

TOWN OF BROOKHAVEN
INDUSTRIAL DEVELOPMENT AGENCY

FEBRUARY 27, 2024

MEETING MINUTES

MEMBERS PRESENT: Frederick C. Braun, III
Martin Callahan
Mitchell H. Pally (via Zoom)
Gary Pollakusky
Ann-Marie Scheidt
Frank C. Trotta

EXCUSED MEMBER: Felix J. Grucci, Jr.

ALSO PRESENT: Lisa M. G. Mulligan, Chief Executive Officer
Lori J. LaPonte, Chief Financial Officer
Amy Illardo, Director of Marketing
Jocelyn Linse, Executive Assistant
Annette Eaderesto, Counsel
Barry Carrigan, Nixon Peabody, LLP
Howard Gross, Weinberg, Gross & Pergament (via Zoom)
Daniel Prokopy, Brookhaven Solar Invest, LLC (via Zoom)

Chairman Braun opened the Industrial Development Agency meeting at 12:19 P.M. on Tuesday, February 27, 2024, in the Agency's Office on the Second Floor of Brookhaven Town Hall, One Independence Hill, Farmingville, New York. A quorum was present.

Mr. Pollakusky made a motion to enter executive session to discuss the medical, financial, credit or employment history of a particular person or corporation, or matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal of a particular person or corporation. The motion was seconded by Mr. Trotta and unanimously approved.

Ms. Scheidt left the meeting during executive session.

At 1:17 P.M., Mr. Pollakusky made a motion to resume the regular agenda. The motion was seconded by Mr. Callahan and unanimously approved. No action was taken in executive session.

ORGANIZATIONAL RESOLUTIONS #1 - #5

The motion to amend these resolutions was made by Mr. Callahan and seconded by Mr. Trotta. All voted in favor.

ORGANIZATIONAL RESOLUTION #36

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

PERSONNEL AGREEMENT

The motion to ratify the personnel agreement was made by Mr. Trotta and seconded by Mr. Braun. All voted in favor.

MEETING MINUTES OF JANUARY 23, 2024

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

CFO'S REPORT

Ms. LaPonte presented the budget vs. actual report for the period ending December 31, 2023. The annual audit is underway. Revenue is up with twelve project closings last year. Costs above budget were other employee benefits based on adjustments from the New York State Retirement System and fixed asset depreciation. Investment earnings are also above budget. The external auditors will present the audit at next month's meeting.

All payroll taxes and related withholdings have been paid timely in accordance with Federal and State guidelines. All regulatory reports have been filed in a timely fashion. PILOT payments have been made in accordance with State guidelines and disbursed within the mandated 30-day deadline.

The motion to accept the report was made by Mr. Pollakusky, seconded by Mr. Trotta, and unanimously approved.

APPLICATION & RESOLUTION – J-CAD SUBTENANT – RMI ROAD MARKINGS, INC.

RMI Road Markings, Inc. is seeking to sublease approximately 500 square feet at the J-CAD facility to run their road marking business. They will have a three-year lease; currently they employ four full-time equivalent employees and expect to create four more positions. RMI Road Markings will join three other subtenants in the facility.

The motion to accept the application and approve the resolution subject to the review of their sublease by Mr. Gross was made by Mr. Callahan and seconded by Mr. Pollakusky. All voted in favor.

BROOKHAVEN SOLAR INVEST, LLC – APPLICATION

This application is for a 1.5-megawatt solar farm consisting of 2,704 modules at the Holtsville Ecology Site. There will be a 30-year lease. This is an approximately \$1.9 million project that is expected to create over 2 million kilowatts of power in the first year. This energy is enough to power approximately 250 homes and will be available to low to moderate income customers. A 30-year PILOT has been requested as well as exemptions from sales tax and mortgage recording taxes.

Mr. Prokopy provided an overview of the project for the Board. Construction is expected to begin this spring.

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

ORGANIZATIONAL RESOLUTION #24

The annual incentive goals are similar to last year with a focus on housing, energy projects and a caveat of personal performance added. The pool for 2024 will be \$75,000.

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

ORGANIZATIONAL RESOLUTION #38 HEALTH INSURANCE

This resolution will be amended to add that an employee may retain NYSHIP health benefits through the month they terminate and the following one month. The option for COBRA will begin immediately after.

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

SCALAMANDER COVE – FINAL AUTHORIZING RESOLUTION

The PILOT study and cost benefit analysis were included in the meeting packets. A public hearing for this 96-unit apartment development was held with no comment received. There will be 10% of the units set aside as affordable and 10% set aside for workforce housing. This is a \$35.5 million project; 1.5 full-time equivalent positions will be created. They have requested a 15-year PILOT and exemptions from sales tax and mortgage recording tax.

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

INTERSTATE MECHANICAL SERVICES, INC. – RESOLUTION

Interstate Mechanical Services, Inc. has requested permission to re-finance. No new money is involved and no benefits are being requested.

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

INTEGRATED STRUTURES – RESOLUTION

This project is seeking permission to expand their facility on Pinehurst Drive. No new benefits are being requested.

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

BLUE POINT BREWERY / TILRAY – RESOLUTION

Tilray, who recently acquired Blue Point Brewery, is seeking consent to do some internal corporate restructuring.

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

RONK HUB – RESOLUTION

A closing to sell the Gordon property to Tritec is scheduled for Thursday. This resolution grants Ms. Mulligan or Mr. Braun the authority to sign the closing documents.

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

CEO'S REPORT

Mission Statement & Measurement Report

This will be voted on at the next meeting.

2024 Bond Allocation

The bond allocation for 2024 is \$10,175,393.

Harassment Training

The Members were asked to complete their harassment training.

March Meeting

The March meeting has been moved to March 26th at noon.

IDA Meeting
February 27, 2024

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

The motion to close the IDA meeting at 1:46 P.M. was made by Mr. Pollakusky and seconded by Mr. Callahan. All voted in favor.

The next IDA meeting is scheduled for Tuesday, March 26, 2024.