

Town of Brookhaven

Industrial Development Agency

Governance Committee

Meeting Agenda

Wednesday, November 20, 2024 at 9:05 AM

1. Roll Call

2. Minutes

October 16, 2024

3. Spec Industrial

Town of Brookhaven
Industrial Development Agency

Governance Committee

Meeting Minutes

October 16, 2024

Members Present: Frederick C. Braun, III
Martin Callahan
Mitchell H. Pally
John Rose
Ann-Marie Scheidt
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
Annette Eaderesto, IDA Counsel
Barry Carrigan, Nixon Peabody, LLP
Howard Gross, Weinberg, Gross & Pergament (via Zoom)
Andrew Komoromi, Harris Beach, LLC
Peter Curry, Farrell Fritz, P.C.
Laura Fallick, Farrell Fritz, P.C.
Eric J. Russo, Vanbrunt Juzwiak & Russo, P.C,
Jim Tsunis, Preserve at East Moriches

Chairman Braun opened the IDA Governance Committee meeting at 9:39 A.M. on Wednesday, October 16, 2024, 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 August 21, 2024

The motion to approve these Minutes as presented was made by Ms. Scheidt and seconded by Mr. Rose. All voted in favor.

Housing

Quotes will be solicited to commission a study to determine potential changes to the housing portion of the Uniform Tax Exemption Policy (UTEP). Ms. Scheidt made a motion authorizing up to \$15,000 for this study. The motion was seconded by Mr. Callahan and unanimously approved.

Work on a possible addendum to the IDA application for housing projects has begun.

Mortgage Recording Tax

It was previously discussed to only offer a partial mortgage recording tax exemption to 100% affordable housing projects or that are building a sewage treatment plant, any adaptive re-use project and any projects with total costs of \$10 million or less.

This matter will be brought to the full board for adoption.

Spec Warehouses

Parameters for spec warehouses were sent around prior to the meeting. The moratorium on spec warehouses is until the end of this year. This matter will be revisited at the next meeting.

Branding

The Agency is considering refreshing the logo and a possible name change. Three proposals have been received. Duggal, one of the respondents, will be invited to attend the November meeting.

The motion to close the IDA Governance Committee meeting at 9:58 A.M. was made by Ms. Scheidt, seconded by Mr. Trotta, and unanimously approved.

LIST OF POTENTIAL CONSIDERATION FACTORS TO BE USED FOR DEVELOPING SPECULATIVE WAREHOUSE EVALUATION POLICY

The following is a non-exclusive list of potential items of consideration to be included in the Agency' future policy for evaluating if proposed speculative warehouse projects should be considered for the Agency's financial assistance.

Currently, there is a policy in place prohibiting assistance by the Agency for speculative industrial warehouse projects (over 100,000 square feet).

Items for Consideration:

1. Real time status of vacant storage space availability in Brookhaven
2. Location of the Project – any specific local support or other unique local attributes
3. Track record of developer with lease-up time of other comparable projects
4. Brownfield remediation or other environmental considerations, including proposed significant remediation/renovation.
5. Current state and use of land – potential for elimination of blight
6. Potential for unique demand by future tenants, as a result of:
 - a. unique size and type of structure or other special building attributes proposed; and/or
 - b. specialized warehouse services proposed – such as, cold storage or other type of specialty or unique storage:
7. Committing to higher than typical employment levels due to special warehousing services
8. Demonstration type projects, where unique storage technology is proposed, that is experimental (robotics etc.), and/or using unique energy efficient technology; requiring higher than usual construction costs and investment in local economy that can promote Brookhaven's and the Agency's image.
9. Utilization of clean energy and efficiency components
10. Prevailing Wages/Apprenticeship during construction
11. Innovative PILOT structure proposed that does not disadvantage school district budgeting
12. No PILOT is requested only Sales Tax exemption [and MRT exemption]