

Town of Brookhaven

Industrial Development Agency

Governance Committee

Meeting Agenda

Wednesday, July 17, 2024 at 9:05 AM

1. Roll Call

2. Minutes

June 12, 2024

3. Mortgage Recording Tax

4. Uniform Tax Exemption Policy

5. Spec Warehouses

Town of Brookhaven
Industrial Development Agency

Governance Committee

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 Governance Committee meeting at 11:03 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 Mr. Trotta and seconded by Ms. Scheidt. All voted in favor.

Mortgage Recording Tax

Discussion of offering this partial exemption from the mortgage recording tax exemption to 100% affordable housing projects, core manufacturing projects, adaptive reuse projects and any project that costs \$10 million or less was considered. Housing projects that need to create sewage treatment plants may also be eligible for this partial exemption. This matter will be revisited.

Uniform Tax Exemption Policy (UTEP)

Changes to the percentages of affordable and workforce housing units required in housing projects are being considered. The Town recently moved their percentage for affordable to 50% of the area median income (AMI) and their workforce requirement to 65% of the AMI. Further information will be gathered and this matter will be revisited at the next meeting.

Spec Warehouses

Spec warehouse projects may be included in the UTEP or remain as a stand-alone policy. Discussion included requiring a spec warehouse project to have 50% of end users secured through a minimum of a 5-year lease prior to the IDA closing. Percentages for occupancy could potentially ramp up for a set number of years. Benefits would be clawed back if the terms are not met. If multiple buildings are to be constructed, the project could be done in stages, one building at a time.

Ms. Mulligan provided the Members with an update on three bills passed in the most recent legislative session that impact IDAs. These bills have been sent to the Governor.

The motion to close the Governance Committee meeting at 11:42 A.M. was made by Mr. Callahan and seconded by Ms. Scheidt. All voted in favor.