

Town of Brookhaven
Industrial Development Agency

Meeting Minutes

November 20, 2024

Members Present: Frederick C. Braun, III
Martin Callahan
Ann-Marie Scheidt
Frank C. Trotta
John Rose

Excused Members: Felix J. Gucci
Mitchell H. Pally

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 Komaromi, Harris Beach, LLC
Joseph Rossi, Nord Development
Eric J. Russo, Vanbrunt Juzwiak & Russo, P.C.
Daniel Baker, Greenberg Traurig
Joseph Smith, Duggal (via Zoom)
Demian Cacciolo, Duggal (via Zoom)
Lindsay Whitfield, Duggal (via Zoom)

Chairman Braun opened the IDA meeting at 9:14 A.M. on Wednesday, November 20, 2024, in the Agency's Office on the Second Floor of Brookhaven Town Hall, One Independence Hill, Farmingville, New York. A quorum was present.

Mr. Trotta made a motion to enter executive session to discuss proposed, pending or current litigation. The motion was seconded by Ms. Scheidt and unanimously approved.

At 9:57 A.M., Mr. Trotta made a motion to resume the regular agenda. The motion was seconded by Mr. Rose and all voted in favor. No action was taken in executive session.

Meeting Minutes of October 16, 2024

The motion to approve these Minutes as presented was made by Ms. Scheidt, seconded by Mr. Callahan and unanimously approved.

CFO's Report

Ms. LaPonte presented the Operating vs. Budget Report for the period ending October 31, 2024. Year to date the Agency is ahead of the budget, and the Agency's banks have indicated that interest rates will decrease.

All payroll taxes and related withholdings have been paid timely in accordance with Federal and State guidelines. All regulatory reports have been filed in a timely fashion.

The motion to approve the CFO's Report was made by Ms. Scheidt and seconded by Mr. Trotta. All voted in favor.

CEO's Report

Ferrandino & Sons Development Group, LLC

A request was submitted from this project for the Board to consider granting a 20-year PILOT. Mr. Russo updated the Board on how this project is moving through the approval process with the Town, Patchogue Village, Suffolk County and the State and why a 20-year PILOT is being requested. A feasibility study was provided for this 262-unit housing project that will include workforce and affordable units. There will be space for the Chamber of Commerce's Office as well as 303 square feet of retail. A permit has been obtained from the State Department of Environmental Conservation to assist with cleaning up Patchogue River. The Trolley House will also be preserved and protected.

Mr. Russo and Mr. Rossi left the meeting at 10:12 A.M.

RA Oak Run, LLC – Final Authorizing Resolution

The cost benefit analysis, PILOT, feasibility and PILOT study for this 74-unit senior housing project in Middle Island were included in the meeting packets. There was no comment received at the public hearing.

The motion to approve the resolution was made by Ms. Scheidt, seconded by Mr. Trotta, and unanimously approved.

Mr. Baker left the meeting at 10:14 A.M.

Biocogent, LLC – Resolution

This project on Pinehurst Drive in Bellport was expected to be completed by the end of the year but has requested an extension of their sales tax exemption and completion date to December 31, 2026.

Mr. Braun made a motion to extend the sales tax exemption and completion date to December 31, 2026, and their job creation requirements until December 31, 2025. The motion was seconded by Mr. Callahan and all voted in favor.

Ronk Hub Phase 2A Subtenant - Hammer and Stain Station Yards, Inc. – Application & Resolution

Hammer and Stain Station Yards, Inc. is seeking to sublease approximately 2,463 square feet of space at the Ronk Hub Phase 2A project for a do-it-yourself workshop. This is an eleven-year lease, and 1 full-time equivalent position will be created at a salary of \$30,000 to \$35,000 per year.

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

Ronk Hub Phase 2A Subtenant – Cornucopia Natural Foods, Inc. – Application & Resolution

Cornucopia Natural Foods, Inc. is seeking to sublease approximately 6,948 square feet of space at the Ronk Hub Phase 2 A project to be used as a health food grocery store. This is an eleven-year lease, and 25 full-time equivalent positions are expected to be created with salaries ranging from \$21,216 to \$75,000 per year.

The motion to accept the application and approve the resolution was made by Mr. Callahan and seconded by Mr. Rose. All voted in favor.

Ronk Hub Phase 2A Subtenant – GRG1, Inc. – Application & Resolution

GRG1, Inc. is seeking to sublease approximately 2,176 square feet of space at the Ronk Hub Phase 2A project for retail sales of wine and spirits. This is a seven-year lease, and 3 full-time equivalent positions are expected to be created with salaries ranging from \$26,000 to \$56,000 per year.

The motion to accept the application and approve the resolution was made by Mr. Trotta, seconded by Ms. Scheidt, and unanimously approved.

Mortgage Recording Tax Exemption Policy

The Board recently passed a policy that allowed granting a partial exemption of the mortgage recording tax for projects that are constructing a sewage treatment plant. Projects building pump stations will also be eligible for this partial exemption.

Middle Country Meadows, LLC – Resolution

This project has requested the Agency’s permission to refinance their outstanding mortgage of \$28.5 million to \$40.1 million. No additional benefits were requested.

The motion to approve this resolution was made by Mr. Trotta, seconded by Ms. Scheidt and passed with Mr. Rose recusing himself.

MDS Building Ventures, LLC – Resolution

This warehouse project in the Shirley Industrial Park is almost complete but has requested their sales tax exemption and completion date be extended to March 31, 2025.

The motion to approve this resolution was made by Ms. Scheidt, seconded by Mr. Callahan, and unanimously approved.

CEO’s Report (Revisited)

Housing Study

Two proposals have been received and it appears the \$15,000 that was approved will be insufficient. This matter will be revisited at the next meeting.

September Morning, LLC – Request

This project has requested that their sales tax exemption and completion date be extended to April 15, 2025. No additional allocation has been requested.

The motion to approve this request was made by Mr. Trotta and seconded by Ms. Scheidt. All voted in favor.

Duggal

Joseph Smith, Demian Cacciolo and Lindsay Whitfield of Duggal joined the meeting via Zoom to discuss rebranding the Agency including a new logo. Three different options for a new logo will be provided as a start.

Vision Long Island

A sponsorship of \$3,000 for Vision Long Island’s Smart Growth Summit was discussed at the last meeting but the vote was unclear.

IDA Meeting
November 20, 2024

The motion to ratify this expense was made by Ms. Scheidt, seconded by Mr. Callahan, and unanimously approved.

New York State Economic Development Council Conference

This conference will be held February 11th and 12th in Albany.

Spec Industrial Moratorium

Mr. Trotta made a motion to extend the moratorium on spec industrial projects until June 30, 2025. The motion was seconded by Ms. Scheidt and all voted in favor.

December Meeting

Mr. Braun made a motion to set the time for the meeting on December 4th at 3:30 P.M. The motion was seconded by Ms. Scheidt, and unanimously approved.

New York State Economic Blueprint

The New York State Economic Development Council is creating an economic blueprint to provide policy recommendations to the legislature at a cost of \$100,000, they are asking each of their members to consider supporting this endeavor at a rate of \$2,500 to \$5,000.

The motion to approve \$2,500 with an option to increase to \$5,000 if necessary was made by Mr. Rose, seconded by Ms. Scheidt and approved with Mr. Braun recusing himself.

The motion to close the IDA meeting at 11:09 A.M. was made by Mr. Braun and seconded by Mr. Callahan. All voted in favor.

The next IDA meeting is scheduled for Wednesday, December 4, 2024.