

TOWN OF BROOKHAVEN
INDUSTRIAL DEVELOPMENT AGENCY

MEETING MINUTES

JUNE 5, 2018

MEMBERS PRESENT: Frederick C. Braun, III
Felix J. Grucci, Jr.
Scott Middleton
Ann-Marie Scheidt

EXCUSED MEMBERS: Martin Callahan
Michael Kelly
Gary Pollakusky

ALSO PRESENT: Lisa M. G. Mulligan, Chief Executive Officer
James M. Tullo, Deputy Director
Annette Eaderesto, Counsel
William Weir, Nixon Peabody, LLP
Howard Gross, Weinberg, Gross & Pergament
Jocelyn Linse, Executive Assistant
Alan Wax, Wax Words, Inc.
Brian Finnegan, Todd Shapiro Associates, Inc.
Elizabeth Ingriselli, Wachtel, Lipton, Rosen & Katz

Chairman Braun opened the meeting at 12:16 P.M. in the Work Session Room on the Third Floor of Brookhaven Town Hall, One Independence Hill, Farmingville, New York. A quorum was present.

MONDELEZ – APPLICATION

Mondelez is purchasing Tate's Bake Shop and has requested to assume the benefits that were granted to Tate's. There are five years remaining on the PILOT Agreement.

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

MONDELEZ – FINAL AUTHORIZING RESOLUTION

IDA Meeting
June 5, 2018

A public hearing was held yesterday with no comments received. The motion to approve the resolution was made by Mr. Grucci, seconded by Ms. Scheidt and unanimously approved.

AGILITAS CALABRO AIRPORT – APPLICATIONS

The Agilitas Calabro project has been split into two applications because they are for different locations at the airport. The entire project at the airport will be 3.618 megawatts and involves 10,500 solar panels being installed at north and south locations. There is a 20-year Power Purchase Agreement in place for this approximately \$2.6 million project. Final approval is pending from the FAA.

The motion to accept the application for Agilitas Calabro Airport was made by Mr. Grucci and seconded by Ms. Scheidt. All voted in favor.

The motion to accept the application for Agilitas Calabro Airport Two was made by Mr. Grucci, seconded by Ms. Scheidt and unanimously approved.

AGILITAS CALABRO AIRPORT – AUTHORIZING RESOLUTIONS

Public hearings for both of these applications were held yesterday with no comments received.

The motion to approve the resolution for Agilitas Calabro Airport was made by Mr. Grucci and seconded by Ms. Scheidt. All voted in favor.

The motion to approve the resolution for Agilitas Calabro Airport Two was made by Mr. Grucci, seconded by Ms. Scheidt and unanimously approved.

AGILITAS TOWN HALL – APPLICATION

This application involves a ground mounted solar installation on the edge of the south parking lot at Town Hall, as well as two electronic car chargers. Approximately 4,000 panels will generate 1.399 megawatts of power under a 20-year Power Purchase

IDA Meeting
June 5, 2018

Agreement. The estimated project cost is \$2 million. Additional panels for the roof and perhaps car ports may be possible during Feed in Tariff III.

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

AGILITAS TOWN HALL – AUTHORIZING RESOLUTION

The public hearing for this application was held yesterday with no comments received.

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

FES LABS – APPLICATION

Ms. Mulligan presented the application for FES Labs, a manufacturer of dental implants, bridges and crowns. FES plans to purchase the Island Trimmers facility located at 78 Horseblock Road, a current IDA project. FES Labs is a combination of Pure Dental Lab in Manorville and Elite Margins in Islip. Collectively they have 20 employees and expect to hire an additional 6 to 8 new employees. FES is also in the process of buying another dental manufacturer based in New Mexico. The project cost is approximately \$865,000. There are three years left on the Island Trimmers PILOT Agreement; FES could potentially assume those three remaining years and receive a 50% reduction for an additional seven years.

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

EB AT MT. SINAI – INDUCEMENT RESOLUTION

This inducement resolution is for the senior independent living piece of the EB at Mt. Sinai / HSRE Mt. Sinai project. This project may potentially be seeking bonds; the property may be purchased in August with bond financing occurring by the end of the year.

IDA Meeting
June 5, 2018

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

HSRE MT. SINAI – INDUCEMENT RESOLUTION

This inducement resolution is for the assisted living piece of the EB at Mt. Sinai / HSRE Mt. Sinai project.

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

CEO'S REPORT

Dowling College

An application is expected for the July meeting from the highest bidder for the Dowling College property in Shirley. The group that made the highest bid is also involved in a project in Calverton, the Mall of America in Minneapolis and a new Mall of America in Miami.

Job Fair

There are just under 100 companies signed up for the Job Fair on June 13th at Town Hall.

LI Business Development Council (LIBDC) Meeting

The IDA is sponsoring the June 19th LIBDC dinner at the Courtyard Marriott in Ronkonkoma. Yacov Shamash of Stony Brook University will be speaking.

PRESENTATION – BRIAN FINNEGAN, TODD SHAPIRO ASSOCIATES

Mr. Finnegan provided an update on social media marketing efforts. Several posts have been made on Facebook; this will be increased.

Ms. Eaderesto excused herself from the meeting at 12:55 P.M.

IDA Meeting
June 5, 2018

Mr. Finnegan explained the different apps that can be used to increase traffic to our Facebook page. Attracting businesses in the New York City area will be a prime focus.

The motion to close the meeting at 1:07 P.M. was made by Ms. Scheidt, seconded by Mr. Grucci and unanimously approved.

The next IDA meeting is scheduled for Wednesday, July 11, 2018 at 12:00 P.M.