

Town of Brookhaven  
**Industrial Development Agency**  
Governance Committee  
Meeting Minutes  
July 17, 2024

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 Governance Committee meeting at 9:09 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.

**Meeting Minutes of June 12, 2024**

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

**Mortgage Recording Tax Exemption**

There was discussion of offering a partial exemption of the mortgage recording tax to 100% affordable housing projects or a housing project that needs to construct a sewage treatment plant, core manufacturers, adaptive re-use projects and any project with \$10 million or less of project costs. Ms. Mulligan will reach out to Stony Brook University for assistance in identifying core manufacturing projects.

This matter will be revisited.

Ms. Eaderesto joined the meeting at 9:14 A.M.

**Uniform Tax Exemption Policy (UTEP)**

There is potential new legislation that would require the Agency to amend the UTEP so that the Agency learns if an applicant will have on-site childcare. This legislation has not yet been approved. Changes are being considered to the required affordable and workforce housing units; affordable units may shift to 65% of the area median income (AMI) and workforce units may be changed to 80% of the AMI. As it stands now, senior housing projects are eligible for a 10-to-15-year PILOT and market rate housing is eligible for a 7-year PILOT; this may be amended.

**Spec Warehouses**

There was discussion on possible requirements to ensure these warehouses will be occupied and not vacant. Projects that are 100,000 square feet or more may need a certain percentage of the facility leased prior to closing and more space would need to be leased in set increments after closing until fully leased. This matter will be revisited. There is a moratorium on spec warehouse projects until the end of the year.

The motion to close the Governance Committee meeting at 9:46 A.M. was made by Mr. Trotta and seconded by Ms. Scheidt. All voted in favor.