TOWN OF BROOKHAVEN

BROOKHAVEN LDC/IDA FINANCE COMMITTEE AND REGULAR

BOARD MEETING

ONE INDEPENDENCE HILL, FARMINGVILLE - AUDITORIUM

October 26, 2022

12:43 P.M.

BOARD MEMBERS PRESENT:

FREDERICK C. BRAUN - Chairman
FELIX J. GRUCCI - Vice Chairman
ANN-MARIE SCHEIDT - Board Member
FRANK TROTTA - Board Member
GARY POLLAKUSKY - Board Member
MARTIN G. CALLAHAN - Board Member

ALSO PRESENT:

LISA M.G. MULLIGAN - Chief Executive Officer
LORI J. LAPONTE - Chief Financial Officer
ANNETTE EADERESTO, ESQ. - Counsel
JOCELYN LINSE - Executive Assistant
AMY ILLARDO - Director of Marketing
JOHN LaMURA - Deputy Director
HOWARD GROSS, ESQ. - Weinberg Gross &
Pergament, LLP

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CHAIRMAN BRAUN: It is now 12:43, and we will open the regularly scheduled meeting of the Industrial Development Agency. The following board members are present; Mr. Trotta --

MR. TROTTA: Yes.

CHAIRMAN BRAUN: We didn't vote yet. Mr. Callahan is here, Ms. Scheidt, Mr. Braun, we do have a quorum. In addition, Mr. Grucci and Mr. Pollakusky are joining via Zoom due to extraordinary circumstances. The minutes of our meeting of September 27th have been sent to everyone, I need a motion to accept those.

MS. SCHEIDT: So moved.

CHAIRMAN BRAUN: Is there second?

I'll second it. Are there any questions?

(No response.)

CHAIRMAN BRAUN: Hearing none, Mr. Trotta?

MR. TROTTA: Yes.

CHAIRMAN BRAUN: Mr. Callahan?

MR. CALLAHAN: Yes.

CHAIRMAN BRAUN: Ms. Scheidt?

MS. SCHEIDT: Yes.
CHAIRMAN BRAUN: Mr. Grucci?

MR. GRUCCI: Yes.

CHAIRMAN BRAUN: Mr. Pollakusky?

MR. POLLAKUSKY: Yes.

CHAIRMAN BRAUN: Braun votes yes, the minutes are accepted. Lori, back to you.

MS. LAPONTE: Included in your package is the IDA operating results year-to-date and for the month of August. I want to mention in the month of August, we did have two closings, we also had two application fees that are included in revenue, and also in the other revenue we had some mortgage modifications and some subtenant income. So net for the month, we almost broke even, a few thousand dollars ahead for the month, but year-to-date we're behind $22,000 as compared to our budget. Any questions?

(No response.)

MS. LAPONTE: The next item I want to go through is I just want to read you something about our payments, that they're done in accordance with the laws and regulations.
"All payroll taxes and related withholdings have been paid timely and afforded to federal and state guidelines. All regulatory reports have been filed in a timely fashion."

Lastly, I want to mention we had a meeting prior to this with the finance committee to present the budget for 2023. As presented, it's due to be filed by the end of the month by October 31st, so it's included in your package also in this meeting for your review and approval.

CHAIRMAN BRAUN: I need a motion to accept the recommendations of the finance committee and give Lori and Lisa authority to file.

MR. TROTTA: I would make that motion, Frank Trotta.

CHAIRMAN BRAUN: Thank you, is there a second?

MS. MULLIGAN: I heard Ann-Marie second that, no offense to whoever else seconded that.

CHAIRMAN BRAUN: On the vote;
Mr. Trotta?

MR. TROTTA: Yes.

CHAIRMAN BRAUN: Mr. Callahan?

MR. CALLAHAN: Yes.

CHAIRMAN BRAUN: Ms. Scheidt?

MS. SCHEIDT: Yes.

CHAIRMAN BRAUN: Braun votes yes.

Mr. Grucci?

MR. GRUCCI: Yes.

CHAIRMAN BRAUN: Mr. Pollakusky?

MR. POLLAKUSKY: Yes.

CHAIRMAN BRAUN: Motion carries.

MS. MULLIGAN: So the next -- I know that we have some guests in the waiting room, so I'm going to try to go through all of this and get everybody in and out as quickly as possible. The first application we have on the agenda is for Holtsville Energy Storage, and I think I see -- Rob, if you want -- and Camille, I can't totally see from here but I think I can see. While they're joining, Holtsville Energy Storage, LLC, this is a proposed 110 megawatt BESS system, a battery energy storage system proposed for 5276...
Expressway Drive South, so it's Expressway Drive South and Morris Avenue in Holtsville, it's west of the Island 16 Cinemas just for reference.

It's a partially vacant 60-acre parcel. This applicant has two other BESS project applications in front of this board, Savion and the Yaphank energy storage project, and this is a $160 million project. They're requesting mortgage reporting tax, sales and use tax exemptions and a 25-year pilot, and Howard is representing the project along with Rob and Camille. Do you guys have any questions for them?

MR. TROTTA: I wanted to just review the -- Frank Trotta, I just wanted to just review the number of jobs and --

MS. MULLIGAN: This will not have any jobs because we've been doing energy production projects, not for the job creation, although that's not really fair to say because there will be construction jobs, but there won't be --

MR. TROTTA: A number in relation, I
understand.

MS. MULLIGAN: -- a full time person on site there, so our -- I can't think of what the name of the policy is, but we have a policy that gives us sort of parameters on what to look at and we did a whole section on energy production, recognizing that they wouldn't really create continuing jobs, but that it's an important part of --

MR. TROTTA: I fully understand, but I wanted to see if there were jobs that were going to be created. That's the real question. I know it's not totally germane to the application, but it is a question.

CHAIRMAN BRAUN: Howard, anything from your end?

MR. GROSS: I'm a little confused, Frank, you're asking --

MR. TROTTA: Are there any jobs --

MR. GROSS: I'm sorry?

MR. TROTTA: Are there any jobs that will be created out of this project even though it's not, you know, our usual --

MR. GROSS: During the course of
construction there will be jobs created and then intermittently, there will be visits to the site, they have to replace battery components and things like that, every three or four years as I understand it, so there's temporary jobs that's created for construction but not on an ongoing basis, or a daily basis that you would expect like in a warehouse or something like that. As Lisa was saying, that's really not the purpose behind these kinds of projects, it's to support the industries in general, the economics in general.

MR. TROTTA: And like I said, I do understand that, I was just curious if there would be any. Thank you.

CHAIRMAN BRAUN: Ann-Marie?

MS. SCHEIDT: Just a question, Howard, am I correct that this is near where the -- one of the offshore wind sources of energy will be coming ashore?

MS. MULLIGAN: No.

MR. GROSS: I'm not familiar with it so I can't say.
MR. CALLAHAN: This is the Stone Center, is that the old -- the guy who used to sell stone off the side of the expressway?

MS. MULLIGAN: Yes.

MR. CALLAHAN: And that's been empty for --

MR. TROTTA: A long period of time.

MR. CALLAHAN: Yeah.

MS. MULLIGAN: Yes.

MR. TROTTA: Okay.

MR. GRUCCI: Howard, I have a question for you; 25-year pilot, is that something that we've done in the past?

MR. GROSS: Your UTAP provides for up to 25 years, and bearing in mind that these projects are novel in that it's not as if they were done 10 or 15 years ago, these are all brand new projects, and in order to make them viable financially, they require long-term pilots. Also, in some instances, and not necessarily in every instance, there may be a PPA with LIPA that will be for the term of 25 years or less or more, but in order to make these projects viable, they require long-term
pilots.

MR. GRUCCI: Does the pilots step up as the years go by or does it get lost to inflation as the years go by?

MS. MULLIGAN: Felix, what we talk about maybe four five meetings ago, was a system, and I apologize, I don't have my notes with me, but off the top of my head it's something along the lines of $2,000 per megawatt, someplace between 2,000 or 3 thousand, per megawatt per year, and it's someplace between $2,000 and I think $3,000, roughly, per megawatt per year.

So this project, let's just say a 110 megawatt system, and it's someplace between, I think, $2,000 and $3,000 per megawatt, so just for quick math I'm thinking that this is going to be $220,000 per year for their pilot for 25 years, and to the applicant, if I have my numbers wrong, I have my notes in my office, I'll get them -- they'll be right when we get the pilot together, but that's the basic concept that we went over, and there was a range depending on the number of years that
were requested, so a range from, like, let's say $2,000 to $2,500 for a 20-year pilot or 15-year pilot, $2,500 to $3,000 for a 20-year pilot and $2,500 to $3,000 to $3,500, which I think might actually be right now that I'm saying it out loud, for a -- up to 25-year pilot.

MR. GRUCCI: Under that formula, Lisa, if they decrease their megawatts for whatever reason, does the pilot diminish?

CHAIRMAN BRAUN: You mean during the construction?

MR. GRUCCI: No, during the 25-year period where this formula is determining the pilot payment to the emergency services and schools and whoever else gets the pilot payments. If their megawatts, which they came in at I think you said 100 megawatts, for whatever reason drops down to 80 megawatts in the tenth year, does pilot payment decrease?

MS. MULLIGAN: No, no, we set our pilot to the beginning of they projects. They're set and this particular -- these battery energy storage projects, although the
megawatts I guess could -- they will adjust -- they'll fluctuate naturally because energy will be pulled out, it will pull in, I assume that a little bit of energy will decrease. It's the capacity, it's what it can hold and what its intention is to hold, but that's going to fluctuate depending on the needs of the grid, which is kind of the point of it, but the pilot is going to be set, it's going to be outlined for the project so they can see in eight years we're paying this, they'll have it outlined for them, just like we do with all our other projects.

MR. GRUCCI: Okay, thank you.

CHAIRMAN BRAUN: All right, are there any other questions?

MR. TROTTA: The structure that is set up here is similar to others?

MS. MULLIGAN: As far as our agreements?

MR. TROTTA: Yeah.

MS. MULLIGAN: Yes. Did you guys have anything you wanted to add; Camille, Rob, Howard?
MS. KAYNOR: No, I was just going to mention the 110 megawatts refers to the installed capacities, so any energy fluctuations that you would see produced by that not change, like Lisa confirmed, would not change the pilot terms.

MS. MULLIGAN: Okay.

MS. KAYNOR: That's it from me.

MS. MULLIGAN: Thank you, Camille.

CHAIRMAN BRAUN: Does the board have a motion to accept the application?

MR. TROTTA: Frank Trotta, I would ask for a motion.

MR. POLLAKUSKY: I'll second it, Gary Pollakusky.

CHAIRMAN BRAUN: On the vote; Mr. Trotta?

MR. TROTTA: Yes.

CHAIRMAN BRAUN: Mr. Callahan?

MR. CALLAHAN: Yes.

CHAIRMAN BRAUN: Ms. Scheidt?

MS. SCHEIDT: Yes.

CHAIRMAN BRAUN: Mr. Grucci?

MR. GRUCCI: Yes.
CHAIRMAN BRAUN: Mr. Pollakusky?

MR. POLLAKUSKY: Yes.

CHAIRMAN BRAUN: Braun votes yes, the application is accepted. Thank you very much.

MR. PANASCI: Thank you for your time.

MS. KAYNOR: Thank you, everyone.

MR. GROSS: Thank you.

MS. KAYNOR: Thank you.

MS. MULLIGAN: So the next item on the agenda is Hydro Metal Holdings, LLC, Boilermatic Welding Industries, I think Marty has to --

MR. CALLAHAN: I need to recuse myself.

MS. ILLARDO: I've asked Mr. Pole to come over. I do not see Dan.

MS. MULLIGAN: So the next item on the agenda is a request for consent to assign the benefits from the Coast-to-Coast project, which is 20 Pinehurst Drive. Just to remind the Board, this is a project that we did last year, I would say, and Boilermatic is
requesting consent to assign the benefits, like I said. They are a mechanical construction company. They're currently leasing a facility in Medford.

They are going to retain 56 jobs and create 14 FT's. They are requesting the pilot that's are already been established for Coast-to-Coast and they are requesting the sales and use taxes that remain from what Coast-to-Coast did not use, and just -- it's roughly $65,000 in exemption that the Board approved, and Coast to Coast has used about $1,100, just over $1,100 worth of exemptions, so they're asking for what was already approved for them just to be passed on, they're not asking for a mortgage recording tax and the pilot is set to start this December. So Coast-to-Coast came in, never really used the benefits that we offered --

MR. TROTTA: The transfer.

MS. MULLIGAN: Yes, the transfer.

CHAIRMAN BRAUN: Amy, who is on the call for the company?

MS. ILLARDO: Mr. Pole.
MR. POLE: Yes, ma'am.

CHAIRMAN BRAUN: Is it Pole of Polé?

MR. POLE: Pole, P-O-L-E.

MS. MULLIGAN: Does anyone have any questions for the applicant?

CHAIRMAN BRAUN: My only question is a very simple one, it really has nothing to do with the project. I reviewed the financials this morning which are very strong; was the PPP, the second PPP loan forgiven, if you're --

MR. POLE: As of today, no, it's in with M&T Bank for review right now.

CHAIRMAN BRAUN: Okay, thank you.

MS. MULLIGAN: So this is -- we're going to have to hold a public hearing for this, so this is just accepting the application and having me set the public hearing.

MR. GRUCCI: I'll make the motion.

MS. MULLIGAN: Thank you, Felix.

CHAIRMAN BRAUN: Is there a second?

MR. POLLAKUSKY: Second, Gary Pollakusky.
CHAIRMAN BRAUN: On the vote; Mr. Trotta?

MR. TROTTA: Yes.

CHAIRMAN BRAUN: Ms. Scheidt?

MS. SCHEIDT: Yes.

CHAIRMAN BRAUN: Mr. Grucci?

MR. GRUCCI: Yes.

CHAIRMAN BRAUN: Mr. Pollakusky?

MR. POLLAKUSKY: Yes.

CHAIRMAN BRAUN: Braun votes yes.

The application has been accepted and the record should show that Mr. Callahan recused himself from the discussion.

MS. MULLIGAN: Thank you.

MS. POLE: Thank you.

CHAIRMAN BRAUN: Thank you.

MS. MULLIGAN: The next item on the agenda is 10 Donald's Way, LLC, and I heard that --

MS. ILLARDO: I do not see Guy Germano or Mr. Mitchell Rechler.

MS. MULLIGAN: I heard that Guy was in the building, so, you know what, let's just
skip over that. The next item on the agenda is Sunrise Wind, we have an application for 22 Research Way. I see that Amy -- Amy pulled Amy in already, so we have --

MS. ILLARDO: I'm pulling in Andrew.

MR. TROTTA: This is 10 Donald's Way?

MS. MULLIGAN: No, I'm skipping that because -- I heard the attorney is in the --

MR. TROTTA: I saw him, he must be in the other room because I saw them when I was coming in.

MR. CALLAHAN: There's two people in the auditorium, I don't know what they're doing in there. The lights are off and everything.

MR. TROTTA: So which one are we going to, I'm sorry?

CHAIRMAN BRAUN: Sunrise Wind.

MS. MULLIGAN: Sunrise Wind, 22 Research Way. Okay, so, 22 Research Way, this is a renovation and equipping of approximately a 55,000-square foot facility, it's located on four-and-a-half acres at 22 Research Way in East Setauket. It's for an operations and
maintenance hub for the Sunrise Wind project, so this is an offshoot of that project. This $37.8 million project, they're requesting sales and use taxes and a pilot. It will create 140 jobs, and I see that we have some representatives, if anybody has questions about this project.

MR. KOMAROMI: I just wanted to -- before the questions, I need to make one correction; we had actually scrivener's error on the application, on the job count, so the total job count is 65 that starts right away in year one after completion, and then that is the static number, so we'll just have to submit a slip page to correct that, and I think that number that we previously referenced, I think it happened as we transcribed the application from the agency's older form to the new form, as we have been working on it for quite a while.

I also just wanted to add, as you know, this application is a separate and distinct application from Sunrise Wind's pending application in front of the agency for
the export cable project, with respect to which we actually participated in a public hearing that the agency put on yesterday, and this project, even though it is related, it's a separate and distinct one, and as Lisa described, it is for the O and M facility that will be a state of the art facility that will have various uses including warehouse space, office space and the control room for the actual offshore wind facility, and I'll stop right there.

CHAIRMAN BRAUN: So it's not just training, it's a control room as well.

MR. KOMAROMI: That is correct.

MS. MULLIGAN: Felix, did you have a question?

MR. GRUCCI: Yeah, I did, part of it has been answered; from the name I assume that this is a wind farm, that's what we're discussing?

MR. KOMAROMI: That is correct, this is the Sunrise LLC offshore wind farm in connection with which the onshore cable export project is a pending project in front of the...
IDA that, you know, we have been discussing for quite some time now. The original application on that came in on April of 2015 -- I'm sorry, April 15, 2021, and the agency actually just did accept an update on that application at its board meeting in September. So this is a related but separate project, the applicant is the same, and this project really it's just to the O and M operation and maintenance facility that will serve the overall wind farm and export cable project.

CHAIRMAN BRAUN: Andrew, I think the board would be interested in knowing the timetable as to when construction might start, the offshore facility.

MR. KOMAROMI: On that, I will defer to, I believe, Amy Ellis is on the line with -- representing Sunrise, but before Amy answers that question, I can say that with respect to the O and M facility and the renovations, that work is expected to start very soon, if even possible by the end of the year, assuming, you know, we would be able to
get a public hearing on this project and ultimately final approval. But on the overall wind project, Amy, I'm not sure if you're on the line, whether you can answer that.

MS. ELLIS: Sure, so for Sunrise, as of right now the projected schedule for construction is the end of 2023, and we're anticipating production as well as at the end of 2025, so as of right now, that's our anticipated schedule.

CHAIRMAN BRAUN: Thank you. Any other questions from the Board?

MR. TROTTA: Yeah, just with regard to the employment data that's in the application, it says, full-time, 50; is that what you were referring to as 65?

MR. KOMAROMI: So that I think is the number of the residents within the area, that's the 50 out of the 65, that the commitment is being made to, and the overall number at this time, the commitment is expected to be 65, and the 50 is our area residents. And again, these are commitments based on expectations.
MS. MULLIGAN: If you would just send the correction on that page, that would be good.

MR. KOMAROMI: Absolutely, we will do that.

MR. CALLAHAN: I have one question, is this at the old Holtsville -- not Holtsville, I'm trying to think at the end of Research Way, there used to be, like, a gas terminal? Is that right?

MS. MULLIGAN: No, no, this is a free-standing building -- this is just -- I'm going to call it an office building, I know that's not right, but it's like an office building for them to have their operations and maintenance in. From the exterior it just looks like a regular building.

MR. CALLAHAN: Oh, okay, because you have to go down Research Way at the end -- you know what I'm talking about; right? On the end on the right hand side, there was something years ago where there were, you know, the oil tankers.

MS. SCHEIDT: This is inside the
Stony Brook Technology Center.

MS. MULLIGAN: Yes, yes.

MR. GRUCCI: Where is the actual turbines?

MS. MULLIGAN: In the ocean, off of Montauk Point.

MR. KOMAROMI: They are 30 miles offshore.

MS. ELLIS: Off of Montauk, so 30 miles off Montauk. So again, we are expecting production in 2025 of this offshore wind farm.

MS. MULLIGAN: Just for everybody's clarity, we have two applications: One is for the offshore wind project, but the piece that has to do with us is just, again, this isn't a technical term, but the extension cord, when it comes on to land and goes to the Holtsville substation, down William Floyd --

MR. TROTTA: We had that description.

MS. MULLIGAN: Exactly, that's the portion that we're involved with for the Sunrise Wind project, and then separate and apart from that, we have an application right
now for 22 Research Way for their operations and maintenance facility, so it's two separate -- I'm going to ask you to look at each project as standalone separate projects, and right now the piece that we're looking at is 22 Research Way.

CHAIRMAN BRAUN: And if there are no further questions --

MR. GRUCCI: Does the other project rely upon this project moving forward.

MR. KOMAROMI: It doesn't necessarily rely upon, but this is an important component and certainly related to the other project, but, yes, in a sense that the applicant is hoping to commence construction, renovation and equipping of this component that in a sense is necessary to be in place for the other piece.

MR. GRUCCI: Thank you.

CHAIRMAN BRAUN: Is there a motion from the Board to accept the application and give Lisa the authority to set up a public hearing?

MR. TROTTA: Frank Trotta.

CHAIRMAN BRAUN: Thank you, on the vote; Mr. Trotta?

MR. TROTTA: Yes.

CHAIRMAN BRAUN: Mr. Callahan?

MR. CALLAHAN: Yes.

CHAIRMAN BRAUN: Ms. Scheidt?

MS. SCHEIDT: Yes.

CHAIRMAN BRAUN: Mr. Grucci?

MR. GRUCCI: Yes.

CHAIRMAN BRAUN: Mr. Pollakusky?

MR. POLLAKUSKY: Yes.

CHAIRMAN BRAUN: Braun votes yes, the motion is carried. Back to 10 Donald's Way.

MR. KOMAROMI: Thank you, and we just wanted to thank staff and the Board again.

MS. ELLIS: Thank you.

MS. MULLIGAN: Thank you, everyone.

The next item on the agenda is 10 Donald's Way, LLC. We have representatives here, I'm just going to give a quick overview. This is a project, it's planned for -- it's located off Horse Block Road in Medford. This was the
-- for a long time you've seen those gates and entry way, the beginning of a road, planned industrial park that never came to fruition, and so the idea behind this first building is to develop an approximately 141,000-square foot multitenant space. Rechler Equity Partners is in contract to purchase the full 73 acres, this is just for approximately 11 acres of those 73 acres.

Just so everybody knows, Rechler has R2 Squared Patchogue, an apartment complex before this board, also. This is a roughly $36.8 million project, they are requesting mortgage recording tax exemption, sales and use tax exemption and a 15-year pilot. The estimate is to create 35 full-time equivalent positions, but they do not yet have, unless it's changed, end users, and like I said, we have representatives here, so if you guys have any questions for our reps or if you guys have anything you wanted to add.

CHAIRMAN BRAUN: Guy, you want to introduce yourself?

MR. GERMANO: I'm Guy Germano,
representing the Rechler Group and 10 Donald's Way, LLC. I have with me Mr. Mitchell Rechler, who is co-manager of Rechler Equity Partners. I just was going to -- I have a handout, which is a little bit more --

MS. MULLIGAN: We sent the drawings in the packet, so --

MR. GERMANO: Well, some of them, there's two more in here which I'll just refer you to. Now you covered it, Lisa, this is -- if you'll flip to the last page, the fourth page, the aerial photograph which shows the existing conditions, and highlighted in blue is the 11-acre area that we received subdivision approval from the Planning Board for already. And all the area that you see in green, even the trees, that is the old industrial park and there's a road running through it, National Boulevard, that's what they previously called it, it's called 10 Donald's Way now and it has to be repaired. This is only a portion of it, this goes back another 30, 40 acres, and you can see that it's adjacent to Munsell Road on one
side and then you have some industrial and housing on the other side. There's a hundred foot buffer that is covered along opposite the houses, so that is already there. So this is the area that we're going to redo, the entire area.

We note that Munsell Road has a town provided for an overlay district for Munsell Road in order to try and renovate that area and the town has actually gone in and they're making improvements and they're doing code enforcement to try to improve the area along Munsell Road.

The other -- so you have a picture of the building, then you have the site plan. The next page is the site plan, and that shows you the building and the buffers around the building that are required and we've got some relief from the ZBA with regard to setbacks, a few setback relaxations and replace the signs. We are schedule to go to the Planning Board for site plan approval in the middle of November.

The third page shows renderings and
photos of project that Rechler has done --
just completed out at Gabreski Airport,
377,000 square feet. You can see the caliber
of the buildings and the development and this
is what Rechler intends to do with this
development as well.

This is the first and we think it
will be an important addition, this is small
warehouses, not big warehouses, it's not meant
for that, this is for the bread and butter of
the Rechler operation, which is renting
buildings to tenants of all different sizes
and different buildings, they own over 100
different buildings, commercial buildings, and
they lease all of those to various size
tenants, and they can move tenants who outgrow
a building into another building. So they
manage this very well, this is part of what
they want to do, create another industrial
park and manage it the same way they manage
other all the other buildings. Any questions?

CHAIRMAN BRAUN: I actually know this
and I don't, is that hooked up to a sewer
district?
MR. GERMANO: Yes, this is hooked to a sewer district. It was originally hooked up in 1990 because that's when the road was put in. It was approved in 1990 and then the road was put in after that and we have the allocation, it's all there.

MS. MULLIGAN: Does anyone have any questions?

CHAIRMAN BRAUN: I must admit, I have not been out to Gabreski, I have been through Graybarn, which is a residential complex in Amityville, which is pretty spectacular for those that remember what that area looked like beforehand, and I think the Patchogue budget are also going to be referred to as Graybarn; correct?

MR. GERMANO: Yes.

MR. RECHLER: Yes.

CHAIRMAN BRAUN: Questions?

MR. GERMANO: If you're out in the Hamptons --

MS. MULLIGAN: I've been many times.

MR. GERMANO: So you've seen it --

CHAIRMAN BRAUN: I've been by it but
I've never gone through it, so to speak. Do we need a public hearing authorization on this?

MS. MULLIGAN: Yeah.

CHAIRMAN BRAUN: Okay, we need a motion for the Board to accept the application and give Lisa the authority to structure or set up a public hearing.

MR. TROTTA: Motion.

MR. POLLAKUSKY: Seconded, Gary Pollakusky.

CHAIRMAN BRAUN: Thank you, on the vote; Mr. Trotta?

MR. TROTTA: Yes.

CHAIRMAN BRAUN: Mr. Callahan?

MR. CALLAHAN: Yes.

CHAIRMAN BRAUN: Ms. Scheidt?

MS. SCHEIDT: Yes.

CHAIRMAN BRAUN: Mr. Grucci?

MR. GRUCCI: Yes.

CHAIRMAN BRAUN: Mr. Pollakusky?

MR. POLLAKUSKY: Yes.

CHAIRMAN BRAUN: Braun votes yes, the application and meeting authorization for the
public meeting motion is accepted.

MR. CALLAHAN: Good luck, guys.

MR. GERMANO: Thank you.

MR. RECHLER: Thank you.

MS. MULLIGAN: Thank you so much, have a nice day.

MS. MULLIGAN: The next item on the agenda is a resolution for WF Industrial 13, LLC, and just to -- this is a final authorizing resolution. In your packet you were provided the cost benefit analysis, the proposed pilot, a feasibility study, we did have a public hearing Monday, I think. Comments from that public hearing were included in the packet, and just to remind everybody, this is approximately 130,000-square foot spec industrial facility. This is a final authorizing resolution. Does anybody have any questions?

(No response.)

MS. MULLIGAN: Terance, speak up if you have anything you want to add.

MR. WALSH: I have nothing, I think
you covered it. Is there anything specific you want me to talk on, I'm happy to talk on it, but.

MS. MULLIGAN: We have counsel, Dan Baker, is here and I think his client if anybody has any questions of the project. Oh, and just to let you know, we were having some technical issues before, Dan Dornfeld, who is counsel for the Hyrdo Metals Holding was on and could hear us but for some reason we couldn't see him, so we had him leave and come back in, so Dan was here if we had questions.

CHAIRMAN BRAUN: If will are no questions, a motion for the Board. This is a final authorizing resolution for WF Industrial.

(No response.)

CHAIRMAN BRAUN: I will make the -- resolution? I will make it; do I hear a second? Is there a second?

MR. GRUCCI: Second.

CHAIRMAN BRAUN: Thank you, on the vote; Mr. Trotta?

MR. TROTTA: Yes.
CHAIRMAN BRAUN: Mr. Callahan?

MR. CALLAHAN: Yes.

CHAIRMAN BRAUN: Ms. Scheidt?

MS. SCHEIDT: Yes.

CHAIRMAN BRAUN: Mr. Grucci?

MR. GRUCCI: Yes.

CHAIRMAN BRAUN: Mr. Pollakusky?

MR. POLLAKUSKY: Yes.

CHAIRMAN BRAUN: Braun votes yes, resolution is approved.

MS. MULLIGAN: Okay, thank you.

MR. BAKER: Thank you, all.

MS. MULLIGAN: The next item on the agenda is MDS Building Ventures. We received a request to increase their sales tax. Included in your packet is the CBA, there was a public hearing -- maybe that was Monday, I'm a little confused when I'm doing these public hearings -- no, no, like a week ago we did the public hearing. There were no --

MR. GROSS: 18th.

MS. MULLIGAN: I'm sorry?

MR. GROSS: Lisa, I think it was on
the 18th.

MS. MULLIGAN: On the 18th, okay.

There were no comments, and just to remind everybody, this is a warehouse distribution facility that is being built to support another one of our projects, the MS Packaging facility on Zorn Boulevard, this is actually in the Shirley Industrial Park, and as the letter explains, their costs for doing the project increased, so they have asked us to increase the sales tax.

MR. GRUCCI: How much of an increase are they asking for?

MS. MULLIGAN: Felix, I knew you were going to ask that when I didn't write it down.

MR. GROSS: Lisa, if I may, I have the information handy, if you want it.

MS. MULLIGAN: Thank you, Howard.

MR. GROSS: We gave sales tax exemptions to both the real company and the operating company, and the real estate company needs an additional $127,000, and the operating company needs another $172,000, so that the total for the two will be -- for each
of them, I should say, because they're separate, will be $517,000 for the real estate company, for construction, et cetera, and for the operating company, $207,000.

MR. GRUCCI: How big is the warehouse that they're building?

MR. GROSS: 140,000.

MR. GRUCCI: Square feet.

MR. GROSS: Yep.

MR. GRUCCI: That's a lot of sales tax exemption.

MR. GROSS: It's big building.

MR. GRUCCI: I guess. Lisa, would you know if this project was part of the study that we recently had done as part of the five that was in the pipeline?

MS. MULLIGAN: This would not be because they -- this isn't a spec building, the end user is going to be in the building. They came to us and said they needed warehouse space to support their operations, so this is a different animal, in my opinion.

MR. GRUCCI: Okay, thank you.

MS. SCHEIDT: Move for resolution.
CHAIRMAN BRAUN: Thank you, is there a second?

MR. CALLAHAN: Second, Marty Callahan.

CHAIRMAN BRAUN: Thank you, on the vote; Mr. Trotta?

MR. TROTTA: Yes.

CHAIRMAN BRAUN: Mr. Callahan?

MR. CALLAHAN: Yes.

CHAIRMAN BRAUN: Ms. Scheidt?

MS. SCHEIDT: Yes.

CHAIRMAN BRAUN: Mr. Grucci?

MR. GRUCCI: Yes.

CHAIRMAN BRAUN: Mr. Pollakusky?

MR. POLLAKUSKY: Yes.

CHAIRMAN BRAUN: Braun votes yes.

MS. MULLIGAN: Thank you. The next identity on the agenda is AEESS Castle, LLC. This is a battery energy storage system project that is proposed on the town's -- on a town facility. You actually closed on this project a while ago, but they wrote to us and said they need more time to complete their
They asked us to extend their completion date to 12/31/24, and they are requesting an increase in sales and use tax exemption and an extension of the use of that sales and use tax exemption, also to 12/31/24, so that's the resolution.

MR. TROTTA: Why the extension?

MS. MULLIGAN: They needed more time to build it, they --

MR. TROTTA: Any particular -- COVID, couldn't get supplies?

MR. POLLAKUSKY: I don't know if anybody saw in the Q&A that there's somebody who's just made a comment.

MS. MULLIGAN: We don't take the comments -- there's no comments in the Q&A, so that's not -- we don't allow public comment during our board meetings, so that's a public hearing if they'd like to comment. Thank you.

MR. POLLAKUSKY: Okay.

MS. MULLIGAN: Thank you.

MR. POLLAKUSKY: No problem.

CHAIRMAN BRAUN: Is there a motion for AEESS Castle, LLC?
MS. SCHEIDT: So moved.

CHAIRMAN BRAUN: Thank you; second?

MR. TROTTA: Second.

CHAIRMAN BRAUN: Thank you, on the vote; Mr. Trotta?

MR. TROTTA: Yes.

CHAIRMAN BRAUN: Mr. Callahan?

MR. CALLAHAN: Yes.

CHAIRMAN BRAUN: Ms. Scheidt?

MS. SCHEIDT: Yes.

CHAIRMAN BRAUN: Mr. Grucci?

MR. GRUCCI: Yes.

CHAIRMAN BRAUN: Mr. Pollakusky?

MR. POLLAKUSKY: Yes.

CHAIRMAN BRAUN: Braun votes yes, the motion is carried.

MS. MULLIGAN: The next item on the agenda is Holtsville Industrial, this is 1 Corporate Drive in Holtsville, and they are one of their subtenants, Winfield United, put in a letter that was included in your packets. Winfield Solutions is being purchased by heritage Landscape Supply Group, and they are
basically asking your approval for Heritage Landscape Supply Group to be the new tenant. They certified us that they would maintain the ten jobs that Winfield Solutions has in the facility.

MR. TROTTA: There's no change in anything other than the ownership?

MS. MULLIGAN: Yes.

MR. TROTTA: I would make that motion --

MS. ILLARDO: Jillian is on.

MS. MULLIGAN: We have a representative -- oh, there, hi, Jillian. We have a representative if anyone has any questions.

CHAIRMAN BRAUN: Jillian, anything you'd like to add?

MS. BUCKVAR: I'm representative from ownership and Winfield for a number of years and they are being acquired by another company.

MR. TROTTA: Frank Trotta, motion.

CHAIRMAN BRAUN: Second?

MR. CALLAHAN: Second.
CHAIRMAN BRAUN: On the vote;
Mr. Trotta?

MR. TROTTA: Yes.

CHAIRMAN BRAUN: Mr. Callahan?

MR. CALLAHAN: Yes.

CHAIRMAN BRAUN: Ms. Scheidt?

MS. SCHEIDT: Yes.

CHAIRMAN BRAUN: Mr. Grucci?

MR. GRUCCI: Yes.

CHAIRMAN BRAUN: Mr. Pollakusky?

MR. POLLAKUSKY: Yes.

CHAIRMAN BRAUN: Braun votes yes,
that motion carries.

MS. MULLIGAN: Okay, thank you very much. The next item on the agenda is
Integrated Structures. Again, this is a request for an extension of their sales tax,
the use of their sales tax exemption and also an extension of their completion date, so
their letter was included in the packet.

Integrated Structures fabricates steel parts for public projects and they asked us to extend their completion date and their
sales tax to 12/31 of 24. They planned to add
on to the facility, they still plan to add on
to the facility, but due to -- I think they
explained in the letter, it may not say COVID
exactly, but COVID employment issues, supply
chain issues, they weren't able to complete
the addition and so they've asked for
additional time.

And they also have mentioned to us
that they are not yet meeting their job
creation numbers, but I think that's -- it's
good to be aware of but I don't think there's
anything this Board has to do right now
because their job creation numbers don't
actually start until they hit their completion
date, so they have similar time, and I think
-- is Dan up there?

MS. ILLARDO: He's up.

MS. MULLIGAN: So Dan is -- he was
with us for the last applicant and now he's --
although we couldn't see him and now he's with
us for this application, so if you guys have
any questions for Dan, please let him no.

MR. TROTTA: So the thing being asked
of us is to change the completion date from '22 to '24 -- to December 31, '24 from December 31, '22; is that correct?

MS. MULLIGAN: Extend the completion -- and the sales tax exemption.

MR. TROTTA: And everything else remains the same.

MS. MULLIGAN: Yes.

CHAIRMAN BRAUN: Motion?

MR. GRUCCI: Make the motion, Felix Grucci.

CHAIRMAN BRAUN: Thank you. Second?

MR. POLLAKUSKY: I'll second, Gary Pollakusky.

CHAIRMAN BRAUN: Mr. Trotta?

MR. TROTTA: Yes.

CHAIRMAN BRAUN: Mr. Callahan?

MR. CALLAHAN: Yes.

CHAIRMAN BRAUN: Ms. Scheidt?

MS. SCHEIDT: Yes.

CHAIRMAN BRAUN: Mr. Grucci?

MR. GRUCCI: Yes.

CHAIRMAN BRAUN: Mr. Pollakusky?

MR. POLLAKUSKY: Yes.
CHAIRMAN BRAUN: Braun votes yes, the motion carries.

MS. MULLIGAN: Thank you. Dan, did you have anything you wanted to add?

MR. DORNFELD: No, just to assure the IDA that the plans are going as they planned, you know, they're creating jobs, they're doing business, it's just with COVID and supply chain issues it has upset their time -- according to plan, and they've even reached out to the IDA, there's plenty of jobs, they're looking to hire people, so whatever --

MS. MULLIGAN: And that reminds me, we actually -- we're working with them with both Suffolk Community College and Department of Labor and Amy and I are meeting with Cynthia Colon next week to see if she has any programs that can help, not only them, but a bunch of our other projects, as well.

CHAIRMAN BRAUN: From where?

MS. MULLIGAN: She's from the MR --


MS. MULLIGAN: We did the resolution,
so we're good.

MR. DORNFELD: Thank you.

MR. TROTTA: I'm happy to hear that you're working closely with the community college and the university.

MS. MULLIGAN: We always do.

MR. TROTTA: I know you do, but they don't necessarily know that, so I'm happy to hear that at a public meeting.

MS. MULLIGAN: I'm trying to do a better job of saying this to you guys, I take it for granted.

MR. TROTTA: But sometimes, you know -- yeah. It's nice to hear it out in the public so they're aware of the networking that this Board does in relation to the community and trying to attach jobs to people that are looking for individuals, and some of these are technical areas that need some help in, so it's a help to both the employer and to the institutions. Thank you.

MS. MULLIGAN: Yes, it's our pleasure.

MS. SCHEIDT: It is a win-win.
MS. MULLIGAN: The next item on the agenda is Global Food Solutions, so this is a little bit outside our norm in that I am asking I'm asking Global Food Solutions to come in and do a brief presentation because we are expecting an application from them for them to purchase an existing building, we're expecting it hopefully by the end of this week, that's what we talked about, but time is an issue for them, so what we are -- we've done this in the past and what we are proposing to do is that you guys give me the authority to schedule a public hearing, and then at our November meeting, you will accept the application, hear the public hearing comments and do the final authorizing resolution which condenses our timeline and allows them to move ahead quicker.

We had done this in the past but I figured since you're going to get everything and look at it kind of quickly next month, we have the opportunity, the timing was right for them to come in and do a brief presentation
about they're proposing. So I want to turn it
over to the applicant and counsel.

MR. STEIN: Good afternoon, Howie
Stein, I'm a partner at Certilman Balin, I'm
representing Global Foods. Recently, Friday,
we signed a contract to buy 905 Waverly Avenue
in Holtsville, a 50,000-square foot warehouse.
Client will tell you, Michael Levine, who is
the CEO of Global Foods will tell you a little
bit about his company, but we would like to,
as Lisa said, we would like to move forward in
setting up a public hearing.

We're on a tight time schedule with
the sellers and our contingency for getting
IDA approval and I would like Michael to give
you a little background about their company
and what they plan to do in the Holtsville
facility.

MR. TROTTA: The location of it is
where?

CHAIRMAN BRAUN: Waverly.

MR. STEIN: 905 Waverly.

MR. TROTTA: Was it previously
anything else at that location?
MS. MULLIGAN: That was Weiss Instruments and that was a project many, many years ago.

MR. STEIN: It's now a vacant building.

MR. TROTTA: Okay, thank you.

MR. LEVINE: Thank you, thank you to the Board for making a few minutes for me this afternoon. My name is Michael Levine, I'm a Long Island native, I was born and raised in Commack, New York, and I'm one of the founders and current CEO of Global Food Solutions. Our company is devoted to developing, manufacturing and we do distribution of affordable, wholesome and sustainable food products, primarily for the K-12 school food service industry.

We're privately-held family-owned business, comprised of just myself and my dad, Mitchell Levine, as the two only owners and operators of the business. Global Food Solutions primary market is servicing the K-12 food service industry with our seven different trademarks and over 200 different products.

MGR REPORTING, INC., 1-844-MGR-RPTG
The company today offers a variety of products ranging from shelf stable grab-and-go meals, which may be handed to the students as they come off the bus in the morning, all the way to frozen, preassembled grilled cheese sandwiches which are packaged in bulk and baked off at school locations prior to serving to the students. Our products range from shelf-stable, refrigerated and frozen goods, and additionally we offer both individually packaged servings and bulk offerings for schools.

Today the company primarily operates in the northeast, some of our customers range from New York City public schools, we service the Long Island co-op which comprises of over 70 districts here, and we also service many schools up and down the eastern seaboard, such as Raleigh, North Carolina, Newark, New Jersey, Boston public schools, Philadelphia, and many others. Currently for us our projects reach approximately 7,500 schools across the United States, which is primarily focused in the northeast on a weekly basis.
In 2021, we opened our first manufacturing space in Hauppauge, New York, and over the last 12 to 13 months we’ve hired over 25 people as we continue to grow that expansion in our K-12 space. In 2022, we find ourselves continuing on this growth trajectory, or being asked by the current schools and customer base to continue to expand our products and offering for use in their programs.

Currently, the space that we rented in 2021 allowed our programs to get started and launched, but it is simply not enough space for our company to grow and meet the current demand potential and provide millions of more servings to the students and schools across the Metro New York market, and this is how we stumbled across 905 Waverly Avenue in Holtsville.

We wish to work with all parties involved and we’re working actively with USDA and school food programs to be able to expand our manufacturing capabilities here at home for us in Long Island, New York. I’m happy to
answer any additional questions and provide some context. I just wanted to provide a high-level overview of who we are and what we do.

MS. MULLIGAN: Thank you. I just wanted to add, sorry, just for the Board, this falls into our adaptive reuse policy.

MR. TROTTA: Thank you for the presentation. How old is your business?

MR. LEVINE: We're over 15 years old from incorporation.

MR. TROTTA: You're in Hauppauge right now, is that what you're --

MR. LEVINE: Yes, we have our -- our corporate headquarters is in the Hauppauge Industrial Park on 159 Adams Avenue, and we also have a production facility on the other side of the industrial park at 50 Constance Court.

MR. TROTTA: Are you going to maintain that addition?

MR. LEVINE: We're going to move both facilities in Hauppauge to the new facility at 905 Waverly Avenue.
MR. TROTTA: And you said you have about 25 employees presently?

MR. LEVINE: I have about 40 employees presently in my core business, of which 25 of those were hired in our production facility over the last 13 months, and we intend to hire at a similar pace to what we have done over the last 12 months through the next 24-36 months as we continue to expand.

MR. TROTTA: So your growth in Brookhaven would be to -- go from 40 to another 25; is that what I understood?

MR. LEVINE: Yes, on the low side we're projecting anywhere from 25 to 30 jobs in the first two years creation, but very honestly we think we can achieve much more due to the high level demand for the products and the continued growth in school food programs, specifically due to changes that have gone on from COVID and are implemented for long term forward looking use.

MR. TROTTA: What are the type of jobs that would be created and the range of salary that would be paid?
MR. LEVINE: Certainly, we're going to be creating a variety of jobs, everything from office in terms of, you know, corporate management-type jobs, all the way to production line, warehouse work, like we have done with our current facility, we're going to train all our employees on food safety and compliance and growing them into new positions in the company, as well as warehouse staff, forklift operators and skilled technicians such as specialists to support the variety of different production lines that we will have in the facility.

MR. TROTTA: Thank you.

CHAIRMAN BRAUN: Michael, I know you have --

MR. GRUCCI: Can you describe the activity that will take place in the building?

MR. LEVINE: Certainly. So some of the activities, especially in the early days that will take place, there's going to be very similar to what we're doing here in Hauppauge at our facility today. A large amount of the things that we're producing here in Hauppauge
are shelf-stable meals, bowls of cereal, juice box, graham cracker, napkin and spoon kit that gets wrapped in a branded printed film, and those get handed to the kids, some of them are used for lunch, some are used for breakfast, after school snacks, weekend feeding programs and things of that nature.

We also manufacture sandwiches today at our facility; we're under contract to produce 4 million sandwiches for New York City public schools, and next year we anticipate an allocation of commodities that should put that number at 10 million sandwiches, so for us, a lot of what we're doing is going to be rolling our current approximately 15,000-square feet of warehouse and production facility into this new one, which is 50,000-square feet so we can continue to grow a lot of the things that we're currently doing today, and then expand the company's opportunity and capabilities with new resources and space that I don't have available to me today.

MR. GRUCCI: As you describe your operation, and correct me if I'm wrong, what
I'm envisioning is some kind of an assembly line with people are putting together food products, packaging it, putting it in boxes, putting it into trucks and shipping it out; do you do any cooking on site?

MR. LEVINE: We do not currently do any cooking on site.

MR. GRUCCI: Do you have hot meals that you distribute as well?

MR. LEVINE: We distribute frozen. A lot of the products and some of the meals are frozen but designed to be heated by the customer or our end user operator, so while we ship frozen and maintain frozen through the supply chain, many of our products are designed to be cooked and heated, examples of that might breakfast sandwiches that we assemble or grilled cheese sandwiches and things of that nature. We assemble them all in temperature control, we store them frozen, ship them frozen through the supply chain and then our end user heats those prior to serving.

MR. GRUCCI: Gotcha, thank you.
MR. TROTTA: Are you licensed through the Health Department, the Department of Agriculture? Who oversees your operations?

MR. LEVINE: Yeah, so because we have such a large variety of products we fall under a variety of different compliance levels. We meet with the USDA and the FDA regularly for school nutrition, we meet with food nutrition services, part of the Department of Health and Homeland Services, FNS, and then we also work with the USDA for the process commodity programs. I myself am a food safety auditor for the top two independent food safety agencies, AIB, American Institute of Baking, and SQF, Safe Quality Food.

We initially validate all of our supply chain externally with third parties and we meet with those guidelines, as well. So for us we fall under a lot of different layers of regulatory compliance and guidelines, but typically it's a little more state and USDA and FDA focused, rather than on the local town, for example, like, we don't have -- we're not required to have, like, a restaurant
where the local comes in and you get a letter
grade, for example. We have a similar process
but it's done by either the FDA or the USDA,
depending on which product they're reviewing.

MR. TROTTA: Right, so you're not
licensed through -- you have no requirements
through the Suffolk County Department of
Health, you're regulated at a higher level.

MR. LEVINE: Correct. In the past
when we went Suffolk County, they've changed
over the last ten years, the food landscape as
a whole, not the Long Island landscape, and
they basically put people like me up on the
higher side so that it limits the kind of
burden, if you will, on the local agencies.

MR. TROTTA: Thank you.

CHAIRMAN BRAUN: I know you're
privately held and we'll see some information
when we see the application, but can you give
us an idea of the volume of your company
overall?

MR. LEVINE: In regards to cases,
sales?

CHAIRMAN BRAUN: Sales volume.
MR. LEVINE: Last year we did over $20 million in sales.

CHAIRMAN BRAUN: Okay, thank you.

MS. MULLIGAN: I think Ann-Marie has a question, she's been trying patiently.

MS. SCHEIDT: Are you in a position to buy from any of the local growers out in the East End?

MR. LEVINE: Yes, we do. We buy a tremendous amount of product here locally in New York, and actually, the building at 905 Waverly is located five buildings down from one of our manufacturing partners here on Long Island that we've worked with for over ten years, Harvest Bakery. They produce some of our products and bake muffins for us and other goods.

About 30 to 40 percent of their production actually is purchased by our company, and additionally through COVID, we've worked with them because our business does a tremendous job in meal kits, and they're more a commercial bakery, so as we know with COVID, companies like theirs received a little more
of the blunt end of the stick, quite honestly, and we actually work with them to onboard them during COVID to keep their employees working and keep us having additional meal kits, which were very needed during the height of the pandemic.

So for us, we work with a ton of local businesses, we have a whole host of local vendors from packaging to film to trucking to certain finished goods for us, so, yes, we buy a ton from the local community and work with over a dozen local suppliers and businesses.

CHAIRMAN BRAUN: Terance, any questions on your end?

MR. WALSH: Nothing from me, only, I guess, the only thing that jumped out at me was the, you know, moving facilities from Hauppauge, we'll just have to make sure we send the abandonment letter before this goes to the Board for authorization, and Michael and Howie, in your application, please make sure you kind of clearly identify why this move from Hauppauge is an important move to
sustain your business and grow it moving forward.

MS. MULLIGAN: Terance, when we met with them the other day we asked that they just qualify whether they're in Islip or Smithtown, because they're, like, right on the border.

MR. WALSH: Okay.

MS. MULLIGAN: So we know who to send a letter to.

MR. WALSH: Just send letters to everyone.

MR. TROTTA: What is the completion date if the process went as you've outlined earlier?

MS. MULLIGAN: That means at our November 16th Board meeting, I think is the date, you'll do the final -- assuming everything moves ahead, you'll do the final authorizing resolution and then that gives -- basically gives me the authority to sign the documents at the closing, and so we would be poised, ready to close when they're ready to.

MR. TROTTA: Okay. And then my part
two is, when would you be coming into Brookhaven and leaving Hauppauge?

MR. LEVINE: Within 30 days of transaction closing, our team has a plan in place that because of the warehouse and office is vacant currently, we can initially move within the first 30 days, all of our dry storage and dry meal kit assembly and things, so we anticipate moving that practically immediately, beginning production out there and over the initial one to two years that we're in the facility, continuing to invest and scale up.

We do plan to invest in building a freezer off the back of the facility. It does not currently have a freezer, though it does have temperature controlled rooms in the facility, so I'm halfway there, but we will have to add a couple of things in terms of some of that additional capacity, but we do intend to be in and operating within 30 days of closing.

MR. GRUCCI: Do you need Planning Board approval?
MR. STEIN: We're going to need Planning Board approval for the outside freezer and the closing is scheduled for sometime early in the year, January or February is what we're shooting for depending a little bit on some timing issues, the financing, they're getting financing from the USDA. There's a USDA program that's supporting the acquisition cost, so the timing is probably I would guess in February or early March.

MR. GRUCCI: Or to be in and operating?

MR. STEIN: To close, and then Michael said -- the goal is February and the operation, as Michael said, would be within 30 days, 35, 45 days after that.

MR. LEVINE: If everything stayed on schedule that date would probably be about April 1st that we would be in and operating.

MR. GRUCCI: I'm I little shaky on the Planning Board piece. Do you need the Planning Board's approval for the work being done internally to move the operations over
and get up and running?

MR. STEIN: We do not believe so.

MR. LEVINE: No.

MS. MULLIGAN: Felix, they're going to need the Planning Board approval to add on the freezers, but from, and correct me -- you will need a Change of Use application so that is something you guys should be working on, but correct me if I'm mistaken, they can move into the facility, operate and then add the freezers on, so they want to get in, get going, even if they're there for a few months while they go through the Planning Board process and then start the construction, so that's sort of the way it's going to run.

MR. STEIN: That's correct.

MR. GRUCCI: I wasn't clear if you needed Planning Board approval to do the internal construction work in order to meet, you know, fire and building codes.

MR. LEVINE: No, for us, the facility is incredibly well structured with the business that was there prior. For about 40,000-plus-square-feet in the warehouse
space, we don't need to move a wall, rerun any
c
power, electric or anything, and then there's
only small cosmetic updates, even in the
office I don't need to move a single wall or
anything like that, it needs a little love and
we're prepared to give it that.

MR. GRUCCI: My last question,
Michael, and you might have said this earlier,
and I apologize if I didn't touch on it, you
have -- currently there are employees in your
operation. In addition to the current number,
and if you can just identify that for me
again, how many more full-time employees will
you be adding?

MR. LEVINE: Yes, so currently today
Global Food Solutions has just over 40
employees. We intend in the first year to add
a minimum of 12, we think we will exceed that,
in the second year we plan to add another 12
to 15 and we think we'll exceed that as well.
And that's due primarily for us about 12 to 15
people operate one line and one production
shift, and with the increase in space having
3-400 percent more space, we feel very
confident that we can achieve much more than those numbers, but we very much know that we need to keep adding at least one production line plus a year.

MR. STEIN: Michael, if I can just add, does that include the employees from Advantage Marketing?

MR. LEVINE: That does not, I'm sorry, Howie, no.

MR. STEIN: They're an additional company that's operated by the Levine family, it's somewhat related; could you just explain that a little bit?

MR. LEVINE: Yes, so out of our two facilities, one is the production facility, I'm going to stick that one on the side. Our other facility, our corporate headquarters is shared between my business, Global Food Solutions, and a partner company, but there's no equity partner, it's just a friendly family relationship, my dad has equity in both companies. Advantage Food Marketing is a food service brokerage here in Metro New York, it's existed for 35 years and they have
approximately 30 employees as well.

We have shared our corporate headquarters between the two companies for over ten years now and we will be sharing the new corporate headquarters at 905 Waverly, so there are approximately 35 jobs in Advantage Food Marketing that would additionally be moving to the facility.

So 30 jobs from Advantage, about 40 jobs from Global, all current, and then we would be adding 12 to 15 in year one and 12 to 15 again in year two.

MR. GRUCCI: But the 30 you're referring to already exist and they will be moving over from your facility -- sorry, I don't remember where you said it was, but from the current facility to Brookhaven.

MR. LEVINE: Yes.

MR. GRUCCI: And then on top of that, you'll add an additional 12 per year to the office staff?

MR. LEVINE: To the office and production.

MS. MULLIGAN: And Felix, this will
all be outlined in the application when we get it.

MR. GRUCCI: All right, just trying to get a handle.

MS. MULLIGAN: Does anybody have any other questions?

MR. TROTTA: No, I think that was a great overview to prepare us for.

CHAIRMAN BRAUN: We need a motion for Lisa to be able to schedule a public hearing, and you'll look at the application at the November meeting. If we need to ahead of time, Lisa and I will look at that application as well.

MS. MULLIGAN: And Terance will be involved to review the application, of Bill. It's yours, Terance.

CHAIRMAN BRAUN: So may I have a motion?

MR. POLLAKUSKY: I'll make a motion, Gary Pollakusky.

CHAIRMAN BRAUN: Thank you, Gary. Is there a second?

MR. TROTTA: Second.
CHAIRMAN BRAUN: Thank you, on the vote; Mr. Trotta?

MR. TROTTA: Yes.

CHAIRMAN BRAUN: Mr. Callahan?

MR. CALLAHAN: Yes.

CHAIRMAN BRAUN: Ms. Scheidt?

MS. SCHEIDT: Yes.

CHAIRMAN BRAUN: Mr. Grucci?

MR. GRUCCI: Yes.

CHAIRMAN BRAUN: Mr. Pollakusky?

MR. POLLAKUSKY: Yes.

CHAIRMAN BRAUN: Braun votes yes, the motion is carried. Good luck, sounds like a great project.

MR. GRUCCI: Yes, good luck.

MR. STEIN: Thank you for your assistance.

MR. LEVINE: Thank you, everybody, we genuinely appreciate it.

MS. MULLIGAN: Okay, so, we have the next item on the agenda is the small business committee that we talked about forming and I think -- did you want to --
CHAIRMAN BRAUN: Yes, I do. This kind of evolved from the Board assessment forms that have come through the last several years. We've kicked it around a number of different times, beginning in the middle of COVID, we talked about loan programs. Gary, you may want to say something because I think you're the one who kind of spearheaded this whole -- and Frank, initiative.

MR. POLLAKUSKY: I think both Frank and I had recommended that, you know, I think it's important that we avail our agency in a way to smaller businesses that we haven't yet done so from a marketing standpoint, as well as, you know, just to be able to share the features of what, you know, the IDA can offer. The more we can extend ourselves to the community and educate them as to some of the different programs available to them through us, perhaps even creating programs that may be more targeted towards our, you know, small businesses, I think that would be very helpful, so. Committee doing that would be, you know, would be great.
CHAIRMAN BRAUN: Are you volunteering for this committee?

MR. POLLAKUSKY: Absolutely, I'd be happy to chair it as well.

CHAIRMAN BRAUN: Mr. Trotta?

MR. TROTTA: I think it's important that, you know, I think it's helpful for us to be a helpful hand to small business, and that may be just directing them in a way that makes it a little bit more friendly for them to do business or to find things that are already out there. We're not in many cases trying to replicate the, you know, what's being done, but sometimes guiding people and as much as, you know, Lisa and staff do outreach before Chamber of Commerce's, and those kinds of things, I think this will kind of be extremely helpful, needed and I think people will appreciate anything that we can do to help to guide them. It may just be that they need something from the town and they're not sure how to access that, and knowing that they have a friendly face that's, you know, trying to help them and guide them, I think that would
just be important also.

MS. MULLIGAN: I can tell you, my name and contact information is still listed under economic development on the town's website, so if they get to that they will get to us.

MR. CALLAHAN: What could we do as an IDA for small businesses? There's other IDA's on Long Island, do they do anything that we're allowed to do?

CHAIRMAN BRAUN: Programs that we typically do for that line of small businesses. There are some IDA's, Babylon in particular, that has a number of programs that apply to small business. I think what we ought to do is, for Gay, Frank, Lisa and I get together, you know, for half an hour, hour, in between meetings, and then so we have an idea, or I have an idea, of which direction we may be headed in and we could structure something that makes sense.

MR. TROTTA: That'd be great.

CHAIRMAN BRAUN: Does that sound all right, Gary?
MR. POLLAKUSKY: That's fine.

MR. TROTTA: And maybe we can get some information from Babylon or some other IDA's that are doing things for us to --

CHAIRMAN BRAUN: As far as I know, they're the only one that really --

MR. TROTTA: Anywhere else in the state?

MR. POLLAKUSKY: I think we can define a scope to a committee ourselves, you know, it would be great to be able to, you know, benchmark and best practice what a small business committee would add to an IDA, but we can also perhaps, you know, pioneer and pave the way for this because our small businesses, you know, are, you know, are the life blood of the community in addition to obviously all the projects that we are involved in.

So to be able to, you know, help them especially in lieu of not having an economic development department, right, anything that we can do to, you know, for outreach I think might be helpful, so we can define that.

CHAIRMAN BRAUN: Let me suggest this:
You, Frank and Felix, you want to join the --

MS. MULLIGAN: Anybody else who wants to.

MR. GRUCCI: I'd love to but I know I wouldn't be able to commit myself to it.

CHAIRMAN BRAUN: Understood. Maybe Gary, you and Frank can put your heads together, some kind of a rough outline so that we'll -- the four of us sit down, we're not starting from scratch and then we'll go from there.

MR. TROTTA: If you can get us anything that is out there from anybody else, Babylon, for example, or any of the other IDA's, we can come up with those other stuff for review, but it's always good to -- we may even look and say, that's not for us, but at least it's a place to look.

CHAIRMAN BRAUN: One thing we're not going to do is go into a loan program or revolving loan fund.

MS. MULLIGAN: I don't even know --

MR. POLLAKUSKY: We know you didn't like that, Fred.
MR. TROTTA: How do you feel about that, tell me again?

CHAIRMAN BRAUN: They are upstate IDA's that have revolving loan funds, but they got money from a different source, many, many years ago, it has grown, but some of those loans don't get paid back. It's almost impossible to recommend replicate that now. We're not lenders, some of us may have been in our former life, but we're not set up administratively to do that, but happy to meet with the two of you and we'll go from there.

MR. TROTTA: Anybody has any ideas, if you float them to us we'd be happy to explore them or talk further.

MS. MULLIGAN: So I'll reach out --

MR. GRUCCI: Frank, my only suggestion would be, be careful that the committee doesn't get perceived by this small businesses as being an expeditor for them, and then, you know, you find yourselves running around doing advanced work with the Planning Department, et cetera, et cetera. Just be careful.
MR. TROTTA: I guess what I -- yeah, I hear you, and no, we don't want to be an expeditor, they need to hire an expeditor if that's what they want. I'm sure Lisa would make that clear to them.

MS. MULLIGAN: We're economic development, we don't want to take away other people's jobs, we're supposed to be creating jobs.

MR. GRUCCI: I know that that wouldn't be the intent, I'm just concerned about the perception from those who would be seeking help from us as to what they're thoughts might be of us.

MR. TROTTA: Good point, and certainly it's something that we wouldn't want to get into, I agree.

MS. MULLIGAN: Okay, so we have two other items on the agenda. Just quickly, I think we have to officially move the November 16th meeting to 12:30, we did it in LDC, I think we should officially do it here.

CHAIRMAN BRAUN: I need a motion.

MR. CALLAHAN: So moved.
MS. MULLIGAN: Do we have a second?

MR. TROTTA: Frank Trotta, yes.

CHAIRMAN BRAUN: Thank you, on the vote; Frank?

MR. TROTTA: Yes.

CHAIRMAN BRAUN: Mr. Callahan?

MR. CALLAHAN: Yes.

CHAIRMAN BRAUN: Ms. Scheidt?

MS. SCHEIDT: Yes.

CHAIRMAN BRAUN: Mr. Grucci?

MR. GRUCCI: Yes.

CHAIRMAN BRAUN: Mr. Pollakusky?

MR. POLLAKUSKY: Yes.

CHAIRMAN BRAUN: Braun votes yes. We have moved the meeting time.

MS. MULLIGAN: And we have one item that we need to discuss in executive session, so I don't know what the best way to do that is.

MS. EADERSTO: When you make a motion --

CHAIRMAN BRAUN: We need a motion to go to executive session.

MS. EADERSTO: -- when you come out,
you're gonna conduct no further business and then you can just --

MS. MULLIGAN: Okay, awesome.

CHAIRMAN BRAUN: Motion to go into an executive session.

MS. EADERSTO: And when you come out, you will conduct no further business.

MS. MULLIGAN: And when we come out, we will conduct no further business and we're going into executive session to discuss potential lawsuits.

MR. TROTTA: I would be happy to make that motion, going into executive session.

CHAIRMAN BRAUN: On the vote, then; Mr. Trotta?

MR. TROTTA: Yes.

CHAIRMAN BRAUN: Mr. Callahan?

MR. CALLAHAN: Yes.

CHAIRMAN BRAUN: Ms. Scheidt?

MS. SCHEIDT: Yes.

CHAIRMAN BRAUN: Mr. Grucci?

MR. GRUCCI: Yes. For those of us on Zoom, are we going to get a new link?

MS. MULLIGAN: We'll send around the
call-in number, it might just be easiest.

MS. MULLIGAN: We're not coming back, so we're adjourning the meeting after this, so we can close down the meeting and we will send around the conference call-in number. Sorry, I didn't even think to do it earlier.

MR. GROSS: Lisa, I'm no expert at this, but I think you have to come out of executive session and then close the meeting.

MS. EADERSTO: Right, but we're conducting no further business other than closing the meeting.

MS. MULLIGAN: Right, so we don't have to come back.

(Whereupon, at 2:06 p.m., the meeting of the Industrial Development Agency concluded.)
CERTIFICATION

STATE OF NEW YORK )
SS.
COUNTY OF NASSAU )

I, DAVID GORDON, a Shorthand (Stenotype) Reporter and Notary Public within and for the State of New York, do hereby certify that the foregoing pages 1 through 79, taken at the time and place aforesaid, is a true and correct transcription of my shorthand notes.

IN WITNESS WHEREOF, I have hereunto set my name this 26th day of October, 2022.

________________________
DAVID GORDON

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