

TOWN OF BROOKHAVEN
INDUSTRIAL DEVELOPMENT AGENCY

SPECIAL MEETING MINUTES

MAY 17, 2019

MEMBERS PRESENT: Frederick C. Braun, III
 Martin Callahan
 Felix J. Grucci, Jr.
 Gary Pollakusky
 Ann-Marie Scheidt
 Frank C. Trotta

EXCUSED MEMBER: Scott Middleton

ALSO PRESENT: Lisa M. G. Mulligan, Chief Executive Officer
 Lori LaPonte, Chief Financial Officer
 William Weir, Nixon Peabody, LLP (via conference call)
 Jocelyn Linse, Executive Assistant
 Alan Wax, Wax Words, Inc.

Chairman Braun opened the meeting at 10:02 A.M. on Friday, May 17, 2019, in the Economic Development Conference Room on the Second Floor of Brookhaven Town Hall, One Independence Hill, Farmingville, New York. A quorum was present. All agenda items were previously discussed on May 15, 2019, except for ACE Calabro Solar and the Smart Growth Awards request.

MEETING MINUTES OF APRIL 17, 2019

The motion to approve these Minutes as presented was made by Mr. Grucci, seconded by Ms. Scheidt and unanimously approved.

CFO'S REPORT

The motion to accept the Operating Statement for the period ending April 30, 2019 was made by Mr. Grucci and seconded by Ms. Scheidt. All were in favor.

C2 NY BROOKHAVEN, LLC – APPLICATION

Special IDA Meeting
May 17, 2019

The motion to accept this application was made by Mr. Callahan, seconded by Ms. Scheidt and unanimously approved.

EB EAST PATCHOGUE APARTMENTS – APPLICATION

The motion to accept this application was made by Mr. Grucci and seconded by Mr. Trotta. All voted in favor.

Mr. Pollakusky and Ms. Eaderesto joined the meeting at 10:04 A.M.

C2 NY BROOKHAVEN, LLC – RESOLUTION

The motion to approve this resolution was made by Mr. Grucci, seconded by Ms. Scheidt and unanimously approved.

WELLTOWER – FINAL AUTHORIZING RESOLUTION

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

EB EAST PATCHOGUE APARTMENTS – PRELIMINARY INDUCEMENT RESOLUTION

The motion to approve this resolution was made by Mr. Grucci, seconded by Ms. Scheidt and unanimously approved.

D & F BELLPORT – PRELIMINARY INDUCEMENT RESOLUTION

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

BRIGHTVIEW PORT JEFFERSON – PRELIMINARY INDUCEMENT RESOLUTION

The motion to approve this resolution was made by Mr. Grucci, seconded by Ms. Scheidt and unanimously approved.

BROOKS PARTNERS – PRELIMINARY INDUCEMENT RESOLUTION

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

TOP GOLF – PRELIMINARY INDUCEMENT RESOLUTION

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

ACE CALABRO SOLAR & ACE CALABRO SOLAR 2 – RESOLUTIONS

Mr. Weir informed the Board that the resolutions approved at the April meeting were premature; ACE neglected to request approval for the construction financing which is expected to close today. The Assessor's Office has had difficulty determining which school district the airport falls under so an additional public hearing was held and all surrounding districts were notified.

For both projects, the resolutions are to approve construction financing and two mortgages presently estimated to be \$3.4 million but not to exceed \$4 million and an amendment of lease to cover the additional school districts. Mr. Weir added that there are two mortgages for each project, a \$1.1 million term loan and a \$2.286 million term loan for a total of four mortgages.

The motion to approve the resolution for ACE Calabro Solar was made by Mr. Gucci and seconded by Ms. Scheidt. All were in favor.

The motion to approve the resolution for ACE Calabro Solar 2 was made by Mr. Gucci, seconded by Mr. Callahan and unanimously approved.

CEO'S REPORT

Corporate Citizenship Awards

Special IDA Meeting
May 17, 2019

The motion to approve the \$5,000 sponsorship for the Corporate Citizenship Awards to be held on June 5th was made by Mr. Trotta and seconded by Ms. Scheidt. All were in favor.

LIBDC Dinner

The motion to approve sponsoring the annual LIBDC dinner on June 18th at a cost of \$5,000 was made by Mr. Grucci, seconded by Mr. Pollakusky and unanimously approved.

LIMBA Sponsorship

The motion to ratify sponsoring this event on June 7th at a cost of \$500 was made by Mr. Trotta and seconded by Ms. Scheidt. All were in favor.

Sun Nation Request

The motion to approve this request was made by Mr. Trotta, seconded by Ms. Scheidt and unanimously approved.

IDA Coalition / Discover LI Marketing

Mr. Trotta made a motion to approve spending up to \$15,000 for this marketing effort. The motion was seconded by Ms. Scheidt and all voted in favor.

Smart Growth Awards

On June 14th at the Crest Hollow Country Club, the Town and the Glen Eagle Green/D&F Patchogue project are being honored at the Smart Growth Awards. The D&F Patchogue project has not yet been built but is being honored for the concept. The motion to approve \$1,000 for a full-page congratulatory ad and up to \$600 in tickets for the event was made by Mr. Grucci, seconded by Mr. Callahan and unanimously approved.

Bus Tour

Special IDA Meeting
May 17, 2019

The bus tour of IDA projects will be on July 11th. The tour has expanded to be an all-day event.

Mr. Pollakusky made a motion to close the IDA meeting at 10:24 A.M. The motion was seconded by Ms. Scheidt and all voted in favor.

The next IDA meeting is scheduled for Wednesday, June 19, 2019.