

TOWN OF BROOKHAVEN
INDUSTRIAL DEVELOPMENT AGENCY

MEETING MINUTES

FEBRUARY 26, 2020

MEMBERS PRESENT: Frederick C. Braun, III
Martin Callahan
Gary Pollakusky
Scott Middleton
Frank C. Trotta

EXCUSED MEMBERS: Felix J. Grucci, Jr.
Ann-Marie Scheidt

ALSO PRESENT: Lisa M. G. Mulligan, Chief Executive Officer
Lori LaPonte, Chief Financial Officer
James M. Tullo, Deputy Director
Annette Eaderesto, Counsel
Howard Gross, Weinberg, Gross & Pergament
William F. Weir, Nixon Peabody
Jocelyn Linse, Executive Assistant
Terri Alkon, Administrative Assistant
Brian Finnegan, Todd Shapiro Associates
Carole Trottere, Todd Shapiro Associates
Luca Amarca, Todd Shapiro Associates
Joseph D. Ceccoli, Biocogent, LLC
Sharon Barkume, Biocogent, LLC
Daniel S. Dornfeld, Forchelli Deegan Terrana
Brian T. Sinsabaugh, Certilman Balin
Timothy McCarthy, Int'l Brotherhood of Electrical Workers
Sean Meehan, Int'l Brotherhood of Electrical Workers
Don Grande, Bricklayers & Allied Craftworkers Local Union No. 1 NY
Art Gipson, U.A. Plumbers Local Union No. 200
Frank Nitto, Sheet Metal Workers' Local Union 28
Burke Tomaselli, Building & Construction Trades Council
Thomas Raughter, Carpenters #290
Roberto Leom, Tapers #1486
John Shepard, DC9
Jason Beaulieu, Carpenters #290
Joe Esposito, Plumbers Local 200
Danny Grodotzke, Plumbers Local 200
John Keating, Roofers/Waterproofers Local 154
Justin Orlando, Sheet Metal Workers Local 28

IDA Meeting
February 26, 2020

Louis Acocella, Sheet Metal Workers Local 28
Mike Bourgal, Local 282 Teamsters
Bill Sweeney, Local 282 Teamsters
Robert Eimer, Local 1486 Painters
Craig Palmer, Local 1486 Painters
Kevin McCarron, Local 638 Steamfitters
Steve Ciavarella, Local 290
Jeffrey R. Sinkicewicz, Local 290 Carpenter
Joseph Padilla, D. C. 9
Mannie Anderson, D.C. 9 1486
Thomas Hayes, D.C. 9 1486
Thomas Graziano, D.C. 9 1486
John Cirola, D.C. 9 1486
Anthony Galder, D.C. 9 1486
Ron Fowle, D.C. 9 1486
John Zimmerman, D.C. 9 1486
Nick Appke, IW361
William Layton, IW361
Thomas J. Mora, IW361
John Cush, IW361
Robert Fiorentine, IW361
Steve Perez, Local 46
William San Pietro, Local 290
Shannon McCarthy, Local 290
Paul San Pietro, Local 290
Josh Slaughter, Laborers Local 66
Bill Mason, Local 28
James Malrer, Local 290
Mario Mattera, Plumbers Local 200
Dan Kraus, Local 638 Steamfitters

Chairman Braun opened the IDA meeting at 12:30 P.M. on Wednesday, February 26, 2020 in the Media Room on the Second Floor of Brookhaven Town Hall, One Independence Hill, Farmingville, New York.

A quorum was present.

Mr. Pollakusky made a motion to enter executive session to discuss the proposed acquisition, sale or lease of real property or the proposed acquisition of securities, or sale or exchange of securities held by such public body. The motion was seconded by Mr. Middleton and unanimously approved.

Mr. Braun left executive session at 12:35 P.M.

IDA Meeting
February 26, 2020

The motion to exit executive session and resume the regular agenda at 12:42 P.M. was made by Mr. Middleton and seconded by Mr. Trotta. All voted in favor. No action was taken in executive session. Mr. Braun rejoined the meeting.

MEETING MINUTES OF JANUARY 8, 2020

The motion to approve these Minutes as presented was made by Mr. Pollakusky, seconded by Mr. Middleton and unanimously approved.

CFO'S REPORT

Ms. LaPonte presented the Operating Statement for the period ending January 31, 2020. The motion to accept the Operating Statement for January was made by Mr. Pollakusky and seconded by Mr. Middleton. All voted in favor.

Mr. Braun left the meeting at 12:45 P.M. to recuse himself from the discussion regarding 14 Glover, LLC.

CEO'S REPORT

14 Glover, LLC

14 Glover has requested consideration of their PILOT Agreement. Mr. Trotta made a motion to suspend the PILOT Agreement, direct 14 Glover to file an exemption directly with the Assessor's Office and extend the completion date and employment requirements. The motion was seconded by Mr. Callahan and was unanimously approved.

Mr. Braun returned to the meeting at 12:47 P.M.

ON THE COMMON AT ROCKY POINT, LLC – RESOLUTION

Ms. Mulligan presented the final authorizing resolution for On the Common at Rocky Point, LLC. A public hearing was held with one letter of support received. The cost benefit analysis and housing study performed by Camoin Associates was included in the packets.

IDA Meeting
February 26, 2020

The motion to approve this resolution was made by Mr. Middleton and seconded by Mr. Callahan. All voted in favor.

BLUE POINT BREWING COMPANY, INC. – RESOLUTION

Blue Point Brewing has installed 217 kilowatts of solar panels on the roof of their facility without prior Agency authorization. Blue Point has asked the Agency to sign off on documentation to receive the solar exemption. A Tenant Agency Compliance Agreement will also be required from the solar company.

The motion to approve this resolution and leave the PILOT Agreement as it is was made by Mr. Callahan, seconded by Mr. Middleton and unanimously approved.

GLOBAL TISSUE GROUP, INC. – RESOLUTION

Global Tissue has requested permission to re-finance up to \$14.9 million dollars.

The motion to approve this resolution was made by Mr. Pollakusky and seconded by Mr. Middleton. All voted in favor.

CROSS-SOUND CABLE COMPANY, LLC – RESOLUTION

Cross-Sound Cable has requested permission to re-finance up to \$13.2 million dollars.

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

Mr. Middleton left the meeting at 12:53 P.M.

D & F BELLPORT, LLC / BELLPORT RESIDENCES, LLC – RESOLUTION

This 100% affordable housing project sent a letter outlining amendments to their application that will adjust the cost breakdown and financing, requests a mortgage recording tax exemption and change the full-time equivalent employees to 2.5 from 3. A supplemental public hearing will be held.

IDA Meeting
February 26, 2020

The motion to approve this resolution was made by Mr. Pollakusky and seconded by Mr. Callahan. All voted in favor.

ORGANIZATIONAL RESOLUTION #27

The first two goals have been adjusted to 30% and the fourth and seventh goal from 5% up to 10% each.

The motion to approve this resolution was made by Mr. Pollakusky, seconded by Mr. Trotta and unanimously approved.

CEO'S REPORT – REVISITED

C2NY Request

C2NY has requested an extension of their sales tax exemption and completion date to August 31, 2020. Their sales tax exemption expired on December 31, 2019 and they are checking to see if purchases have been made since. If any purchases were made the sales tax will be recaptured. Staff will follow up.

The motion to approve this resolution was made by Mr. Pollakusky and seconded by Mr. Trotta. All voted in favor.

Yaphank AVR Boulevard Chelsea Request

This project has also requested an extension of their sales tax exemption and completion date until September 30, 2020. Their sales tax exemption also expired on December 31, 2019 and if any purchases have been made in the interim the sales tax will be recaptured. Staff will follow up.

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

Board Assessments

This matter will be revisited at the March meeting.

Uniform Tax Exemption Policy (UTEP)

IDA Meeting
February 26, 2020

This policy is being edited and will be sent out once completed. The moratorium on housing projects is still in effect. The policy will be reviewed at a future meeting and a public hearing will be held.

Bond Allocation

The bond allocation for the Agency for 2020 is approximately \$8.4 million.

Solar

The Governor passed a law in October that requires adding a question to the IDA application regarding the use of renewable energy. Similar language has been added to the draft UTEP. The Town has also requested that projects be encouraged to include a renewable energy component to their facility. The Brookhaven IDA may have more solar projects or projects with a solar component than any other in New York State.

LI Business Development Council (LIBDC) Request

The Agency sponsors a LI Business Development Council (LIBDC) dinner meeting every year. This year's dinner will move to April from June to encourage larger attendance. A speaker has yet to be determined.

The motion to sponsor this dinner meeting at a cost of \$5,000 was made by Mr. Trotta and seconded by Mr. Pollakusky. All voted in favor.

New York State Economic Development Council (NYSEDC) Annual Meeting Request

The annual New York State Economic Development Council (NYSEDC) conference in Cooperstown will be held in May.

The motion to sponsor this conference at a cost of \$5,000 was made by Mr. Trotta, seconded by Mr. Pollakusky and unanimously approved.

Long Island Association (LIA) Luncheon

The Long Island Association (LIA) will be hosting a luncheon on March 27, 2020 featuring Alex Rodriguez. Tickets will be purchased if Members would like to attend.**

IDA Meeting
February 26, 2020

**The luncheon was subsequently postponed.

Association for a Better LI / Commercial Industrial Brokers Society Request

This annual dinner will be held on May 6, 2020. Tickets will be purchased if Members would like to attend.

NYS Budget Update

The New York State Economic Development Council provided an update on the State budget which was included in the meeting packets.

Public Work Enforcement Fund

A letter was received from the Public Work Enforcement Fund. The Agency does not have any projects that fall under the definition of this fund; a response was sent.

PRESENTATION – TODD SHAPIRO ASSOCIATES

Mr. Finnegan updated the Members on marketing efforts in the past month. Social media has not grown as much as in the month prior. Traditional media included publication of the tombstone ad and press releases for Angela's House and Brooks Partners. A 50-year roundup of Agency projects will be completed to commemorate the IDA's anniversary. The IDA received an award from the LI Business News for the best projects in Suffolk County as a result of solar projects. Different methods of reaching people in the five boroughs was discussed as was creating videos with current IDA projects.

The LI Business News Real Estate, Architecture & Engineering Awards where the IDA will be honored will be held on March 24, 2020 at the Crest Hollow Country Club. Tickets or a table will be purchased based on Member attendance.**

** This event was subsequently postponed.

BIOCOAGENT, LLC – APPLICATION

The application and cover letter for this manufacturer / researcher and developer of biologically active dermatologic products was included in the meeting packets. Currently located in the Stony Brook High

IDA Meeting
February 26, 2020

Tech Incubator, Biocogent has 29 employees and plan to increase that number to 46 when they bring some manufacturing jobs back to Long Island from Wisconsin. They are purchasing an approximately 59,000 square foot building located at 22 Research Way in East Setauket. This project is expected to cost approximately \$21 million, they are requesting exemptions from mortgage recording tax and sales tax as well as a 15-year PILOT. Mr. Dornfeld of Forchelli Deegan Terrana provided some further information on his client's project and the types of high-paying jobs that will be created. Mr. Ceccoli provided some history on his company. Mr. Dornfeld noted that this project could not move forward without the Agency's assistance and the manufacturing jobs could remain in Wisconsin.

The motion to accept the application and schedule a public hearing was made by Mr. Pollakusky and seconded by Mr. Trotta. All voted in favor.

At 1:31 the representatives from Biocogent left the meeting. Mr. Pollakusky made a motion to close the meeting which was seconded by Mr. Callahan and unanimously approved.

The next IDA meeting is scheduled for Wednesday, March 25, 2020.