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TOWN OF BROOKHAVEN
INDUSTRIAL DEVELOPMENT AGENCY

- - - - -x

BOARD MEETING
HELD BY ZOOM VIDEOCONFERENCE

- - - - -x

February 10, 2021
10:20 a.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.
GARY POLLAKUSKY
ANN-MARIE SCHEIDT
FRANK C. TROTTA

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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MR. BRAUN: We will open the meeting of the Industrial Development Agency. It is Wednesday, February 10th. It is now 10:20.

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Minutes of our meeting of January 20th have been sent to everyone. I'll take a motion to accept those.

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MR. GRUCCI: So moved.

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MR. BRAUN: Second?

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MR. POLLAKUSKY: Seconded.

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MR. BRAUN: These were transcribed, so they are what they are, but are there any questions or clarifications that need to be made?

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(No response.)

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MR. BRAUN: Hearing none, we'll call a vote.

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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. Pollakusky?

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MR. POLLAKUSKY: Yes.

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MR. BRAUN: Mr. Trotta?

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MR. TROTTA: Yes.

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MR. BRAUN: Mr. Braun votes yes.

3

The motion carries.

4

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I'll turn it over to Lori for the CFO report.

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MS. LaPONTE: Okay.

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As far as the January results, I don't have the financials currently yet, we're working on them, so there's nothing to report there.

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Our audit of 12/31 information has been completed, we're awaiting drafts of the financial statements. Most of, if not all of the information has been entered into PARIS, so, again, once we get those final financials, we can wrap up this process and we'll have committee meetings where board and everyone will review the drafts and the only other thing I want to mention is just that we've been disbursing all the PILOT's and everything's timely.

22

Any questions?

23

24

MR. BRAUN: Lori, as long as you mentioned PILOT's or Joce, anybody delinquent?

25

MS. LINSE: We have one that's an issue

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2 that their check bounced, but other than that,
3 all are in.

4

MR. BRAUN: Who was that?

5

MS. LINSE: Regent Tek.

6

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MS. MULLIGAN: We asked the bank to
redeposit the check, attempt it and it was
late in the first place, so penalties and
interest and a late fee invoice has gone out.

10

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MR. BRAUN: Unless things have changed,
they usually will redeposit it the second
time, they will not do it a third time, you
can enter it for collection, but hopefully it
will be resolved before then.

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MS. MULLIGAN: That's exactly what she
told us, they would do it more one more time
and that was it and there's no fee to us for a
bounced check.

19

MR. BRAUN: Okay.

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MR. GRUCCI: Is this the first time
that this company has been delinquent like
this?

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MS. MULLIGAN: No.

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MR. TROTTA: When you called them, what
was their reaction?

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MS. MULLIGAN: We haven't called them yet because we wanted to see if it redeposits; it's always possible that they moved money, you know, timing wasn't right, so we're going to give them another chance, although we did send them the invoice that it was late, so there's penalties and interest.

Joce, did she respond to you yet?

MS. LINSE: No, she hasn't.

MS. MULLIGAN: Okay.

MR. GRUCCI: When you say it's not the first time, is this something that is creating a problem that we need to take further action on?

MS. MULLIGAN: Well . . . this has been -- I think this is the third year that they've been in the PILOT program and they have been late with their first half payment I think every year or was last year their second half payment? There's been an issue every year.

MR. GRUCCI: Is this company in trouble?

MR. BRAUN: Felix, we don't get current

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financial statements, it's hard to tell.

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4

I'm somewhat surprised that under COVID, that this is the only one that is late or that has bounced a check.

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6

MS. MULLIGAN: Yeah.

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MR. GRUCCI: Okay. Well, I would suggest that we keep an eye on it and if there's some other further action that's needed, you know, Fred, you'll let us know?

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MR. BRAUN: Yes.

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MR. GRUCCI: Thank you.

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MR. TROTТА: What happens if it does bounce again?

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MS. MULLIGAN: Well, we'll go back to them and send them an updated invoice.

16

17

The check bounced, so they'll owe their first half plus penalties and interest and each month the penalties and interest increase one percent going forward, it will increase one percent and so I guess your question is what if they just don't respond or if that's the case, we can terminate them and put them back on the tax rolls and then the assessor's office can recoup the full taxation that was

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due and make everybody whole.

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MR. TROTTA: Got you.

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MS. MULLIGAN: It will be late,

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everyone will be late in getting their taxes,

6

in theory and if they don't respond to that,

7

then it will go to the County just like if any

8

of us didn't pay our taxes.

9

MR. TROTTA: Right, okay.

10

When was that redeposited?

11

MS. MULLIGAN: Yesterday.

12

MR. TROTTA: Do you think we ought to

13

make a call over there and say hey, we

14

redeposited it?

15

MS. MULLIGAN: We've reached out, we're

16

not getting any traction. We'll certainly try

17

again.

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MR. TROTTA: Okay. So none of this

19

sounds good.

20

MS. MULLIGAN: This is not atypical,

21

though, this has been our experience in the

22

past, checks are late. I don't know if we had

23

one bounce from her.

24

MS. LINSE: We have. No, we have

25

unfortunately. But when we redeposited it, it

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2

went through, so fingers crossed.

3

MS. MULLIGAN: Okay.

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MR. TROTTA: Think positive.

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MR. GRUCCI: What type of a business is it?

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MS. MULLIGAN: They make the material that goes down into the road to -- for the side and the middle, the lane -- lane markings and it's a -- my understanding is that it's like a material that's -- you don't have to add anything to, it just goes down, it's an advanced material, not just a paint that goes on.

15

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17

18

MR. BRAUN: If it's the ones I'm familiar with, it's almost like a tape that they heat treat and then it affixes itself to the surface.

19

20

21

MR. TULLO: It's an adhesive stripping that goes right down and they do the sides and the main roads, most of the highways.

22

23

24

MR. GRUCCI: Do they actually physically do the installation or just make the product?

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MS. MULLIGAN: They make the product.

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2

MR. TULLO: Make the product.

3

4

MS. MULLIGAN: So they have contracts
with various municipalities.

5

6

7

MR. TROTTA: They should be in good
shape with highways and things right now to be
honest --

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MS. MULLIGAN: And they --

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MR. TROTTA: -- or not in bad shape,
let's put it that way.

11

12

MS. MULLIGAN: They may be and may have
just recalculated.

13

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MR. TROTTA: You know, it's like
sending your taxes to the Town Receiver and
bouncing a check every year, doesn't seem
right, but anyway, we'll see what happens,
stay tuned as they say, right, Lisa?

18

19

MR. GRUCCI: Our fearless leader will
keep an eye on it.

20

MR. TROTTA: I know.

21

MS. MULLIGAN: Fred's on it.

22

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MR. BRAUN: Any other questions for
Lori?

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(No response.)

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MR. BRAUN: I'll take a motion to

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accept her report, please.

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MR. TROTTA: Motion.

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MR. GRUCCI: Second.

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MR. BRAUN: On the vote, 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. Pollakusky?

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MR. POLLAKUSKY: Yes.

11

MR. BRAUN: Mr. Trotta?

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MR. TROTTA: Yes.

13

MR. BRAUN: Mr. Braun votes yes.

14

Motion carries.

15

Lisa.

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MS. MULLIGAN: Okay.

17

So as I mentioned in the LDC,

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Mr. Middleton has resigned from both the IDA

19

and the LDC boards, so I know I'm taking that

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out of order, but I just wanted to say that

21

before we went into the resolutions, which

22

impacts our resolutions.

23

You know, we have some guests, so

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should I take some things out of order just so

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that our guests aren't waiting?

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MR. BRAUN: That's fine.

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MS. MULLIGAN: Okay.

4

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So I see that we have guests from the Sun River project. So that is to remind everybody, we had a public hearing last week, there were no comments, that's a 125-unit townhouse project in Manorville, it's a \$31 million project, it's adjacent to the existing Pine Hills Golf Course.

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Included in your packets were a series of documents, supporting documents and this is a final authorizing resolution.

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14

Does anyone have any questions?

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(No response.)

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MR. BRAUN: Joce, are the guests now in the meeting?

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MS. LINSE: I see Heatherwood, I see Peter Curry. I haven't heard back from anyone else.

21

22

Would you like me to let Heatherwood and Peter Curry in?

23

MR. BRAUN: Please.

24

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MS. MULLIGAN: Because they can hear us and see us, we can't hear or see them, so if

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you guys have questions for them, we could

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have them join.

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MR. BRAUN: Are there any questions on

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Sun River?

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MR. TROTTA: No, it was laid out pretty

7

well I thought.

8

MR. GRUCCI: I have nothing.

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MR. BRAUN: Hearing none, I'll

10

entertain a motion.

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MR. GRUCCI: So moved.

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MR. POLLAKUSKY: Seconded.

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MR. BRAUN: On the vote, Mr. Grucchi?

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MR. GRUCCI: Yes.

15

MR. BRAUN: Mr. Callahan?

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MR. CALLAHAN: Yes.

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MR. BRAUN: Mr. Pollakusky?

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MR. POLLAKUSKY: Yes.

19

MR. BRAUN: Mr. Trotta?

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MR. TROTTA: Yes.

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MR. BRAUN: Mr. Braun votes yes.

22

The motion carries.

23

MS. MULLIGAN: Thank you.

24

MR. CURRY: Thank you to the members of

25

the board.

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2 MR. BRAUN: Thank you, Peter.

3 MS. MULLIGAN: I also see Mr. Tsunis is
4 in, so let's jump around to Middle Country
5 Meadows.

6 We also had a public hearing for that
7 project last week. We did receive comments
8 which were included in your packets, the
9 transcription of those comments and to remind
10 everyone, this is an over 55 senior housing
11 facility with 124 units, it's a \$37 million
12 project and it's on Middle Country Road in
13 Selden.

14 MR. GRUCCI: And I assume it comports
15 to our UTEP?

16 MS. MULLIGAN: Yes, all of these
17 projects do and I didn't say this about Sun
18 River, but they -- Sun River and Middle
19 Country Meadows also follow our requirement of
20 affordable and workforce housing components.

21 MR. GRUCCI: So there's not a need for
22 me to ask this question continuously, would
23 the application ever get to us if it didn't
24 conform to our UTEP?

25 MS. MULLIGAN: We certainly could get

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an application that doesn't conform, but it

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wouldn't get to a final authorizing

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resolution.

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MR. GRUCCI: Right. It wouldn't come

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to the board if it didn't conform.

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MR. WEIR: Unless you approve it as a

8

deviation.

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MR. GRUCCI: Okay.

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MR. BRAUN: Which would be so noted.

11

MR. WEIR: Yeah. An application could

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come in that's not in conformity with the

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UTEP. You would have to consider it as a

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deviation looking at all the facts and

15

circumstances. However, this project is not a

16

deviation.

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MR. GRUCCI: Got it. Thank you.

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MR. BRAUN: Any other questions for

19

Peter Curry or Bill or Howard?

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MS. MULLIGAN: Ann-Marie just joined.

21

MR. BRAUN: Good morning, Ann-Marie.

22

MS. SCHEIDT: Sorry to be so late.

23

MS. MULLIGAN: It's okay.

24

MR. BRAUN: Entertain a motion for

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Middle Country Meadows.

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2 MR. GRUCCI: So moved.

3 MR. CALLAHAN: So moved.

4 MR. GRUCCI: Second.

5 MR. BRAUN: On the vote, Mr. Grucci?

6 MR. GRUCCI: Yes.

7 MR. BRAUN: Mr. Callahan?

8 MR. CALLAHAN: Yes.

9 MR. BRAUN: Mr. Pollakusky?

10 MR. POLLAKUSKY: Yes.

11 MR. BRAUN: Ms. Scheidt, are you
12 familiar with it, the vote?13 MS. SCHEIDT: Yes, thank you. Thank
14 you, yes and yes.

15 MR. BRAUN: Mr. Trotta?

16 MR. TROTTA: Yes.

17 MR. BRAUN: Mr. Braun votes yes.

18 The motion carries.

19 MR. CURRY: Thank you again to the
20 members of the board.

21 MR. BRAUN: Thank you, Peter.

22 MR. CURRY: Now you can silence me
23 again, although I'll still leave my tie on.24 MS. MULLIGAN: Just as I look at the
25 attendees, I think I'm going to continue to

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2 jump around, if everybody's okay with that.

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I see that we have a guest from the Malizla Real Estate/A-1 Family Group application, so if you jump down into the applications.

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This is an application for the proposed purchase of a 32,000 square foot existing building. It's on 2.5 acres at 1644 Route 112 in Port Jeff Station. It's a \$4.2 million project and the company does installation of roofs to residential and commercial facilities. They have 72 employees and they're currently in two facilities, one in Nesconset and one in Port Jeff Station. They lease those facilities, but the facility in Port Jefferson they lease from themselves, from a related entity. They are going to add ten more employees as a result of this move and they plan to lease about 10,000 square feet to a third party.

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23

Howard, was there anything you wanted to add?

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MR. GROSS: No, Lisa, thank you.

25

MS. MULLIGAN: Okay.

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Does anyone have any questions?

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MR. BRAUN: This is a building, as Lisa said, on 112, it's bounced around from a number of different furniture outlets over the years, I think it's an excellent use of the building.

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MR. GRUCCI: I'll make a motion.

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MR. TROTTA: Second.

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MR. BRAUN: Call a vote.

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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. Pollakusky?

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MR. POLLAKUSKY: Yes.

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MR. BRAUN: Ms. Scheidt?

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MS. SCHEIDT: Yes.

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MR. BRAUN: Mr. Trotta?

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MR. TROTTA: Yes.

21

MR. BRAUN: Mr. Braun will abstain

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because on the application, it was indicated

23

that they may go through the SBA 504 program

24

and as I've indicated in the past, I chair one

25

of those loan committees, so I will abstain,

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but the motion carries. Thank you.

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MS. MULLIGAN: Okay. Thank you everyone.

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I see that there are two other guests, two attendees, so attendees, if you'd like to just type what project you're here for, I'll take it out of order and if you're just here to observe, that's fine, too.

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MS. LINSE: Michael Gibson is here for Amneal. I am not aware of what S. Goldstein's involvement is, but I can bring Michael Gibson in if you'd like.

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MS. MULLIGAN: Sure.

The next application, since we have a guest for it, is NM AMNL, LLC. This is a request for the assignment and assumption of the LAX Hotel facility, that's the facility that Amneal Pharmaceuticals works out of, it's their 50 Horseblock Road facility. Amneal is going to remain in the facility and it is an \$89 million project.

23

24

25

Bill, do you want to fill in the gap?

MR. WEIR: Yeah.

So there's really two parts of this.

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Today's actually approving the application as

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well as approving the transfer of the

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ownership of the property or the lease of the

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property.

6

This is one of the last deals that the

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IDA actually is the fee owner of the property,

8

so the IDA's in fee title. It's being leased

9

currently to LAX Hotel, LLC and their rights

10

under that lease and the PILOT and the other

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documents, which will then amend and restate.

12

So we can approve them.

13

Now we are going to hold a public

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hearing for this and they also have requested

15

mortgage recording tax exemption on a mortgage

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in an amount not to exceed 75 million, it will

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probably come in a little bit less than that

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and that also will be covered in the public

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hearing, so we'll be back in March, the March

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board meeting, to approve the granting of the

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mortgage recording tax exemption and the

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execution delivery of that mortgage, so you'll

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see this again next month, but right now, just

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accepting the application, we are approving

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the transfer from LAX Hotel to NM AMNL, LLC

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2

and I think we should also adopt a resolution saying all applicants must have a name you can pronounce.

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4

5

MR. GRUCCI: Bill, I think I might have missed it, but does this have any effect on the PILOT payments?

6

7

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MR. WEIR: So there's several years left on the PILOT. They are assuming the obligation under the existing PILOT, we have not been asked to extend the PILOT.

9

10

11

MR. GRUCCI: Okay. And there's no reduction in the PILOT payment?

12

13

MR. WEIR: No, no, absolutely no reduction in the PILOT, whatever is owed and you know, those PILOT's payments really flow to the benefit of Amneal, who's been paying them, so . . .

14

15

16

17

18

MR. GRUCCI: Thank you.

19

MR. WEIR: You're welcome.

20

MR. BRAUN: Any other questions for the guests that are on?

21

22

(No response.)

23

MR. BRAUN: Hearing none, entertain a motion to accept.

24

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2 MR. GRUCCI: I'll make a motion.

3 MR. POLLAKUSKY: Seconded.

4 MR. BRAUN: Call a vote.

5 Mr. Grucci?

6 MR. GRUCCI: Yes.

7 MR. BRAUN: Mr. Callahan?

8 MR. CALLAHAN: Yes.

9 MR. BRAUN: Mr. Pollakusky?

10 MR. POLLAKUSKY: Yes.

11 MR. BRAUN: Ms. Scheidt?

12 MS. SCHEIDT: Yes.

13 MR. BRAUN: Mr. Trotta?

14 MR. TROTТА: Yes.

15 MR. BRAUN: Mr. Braun votes yes.

16 Motion carries.

17 Thank you gentlemen.

18 MR. CURRY: Thanks to the board, have a
19 great day.

20 MR. BRAUN: You, too.

21 MS. MULLIGAN: Okay.

22 So I'm going to --

23 MR. BRAUN: Excuse me, Lisa.

24 Joce, no one else?

25 MS. LINSE: No, that's it.

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MR. BRAUN: Okay, thank you.

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MS. MULLIGAN: So I'm going to start at the beginning of the resolutions now.

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Like we did with the LDC, I propose that we make a change to the slate of officers resolution. I'm assuming that we're going to do the same thing, remove Scott and place Frank as the assistant treasurer.

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MR. BRAUN: Need a motion.

11

MR. CALLAHAN: So moved.

12

MS. SCHEIDT: Second.

13

MR. BRAUN: Thank you.

14

Call a vote.

15

Mr. Grucci?

16

MR. GRUCCI: Yes.

17

MR. BRAUN: Mr. Callahan?

18

MR. CALLAHAN: Yes.

19

MR. BRAUN: Mr. Pollakusky?

20

MR. POLLAKUSKY: Yes.

21

MR. BRAUN: Ms. Scheidt?

22

MS. SCHEIDT: Yes.

23

MR. BRAUN: Mr. Trotta?

24

MR. TROTTA: Yes.

25

MR. BRAUN: Mr. Braun votes yes.

1

2

Motion carries.

3

MS. MULLIGAN: Okay.

4

5

Amy, would you update the IDA and the LDC websites with this information, thank you.

6

7

8

The next item on the agenda just like with the LDC is our governance, finance and audit committees.

9

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11

12

So again, I suggest that we remove Scott and then also remove the treasurer and the assistant treasurer from the audit committee so that we're in line with the LDC.

13

MR. BRAUN: Motion?

14

MR. CALLAHAN: So moved.

15

MR. BRAUN: Second?

16

MS. SCHEIDT: Second.

17

MR. BRAUN: On the vote, Mr. Grucci?

18

MR. GRUCCI: Yes.

19

MR. BRAUN: Mr. Callahan?

20

MR. CALLAHAN: Yes.

21

MR. BRAUN: Mr. Pollakusky?

22

MR. POLLAKUSKY: Yes.

23

MR. BRAUN: Ms. Scheidt?

24

MS. SCHEIDT: Yes.

25

MR. BRAUN: Mr. Trotta?

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MR. TROTTA: Yes.

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MR. BRAUN: Mr. Braun votes yes.

4

Motion carries.

5

MS. MULLIGAN: Thank you.

6

7

The next item like the LDC is the ethics, procurement, property disposal,

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whistleblower and investment policies and

9

again, I suggest that we move from using the

10

Town's ethics and procurement policies to our

11

own policies that are a little bit of a better

12

fit for us.

13

MR. BRAUN: Motion?

14

MS. SCHEIDT: So moved.

15

MR. POLLAKUSKY: So moved.

16

MR. BRAUN: Ann-Marie and Gary, thank

17

you.

18

On the vote, Mr. Grucci?

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MR. GRUCCI: Yes.

20

MR. BRAUN: Mr. Callahan?

21

MR. CALLAHAN: Yes.

22

MR. BRAUN: Mr. Pollakusky?

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MR. POLLAKUSKY: Yes.

24

MR. BRAUN: Ms. Scheidt?

25

MS. SCHEIDT: Yes.

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MR. BRAUN: Mr. Trotta?

3

(No response.)

4

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MR. BRAUN: Mr. Trotta, are you having
lunch?

6

MR. GRUCCI: I think he's frozen.

7

MR. BRAUN: He looks like he's frozen.

8

Mr. Braun votes yes.

9

MR. TROTТА: No, I said yes.

10

11

MR. BRAUN: Oh, I'm sorry, we didn't
hear you.

12

Mr. Braun votes yes.

13

The motion carries. Thank you.

14

MR. TROTТА: Can you hear me?

15

MR. BRAUN: We can now, yes.

16

17

MR. GRUCCI: Now we can hear and see
you.

18

MR. TROTТА: Oh, okay.

19

MS. MULLIGAN: Okay. Thank you.

20

21

22

The next item on the agenda is
resolution number 24, adoption of an incentive
compensation policy.

23

24

25

So to remind everyone, annually we put
together a series of goals for the staff to
work towards.

1

2

Fred, do you want to go over these, do you want me to?

3

4

MR. BRAUN: No, I can do that.

5

MS. MULLIGAN: Sure.

6

7

MR. BRAUN: We are recommending again that the pool be \$85,000, which is what it was for 2020. We paid out with a special COVID amount, I believe the total was 66,000. The parameters, what we've done is we've kind of looked at where the actuals were for the last two or three years, came up with an average, Lisa and I took a look at what's in the hopper in terms of existing applications and came up with a goals and objectives for 2021 as shown on the incentive policy which has been circulated to everyone.

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If there are any questions, I'd be happy to try and answer them.

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20

(No response.)

21

MR. BRAUN: Hearing none, I'll take a motion to accept.

22

23

MR. POLLAKUSKY: So moved.

24

MS. SCHEIDT: Second.

25

MR. BRAUN: On the vote, Mr. Grucci?

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MR. GRUCCI: Yes.

3

MR. BRAUN: Mr. Callahan?

4

MR. CALLAHAN: Yes.

5

MR. BRAUN: Mr. Pollakusky?

6

MR. POLLAKUSKY: Yes.

7

MR. BRAUN: Ms. Scheidt?

8

MS. SCHEIDT: Yes.

9

MR. BRAUN: Mr. Trotta?

10

MR. TROTTA: Yes.

11

MR. BRAUN: Mr. Braun votes yes.

12

The motion carries.

13

MS. MULLIGAN: The next item on the

14

agenda is a resolution for the MS Packaging

15

project.

16

To remind everybody, this is a proposed

17

140,000 square foot building on Natcon Drive

18

in Shirley. It's a \$14 million project and

19

they're going to be adding 13 employees and

20

keeping the site that we supported a few years

21

ago on Zorn Boulevard, so this is a

22

significant expansion for them.

23

This is a final authorizing

24

resolution -- I'm so sorry, this is not a

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final authorizing resolution, Howard's going

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to explain what this is.

3

4

MR. GROSS: This is a preliminary resolution.

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You previously accepted the application at the last meeting and this just simply memorializes that and indicates that you're inclined to proceed processing the application and proceeding with the project. It doesn't require you to proceed if you find something that you're uncomfortable with, if SEQRA doesn't go properly, things of that kind, so it doesn't bind you in any way.

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MR. BRAUN: This is the company that in 2020 refinanced their existing building, put the money in the piggy bank and waiting for the opportunity to fund the property to expand and that's exactly what this is.

19

20

MR. GROSS: They're actually exceeding what they promised us.

21

22

MR. BRAUN: Yeah, that's true and quicker.

23

MR. GROSS: Yes.

24

25

MR. GRUCCI: What's the job creation that this will create?

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2

MS. MULLIGAN: This will create 13 new employees.

3

4

MR. GRUCCI: Excellent, great. Thank you.

5

6

MR. BRAUN: Motion on the resolution, please.

7

8

MR. GRUCCI: So moved.

9

MR. BRAUN: Second?

10

(No response.)

11

MR. BRAUN: Ann-Marie, thank you, I see your hand.

12

13

MS. SCHEIDT: Thank you.

14

MR. BRAUN: I call a vote.

15

Mr. Grucci?

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MR. GRUCCI: Yes.

17

MR. BRAUN: Mr. Callahan?

18

MR. CALLAHAN: Yes.

19

MR. BRAUN: Mr. Pollakusky?

20

MR. POLLAKUSKY: Yes.

21

MR. BRAUN: Ms. Scheidt?

22

MS. SCHEIDT: Yes.

23

MR. BRAUN: Mr. Trotta?

24

MR. TROTTA: Yes.

25

MR. BRAUN: Mr. Braun votes yes.

1

2

Motion carries.

3

MS. MULLIGAN: Thank you.

4

5

The next item on the agenda is the AE Cassel project. This is a final authorizing resolution.

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11

Just to remind everyone, this is a \$4.4 million battery storage project at the Town's Cassel facility on North Ocean Avenue in Patchogue. We had a public hearing the other day and there was no comment.

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14

Does anyone have any questions; I've actually learned a decent amount about battery storage, it's interesting?

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16

MR. TROTTA: Anything you want to share?

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MS. MULLIGAN: Just that there's -- typically we've been dealing with power purchase agreements and so it's a little bit different, there's a program called BDR I think is how you say it.

22

23

24

25

MS. EADERESTO: BDR, yup.

MS. MULLIGAN: So they're able to extract energy from the grid, hold it and then when there's a peak need, I think they have to

1

2

have 48 hours, there's some notice involved in

3

it, but they can then -- LIPA can then pull

4

the energy out of the battery and then the

5

company has a period of time where they have

6

to grab power back into it when it's a low

7

peak time, so they're then poised and ready to

8

help in a peak moment again.

9

MS. EADERESTO: Why this works well

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with solar is obvious; when the sun is warmer,

11

especially in the northeast and the days are

12

longer, it produces more energy, so you pull

13

it off the grid and you store it and how these

14

companies get paid is in credits and what

15

actually we're negotiating right now with this

16

deal is the County's going to buy their

17

credits -- the Town would buy their credits

18

for 90 cents on the dollar, so they get

19

credits off electric bills for this from LIPA

20

and we would buy them from Agilitas for 90

21

cents, so we would have a ten cents savings,

22

so if our bill for this building, for

23

instance, is a hundred thousand dollars and we

24

bought credits from them at 90 percent, 90

25

cents on the dollar, whatever those credits

1

2

were, we would get, let's say they had a

3

thousand dollars worth of credits, we would

4

pay 900, but we would pay the LIPA bill with a

5

thousand dollars of credits and it comes right

6

off our bill and we would only pay them -- we

7

would save ten percent. So we're negotiating

8

that right now. It's really a win-win and

9

you're going to see more of these, we're

10

working on some other ones.

11

MR. GRUCCI: How big is this battery?

12

MS. EADERESTO: It's about the size of

13

a Cassone trailer.

14

MR. GRUCCI: Okay.

15

MS. EADERESTO: So there's actually

16

going to be two at Cassel.

17

MR. BRAUN: Annette, does the Town own

18

that property or lease it?

19

MS. EADERESTO: We own it,

20

unfortunately. It was something we really

21

didn't need to buy, it's when they were

22

expanding their empire under the democrats.

23

MS. MULLIGAN: I remember.

24

Just to point out to everyone since it

25

is on Town property, this is a zeroed out

1

2

PILOT for 20 years.

3

4

MR. GRUCCI: Annette, this is a question for you.

5

6

Is there any environmental hazard with this battery and the storage of it?

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MS. EADERESTO: Not at all. It's the size of a Cassone trailer, they can actually stack them one on top of another, too and it's just like having a battery there, you know.

11

12

MR. GRUCCI: My experience with batteries is when they leak, there's a mess.

13

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MS. EADERESTO: Yeah, but it's all enclosed, so it's not like . . . if it leaks, it's going to leak in that plastic enclosure.

16

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19

MR. GRUCCI: Okay.

MS. EADERESTO: And it's on slabs and everything else. The site plan's going through administrative review of planning.

20

21

22

23

24

MR. GRUCCI: Got it. Thank you.

MS. EADERESTO: There's a little bit of wetlands on that site, so we just have to be careful because the headwaters of the river are over there.

25

MR. WEIR: As Annette said, Felix, they

1

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build these on a slab, like a curb surrounding it, so then if there's leakage or if there was a fire and they had to spray it with foam, it all will be contained, it won't be going into the ground.

3

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MR. GRUCCI: Thank you.

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MR. WEIR: But these will become more common as more solar and more wind power come on, you really need these for at night when there's no solar and when there's no wind, so they kind of are the back-ups for those renewable energy sources.

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MS. SCHEIDT: It sounds like an easy process, you need it, you take it out, you can put it back in so it's there for the future, but my colleagues in the energy center have pointed out that it's really -- it's tricky to make sure that you don't plug in the power to the grid at the wrong voltage or a whole bunch of other things that I don't understand.

22

23

24

25

We are doing some work for the Navy right now on this and we have, thanks to Lisa, we've reached out to Agilitas to see whether there are needs that they will have in the

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2

future, as Bill just said, there are more of these things going in that we can help them out with, so we want it to continue to be a win-win.

5

6

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8

MR. GRUCCI: Is this project strictly for governmental use or do they also sell these credits to the general public?

9

(No response.)

10

11

12

13

14

15

MS. MULLIGAN: I'm not sure if Annette heard you, but they reached out to me and just asked if the Town would be interested. I suspect that the credits are so much that it's not realistic for a resident to purchase, but, Annette.

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MS. EADERESTO: You need to off-load these on somebody who has . . . basically what you need is a big user for . . . it could work that way. There's another program that's FIT V, which there's a two megawatt -- Lisa, you know about this -- they wanted to put it on the Szuster Farm in the Carmans River, so, you know, that was a big no, but we're trying to relocate that somewhere and it's a two megawatt and that one will feed in to low and

1

2

moderate income families and they will get the

3

benefit of that. So there's different

4

programs.

5

This particular one is not in that

6

program, this I think is FIT III, but there is

7

on FIT V that there's a program just for that

8

and Con Ed's also looking for Town property to

9

do the same kind of thing, put battery

10

storage, so you're going to see a lot of

11

these, guys, get used to them.

12

MR. BRAUN: If there are no other

13

questions, just remind everybody I need a

14

motion for a final authorizing resolution for

15

AE Cassel.

16

MR. TROTTA: Motion.

17

MS. SCHEIDT: Second.

18

MR. BRAUN: Thank you, Annette.

19

MS. EADERESTO: You're welcome.

20

MR. BRAUN: Ann-Marie, excuse me.

21

On the vote, Mr. Grucci?

22

MR. GRUCCI: Yes.

23

MR. BRAUN: Mr. Callahan?

24

(No response.)

25

MR. BRAUN: Marty, you're muted.

1

2

MR. CALLAHAN: Yes.

3

MR. BRAUN: Mr. Pollakusky?

4

MR. POLLAKUSKY: Yes.

5

MR. BRAUN: Ms. Scheidt?

6

MS. SCHEIDT: Yes.

7

MR. BRAUN: Mr. Trotta?

8

MR. TROTTA: Yes.

9

MR. BRAUN: Mr. Braun votes yes.

10

The motion carries.

11

MS. MULLIGAN: Thank you.

12

The next item on the agenda is a final

13

authorizing resolution for the MAC Solar

14

facility and just to remind everybody, this is

15

a \$2.4 million project, it's a 1,170-kilowatt

16

solar carport -- sorry, my puppy has found a

17

squeak toy -- the solar carport at the Town of

18

Brookhaven's Moriches Athletic Center in

19

Moriches. We had a public hearing the other

20

day and there were no comments and this is a

21

final authorizing resolution.

22

Does anyone have any questions?

23

(No response.)

24

MR. BRAUN: Hearing none, I'll take a

25

motion.

1

2

MS. SCHEIDT: So moved.

3

MR. BRAUN: Second?

4

MR. POLLAKUSKY: Second.

5

MR. BRAUN: On the vote, Mr. Grucci?

6

MR. GRUCCI: Yes.

7

MR. BRAUN: Mr. Callahan?

8

MR. CALLAHAN: Yes.

9

MR. BRAUN: Mr. Pollakusky?

10

MR. POLLAKUSKY: Yes.

11

MR. BRAUN: Ms. Scheidt?

12

MS. SCHEIDT: Yes.

13

MR. BRAUN: Mr. Trotta?

14

MR. TROTTA: Yes.

15

MR. BRAUN: Mr. Braun votes yes.

16

Motion carries.

17

MS. MULLIGAN: Thank you.

18

The next item on the agenda is the

19

Holtsville Solar project and again, for each

20

of these resolutions, there's a series of

21

documents included in your packets, but this

22

is a \$2.6 million solar carport project at the

23

Town's Holtsville Ecology Center. This is a

24

1,428-kilowatt project, solar project. Again,

25

we had a public hearing yesterday and there

1

2

were no comments.

3

Does anyone have any questions?

4

(No response.)

5

MR. BRAUN: Hearing none, a motion,

6

please.

7

MR. POLLAKUSKY: So moved.

8

MR. TROTTA: Second.

9

MS. SCHEIDT: Second.

10

MR. BRAUN: On the vote, Mr. Grucci?

11

MR. GRUCCI: Yes.

12

MR. BRAUN: Mr. Callahan?

13

MR. CALLAHAN: Yes.

14

MR. BRAUN: Mr. Pollakusky?

15

MR. POLLAKUSKY: Yes.

16

MR. BRAUN: Ms. Scheidt?

17

MS. SCHEIDT: Yes.

18

MR. BRAUN: Mr. Trotta?

19

MR. TROTTA: Yes.

20

MR. BRAUN: Mr. Braun votes yes.

21

Motion carries.

22

MS. MULLIGAN: Okay.

23

The last resolution on the agenda is

24

for the Mastic Beach Solar project. Again,

25

this is a final authorizing resolution.

1

2

Again, there's a series of documents included

3

in your packets. This is a \$1.7 million

4

project. It's 942 kilowatts of solar on the

5

rooftop and carports at the Town's Mastic

6

aquatic center. We had a public hearing,

7

there were no comments and like the other

8

ones, since they are on Town property, there's

9

a zeroed out PILOT.

10

MR. BRAUN: Motion?

11

MS. MULLIGAN: Questions?

12

MR. CALLAHAN: So moved.

13

MR. POLLAKUSKY: Seconded.

14

MR. BRAUN: Call a vote.

15

Mr. Grucci?

16

MR. GRUCCI: Yes.

17

MR. BRAUN: Mr. Callahan?

18

MR. CALLAHAN: Yes.

19

MR. BRAUN: Mr. Pollakusky?

20

MR. POLLAKUSKY: Yes.

21

MR. BRAUN: Ms. Scheidt?

22

MS. SCHEIDT: Yes.

23

MR. BRAUN: Mr. Trotta?

24

MR. TROTTA: Yes.

25

MR. BRAUN: Mr. Braun votes yes.

1

2

Motion carries.

3

4

Just a question, this is the same developer that put the solar panels across the street at the amphitheater?

5

6

MS. MULLIGAN: Yes.

7

8

MS. EADERESTO: No. That wound up being C2 across the street, that's their one and only.

9

10

MR. WEIR: He started it.

11

MS. MULLIGAN: He started it.

12

13

MS. EADERESTO: He started it, but it got transferred, right.

14

15

MR. WEIR: He started it, then he flipped it.

16

17

MS. EADERESTO: Right. That's the one that closed twice.

18

MS. MULLIGAN: Right.

19

20

MS. EADERESTO: This is Daniel Prokopy, it's I.ON Renewables and he also we think is going to get a FIT V megawatt award for the landfill in March, he's number one on the waiting list, so and that's that FIT V one, so maybe that goes to low income, we don't know yet till we get it, but that would be the

21

22

23

24

25

1

2 start of what we could probably put 15, 20
3 maybe more megawatts up on the cap of the
4 landfill.

5

MS. MULLIGAN: And he told us in his
6 applications that there would be, I'm sorry,
7 this is like very vague in my head, that he
8 would be selling these or that there would be
9 an investor coming in; there's some additional
10 piece to this.

11

MS. EADERESTO: He always has an
12 investor, you know, I always see that he has
13 an investor. He kind of develops the projects
14 and he'll build them with some other
15 companies.

16

MR. WEIR: He brings in tax credit
17 investors so you can get federal tax credits
18 (inaudible). They get those, they'll come in
19 as the members of the LLC and they get the tax
20 credits.

21

MS. EADERESTO: So you won't need
22 another closing.

23

MR. WEIR: Very similar to (inaudible).

24

MS. EADERESTO: Right.

25

MS. MULLIGAN: Okay.

1

2

MR. WEIR: No.

3

4

5

6

This time, unlike the last time, we covered that in the public hearing and the resolution authorizing those tax credit investors to come in.

7

8

9

MR. BRAUN: Annette, is the solar array across the street fully functional at this point?

10

MS. EADERESTO: No.

11

MR. BRAUN: Still not?

12

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MS. EADERESTO: No. They've had a lot of problems with the unions. I've been using Wayne Rogers; he just smoothed another one out with the electrical union. It was basically -- that C2 is a ginormous corporation and that little project gets lost in the sauce, but it's getting there. The panels are up, if you go over there now, finally.

21

22

23

24

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The steel, they have problems with the steel union, we called the ironworkers, Wayne resolved that; now he worked with the electrical as like three weeks ago I was working on that. So hopefully before the

1

2 spring we'll have that one hooked up, too.

3 The roof is on here, it's been on since

4 December 31st.

5 MR. BRAUN: Okay, thank you.

6 MS. EADERESTO: So that's the last one

7 of the first projects over there that needs to

8 go online. The airport's online now, the

9 roof, the array here. Holtsville, Manorville.

10 Now you're going to see another one

11 coming for Manorville II and perhaps

12 Holtsville II from Agilitas.

13 MR. BRAUN: Thank you.

14 MS. EADERESTO: You're welcome.

15 MR. BRAUN: Lisa.

16 (No response.)

17 MR. BRAUN: Lisa, you're muted.

18 There you go.

19 MS. MULLIGAN: So I think I misspoke

20 and I said that that was the last resolution.

21 Actually, the last resolution on the

22 agenda is for the Cross-Sound Cable mortgage

23 amendment.

24 I'm going to turn this over to Bill to

25 explain.

1

2

MR. WEIR: Sure.

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So if you recall, last year at the February board meeting, we approved a refinancing of Cross-Sound Cable's mortgage and new money on the project. That wound up never closing, they had issues with the lender, so they're back now. It will be new mortgage. The new money's going to be smaller, last time the new money was a little over \$30 million, they decided now just refinance the existing amount and the new money's only going to be 13,200,000, so they have requested the agency to consent to and to granting that mortgage and authorizing a mortgage recording tax exemption, which will be just under a hundred thousand dollars, so we do not need to hold a new public hearing. So it's really just deja vu all over again, but on a smaller number.

21

22

MR. BRAUN: Bill, is that cable working again because it was out for a while?

23

MR. TULLO: Since July.

24

25

MR. WEIR: They said it's up and running, it was up and running I think as of

1

2

the end of January. If you recall, they had a

3

fire in the Connecticut side about a year and

4

a half ago, they got it working, but they had

5

equipment problems in Connecticut after the

6

fire and they had to basically, my

7

understanding is, make some major repairs over

8

in the Connecticut side, it took longer than

9

anticipated, but it is now up and running, my

10

understanding.

11

MR. TULLO: Good.

12

MR. TROTТА: How does the difference in

13

the financing change the project or not?

14

MR. WEIR: No. No change in the

15

project.

16

MR. TROTТА: Okay. Thank you.

17

MR. BRAUN: A motion?

18

MR. WEIR: You're welcome.

19

MR. GRUCCI: So moved.

20

MS. SCHEIDT: Second.

21

MR. POLLAKUSKY: Second.

22

MR. BRAUN: I'm not sure who takes

23

credit for that, but I heard both --

24

MS. SCHEIDT: I'll give it to Gary.

25

MR. POLLAKUSKY: That's okay.

1

2

MR. BRAUN: On the vote, Mr. Grucci?

3

MR. GRUCCI: Yes.

4

MR. BRAUN: Mr. Pollakusky?

5

MR. POLLAKUSKY: Yes.

6

MR. BRAUN: Ms. Scheidt?

7

MS. SCHEIDT: Yes.

8

MR. BRAUN: Mr. Callahan?

9

MR. CALLAHAN: Yes.

10

MR. BRAUN: Mr. Trotta?

11

MR. TROTTA: Yes.

12

MR. BRAUN: Mr. Braun votes yes.

13

The motion carries.

14

Thank you.

15

MS. MULLIGAN: Thank you everyone.

16

The next item on the agenda is a

17

request that we received from Port Jefferson

18

Crossing and Suffolk County.

19

Bill, would you explain this one as

20

well?

21

MR. WEIR: Yeah.

22

Suffolk County, through their basically

23

affordable housing program, is making in the

24

grand scheme of things a very small mortgage

25

and they've been the most difficult to deal

1

2

with, but basically the County wants us to

3

agree that we will not amend any of the lease

4

documents without their consent as about the

5

fourth mortgagee on the property, it's kind of

6

a silly request, but the only amendments we

7

would make going forward -- and their consent

8

will not be unreasonably withheld or

9

delayed -- the only amendments we would ever

10

make would either be at the request of the

11

company or as required by statute, so they

12

would come back and just make sure the board

13

was okay with that.

14

I mean I don't think I've ever had that

15

in a mortgage document. Normally we would say

16

we have to give notice to the lenders before

17

we make the change, but they want their

18

consent, so we're just coming back to the

19

board to make sure that's okay.

20

MR. BRAUN: Any questions of Bill on

21

this project?

22

MR. WEIR: This probably be . . . this

23

project we're in the process of closing

24

electronically right now, gathering all the

25

signature pages, so it will close hopefully by

1

2

Friday. COVID times, closings are a little fluid than they used to be.

3

4

MR. BRAUN: Motion on the amendment, please.

5

6

MR. TROTTA: Motion.

7

MR. BRAUN: Second?

8

MR. POLLAKUSKY: Second.

9

MR. BRAUN: Thank you, Gary.

10

On the vote, Mr. Grucci?

11

MR. GRUCCI: Yes.

12

MR. BRAUN: Mr. Callahan?

13

MR. CALLAHAN: Yes.

14

MR. BRAUN: Mr. Pollakusky?

15

MR. POLLAKUSKY: Yes.

16

MR. BRAUN: Ms. Scheidt?

17

MS. SCHEIDT: Yes.

18

MR. BRAUN: Yes or do you want to

19

abstain?

20

MS. SCHEIDT: It sounds like maybe I

21

should, so I will.

22

MR. BRAUN: Okay.

23

Mr. Trotta?

24

MS. MULLIGAN: It's a CDC project.

25

MS. SCHEIDT: Thank you for the

1

2

reminder. Cleaner than Caesar's wife.

3

MR. BRAUN: Mr. Trotta?

4

MR. TROTTA: Yes.

5

MR. BRAUN: Mr. Braun votes yes.

6

The motion carries.

7

MS. MULLIGAN: Thank you.

8

9 The next item on the agenda, although
10 it says IDA/LDC functions, which is what I
11 wrote in my notes, I meant Economic
12 Development functions.

12

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I just wanted to give you guys an
update that we met with -- I met with the Town
and they are . . . we went through the whole
list of items that Economic Development does
and they are supportive of us continuing to do
I'd say most of those responsibilities, not
all and what they have agreed to is to
reimburse us for our time spent on those items
so -- and I apologize -- what we're doing is
we added a line onto our time sheets, so when
somebody does something that falls under those
Economic Development responsibilities, we're
just noting it and then I guess monthly or
quarterly we will be sending, depending on the

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workload, we'll be sending the Town our

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invoice for reimbursement. So I just wanted

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to make sure that you were aware that we will

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continue to take care of those items and the

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Town will be reimbursing us for it.

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MR. BRAUN: We had originally suggested

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that they offset a portion of our rent, but

9

for accounting reasons or whatever, we'll pay

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the full rent and they'll pay us on an hourly

11

basis for whatever we do for the Town in

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Economic Development.

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MR. GRUCCI: Do we have an hourly fee

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that we're going to submit or do we have to do

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a computation every time somebody works on

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something?

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MS. MULLIGAN: No, Lori did, she did a

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very robust analysis of everybody's all-in

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costs and we came up with an average of a

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hundred dollars an hour, which we discussed I

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think at the last meeting.

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I spoke to the Town about possibly

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adjusting that and didn't get much traction,

24

but then I've gone back to Lori and we went

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through everything again and I do think that

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2 that's a strong, reasonable number for us and
3 Lori, I don't know if you wanted to add to
4 that.

5 MS. LaPONTE: I think the number covers
6 every possible cost that an employee has, so I
7 think it's a fair . . .

8 MR. GRUCCI: Do we have an
9 administrative cost in that hundred dollars or
10 is it just strictly time and benefits for the
11 employee?

12 MS. LaPONTE: Strictly time and
13 benefits. Because most of us do our own
14 administrative, like typing our own emails or
15 letters or things like that, so there's not
16 usually much involvement, but if there is an
17 admin person that's working on a project, they
18 also would charge that hundred dollars. So
19 that's how we would make it.

20 MR. GRUCCI: Okay.

21 MS. MULLIGAN: Okay.

22 So I just wanted to give a heads-up
23 just so that you were aware of work flow and
24 responsibilities and how things were flowing
25 and progressing in the office.

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The next item on the agenda, a special meeting. I just really wanted to remind everybody that we have a brief meeting scheduled for next Wednesday. As it stands right now, we have one authorizing resolution and a request to extend sales tax, so I don't expect that it's going to be a very long meeting, it's possible that we could get a few other things in there between now and then, but for the most part I just wanted to remind everyone about that.

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Also, I know Lori mentioned this, but I wanted to just point out that we are going to try to schedule an audit committee meeting in advance of our March 24th meeting to give the audit committee time to review the audit, so Frank and Marty, you guys are excluded from that, sorry or maybe you're welcome, I don't know. So I just wanted to mention that.

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As soon as we get a draft, we're going to -- or we get confirmation that we will have a draft, we will work on scheduling that and that again, should be a pretty brief meeting, but we're trying to clean up our systems a

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2 little bit with our committee meetings, which
3 brings me to another thing.

4

We're going to work on scheduling a
5 calendar for the entire year and prescheduling
6 our committee meeting so that every August we
7 have a finance committee meeting so that we
8 can just sort of get in the rhythm of having
9 these committee meetings a little more
10 formally, which we should be doing, so --

11

MR. BRAUN: Lisa, would that be joint
12 committee meetings for the IDA and LDC?

13

MS. MULLIGAN: If appropriate.

14

What I'm thinking -- we're playing with
15 it, but what I'm thinking is let's say
16 every -- so our budgets are due to the state
17 in the end of October -- thanks, Lori, she's
18 nodding -- so what I was thinking is if we had
19 a budget committee -- I'm sorry, a finance
20 committee meeting in let's say August, that
21 would give the committee time to review a
22 budget that's put together and then it will
23 give us time to have it to the full board --
24 and maybe August doesn't make sense, maybe it
25 should be September, but whatever -- to have

1

2 it to the board in let's say October, but if
3 it was something that only applies to the IDA,
4 doesn't apply to the LDC, then I don't think
5 we would have to have a meeting and we could
6 always say listen, every November we review
7 our fees or something, so we have a finance
8 committee meeting, but we don't feel it's
9 necessary right now.

10 So it's flexible, but I'm trying to get
11 us into the rhythm of having these committee
12 meetings . . . oh, we just have somebody
13 joining, she's so sweet. Sorry, she just
14 totally threw me off. I'll get focused,
15 sorry, but she is just so adorable -- so I'm
16 just going to try to get us having these
17 meetings at least twice, twice a year for each
18 committee and Lori, a lot of this falls on her
19 because we have finance and the audit
20 committee and governance, but finance and
21 audit, Lori, you can nod.

22 MS. LaPONTE: We'll make it. I mean I
23 think it's a good process just to be in the
24 same, so we have it if anybody asks, we've had
25 these meetings. They'll be brief.

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MS. MULLIGAN: Yeah. Okay.

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So does anyone have any questions?

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(No response.)

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MS. MULLIGAN: Everybody's done or is doing their oath of office, so we're all set with that.

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I think the only other item is executive session, so I think Joce is going to send out the call-in number for executive session, we can all call in and Joce, you're going stay on the Zoom just in case anybody joins because we're going to have to come back into the Zoom to close the meeting and I know Bill is going to tell me that we need to say that we are going into executive session to discuss potential lawsuits and contracts I think is the appropriate reason for this executive session.

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MR. BRAUN: As Jocelyn's typing that number, I will take a motion to go into executive session.

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MR. TROTTA: Motion.

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MS. SCHEIDT: Second.

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MR. BRAUN: On the vote, 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. Pollakusky?

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MR. POLLAKUSKY: Yes.

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MR. BRAUN: Ms. Scheidt?

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MS. SCHEIDT: Yes.

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MR. BRAUN: Mr. Trotta?

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MR. TROTTA: Yes.

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MR. BRAUN: Mr. Braun votes yes and we

12

are headed to executive session.

13

MS. MULLIGAN: Joce, will you just also

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cc our guests that are joining us there?

15

Okay, thank you, I'll talk to everybody

16

in a minute.

17

(Short recess taken.)

18

MR. BRAUN: I think everyone is here.

19

Lisa, do you have anything else you

20

want to bring up?

21

MR. GRUCCI: Yeah, but before that, I

22

make a motion that we come out of executive

23

session and back into public session.

24

MR. BRAUN: That's an excellent motion.

25

MR. CALLAHAN: I second it.

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MR. BRAUN: All right. I'll call a
vote just for the heck of it.

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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. Pollakusky?

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MR. POLLAKUSKY: Yes.

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MR. BRAUN: Ms. Scheidt?

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MS. SCHEIDT: Yes.

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MR. BRAUN: Mr. Trotta?

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MR. TROTTA: Yes.

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MR. BRAUN: Mr. Braun votes yes.

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We are back in regular session.

16

Lisa, is there anything further?

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MS. MULLIGAN: No.

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MR. BRAUN: All right. So our next
meeting will be 10:00 on the 17th, perhaps
with some additional guests, correct?

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MS. MULLIGAN: Yes.

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MR. BRAUN: May I have a motion to
adjourn?

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MR. GRUCCI: So moved.

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MR. POLLAKUSKY: Seconded.

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MR. BRAUN: On the vote, Mr. Grucci?

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MR. GRUCCI: Yes, sir.

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MR. BRAUN: Mr. Callahan?

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MR. CALLAHAN: Yes.

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MR. BRAUN: Mr. Pollakusky?

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MR. POLLAKUSKY: Yes.

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MR. BRAUN: Ms. Scheidt?

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MS. SCHEIDT: Yes and I just found a
press announcement dated August 29, 2012

11

reporting the Town's approval of the master

12

developer for Ronkonkoma hub.

13

MR. BRAUN: What was the date?

14

MS. SCHEIDT: August 29, 2012.

15

MR. BRAUN: Okay.

16

Mr. Trotta?

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MR. TROTTA: Yes.

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MR. BRAUN: Mr. Braun votes yes.

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We are concluded. Thank you all.

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(Time noted: 1:05 p.m.)

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I, JOANN O'LOUGHLIN, a Notary Public
for and within the State of New York, do hereby
certify that the above is a correct transcription
of my stenographic notes.

JOANN O'LOUGHLIN