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TOWN OF BROOKHAVEN
INDUSTRIAL DEVELOPMENT AGENCY

- - - - -x

BOARD MEETING
HELD BY ZOOM VIDEOCONFERENCE

- - - - -x

December 9, 2020
12:12 p.m.

TRANSCRIPT OF PROCEEDINGS

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A P P E A R A N C E S :

MEMBERS :

FREDERICK C. BRAUN, III
MARTIN CALLAHAN
FELIX J. GRUCCI, JR.
SCOTT MIDDLETON
GARY POLLAKUSKY
ANN-MARIE SCHEIDT

ALSO PRESENT :

LISA M.G. MULLIGAN, CHIEF EXECUTIVE OFFICER
LORI J. LaPONTE, CHIEF FINANCIAL OFFICER
JAMES M. TULLO, DEPUTY DIRECTOR
JOCELYN LINSE, EXECUTIVE ASSISTANT
TERRI ALKON, ADMINISTRATIVE ASSISTANT
AMY ILLARDO, ADMINISTRATIVE ASSISTANT
ANNETTE EADERESTO, ESQ., AGENCY COUNSEL
WILLIAM F. WEIR, ESQ., NIXON PEABODY
HOWARD R. GROSS, ESQ.,
WEINBERG GROSS & PERGAMENT, LLP

* * *

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2

MR. BRAUN: We will open the meeting of
the Industrial Development Agency. Again,

3

4

it's December 9th. It is now 12:12.

5

On the attendance, Ms. Scheidt?

6

MS. SCHEIDT: Here.

7

MR. BRAUN: Mr. Pollakusky?

8

MR. POLLAKUSKY: Present.

9

MR. BRAUN: Mr. Middleton?

10

MR. MIDDLETON: Here.

11

MR. BRAUN: Mr. Grucci?

12

MR. GRUCCI: Present.

13

MR. BRAUN: Mr. Callahan?

14

MR. CALLAHAN: Here.

15

MR. BRAUN: Mr. Braun is here. We do
have a quorum.

16

17

Minutes of our meeting of November 20th

18

have been sent to everybody. I'd like a

19

motion to accept those.

20

MR. POLLAKUSKY: So moved.

21

MR. BRAUN: Second?

22

MS. SCHEIDT: Second.

23

MR. BRAUN: Thank you.

24

Are there any questions, corrections?

25

(No response.)

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2

MR. BRAUN: Hearing none, on the vote,
Ms. Scheidt?

3

4

MS. SCHEIDT: Yes.

5

MR. BRAUN: Mr. Pollakusky?

6

MR. POLLAKUSKY: Yes.

7

MR. BRAUN: Mr. Middleton?

8

MR. MIDDLETON: Yes.

9

MR. BRAUN: Mr. Grucci?

10

MR. GRUCCI: Yes.

11

MR. BRAUN: Mr. Callahan?

12

MR. CALLAHAN: Yes.

13

MR. BRAUN: And Mr. Braun votes yes.

14

Thank you.

15

Lisa.

16

MS. MULLIGAN: Okay. The next item on
the agenda is a resolution for Port Jefferson
Crossing, LLC.

17

18

19

This, to remind everyone, is a project

20

in upper Port Jefferson right at the train

21

tracks. It's a 100 percent affordable housing

22

project. Included in your packets were the

23

cost benefit analysis and a letter that we

24

received from the project.

25

When they filled out their application,

1

2

they erroneously listed the mortgage amount

3

and needed to correct that for the mortgage

4

recording tax exemption, so we held a public

5

hearing yesterday, there were no comment and I

6

believe that there are representatives; Joce,

7

is anybody in the waiting room for this

8

project?

9

(No response.)

10

MS. MULLIGAN: Maybe not.

11

MS. LINSE: Not that I can see.

12

MS. MULLIGAN: No, I don't see anyone.

13

So does anyone have any questions about

14

this project?

15

Bill, did you have anything you wanted

16

to add?

17

MR. WEIR: No, it's ready to close. It

18

will be closing this month.

19

MR. BRAUN: We need a resolution,

20

somebody care to make that?

21

MR. GRUCCI: I'll move the resolution.

22

MR. BRAUN: Thank you.

23

Second?

24

MS. MULLIGAN: Oh, I'm sorry, I

25

apologize, there was one comment, I don't

1

2

think I said this. Port Jefferson Village

3

sent a letter of support.

4

MR. BRAUN: A second on a motion?

5

MR. POLLAKUSKY: Second.

6

MR. BRAUN: Thank you.

7

On the vote, Ms. Scheidt?

8

MS. SCHEIDT: Yes.

9

MR. BRAUN: Mr. Pollakusky?

10

MR. POLLAKUSKY: Yes.

11

MR. BRAUN: Mr. Middleton?

12

MR. MIDDLETON: Yes.

13

MR. BRAUN: Mr. Grucci?

14

MR. GRUCCI: Yes.

15

MR. BRAUN: Mr. Callahan?

16

MR. CALLAHAN: Yes.

17

MR. BRAUN: Mr. Braun votes yes.

18

Motion carries.

19

MS. MULLIGAN: Okay.

20

The next item on the agenda is a

21

resolution for 14 Glover, LLC. This is the

22

Brookhaven Memorial Hospital project at the

23

former Foley center.

24

Included in your packets is the cost

25

benefit analysis and updated PILOT schedule

1

2

and the letter that we received from the

3

hospital and this, basically what they've

4

requested is that we reduce their PILOT

5

payment for this year for the 2020-2021 tax

6

year to zero because they are going to be --

7

they're in the process of applying to the Town

8

Assessor's office for a not-for-profit

9

exemption.

10

Howard, did you want to add anything?

11

MR. GROSS: Yes, if I may, I think --

12

MR. GRUCCI: Excuse me for a second,

13

Howard. Howard. Hang on one second.

14

Do I need to recuse myself from this

15

discussion?

16

(No response.)

17

MR. GRUCCI: As a member of the board

18

of directors of Long Island Community

19

Hospital, do I need to recuse myself from this

20

discussion?

21

MS. EADERESTO: Yes.

22

MS. MULLIGAN: Yes.

23

Fred, you do, too.

24

MS. EADERESTO: Do we have enough

25

people?

1

2

MS. MULLIGAN: Yes, we're still good.

3

4

MS. EADERESTO: Okay. Walk away from
your cameras for a minute.

5

6

MS. MULLIGAN: Yeah, that's what I was
going to say.

7

Fred and Felix, you know --

8

9

MS. EADERESTO: You don't have to turn
off, just walk in the other room, we'll text
you to come back.

10

11

(Mr. Braun and Mr. Grucci left the
meeting.)

12

13

MS. MULLIGAN: Okay.

14

Sorry, Howard.

15

MR. GROSS: It's all right.

16

17

If I may, the request actually was a
little broader than what you described and
what we anticipated.

18

19

20

21

22

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25

Since the hospital, 14 Glover,
qualifying themselves to be exempt from real
estate taxes in total, we wanted the lease
agreement to mirror that event as long as they
continue to be qualified. So the resolution
actually is for the balance of the term of the
lease, unless they cease to qualify under the

1

2 tax exempt provisions of the real property tax
3 law.

4

I think their counsel is with us today,
5 too, in case he has anything to add.

6

7

MS. MULLIGAN: Does anyone have any
questions?

8

(No response.)

9

10

MS. MULLIGAN: Okay. So then we need a
resolution.

11

MR. POLLAKUSKY: So moved.

12

MS. SCHEIDT: Second.

13

14

MS. MULLIGAN: Okay, I guess I'll go
through.

15

Marty?

16

MR. CALLAHAN: Yes.

17

MS. MULLIGAN: Gary?

18

MR. POLLAKUSKY: Yes.

19

MS. MULLIGAN: Ann-Marie?

20

MS. SCHEIDT: Yes.

21

MS. MULLIGAN: Scott?

22

MR. MIDDLETON: Yup.

23

24

MS. MULLIGAN: Okay. It passes. Thank
you everyone.

25

Let's get Fred and Felix back.

1

2

MR. TULLO: I just texted them both to
come back.

3

4

MS. MULLIGAN: Thank you, Jim.

5

MR. TULLO: My pleasure.

6

(Mr. Braun and Mr. Grucci returned.)

7

8

MS. MULLIGAN: So the next item on the
agenda -- I should ask that we take one thing
out of order.

9

10

The next item on the agenda is a
letter, a request that we received from HAE
Air/NAA Properties. It was included in your
packets as well.

11

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19

This is a project that we closed a
couple of years ago, new construction and they
have requested permission to sell the
building, so that's the -- basically the
request is to -- for us to release them from
their requirements through our agreements.

20

Howard, did you want to add anything?

21

MR. GROSS: Yes.

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This actually goes in conjunction with
an application you had before you and that
you've had previously before you from
Biocogent. They're intending to buy the

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building and so what they've both essentially requested is that the existing transaction be assigned over to Biocogent and they'll occupy the building in lieu of HAE, the operating company for the real estate owner.

MS. MULLIGAN: Their counsel --

MR. GROSS: We can be certain that they can do that, we give permission to do that and that we won't hold them responsible for anything that occurs in the future, which would not ordinarily -- Biocogent, the new buyer, would be responsible for things that occur in the future.

MR. GRUCCI: Do we have benefits still running on the project?

MR. GROSS: Yes. They will be transferred over to Biocogent. The PILOT benefits would be transferred over.

MR. GRUCCI: Did we also have a requirement for job creation and they made -- the existing owner made a commitment to that job creation, would those job creation numbers roll over to, what is it, Biotech?

MS. MULLIGAN: Cogent.

1

2

MR. GROSS: Not in total.

3

4

The current owner's commitment I believe was 45 employees and I think Lisa informed me that they actually exceeded that.

5

6

MS. MULLIGAN: They had 50 just in December.

7

8

9

10

11

12

MR. GROSS: Yeah. And Biocogent on the other hand will -- in this building, it will not accommodate that number of people for the type of work they do, so they are committing to approximately 30 people for the time being.

13

They've also explained to us --

14

MS. MULLIGAN: Fifteen, Howard.

15

MR. GROSS: I'm sorry?

16

MS. MULLIGAN: Fifteen.

17

MR. GROSS: Fifteen?

18

MS. MULLIGAN: I think that --

19

MR. BRAUN: No, I think Howard's right.

20

MS. MULLIGAN: We received an email last night --

21

22

MR. GROSS: No, I think you're right. Lisa's correct. I am mistaken. An email, yeah. Lisa's correct, Fred.

23

24

25

At the facility. They, cannot

1

2 accommodate, due to the nature of their work,
3 the number of people is what I understood.
4 They intend to purchase other facilities in a
5 nearby area, they've described it as creating
6 a campus where they'll bring more people over
7 from the incubator at Stony Brook to this
8 facility and other facilities as time goes
9 along and that's what they hope to do.

10 They also said they will be maintaining
11 the jobs at the incubator in the meantime.

12 MS. MULLIGAN: The attorneys for --

13 MR. GROSS: Do you want to see if Dan
14 Dornfeld has anything to add?

15 MS. LINSE: He has his hand up, would
16 you like me to bring him in as a panelist?

17 MS. MULLIGAN: Yes and should we bring
18 Josh in, also; Howard?

19 MR. GROSS: Yes, that's fine.

20 MS. MULLIGAN: Okay.

21 MS. LINSE: I'll bring them in.

22 MS. MULLIGAN: You know what, do you
23 want to bring Joe in, also?

24 MS. LINSE: Joe Ceccoli or Joe
25 Torsiello?

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MR. GROSS: Joe Ceccoli.

3

MS. LINSE: Okay.

4

MR. DORNFELD: Should I speak now?

5

MS. MULLIGAN: Sure.

6

MR. DORNFELD: Hi. This is Dan

7

Dornfeld, I'm the attorney for Biocogent with

8

Forchelli Deegan Terrana.

9

We are going to have 15 new employees.

10

We're hoping to have a lot more than that to

11

be honest with you, but we're prepared to

12

commit to 15 new employees at the new

13

facility, but we are going to maintain the 31

14

we presently have, so we'll have 46 who are

15

willing to commit to, you know, within two

16

years of the application and again, we're

17

going to be investing a substantial amount of

18

money to equip -- to get equipment and retain

19

people at a very high salary, at a high level

20

of expertise at the new facility and we're

21

already looking to purchase other buildings in

22

that area to create a high technology

23

bioengineering campus.

24

MR. GRUCCI: So within a reasonable

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amount of time, do you think you can have your

1

2 numbers equal to the numbers that we granted
3 to the previous owner of the building?

4 MS. MULLIGAN: Felix, let me just jump
5 in for one second.

6 I don't think that the building can
7 accommodate that number of people, so I don't
8 think that that building is going to ever have
9 the 46 people, but if we look at it globally
10 for Brookhaven township, they are keeping --
11 so let's just say there's 15 that's going to
12 be at the new location and they're going to
13 keep 30 at Stony Brook University until they
14 find additional space and can continue to grow
15 their campus idea.

16 MR. GRUCCI: Yeah, I understand that
17 and that's what I was asking.

18 And the additional campuses that you
19 believe that you're going to be able to create
20 over the next several years, do you believe
21 that you can bring your workforce up to the
22 numbers that we allowed or granted the
23 benefits to the previous -- to the existing
24 owner?

25 MR. DORNFELD: Absolutely.

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MR. CECCOLI: Yeah, no problem.

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I'm sorry you can't see me, I am trying to start my camera.

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Yeah, I don't foresee that being a problem at all, Felix. I also can say that the types of employees we're going to have is going to be very diverse, so from very high paying positions as chemical engineers to maintenance staff and the whole nine yards, so it's going to be certainly equal or exceeding the payroll that I think the current occupant or owner has, but certainly to the point that you've asked, we're going to continue growing. We're a bio manufacturer and right now we're running one shift, it can go to two very quickly, it can go to three very quickly and with that, there's a minimum number of staff you have to have, so it can get pretty big pretty quick, of course very cautious about controlled growth, but I don't foresee any issue.

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MR. GRUCCI: Great.

24

MR. TULLO: Can I jump in for a second?

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MR. GRUCCI: Sure.

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MR. TULLO: I just wanted to just say and I'm sure Lisa was going to say this, also, we have a great relationship with the high tech community over at Stony Brook and this is a great opportunity for us to take this company, as we've always anticipated, to taking the companies from the incubator and moving them into Brookhaven into other locations, so this is, you know, we've been working with Joe for a long time, this is the second facility that they were looking at and thank God this one's coming to fruition.

14

15

16

MS. MULLIGAN: There was an application in front of this board, I don't know, a year ago maybe, roughly.

17

MR. TULLO: Yeah, just about.

18

MR. GROSS: I think February.

19

MS. MULLIGAN: Okay.

20

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MR. GRUCCI: And I'm all for the project, I don't have a quarrel with the project at all, I just wanted to make sure that when we issue our inducements, it's based on a set of criteria and people understand that when we make the commitment.

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If we change that commitment, you know, sometimes it could be perceived as an old switch and bait, if you will excuse the pun, that's why I was concerned that the amount of jobs that are being created over the long haul with whatever your business plan is can either meet or exceed what we granted the original inducements on, then I'm fine with the project.

11

12

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MS. MULLIGAN: And keep in mind, the first thing that we're discussing is and I understand that they're intertwined, but is NAA.

15

16

17

MR. BRAUN: Or HAE.

MS. MULLIGAN: Or HAE, releasing them from the current agreement.

18

19

MR. GROSS: Allowing them to assign the leases.

20

21

MS. MULLIGAN: Thank you, that's a more eloquent phrasing.

22

23

MR. BRAUN: And I'll take a motion to that.

24

MR. POLLAKUSKY: So moved.

25

MR. GRUCCI: Based on what I heard,

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I'll make the motion.

3

MR. BRAUN: Thank you.

4

On the vote, Ms. Scheidt?

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MS. SCHEIDT: Yes.

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MR. BRAUN: Mr. Pollakusky?

7

MR. POLLAKUSKY: Yes.

8

MR. BRAUN: Mr. Middleton?

9

MR. MIDDLETON: Yes.

10

MR. BRAUN: Mr. Grucci?

11

MR. GRUCCI: Yes.

12

MR. BRAUN: Mr. Callahan?

13

MR. CALLAHAN: Yes.

14

MR. BRAUN: Mr. Braun votes yes.

15

As long as we're on that subject, Lisa,

16

do you want to move right to the application

17

of Biocogent?

18

MS. MULLIGAN: Definitely.

19

MR. TULLO: Might as well.

20

MS. MULLIGAN: So as we started to

21

discuss, this company, Biocogent, is located

22

at Stony Brook University's high tech

23

incubator. They develop and manufacture

24

ingredients for skin care and med-care markets

25

and like I said, we had an application in

1

2 front of us last year for a building, the
3 building fell through, but what they're
4 proposing now is to purchase 22 Research Way,
5 that's what I wrote down, is that right?

6 I'm sorry, that was the original
7 building, that was the original building that
8 fell through, sorry, my notes are scribbly.

9 So right now we're looking at 19
10 Pinehurst Drive in Bellport. It's a 12,000
11 square foot building with a current PILOT on
12 it and like we just discussed, they're keeping
13 space at Stony Brook University. It's an
14 \$11.2 million project and they will -- they
15 have -- they're going to retain the 31
16 employees at Stony Brook and create 15 at the
17 19 Pinehurst Drive facility.

18 They've requested mortgage recording
19 tax, sales tax and a 15-year PILOT. There are
20 nine years left on the current PILOT through
21 HAE.

22 MS. SCHEIDT: So that means they're
23 asking for another six?

24 MS. MULLIGAN: That's their -- I'm
25 presenting the request, that's something that

1

2 the board can consider.

3 MR. BRAUN: Questions from the board?

4 MR. GRUCCI: What is left on the

5 original?

6 MS. MULLIGAN: Nine years. There's a

7 PILOT payment that's due in the next month or

8 so, so, you know, nine more years.

9 MR. GRUCCI: And they want to extend
10 another six on top of the nine?11 MS. MULLIGAN: That's the request.
12 That's something that the board can handle it
13 however you'd like to handle it.14 MS. SCHEIDT: The rationale for
15 requesting another six?16 MR. DORNFELD: Our prior application
17 was for a 15-year PILOT, so it's just to be
18 consistent with our prior application.

19 MS. SCHEIDT: Oh.

20 MR. BRAUN: Any other questions from
21 the board?22 MS. SCHEIDT: What was the rationale in
23 the previous application then for 15 years?24 MR. DORNFELD: It's based on a
25 substantial outlay of capital for high tech

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equipment. It was mostly the capital outlay that Biocogent needs to do to get this project to move.

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MR. BRAUN: I can tell you that I am aware that Biocogent has been looking for a building for the better part of six or eight years. When I was at Gyrodyne I looked at several possible locations there, so hopefully this one will close and it will be nice to have them remain in Brookhaven.

12

13

14

MR. GRUCCI: I'll move the application.

MR. POLLAKUSKY: I second the

application.

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MR. BRAUN: On the vote, Ms. Scheidt?

MS. SCHEIDT: Yes and put note on

Jimmy's comments, Joe Ceccoli is not a shy person, so the way that the IDA responds to this application will become known to all of the other tenants in Stony Brook's incubator program. Get ready guys.

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MR. DORNFELD: For the record, also, I also represent LIHTI and they're well aware of the IDA's commitment to the growth as an incubator.

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MR. BRAUN: Thank you, Dan.

3

Again, on the vote, Ms. Scheidt?

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MS. SCHEIDT: Yes.

5

MR. BRAUN: Mr. Pollakusky?

6

MR. POLLAKUSKY: Yes.

7

MR. BRAUN: Mr. Middleton?

8

MR. MIDDLETON: I'm going to abstain.

9

I'm think, I'm not sure if Joe's still an

10

active client of the firm, but I just did a

11

check and in the past he's been a client of

12

the firm, so I'm going to abstain.

13

MR. BRAUN: Thank you.

14

Mr. Grucci?

15

MR. GRUCCI: Yes.

16

MR. BRAUN: Mr. Callahan?

17

MR. CALLAHAN: Yes.

18

MR. BRAUN: Mr. Braun votes yes.

19

Motion carries.

20

Thank you and good luck with it.

21

MR. DORNFELD: Thank you.

22

MS. MULLIGAN: Thank you.

23

So the next item on the agenda is 925

24

Waverly Avenue Associates. Visiontron is the

25

company.

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Joce, do you want to let . . . let's see who's here.

3

4

MR. TULLO: Joe and Brian?

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6

MS. MULLIGAN: Yeah. Joe and Brian in and who's representing them, sorry?

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8

MR. GROSS: Bill Garbarino, but I don't know that Bill's on the call, is he?

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MS. MULLIGAN: I don't see him on the call list, which is fine.

11

12

So while you're bringing them in, I'm going to go ahead and start.

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This application was included in your packets. They design and manufacture crowd control products. They're currently located in Hauppauge and they're proposing purchase of an 80,000 square foot building in Holtsville, at 925 Waverly Avenue in Holtsville.

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They plan for Topaz, who's the current owner, to remain a subtenant in about 12,000 square feet for not even a year and they plan for Abstract Imaging Corporation to rent some space in the building as well. They understand that we would need a subtenant application, actually from both of those

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entities to have them rent space.

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It's an approximately \$14 million project. They will be retaining 74 positions and adding six and they've requested mortgage recording tax, sales tax and PILOT and Joe and Brian are now on.

8

Does anyone have any questions?

9

(No response.)

10

11

12

MR. BRAUN: Lisa, maybe they can just take a minute to talk a little bit about the company.

13

MS. MULLIGAN: Sure.

14

15

Joce, do you want to . . . do you unmute them or do they unmute themselves?

16

MS. LINSE: I ask them to unmute.

17

MS. MULLIGAN: Okay, thank you.

18

MS. LINSE: Sure.

19

MR. TORSIELLO: Okay, am I unmuted now?

20

MR. BRAUN: Yes, you are.

21

MR. TORSIELLO: Hello there everybody.

22

MR. TULLO: Hi, Joe.

23

24

25

MR. TORSIELLO: I'm sorry, I missed the question, what, you would like me to tell you about the company?

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MS. MULLIGAN: Please.

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MR. BRAUN: Two-minute summary of the company and your products.

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MR. TORSIELLO: This is a corporation, we've been around since 1964. We're a family owned business in a third generation. We manufacture products right here on Long Island and we sell them, marketing, everything is here in our one facility, actually two facilities right now, which is why I need to buy a larger space.

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19

Our manufacturing has consistently grown over the years from early 2000, we were probably 15 people in the company; over the last 20 years we've grown to 75 people, again, by manufacturing our own products and by selling them nationally and some internationally.

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25

Our main products are crowd control stanchions, posts with the belts that keep you in lines at airports and banks. Our main customers are airports and airlines, stadiums and arenas, casinos and then a lot of retail establishments. Okay.

1

2 MR. BRAUN: Questions from the board?

3 MR. CALLAHAN: Looks like a nice

4 building.

5 MR. BRAUN: Hearing none, I will
6 entertain a motion to accept the application
7 for 925 Waverly Area Associates.

8 MR. POLLAKUSKY: So moved.

9 MR. CALLAHAN: Second.

10 MR. BRAUN: On the vote, Ms. Scheidt?

11 MS. SCHEIDT: Yes.

12 MR. BRAUN: Mr. Pollakusky?

13 MR. POLLAKUSKY: Yes.

14 MR. BRAUN: Mr. Middleton?

15 MR. MIDDLETON: Yes.

16 MR. BRAUN: Mr. Grucci?

17 MR. GRUCCI: Yes.

18 MR. BRAUN: Mr. Callahan?

19 MR. CALLAHAN: Yes.

20 MR. BRAUN: Mr. Braun will abstain on
21 the basis that I am chairman of a loan
22 committee for New York Business Development
23 Corporation also known as Pursuit and I know
24 the applicant is having conversations with
25 them about the possibility of a second

1

2 mortgage through the SBA, so on that basis, I
3 will abstain on the vote, but we have enough
4 votes and the motion carries.

5 MS. MULLIGAN: Thank you everyone.

6 The next -- I'm going to take the next
7 three applications as a group and Joce, I
8 think Daniel's in the attendee's space, if you
9 want to --

10 MS. LINSE: I just brought him in.

11 MS. MULLIGAN: Thank you so much.

12 So Daniel has actually done a project
13 through the board a few years ago for the
14 Pennysaver solar project at the Brookhaven
15 Amphitheater, the carports at the amphitheater
16 and he has three applications in front of you.

17 The first one is for Holtsville Solar
18 and there's a lot of similarities in these, so
19 sorry if I'm repeating myself, but for
20 Holtsville Solar, he is leasing the property
21 from the Town of Brookhaven at the Holtsville
22 Ecology Center and I believe that that lease
23 is already in place, if not, it's far along in
24 the works and this is to put in 1,428
25 kilowatts of DC solar carports. He has a PPA

1

2

with PSE&G from FIT III. I feel like I'm

3

speaking a different language in some of this

4

stuff, it's English I'm sure. It's a \$2.5

5

million project. He's requesting a 20-year

6

PILOT and sales tax and on all of these

7

projects, it's anticipated that there will be

8

a change of ownership to a company called

9

Brookhaven InvestCo 1, they're an investment

10

group and all of these properties are owned by

11

i.on, which I believe was the same company

12

that ended up owning Pennysaver Solar, so the

13

first application is for Holtsville Solar.

14

Daniel, did you have anything that you

15

wanted to add?

16

MR. PROKOPY: Well, first of all, thank

17

you, Lisa, for having me here and I'd like to

18

thank the Town of Brookhaven for allowing me

19

to develop more projects after the Pennysaver

20

project, which I hear is now almost done, it's

21

almost been completed. Annette is shaking her

22

head, so more or less, we're getting there and

23

these three projects as, Lisa, you mentioned

24

it's carpools, we're utilizing the parking lot

25

of the Brookhaven Aquatic Center, the

1

2 Brookhaven Ecology Site and the Moriches
3 Athletic complex altogether with a 20-year
4 power purchase agreement. I basically
5 received an award from PSEG Long Island under
6 the FIT III program and we are at the point
7 where the civil engineering has been
8 completed, we have done the electrical
9 engineering, all of these documents have been
10 submitted to PSEG Long Island by now and the
11 geotechnical analysis is on the way. I'm
12 expecting that report to come in next week and
13 then before the year's end, I'd like to apply
14 for the building permit at the Town of
15 Brookhaven so that we can start, depending on
16 the weather, of course, early next year, but
17 construction of these three sites.

18 MS. MULLIGAN: Thank you, Daniel.

19 Do any of the board members have any
20 questions for Daniel?

21 (No response.)

22 MS. MULLIGAN: Keeping in mind that the
23 only application -- the first application that
24 we're voting on is the Holtsville Solar, which
25 is at the Holtsville Ecology Center.

1

2

MR. BRAUN: Motion?

3

MR. GRUCCI: So moved.

4

MR. POLLAKUSKY: Second.

5

MR. BRAUN: On the vote, Ms. Scheidt?

6

(No response.)

7

MR. BRAUN: Ms. Scheidt, you have to

8

unmute yourself.

9

MS. SCHEIDT: Sorry. Sorry. Yes.

10

MR. BRAUN: Mr. Pollakusky?

11

MR. POLLAKUSKY: Yes.

12

MR. BRAUN: Mr. Middleton?

13

MR. MIDDLETON: Yes.

14

MR. BRAUN: Mr. Grucci?

15

MR. GRUCCI: Yes.

16

MR. BRAUN: Mr. Callahan?

17

MR. CALLAHAN: Yes.

18

MR. BRAUN: Mr. Braun votes yes.

19

Maybe on the next one, just tell us

20

exactly where it is and what the outlook will

21

be.

22

MS. MULLIGAN: So like I said, there's

23

a lot of similarities.

24

So as Fred suggested, the next one is

25

called MAC Solar. It's at the Moriches

1

2

Athletic Center and it is a \$2.4 million

3

project. It's 1,170 kilowatts of DC solar

4

carports.

5

MR. BRAUN: Questions?

6

(No response.)

7

MR. BRAUN: Motion?

8

MR. POLLAKUSKY: So moved.

9

MR. BRAUN: Thank you.

10

On the second?

11

MR. GRUCCI: Second.

12

MR. BRAUN: On the vote, Ms. Scheidt?

13

MS. SCHEIDT: Yes.

14

MR. BRAUN: Mr. Pollakusky?

15

MR. POLLAKUSKY: Yes.

16

MR. BRAUN: Mr. Middleton?

17

MR. MIDDLETON: Yes.

18

MR. BRAUN: Mr. Grucci?

19

MR. GRUCCI: Yes.

20

MR. BRAUN: Mr. Callahan?

21

MR. CALLAHAN: Yes.

22

MR. BRAUN: Mr. Braun votes yes.

23

And the third one is Mastic Beach

24

Solar?

25

MS. MULLIGAN: That is the Brookhaven

1

2

Aquatic Center and this one's a little bit

3

different. It's 942 kilowatts of solar

4

carports and a rooftop installation. It's a

5

\$1.7 million project.

6

MR. BRAUN: Questions?

7

(No response.)

8

MR. BRAUN: Motion?

9

MR. POLLAKUSKY: So moved.

10

MS. SCHEIDT: Second.

11

MR. BRAUN: On the vote, Ms. Scheidt?

12

MS. SCHEIDT: Yes.

13

MR. BRAUN: Mr. Pollakusky?

14

MR. POLLAKUSKY: Yes.

15

MR. BRAUN: Mr. Middleton?

16

(No response.)

17

MR. BRAUN: Mr. Middleton, you have to

18

unmute yourself.

19

MR. MIDDLETON: Yes.

20

MR. BRAUN: Thank you.

21

Mr. Grucci?

22

MR. GRUCCI: Yes.

23

MR. BRAUN: Mr. Callahan?

24

MR. CALLAHAN: Yes.

25

MR. BRAUN: Mr. Braun votes yes.

1

2

Thank you.

3

MS. MULLIGAN: Thank you everyone.

4

5

The next item on the agenda is Bactolac
Pharmaceutical and Joce, I think there are
participants in the attendee's room.

6

7

MS. LINSE: I'm letting them in now. I
don't know who RW is.

8

9

MS. MULLIGAN: Neither do I.

10

MS. EADERESTO: Don't let RW in.

11

12

MS. LINSE: I am not. In fact, RW just
went away.

13

14

Hold on one second. I'm trying to also
let the applicant's attorney in.

15

(Pause.)

16

17

MS. LINSE: Okay, I think we're all
here.

18

MS. MULLIGAN: Okay, thank you.

19

MS. LINSE: Sure.

20

21

22

23

24

25

MS. MULLIGAN: The next item on the
agenda is Bactolac Pharmaceutical. They are a
manufacturer of dietary supplements. They are
proposing to building 148,000 square foot
building in the Shirley Industrial Park.
Presently their intention is to use it for

1

2

warehousing, so that's the initial use, but they've indicated to us that they expect that it's going to be for R&D and manufacturing potentially down the road.

5

6

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15

They're going to hire 30 employees. They're keeping their locations in Hauppauge and they have over 400 employees in Hauppauge and actually, I think they have a sister company and locally they have over 700 employees; I don't have that in my notes, but that's -- I have that in my head somewhere.

16

17

18

19

20

21

22

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24

25

It's an \$18 million project and they're requesting a PILOT, sales tax and mortgage recording tax exemption.

MR. GRUCCI: Lisa, when you say they have 700 local jobs, what is local?

MS. MULLIGAN: Hauppauge.

MR. GRUCCI: Brookhaven?

MS. MULLIGAN: Hauppauge. No.

MR. GRUCCI: They have 700 jobs in Hauppauge?

MS. MULLIGAN: They have -- I'm sorry, Felix, let me just get out their application.

They have a number of locations, so as

1

2

you saw in their application, they have locations -- a campus concept kind of like what Biocogent referenced, but they have facilities, let's see.

5

6

330 Oser Avenue has 356 employees.

7

They also have locations at 35 Engineers Road,

8

73 Oser Avenue, 63 Oser Avenue, all in

9

Hauppauge, 620 Old Willets Path, 85 Davids

10

Drive, so they're kind of in a cluster over

11

there and then they're going to be building

12

this location in Brookhaven. This is their

13

first Brookhaven facility.

14

MR. GRUCCI: Great. Thank you.

15

MS. MULLIGAN: Any other questions?

16

MR. BRAUN: Lisa, who's on the phone

17

that represents the company?

18

MR. ZOLLO: John Zollo.

19

MR. BRAUN: Good afternoon, Mr. Zollo,

20

how are you?

21

MR. ZOLLO: Good afternoon,

22

Mr. Chairman, members of the board.

23

Renee Reynolds --

24

MS. MULLIGAN: Is Renee on?

25

MR. ZOLLO: Renee is supposed to be.

1

2

I see Bactolac Pharmacy, but no video
and it just was unmuted.

3

4

Renee, are you there?

5

(No response.)

6

7

MR. ZOLLO: I see Bactolac Pharm on the
screen.

8

9

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So I think Lisa covered everything
really. This is a business that is really
right now in the industrial park area and
they're expanding. They've purchased property
to build 148,000 plus warehouse and ultimately
manufacturing at some point and initially they
hoped to -- as Lisa said, it's a \$17 million
project, they hope to start out with 30
employees and then as they expand, they will
go into some manufacturing as well, but pretty
much right now to start, it's going to be a
warehouse for storage and material and Renee
Reynolds is the vice president, also the CFO.
She submitted the application on behalf of
Bactolac, so I just hope that -- do you have
any questions, I don't know what happened to
Renee, but does anyone have any questions, any
questions for me?

1

2

MR. BRAUN: Any questions from the
board?

3

4

(No response.)

5

6

MR. BRAUN: I've had an opportunity to
review their financials. I can tell you it's
a very strong company as you would think with
700 employees in Hauppauge alone, but if there
are no questions, I'll entertain a motion.

7

8

9

10

MR. POLLAKUSKY: So moved.

11

MR. BRAUN: Second?

12

MS. SCHEIDT: Second.

13

MR. BRAUN: Thank you.

14

On the vote, Ms. Scheidt?

15

MS. SCHEIDT: Yes.

16

MR. BRAUN: Mr. Pollakusky?

17

MR. POLLAKUSKY: Yes.

18

MR. BRAUN: Mr. Middleton?

19

MR. MIDDLETON: Yes.

20

MR. BRAUN: Mr. Grucci?

21

MR. GRUCCI: Yes.

22

MR. BRAUN: Mr. Callahan?

23

MR. CALLAHAN: Yes.

24

MR. BRAUN: Mr. Braun votes yes.

25

Motion carries.

1

2

MR. ZOLLO: Thank you everybody.

3

Please be well. Stay healthy and safe. Merry

4

Christmas, Happy Hanukkah. Bye-bye. Thank

5

you, bye-bye.

6

MS. MULLIGAN: Thank you.

7

So that project has been a long time

8

coming and we're quite pleased to have it in

9

front of you.

10

MR. CALLAHAN: Big building.

11

MS. MULLIGAN: Yeah.

12

The next item on the agenda is --

13

there's two applications, Sun River Town Homes

14

and West Hills Town Homes and Joce, I think we

15

have participants.

16

MS. LINSE: We do. I see Christine is

17

here.

18

MS. MULLIGAN: Yup. Christopher and

19

also Peter.

20

MS. LINSE: Christopher and Peter, yes.

21

MS. MULLIGAN: Okay, thank you.

22

MS. LINSE: They're on their way.

23

MS. MULLIGAN: So the next, I'm going

24

to take these, they're two separate

25

applications, I'm going to take them one at a

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time.

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The first one is Sun River Town Homes, it's at the Pine Hills facility in Manorville. This is a Heatherwood facility. This is going to be built on vacant land. It's 125 units on 27 acres, approximately 200,000 square feet. It's a \$31 million project. They will have ten percent affordable and ten percent workforce. There will be three full-time equivalent employees. They're requesting a seven-year PILOT as per our UTEP, mortgage recording tax and sales tax.

Does anyone have any questions?

MR. BRAUN: When you said Pine Hills, you mean around the golf course, correct?

MS. MULLIGAN: Yes. Yes.

I think in the packet there may have been a map and if not, it may have just been two -- if it's not in there, it may have just been too awkward to scan and include, but the Sun River portion is at the south end of the golf course and the West Hills is to the northwest corner, if that helps.

MR. BRAUN: Peter or Chris, anything

1

2

else to add?

3

4

5

MR. CURRY: No. I'd like to make a short presentation, if I may and hopefully you can hear me.

6

MR. BRAUN: We can.

7

8

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11

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21

MR. CURRY: First of all, I really wanted to introduce Heatherwood, the company. It is a company which has been around for more than 60 years, currently in the third generation of family ownership. The company was originally a successful home ownership builder. Now for the last couple of decades it's been a developer and manager of rental properties, both commercial and residential. It is located in Long Island, in Hauppauge. It develops properties both in New York City and on Long Island and as a company, it is currently contemplating expanding its development footprint beyond Long Island to other locations in the rental field.

22

23

24

25

The company has had a long history in the Town of Brookhaven and it is a great corporate citizen both in the industry and as a civic philanthropy company.

1

2

The Sun River company is 125 units.

3

The acreage is more than 29 units. It's north

4

of Sunrise Highway, as Lisa said, between

5

Jerusalem Hollow Road and Moriches Middle

6

Island Road.

7

The square footage of this community

8

would be almost 200,000 square feet. It would

9

be 73 three-bedroom and 52 two-bedroom units.

10

As you know, most developers these days in the

11

rental marketplace are concentrating on

12

smaller units; studios, ones and twos.

13

However, on Long Island and in the Town of

14

Brookhaven, there's a significant need for

15

larger rental units both for people who are

16

not interested in home ownership, people who

17

currently can't afford home ownership, I see

18

Bill with his grandchild there and people who

19

are selling their houses, but want to continue

20

to live in the same locale and would be happy

21

to be in a large rental.

22

This property is currently vacant

23

(inaudible). The construction costs would be

24

approximately \$31 million. As Lisa said, they

25

would employ three full-time equivalent

1

2

employees. The property is located in three

3

different school districts, which will

4

certainly minimize any school district impact

5

and the property will also utilize existing

6

amenities, which means there will be more

7

green space in this project because there are

8

nearby amenities controlled by Heatherwood,

9

which would be -- which they would be able to

10

utilize, they would have access to them.

11

So that in summation is this initial

12

community.

13

MR. BRAUN: Questions from the board?

14

MR. CALLAHAN: Does this fit in with

15

our new UTEP?

16

MS. MULLIGAN: Yes.

17

MR. CURRY: That is what we're

18

requesting, compliance with the new UTEP.

19

MR. CALLAHAN: Perfect. Okay.

20

MR. WEIR: Yes, this does comply with

21

the UTEP and my granddaughter just approved

22

the location on the map.

23

MR. BRAUN: If there are no further

24

questions, I'll take a motion.

25

MS. SCHEIDT: So moved.

1

2

MR. BRAUN: Is there a second?

3

MR. CALLAHAN: Second.

4

MR. BRAUN: On the vote, Ms. Scheidt?

5

MS. SCHEIDT: Yes.

6

MR. BRAUN: Mr. Pollakusky?

7

MR. POLLAKUSKY: Yes.

8

MR. BRAUN: Mr. Middleton?

9

MR. MIDDLETON: Yes.

10

MR. BRAUN: Mr. Grucci?

11

MR. GRUCCI: Yes.

12

MR. BRAUN: Mr. Callahan?

13

MR. CALLAHAN: Yes.

14

MR. BRAUN: Mr. Braun votes yes.

15

Motion carries.

16

MS. SCHEIDT: Could the minutes show

17

our gratitude to Bill's granddaughter for her

18

advice?

19

MR. BRAUN: The question is, is it

20

billable hours.

21

MR. GRUCCI: She's a cutie, Bill.

22

MS. MULLIGAN: She is adorable.

23

So the next item on the agenda is West

24

Hills Town Homes, LLC.

25

So as I mentioned, this is also a

1

2 Heatherwood facility, it's also at the Pine
3 Hills in Manorville location and like I said,
4 it's on the northwest corner of the property
5 roughly. This is a 14-unit proposal on five
6 acres, it's \$6.4 million. Again, they will
7 have ten percent affordable and ten percent
8 workforce as per our UTEP. There will be one
9 full-time equivalent and they're requesting a
10 seven-year PILOT as per our UTEP, mortgage
11 recording tax exemption and sales tax
12 exemption.

13

Does anyone have any questions?

14

MR. CURRY: I actually would like to
15 make a short presentation on this, also.

16

This is 14 units, the construction cost
17 is approximately \$6.4 million and there would
18 be one full-time equivalent employee.

19

20

In the negotiations with the Town
21 Planning Department, it has been worked out
22 that the affordable and -- well, they're
23 actually all affordable units -- it would be
24 two units at 65 percent of AMI and one at 50.
25 They're going to be placed in existing units
that Heatherwood owns immediately adjacent to

1

2

this project that's been worked out with the
Town.

3

4

I'd also like to point out that I will
be submitting --

5

6

MS. MULLIGAN: I'm sorry, Peter, would
you say that one more time, I missed that?

7

8

MR. CURRY: I will. I will.

9

MS. MULLIGAN: Thank you.

10

11

MR. CURRY: The three units which we
will be discussing, which are deeply

12

affordable as opposed to an 80 percent AMI,

13

these are going to be 50 and 60 percent or

14

65 percent AMI. They will be located on

15

contiguous rental property owned by the

16

Heatherwood community and that is the --

17

that's been worked out with the Town Planning

18

Department.

19

MS. MULLIGAN: So these 14 units won't
have any affordable or workforce component?

20

21

MR. CURRY: They are sterilizing, if

22

you want to put it that way. They're

23

requiring that those units be placed on the

24

property contiguous.

25

MS. MULLIGAN: Peter, I don't think

1

2 that will fall within our UTEP. We have to
3 have ten percent affordable and ten percent
4 workforce. The other property is not ours;
5 Bill, correct me if I'm mistaken.

6 MR. WEIR: You are correct. The IDA's
7 UTEP is more stringent than the Town's
8 requirements.

9 MR. CURRY: Actually, this AMI is a
10 deeper discount or deeper affordable than the
11 IDA's requirement.

12 MR. WEIR: But those are already
13 existing and they're not part of the IDA
14 application. The IDA is not giving benefits
15 to those existing projects.

16 MR. CURRY: True. True. However, it
17 will be -- by approving this project, it would
18 be getting the benefit of deeply affordable
19 units, which the Town desperately needs.

20 MR. WEIR: But they're already there.

21 MR. CURRY: They're not already there
22 as affordable units. They're there as units.
23 They're not affordable, they're market rate.
24 It's taking market rate units and making them
25 into affordable units.

1

2

MR. BRAUN: Annette, any comment on that?

3

4

MR. WEIR: Let me ask you a question, Peter, how old are those units, how old are those units?

5

6

7

MS. EADERESTO: They're probably built in the '70s and '80s.

8

9

10

MR. WEIR: So if we were to include those as part of the IDA application, do any of those units need to be renovated to bring them up to code or to bring them up to more, you know, modern standards so that the IDA would be granting benefits on those?

11

12

13

14

15

(No response.)

16

17

MR. WEIR: I'm trying to figure out if there's a way that these are part of an IDA project.

18

19

20

MR. CURRY: Let me communicate with the client on that. This is an initial acceptance for our application. I think I can come back with an answer before the board would be issuing a final authorization and I would like to point out that there's a \$6 million construction cost.

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MS. EADERESTO: Would be a problem because the affordable units can't all be in one building, so they have to be scattered throughout the project, so even if you're going in the older buildings, it's not going to be so easy to say this can be part of the IDA project because it may be one unit in one of those buildings, one unit in another and I don't know how you include a unit when it's taxed on a whole; do you know what I'm saying, Bill?

13

14

15

MR. CURRY: I can't confirm that those units are supposed to be in separate buildings, I cannot confirm that.

16

17

18

19

20

21

22

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25

MS. EADERESTO: Well, I can tell you that I've had conversations with Commissioner Reilly and Town practice is all the units that are affordable are not going to be put in one place. They're supposed to be put throughout the project, so I can't imagine that, you know, with them already making an exception to put them in the older units that they would also say that they can all be in one building, but we'd have to confirm that, Jimmy can maybe

1

2

speak to Beth Reilly about that.

3

MR. GRUCCI: Can I ask a question?

4

5

What is the problem with keeping the affordable in this project without the need to transfer it to the other projects?

6

7

8

9

10

MR. CURRY: The construction costs of this are pretty significant and these are going to be larger units and I think that's the issue.

11

12

MR. GRUCCI: I got to apologize, I don't follow that, could you say that again?

13

MR. CURRY: Yeah.

14

15

16

17

18

This is going to be new construction, it's . . . there are very large construction costs involved in this and we worked out with the Planning Department that they would be placed in the other building.

19

20

MR. CAPECE: Peter, maybe I can weigh in; can everybody hear me?

21

MR. BRAUN: Yes, Chris.

22

23

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MR. CAPECE: So it's a fair question. So I'm a little late to this process, I joined the company in January, my previous life was at Avalon Bay for 16 years and I've

1

2

worked with some people on this call and from

3

my understanding is that the Town had a

4

requirement and an interest in putting some of

5

the units, the affordable units, in the

6

existing community because there was the

7

ability to get to a lower AMI, which we

8

accepted and you know, to Peter's point, you

9

know, I understand the technical limitations

10

of what the IDA can do because it's

11

potentially off property, but that -- our

12

understanding was that was the need that the

13

Town was looking for and we addressed it

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there.

15

I don't know to Bill's question

16

technically then how we would handle that,

17

it's something that frankly I hadn't heard

18

until today, but I think it does meet the

19

mission of what the IDA's trying to do in

20

making sure that there's affordable as a

21

portion of this and to Peter's point, it is at

22

a lower AMI level on both the workforce and

23

affordable level.

24

MR. BRAUN: Bill, would it be your

25

suggestion if the board wanted to accept the

1

2

application, that the details of the

3

affordable units be worked out subsequent to

4

accepting the application and well before any

5

final resolutions are required?

6

MR. WEIR: I guess what I'm trying to

7

understand here is if this project as it

8

stands alone does not have ten percent

9

affordable housing, ten percent workforce

10

housing, it does not meet our UTEP and

11

therefore, we can't give any benefits, so I

12

don't think we would accept the application.

13

I think we need to with myself and Lisa

14

and Jim work with Chris and Peter to try to

15

figure out how to make an application fit

16

within our UTEP involving the existing

17

affordable housing, so I think this

18

application should probably be tabled until we

19

can work that out because right now, I don't

20

think we can accept it.

21

MR. BRAUN: Thank you.

22

MR. GRUCCI: I'll make a motion to

23

table the application for further information.

24

MS. EADERESTO: After you second that,

25

I just have one more question.

1

2

MR. POLLAKUSKY: I second that.

3

MR. BRAUN: Thank you, Gary.

4

5

MS. EADERESTO: How many units are in this one, I have Beth on the other line; how many units?

6

7

MS. MULLIGAN: Fourteen.

8

MR. CURRY: Fourteen units.

9

MS. EADERESTO: Fourteen units.

10

11

MR. WEIR: This is the much smaller of the two projects.

12

13

14

15

16

MR. GRUCCI: Bill, in that instance, would you round down; I mean you can't do 1.4 units obviously, so would you round it down to one unit or would you round it up to two units?

17

18

MS. MULLIGAN: You get an affordable bathroom.

19

20

21

22

23

24

MR. WEIR: You know, I don't know. If you think about it, the affordable units, it's combined, you almost do three, so maybe you would have two affordable and one workforce and vice versa, you know what I mean?

25

MS. EADERESTO: I just talked to Beth

1

2

and she said she thought that they had agreed

3

to do four, they did an extra one, but I don't

4

know if that's true or not, but for three

5

units to make this a big mess -- I'm going to

6

talk to Beth -- and put them in the old

7

section doesn't make a lot of sense to me.

8

It's going -- for us to try to do that is

9

going to be a mess, no?

10

MS. SCHEIDT: Sounds like it.

11

MR. WEIR: You know, I think we need to

12

sit down with the company, company counsel and

13

work through this and then we come back at the

14

next meeting and what we could always do, if

15

we get this worked out, at the next meeting

16

with the board's permission, we could still

17

hold the public hearing and then at the

18

January meeting do just one inducement

19

authorizing resolution and so we're not

20

holding them up timewise, so I just think we

21

need to work through this issue so that we're

22

all on the same page.

23

MR. BRAUN: If there are no further

24

questions, a motion and a second to table the

25

application on a vote.

1

2

MR. POLLAKUSKY: I did, yup.

3

MR. GRUCCI: Second.

4

MR. BRAUN: Mr. Middleton?

5

MR. MIDDLETON: If you need a second,

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I'll second.

7

MR. BRAUN: I think the second was

8

already.

9

On the vote.

10

MR. MIDDLETON: All right. Yes and I'm

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in favor.

12

MR. BRAUN: Thank you.

13

Mr. Grucci?

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MR. GRUCCI: Yes.

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MR. BRAUN: Mr. Callahan?

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MR. CALLAHAN: Yes.

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MR. BRAUN: Mr. Braun votes yes.

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The motion carries.

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MR. CURRY: Thank you, members of the

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board for your consideration and have a great

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holiday.

22

MR. BRAUN: Thank you.

23

MR. WEIR: Once again, with the board's

24

knowledge, if we can work this out, the

25

application will be resubmitted and we'll hold

1

2

the public hearing, so it's all set for

3

January.

4

MR. CURRY: Thank you very much.

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MR. WEIR: We don't need a vote on

6

that.

7

MS. MULLIGAN: Yes, just for the

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record.

9

MR. WEIR: Yes. Thank you.

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MR. BRAUN: Lisa, I'll give it back to

11

you.

12

MS. MULLIGAN: Thank you.

13

Thank you everybody, I know that was a

14

lot.

15

The only other item on the agenda is

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the 2021 meeting schedule, which is identical

17

to the schedule that was presented in the LDC.

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MR. BRAUN: We need a motion to accept

19

that.

20

MS. MULLIGAN: Please.

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MS. SCHEIDT: So moved.

22

MR. BRAUN: Second?

23

MR. POLLAKUSKY: Second.

24

MR. BRAUN: Ms. Scheidt?

25

MS. SCHEIDT: Yes.

1

2

MR. BRAUN: Mr. Pollakusky?

3

MR. POLLAKUSKY: Yes.

4

MR. BRAUN: Mr. Middleton?

5

MR. MIDDLETON: Yes.

6

MR. BRAUN: Mr. Grucci?

7

MR. GRUCCI: Yes.

8

MR. BRAUN: Mr. Callahan?

9

MR. CALLAHAN: Yes.

10

MR. BRAUN: And Mr. Braun votes yes.

11

Lisa, we do not need executive session?

12

MS. MULLIGAN: I don't believe so

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unless anybody has anything that I'm not aware

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of.

15

MR. BRAUN: The only thing I would add

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is there are several board members who have

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not yet submitted their board assessment forms

18

and Joce would very much and I would very much

19

appreciate you doing that.

20

If you need a reminder, if you've

21

forgotten whether you did or you didn't,

22

Jocelyn will be happy to send you a reminder.

23

MR. POLLAKUSKY: Joce, please send me a

24

remainder.

25

MR. CALLAHAN: I got it, Joce.

1

2

MS. SCHEIDT: Note on the Port

3

Jefferson Crossing, I did not say anything

4

about that during the discussion. It is a

5

project in which CDC LI is involved. I can

6

retroactively withdraw my yes vote and make it

7

an abstention if that makes us cleaner. I

8

didn't say anything at all about the project

9

during the discussion.

10

MR. BRAUN: I defer to the attorneys

11

whether you can retroactively do it. If you

12

can, it's accepted.

13

If there's no further business, I will

14

just wish everybody happy holidays, stay safe

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and we'll see you in January.

16

17

(Time noted: 1:08 p.m.)

18

19

20

I, JOANN O'LOUGHLIN, a Notary Public

21

for and within the State of New York, do hereby

22

certify that the above is a correct transcription

23

of my stenographic notes.

24

25

JOANN O'LOUGHLIN