

Town of Brookhaven

**Industrial Development Agency**

Meeting Minutes

April 17, 2024

Members Present: Frederick C. Braun, III  
Martin Callahan  
Felix J. Grucci, Jr. (via Zoom)  
Mitchell H. Pally  
John Rose  
Ann-Marie Scheidt  
Frank C. Trotta (via Zoom)

Also Present: Lisa M. G. Mulligan, Chief Executive Officer  
Lori LaPonte, Chief Financial Officer  
Amy Illardo, Director of Marketing  
Jocelyn Linse, Executive Assistant  
Annette Eaderesto, IDA Counsel  
Barry Carrigan, Nixon Peabody, LLP  
William F. Weir, Nixon Peabody, LLP (via Zoom)  
Howard Gross, Weinberg, Gross & Pergament (via Zoom)  
Rachel Selsky, Camoin Associates (via Zoom)  
John Walker, Camoin Associates (via Zoom)  
Jim Tsunis, Preserve at East Moriches, Overbay & Middle Co. Meadows  
James Tsunis, Northwind Group  
Dan Deegan, Forchelli, Deegan & Terrana  
Peter Curry, Farrell Fritz, P.C.  
Laura Fallick, Farrell Fritz, P.C.

Chairman Braun opened the IDA meeting at 12:06 P.M. on Wednesday, April 17, 2024, in the Agency's Office on the Second Floor of Brookhaven Town Hall, One Independence Hill, Farmingville, New York. A quorum was present.

**Meeting Minutes of March 26, 2024**

The motion to approve these Minutes as presented was made by Mr. Trotta and seconded by Ms. Scheidt. All voted in favor.

**CFO's Report**

**PARIS**

Ms. LaPonte presented the annual report, audit, investment and procurement reports for the IDA. Ms. Mulligan added that subsequent to the March meeting, Global Tissue has submitted their annual report.

The motion to file these reports with the Authority Budget Office was made by Mr. Callahan, seconded by Mr. Pally and unanimously approved.

All payroll taxes and related withholdings have been paid timely in accordance with Federal and State guidelines. All regulatory reports (except for PARIS) have been made in a timely fashion.

The motion to accept the CFO's Report was made by Mr. Rose and seconded by Ms. Scheidt. All voted in favor.

**Camoin Associates Presentation**

Rachel Selsky and John Walker provided the Board with an update to the warehouse study that was commissioned in 2022. The representatives from Camoin Associates were thanked for their presentation and left the meeting.

At 12:58 P.M., Ms. Scheidt made a motion to enter executive session to discuss matters related to proposed, pending or current litigation and 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. Callahan and all voted in favor.

At 2:15 P.M., Mr. Callahan made a motion to resume the regular agenda. The motion was seconded by Mr. Trotta and unanimously approved. No action was taken in executive session.

**Hiring of Intern**

Ms. Scheidt made a motion to hire Micah Avery as an intern at a potential rate of \$20 per hour. The motion was seconded by Mr. Callahan and all voted in favor.

**AIREF Station Road Logistics Center & AIREF Station Road 2 – Resolution**

The acceptance of the application for this project was extended at the November meeting with a caveat that it had to close by May 15<sup>th</sup>. The project has requested another extension until August 31<sup>st</sup>. Mr. Deegan provided the Members with a brief update on the status of this project adding that they did not anticipate the land use approval process to take as long as it has. He also stated that the project went back on the record with the Town’s Planning Board to make clear the project would be seeking IDA assistance.

The Board declined to grant an extension. The project will need to close by May 15<sup>th</sup> in order to be eligible for IDA assistance.

**Middle Country Meadows & Overbay – Resolutions**

It has come to the attention of the Agency that Middle Country Meadows and Overbay have transferred over 49% of interest in these entities without Agency approval.

The motion to retroactively approve these transfers was made by Mr. Pally, seconded by Ms. Scheidt and unanimously approved.

**Preserve at East Moriches – Application**

This application is for a 70-unit senior housing project comprised of 13 buildings and a 1,200 square foot community building on Montauk Highway in East Moriches. 10% of the units will be set aside for affordable housing and 10% of units will be set aside for workforce housing. There will be an advanced treatment sanitary system for this \$25 million project and they have requested a 15-year PILOT and exemptions from the mortgage recording tax and sales tax. Three full-time equivalent positions are expected to be created. Mr. Curry and Mr. Tsunis provided further details on the economic impact of this development.

This application will be considered at the May meeting.

**Appointing Counsel – Resolution**

Mr. Callahan made a motion to add Harris Beach as counsel for the Agency. The motion was seconded by Ms. Scheidt and approved with Mr. Braun abstaining.

**Spec Industrial Moratorium**

Mr. Braun made a motion to extend this moratorium until December 31, 2024. The motion was seconded by Mr. Callahan and unanimously approved. A Governance Committee meeting will be scheduled for May to discuss the specifics and implementation of the moratorium.

**William Realty Holdings Subtenant – CADCAM – Application & Resolution**

CADCAM, who is already a subtenant in the Williams Realty Holdings facility, will be leasing additional space. NP Drafting has moved out of the facility.

The motion to accept the application and approve the resolution was made by Mr. Pally and seconded by Ms. Scheidt. All voted in favor.

**Shoreham Solar Commons – Resolution**

An application was included in the meeting packet but more information is needed. Mr. Braun made a motion to defer this matter until the July meeting. The motion was seconded by Ms. Scheidt and unanimously approved.

**Slate of Officers – Amended Resolution**

The Slate of Officers has been amended to:

Frederick C. Braun, III, Chairman

Martin Callahan, Vice-Chair

Mitchell H. Pally, Treasurer

Ann-Marie Scheidt, Secretary

Frank C. Trotta, Assistant Treasurer

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Felix J. Grucci, Assistant Secretary  
John Rose, Member

The motion to approve the amended Slate of Officers was made by Mr. Pally and seconded by Ms. Scheidt. All voted in favor.

**Governance, Audit & Finance Committees – Amended Resolution**

This resolution was amended to add John Rose to the Governance, Audit and Finance Committees and to have all Board Members serve on all committees.

The motion was made by Mr. Braun, seconded by Ms. Scheidt, and unanimously approved.

**Organizational Resolution #15**

This resolution will be amended to include the Vice-Chair as a signatory on bank accounts.

The motion was made by Mr. Pally and seconded by Ms. Scheidt. All voted in favor.

**American Organic Energy – Resolution**

This project has requested an extension of their sales tax exemption and completion date until June 30, 2026.

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

**HO Penn Machinery – Resolution**

This project is requesting approval to re-finance, no new benefits are being requested.

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

**On the Common at Rocky Point**

There is no action to be taken regarding this project right now.

**CEO's Report**

St. Joseph's University

A letter was received from St. Joseph's University updating the Board on the status of a scholarship provided by the Agency many years ago.

Long Island Business Development Council (LIBDC) Sponsorship Request

A request for the Agency to sponsor the LIBDC conference in Montauk this October was submitted.

Ms. Scheidt made a motion to sponsor this conference at a cost of \$5,000. The motion was seconded by Mr. Callahan and approved with Mr. Pally abstaining.

Stony Brook University Meeting

Representatives from the IDA recently met with the Economic Development Department at Stony Brook University to connect IDA projects with assistance from the University.

The motion to close the IDA meeting at 2:58 P.M. was made by Ms. Scheidt, seconded by Mr. Callahan, and unanimously approved.

*The next IDA meeting is scheduled for Wednesday, May 15, 2024.*