

Town of Brookhaven

Industrial Development Agency

July 17, 2024

Meeting Minutes

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

Excused Member: Martin Callahan

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
Barry Carrigan, Nixon Peabody, LLP
Howard Gross, Weinberg, Gross & Pergament (via Zoom)
Andrew Komoromi, Harris Beach, PLLC
John Gordon, Forchelli Deegan Terrana
Dan Deegan, Forchelli Deegan Terrana
Peter Florey, D & F Development

Chairman Braun opened the IDA meeting at 9:47 A.M. on Wednesday, July 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.

At 9:48 A.M., Mr. Grucci made a motion to enter executive session to discuss proposed, pending or current litigation. The motion was seconded by Ms. Scheidt and unanimously approved.

At 10:34 A.M., Mr. Trotta made a motion to resume the regular agenda. The motion was seconded by Ms. Scheidt and all voted in favor. No action was taken in executive session.

D & F Alegria South – Application

This application is for a 96-unit 100% affordable housing development on 5.7 acres on Montauk Highway in North Bellport. The affordable rates are at 30, 50, 60 and 65% of the area median income. The units will consist of 48 one-bedroom units and 47 three-bedroom units and one unit set aside for a building superintendent. Two full-time equivalent positions are expected to be created with a salary range of \$31,000 to \$38,000. This approximately 106,000 square foot project is expected to cost \$70 million to complete. A sewage treatment plant will be constructed and excess gallonage will be available for other uses. Bethpage Federal Credit Union will have a branch onsite to assist with the lack of banking access in the area. Exemptions from mortgage recording tax, sales tax, and a 30-year shelter rent PILOT have been requested.

Mr. Florey and Mr. Deegan gave a brief presentation to the Board. This project will be funded through a combination of state, federal and county tax credits.

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

Meeting Minutes of July 17, 2024

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

CFO's Report

Ms. LaPonte presented the Operating vs. Budget Report for the period ending June 30, 2024. There were three closings in June as well as document processing and application fees received. The Agency vehicle has been sold at a net profit of \$9,000. Earnings are up and expenses are in line with the budget.

All PILOT payments have been received and have been 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. Trotta and seconded by Ms. Scheidt. All voted in favor.

Shoreham Solar Commons – Application & Resolution

Brookfield Renewable is seeking an assignment and assumption of this 150-acre solar farm on Cooper Street in Shoreham. Brookfield Renewable purchased the renewable division from Duke Energy. There are 13 years left remaining of the 20-year PILOT.

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

Holtsville Energy Storage, LLC – Updated Application & Resolution

The cost benefit analysis, PILOT and an updated application were included in the meeting packets. Project costs have increased by \$47 million to just under \$208 million and membership interest in this project may be sold to East Point Energy, LLC. This 110-megawatt battery energy storage system is proposed to be constructed on the South Service Road of the Long Island Expressway west of Morris Avenue in Holtsville. Exemptions from sales tax, mortgage recording tax and a 25-year PILOT have been requested. A public hearing was held yesterday; there was participation and comments received at yesterday's public hearing as well as written comments provided prior to the hearing.

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

Agilitas Manorville 2, LLC – Resolution

This solar array and battery energy storage system project to be located at the compost facility in Manorville is requesting an extension on the acceptance of their final authorizing resolution until December 31, 2025.

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

AE-ESS Cassel, LLC/CVI AGL TE HoldCo II, LLC – Resolution

A request was received to transfer ownership of this 2-megawatt battery energy storage system project on North Ocean Avenue to CVI AGL HoldCo II, LLC to secure tax equity financing.

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

United Meat Products, Inc. – Resolution

This matter will be deferred until the August meeting.

Resolution #14 – Appointment of Website Design & Maintenance Consultant

The IDA contracted with Cybernet, LLC in 2016 to maintain the IDA website. The cost has been \$500 every month, they are currently upgrading their servers and the cost will now be \$550 per month.

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

CEO's Report

On the Common at Rocky Point, LLC

The Agency has been working with this project to be more affordable as was the original understanding.

Mr. Trotta made a motion to terminate this project. The motion was seconded by Ms. Scheidt and all voted in favor.

Job Creation Numbers

There were about 10 projects that did not meet their job creation requirements. All will be sent a letter seeking further information.

IDA Meeting
July 17, 2024

The motion to close the IDA meeting at 11:03 A.M. was made by Mr. Trotta, seconded by Ms. Scheidt and unanimously approved.

The next IDA meeting is scheduled for August 21, 2024 at 9:00 A.M.