

TOWN OF BROOKHAVEN
INDUSTRIAL DEVELOPMENT AGENCY
JOINT GOVERNANCE & FINANCE COMMITTEE
MEETING MINUTES

JULY 15, 2015

GOVERNANCE MEMBERS PRESENT: Michael Kelly
Ann-Marie Scheidt

FINANCE MEMBERS PRESENT: Martin Callahan
Scott Middleton

EXCUSED MEMBERS: Frederick C. Braun, III
John O'Loughlin

ALSO PRESENT: Felix J. Gucci, Jr., Board Member
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
Howard Gross, Weinberg, Gross & Pergament
Jocelyn Brinka, Assistant
Terri Alkon, Assistant
Alan Wax, Wax Words, Inc.
Victor Ocasio, Newsday

Vice-Chairman Gucci opened the meeting at 8:51 A.M. on Wednesday, July 15, 2015, in the Work Session Room on the Third Floor of Brookhaven Town Hall, One Independence Hill, Farmingville, New York.

FEE SCHEDULE CHANGES

Ms. Mulligan inquired if the Board would like to have set administrative fees for document processing. Mr. Weir noted that most all IDA's use a standard fee of \$250 as a minimum or \$250 per hour.

Mr. Middleton made a motion to charge \$250 as a minimum fee for document processing, or \$250 per hour. The motion was seconded by Ms. Scheidt. All were in favor. This matter will be brought to the full Board at the next meeting.

BENEFITS FOR BUSINESSES RELOCATING FROM RONKONKOMA HUB

The Adaptive Re-Use Policy calls for a 30% reduction in current taxes on existing buildings and a 50% reduction if the building is within the former Empire Zone. J-CAD was granted a 50% reduction since they are relocating from the Ronkonkoma Hub area. There are only 5-10 businesses yet to relocate from the area.

Mr. Kelly made a motion to grant a 50% reduction in the current taxes if a business is relocating to an existing building from the Ronkonkoma Hub. Ms. Scheidt seconded this motion which was unanimously approved. The standard benefit package would apply if a new building is constructed. This matter will be brought to the full Board at the next meeting.

SPEC BUILDINGS

Ms. Mulligan informed the Board that she has been asked if the IDA would consider supporting spec buildings. Historically this Agency has not, but other IDAs have had great success with these types of projects. Mr. Weir added that spec buildings could be a new building or an adaptive re-use of an existing facility. It was the consensus of the Board that they would review spec building projects on a case by case basis. This matter will be brought to the full Board at the next meeting.

ADAPTIVE RE-USE POLICY CHANGES

Ms. Mulligan explained that the Adaptive Re-Use Policy has not been as helpful as the Board hoped when Agency fees are factored in. Ms. Mulligan suggested either reducing the fees or increasing the benefits granted. This matter will be brought to the next board meeting.

The motion to close the meeting at 9:09 A.M. was made by Mr. Kelly and seconded by Ms. Scheidt. All were in favor.