. Middleton and seconded by Mr. Callahan. All were in favor.

*The next IDA meeting is scheduled for Wednesday, April 15, 2015.*