

Town of Brookhaven
Industrial Development Agency
Governance Committee

Meeting Minutes

May 15, 2024

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

Also Present: Lisa M. G. Mulligan, Chief Executive Officer
Lori LaPonte, Chief Financial Officer
Jocelyn Linse, Executive Assistant
Micah Avery, Intern
Annette Eaderesto, IDA Counsel
Barry Carrigan, Nixon Peabody, LLP
Howard Gross, Weinberg, Gross & Pergament (via Zoom)
Andrew Komoromi, Harris Beach, PLLC
Dan Deegan, Forchelli, Deegan Terrana, LLP
John Gordon, Forchelli Deegan Terrana, LLP
Jim Tsunis, The Preserve at East Moriches
Peter Curry, Farrell Fritz, P.C.
Howard Habberstad, The Preserve at East Moriches
Eric Russo, VanBrunt, Juzwiak & Russo, P.C.

Chairman Braun opened the IDA Governance Committee meeting at 12:10 P.M. on Wednesday, May 15, 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 February 27, 2024

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

Uniform Tax Exemption Policy (UTEP)

The section dealing with market rate housing in the UTEP is currently set to require 10% of units to be affordable based on 80% of the area median income (AMI) rate. The current AMI for Nassau / Suffolk is \$156,200 for a family of four; for an individual it is \$109,350. For workforce housing units the requirement is an additional 10% at 120% of AMI. The Board discussed that these percentages don't seem to be helping the target group they are trying to assist.

The Town recently changed their policy applicable to affordable units to 50% of AMI; their workforce rate changed to 65%. Ms. Mulligan and Ms. Eaderesto will research this further before a public hearing is scheduled to potentially amend the UTEP. This matter will be revisited next month.

The motion to schedule a Governance Committee meeting to coincide with the June 12, 2024 board meeting was made by Mr. Braun, seconded by Mr. Pally, and unanimously approved.

Spec Warehouses

A moratorium on spec warehouse projects has been established until the end of the year. The Board discussed possibly requiring end users for at least part of the facility prior to closing. This matter will be revisited.

Mortgage Recording Tax Exemptions

Under the current UTEP, a partial mortgage recording tax exemption is available. The Board is considering no longer offering this benefit. More information will be gathered and this matter will be revisited.

The motion to close the IDA Governance Committee Meeting at 12:46 P.M. was made by Mr. Callahan and seconded by Ms. Scheidt. All voted in favor.