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TOWN OF BROOKHAVEN  
INDUSTRIAL DEVELOPMENT AGENCY

- - - - -x

BOARD MEETING  
HELD BY ZOOM VIDEOCONFERENCE

- - - - -x

February 17, 2021  
10:09 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: It is Wednesday,

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February 17th. It is 10:09. We do have a

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quorum.

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Lisa, I'll turn it over to you.

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MS. MULLIGAN: Okay. So we have a

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pretty quick agenda for today.

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The first item on the agenda is a

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resolution for the Framera Corporation.

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It's an authorizing resolution. We had a

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public hearing yesterday.

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To remind everyone, this is -- you saw

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this project at our last meeting. They are

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requesting to lease the remaining space of the

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19 Nicholas facility for their warehousing and

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distribution use. They make moldings for

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frames and like the segues between rooms and

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this falls under our leased building policy.

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There was no comment at the public hearing.

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It's a final authorizing resolution and the

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PILOT and the cost benefit analysis is

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included in your packets.

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Did anyone have any questions?

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MR. BRAUN: As we mentioned in past

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meetings, this is a long time, a very good

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project for the agency.

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MS. MULLIGAN: Yes. Right. They have another facility in the Town of Brookhaven.

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MR. BRAUN: A motion?

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MR. TROTTA: Motion.

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MR. BRAUN: Second?

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MS. SCHEIDT: So moved.

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MR. BRAUN: Call a vote.

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Mr. Callahan?

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MR. CALLAHAN: Yes.

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MR. BRAUN: Mr. Grucci?

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MR. GRUCCI: Yes.

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MR. BRAUN: Mr. Pollakusky is not with

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us yet.

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Ms. Scheidt?

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MS. SCHEIDT: Yes, from Brookhaven, the frame making capital of the nation.

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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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Motion carries.

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MS. MULLIGAN: Thank you.

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The next item on the agenda is a

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request that we received from United Rentals.

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This is a project that's been under construction for a while now. They -- they're almost done, but they have a few last pieces and what they asked for was an extension of their completion date and also to push out their job creation numbers until May 31, 2021.

We extended it once from November 30, 2020 to March 31, 2021, but they think they're going to need a little more time, they don't . . . I think it's mostly COVID, that's at least what their letter explains.

I have the authority to push this out, but I just figured since we're having a meeting, I'd bring it to you.

Howard, did you want to add anything?

MR. GROSS: Actually I didn't realize, I apologize, that they were looking to push out their employment figures as well.

MS. MULLIGAN: Well, actually I assume that we have to because if they're not going to be in, are they going to have time or --

MR. GROSS: So my suggestion is that if the board is so of that mindset, that they should allow that to happen, you know, approve

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that and if they need it, we can give it to

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them and we'll amend the lease accordingly

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because I don't think you have authority on

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your own to do, I think a completion date you

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do.

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MS. MULLIGAN: Right, okay.

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MR. BRAUN: Then we need a motion to

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that effect.

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MR. GRUCCI: So moved.

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MR. BRAUN: Felix.

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Who seconded?

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MS. SCHEIDT: Second.

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MR. BRAUN: Thank you.

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MS. EADERESTO: Excuse me.

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Joce, Zach and Harvey are in the

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waiting room; you want to let them in?

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MR. BRAUN: When we go into executive

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session, correct?

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MS. MULLIGAN: Annette, they're in the

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waiting room for the executive session Zoom,

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which I haven't started yet, so, Annette, tell

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them to sit tight, we'll be with them in a

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couple of minutes, assuming that I'm quick

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with getting into Zoom.

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MS. EADERESTO: I will.

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MR. BRAUN: I call a vote on United

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Rentals.

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Mr. Callahan?

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MR. CALLAHAN: Yes.

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MR. BRAUN: Mr. Grucci?

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MR. GRUCCI: 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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Motion carries.

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Lisa, unless you have anything else, we

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need a motion to go into executive session.

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MS. MULLIGAN: To discuss contracts and

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lawsuits.

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MR. CALLAHAN: So moved.

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MR. BRAUN: Second?

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MR. TROTTA: Second.

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MR. BRAUN: Mr. Callahan?

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MR. CALLAHAN: Yes.

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MR. BRAUN: Mr. Grucci?

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MR. GRUCCI: 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 in executive session.

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(Short recess taken.)

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MS. MULLIGAN: We need to make a motion

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to come out of executive session.

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MR. CALLAHAN: So moved.

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MS. SCHEIDT: So moved.

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MR. BRAUN: Apologies, but on the vote,

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Mr. Callahan?

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MR. CALLAHAN: Yes.

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MR. BRAUN: Mr. Grucci?

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MR. GRUCCI: 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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Thank you.



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MS. MULLIGAN: Okay.

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Then unless anyone has any other business for the board, we have to only take a vote to come out -- to close the meeting.

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I'll schedule --

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MR. GRUCCI: I have a question.

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MS. MULLIGAN: Sure, Felix.

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MR. BRAUN: Sure.

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MR. GRUCCI: It doesn't apply to what today's meeting was, but is the issue of loan, the loans and the grant program that we were once discussing, is that on terminal hiatus?

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MR. BRAUN: Well, hiatus or terminal, they're two different terms?

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MR. GRUCCI: Well, is it terminal first?

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MR. BRAUN: I don't think so. I think we just need to get a better handle on what it's costing us to absorb all of the monies that previously were paid by the Town. I mean we know what the salaries are. There are still some other benefit numbers that we don't have yet and need to talk to some consultants about, so I wouldn't say it was terminal;

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hiatus, yes.

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MR. GRUCCI: Okay.

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MR. TROTTA: Do you have any idea,  
Fred, the time frame?

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MR. BRAUN: I would guess May, June.

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MR. TROTTA: Okay.

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MR. BRAUN: If we have anything before  
that we can talk about it, but it may take a  
little while for us to get the right  
consultants to talk to us about some of the  
benefit programs.

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MS. MULLIGAN: We need to -- we're  
working on our audit and PARIS right now,  
focused on those two items and then I think  
what we need next steps are probably to get an  
HR firm to come in, clean up our policies,  
make sure that we're all presentable and then  
we're going to need an actuarial firm to come  
in and provide us with next steps, which will  
lead us to some of those dollar amounts and  
give us some . . .

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MR. CALLAHAN: Guidance.

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MS. MULLIGAN: Focus on that.

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MR. BRAUN: Actually there are two

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2 audits we're worried about, not worried about,  
3 but we've got our financial audit and we also  
4 have the audit from the comptroller's office  
5 of the LDC, so --

6 MS. MULLIGAN: Three if you think about  
7 it that way --

8 MR. BRAUN: And PARIS.

9 MS. MULLIGAN: -- because there's the  
10 LDC audit, the IDA audit and then there's the  
11 OSC LDC audit, so three audits.

12 MR. BRAUN: Plus PARIS.

13 MS. MULLIGAN: Plus two PARIS.

14 MR. BRAUN: We will always have PARIS.

15 MS. MULLIGAN: Pilot used to fly you to  
16 Paris, now not the same meaning to me anymore.

17 MR. TULLO: Definitely not.

18 MR. BRAUN: Anything else?

19 (No response.)

20 MR. BRAUN: Hearing none, I'll take a  
21 motion to adjourn.

22 MS. SCHEIDT: So moved.

23 MR. BRAUN: Thank you.

24 Mr. Grucci second.

25 Mr. Callahan?

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MR. CALLAHAN: Yes?

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MR. BRAUN: Mr. Grucci?

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MR. GRUCCI: 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 adjourned. Thank you for your  
patience and your time.

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(Time noted: 11:42 a.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.

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JOANN O'LOUGHLIN