

Town of Brookhaven
Industrial Development Agency

Meeting Minutes

June 12, 2024

Members Present: Frederick C. Braun, III
Martin Callahan
Mitchell H. Pally
Ann-Marie Scheidt
Frank C. Trotta
John Rose

Excused Member: Felix J. Grucci, Jr.

Also Present: Lisa M. G. Mulligan, Chief Executive Officer
Lori LaPonte, Chief Financial Officer
Amy Illardo, Director of Marketing
Jocelyn Linse, Executive Assistant
Micah Avery, Intern
Annette Eaderesto, IDA Counsel (via Zoom)
Howard Gross, Weinberg, Gross & Pergament (via Zoom)
Terance Walsh, Nixon Peabody, LLP (via Zoom)
Andrew Komoromi, Harris Beach, PLLC
Dan Baker, Greenberg Traurig, LLP
Bridget Fleming, Eversource
Dawn Sharrock

Chairman Braun opened the IDA meeting at 11:44 A.M. on Wednesday, June 12, 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 May 15, 2024

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

CFO's Report

Ms. LaPonte presented the Operating vs. Budget Report for the period ending April 30, 2024. No closings occurred at that time but one project has since closed. Revenue is ahead of budget

and expenses are under budget except for advertising. All PILOT payments have been received and are being disbursed within the required 30-day deadline. 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.

The motion to accept the CFO's Report was made by Mr. Pally, seconded by Mr. Callahan, and unanimously approved.

RA Oak Run, LLC – Application

This application is for a 74-unit senior housing project on vacant land on Middle Country Road west of Birchwood Park Drive in Middle Island. The development is expected to be approximately 100,000 square feet and consist of 37 buildings. 10% of the units will be set aside for affordable housing and 10% will be set aside for workforce housing. 1.5 full-time equivalent positions will be created with a salary range of \$50,000 to \$70,000. Project costs are estimated to be \$35.1 million; a 20-year PILOT and exemptions from sales tax and mortgage recording tax have been requested.

Mr. Baker, representing the applicant, provided some further information on this project and informed the Board that these projects cannot receive financing without IDA assistance. A change of zone was granted for this project; they are hoping for site plan approval by September.

The motion to accept the application was made by Mr. Callahan and seconded by Mr. Rose. All voted in favor. A study from Camoin Associates will be conducted to determine the term of the PILOT.

Sunrise Wind, LLC – Resolution

A request to transfer all of Eversource Investment, LLC's equity in the Sunrise Wind cable project to Orsted DevCo, LLC was received.

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

Sunrise Wind 22 Research Way, LLC – Resolution

An identical request was made to transfer all of the equity in the Sunrise Wind 22 Research Way, LLC facility from Eversource Investment, LLC to Orsted DevCo, LLC.

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

Yaphank Energy Storage – Resolution

This project has requested an extension on the acceptance of their application to May 1, 2025. Their initial application acceptance expires in August.

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

MAC Solar, LLC – Resolution

This project has requested a six-month extension of their resolution acceptance as well as a 30-year PILOT which would be co-terminus with their lease with the Town. This would be a deviation from the Uniform Tax Exemption Policy.

Mr. Trotta made a motion to grant the six-month extension and hold a new public hearing. The motion was seconded by Mr. Rose and all voted in favor.

Holtsville Solar, LLC – Resolution

This project has requested a six-month extension of their resolution acceptance as well as a 30-year PILOT which would be co-terminus with their lease with the Town. This would be a deviation from the Uniform Tax Exemption Policy.

Ms. Scheidt made a motion to grant the six-month extension and hold a new public hearing. The motion was seconded by Mr. Rose, and unanimously approved.

Mastic Beach Solar, LLC

This project has requested a six-month extension of their resolution acceptance as well as a 30-year PILOT which would be co-terminus with their lease with the Town. This would be a deviation from the Uniform Tax Exemption Policy.

Mr. Callahan made a motion to grant the six-month extension and hold a new public hearing. The motion was seconded by Mr. Rose and all voted in favor.

MDS Building Ventures – Resolution

MDS Building Ventures has requested an extension on their sales tax exemption and completion date to finish construction on their warehouse facility in the Shirley Industrial Park. No additional sales tax allocation has been requested.

The motion to extend the sales tax exemption and completion date until December 31, 2024 was made by Mr. Trotta, seconded by Mr. Callahan, and unanimously approved.

Extension of Public Meetings / Zoom – Resolution

The current resolution that allows Members to participate in meetings via Zoom expires in July. The State recently approved meeting virtually as long as a quorum is physically present until July 1, 2026.

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

The motion to close the IDA meeting at 12:11 P.M. was made by Mr. Callahan, seconded by Ms. Scheidt, and unanimously approved.

The next IDA meeting is scheduled for Wednesday, July 17, 2024 at 9:00 A.M.