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TOWN OF BROOKHAVEN

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INDUSTRIAL DEVELOPMENT AGENCY

-----X

BOARD MEETING

HELD IN PERSON & VIA ZOOM VIDEOCONFERENCE

-----X

August 17th, 2022

1:02 p.m.

TRANSCRIPT OF PROCEEDINGS

* * *

1 MEMBERS:

2 FREDERICK C. BRAUN III

3 MARTIN G. CALLAHAN III

4 FELIX J. GRUCCI, JR.

5 GARY POLLAKUSKY

6 ANN-MARIE SCHEIDT

7 FRANK C. TROTTA

8

9 ALSO PRESENT:

10 LISA M.G. MULLIGAN, CHIEF EXECUTIVE OFFICER

11 LORI J. LaPONTE, CHIEF FINANCIAL OFFICER

12 TERRI ALKON, ADMINISTRATIVE ASSISTANT

13 BARRY CARRIGAN, COUNSEL

14 JOCELYN LINSE, EXECUTIVE ASSISTANT

15 AMY ILLARDO, DIRECTOR OF MARKETING

16 ANNETTE EADERESTO, ESQ., AGENCY COUNSEL

17 JOHN LaMURA, DEPUTY DIRECTOR

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1 MR. BRAUN: It's 1:02. This is the
2 meeting of the -- Industrial Development Agency.

3 The following board members are present.

4 Mr. Callahan, Ms. Scheidt, Mr. Trotta Mr. Braun and on Zoom
5 Mr. Pollakusky and Mr. Grucci. A quorum is
6 present.

7 MS. MULLIGAN: Because we have some
8 guests, I was thinking maybe we should take some
9 of the applications and the resolutions out of
10 order. So I'm going to skip down to the first
11 application that we have, which is Medford
12 Logistics.

13 So Medford Logistics, LLC is the
14 contract vendee for 440 Express Drive South. It's a
15 30.08 acre vacant parcel. The plan is for 390,000
16 square feet of industrial warehouse for one to
17 four tenants. The end users are currently
18 unknown. It's a \$121.5 million project, and they
19 plan to -- they -- their application indicates
20 they will have between 35 and 50 full-time
21 equivalent employees once the project is
22 completed. There is a request for mortgage
23 recording tax exemptions, sales and use tax
24 exemption and they're requesting a 15-year PILOT
25 And as Fred just slid over to me, there was an

1 article about this today in Newsday. It did not
2 make the packets.

3 MR. BRAUN: Is that the same one or
4 no?

5 MS. MULLIGAN: I don't think this --
6 this was just from today; right, Fred?

7 MR. BRAUN: No, that was --

8 MS. MULLIGAN: Oh, from yesterday.
9 So I don't think that was in the packet. Your
10 flashlight's on.

11 (Simultaneous cross-talking.)

12 MS. SCHEIDT: -- in the meeting.

13 MR. CALLAHAN: That's not our
14 property?

15 MS. MULLIGAN: I'm sorry, yes.

16 MR. CALLAHAN: What's the whole
17 thing?

18 MS. MULLIGAN: \$121.5 million.

19 MR. CALLAHAN: That is our project.

20 MS. MULLIGAN: Yeah. This is our
21 project. I'm sorry. This is today's paper.
22 Although, it may have been online yesterday.

23 MR. GRAY: Correct.

24 MS. MULLIGAN: Yeah. So...

25 MR. CALLAHAN: So we're just

1 accepting the application now?

2 MS. MULLIGAN: We're just accepting
3 the application. So that's what's in front of
4 you. And -- and, counsel, Garrett Gray, is on the
5 meeting if anybody has any questions about the
6 application or the project.

7 MR. CALLAHAN: It's a warehouse?

8 MS. MULLIGAN: It's a spec
9 warehouse, which I'll just -- in the side, it's --
10 later on, I was just going to mention to you, I
11 got a first draft of the study that we
12 commissioned. It wasn't really ready to share, so
13 it'll be ready for our next -- our next board
14 meeting, definitely, but they made really good
15 progress on giving us some parameters to think
16 about. But all we're asking right now is that you
17 accept the application.

18 MR. BRAUN: Do I have a motion?

19 MR. GRUCCI: I was going to make the
20 motion, Felix Grucci, but a question.

21 MR. BRAUN: Is there a second?

22 MR. TROTTA: Second.

23 MR. BRAUN: Mr. Trotta, thank you.

24 Question?

25 MR. GRUCCI: Fred?

1 MR. BRAUN: Yes, go ahead.

2 MR. GRUCCI: It seems that my memory
3 serves me correctly, that we've been getting a lot
4 of applications for spec warehouses. Do we have
5 a -- a number -- an inventory of how many
6 applications are in the pipeline for these types
7 of spec warehouses and how much square footage
8 we're talking about, and what is the -- are
9 these -- you know, spec warehouses?

10 MS. MULLIGAN: Felix?

11 MR. GRUCCI: Yes.

12 MS. MULLIGAN: So that's what I was
13 just referencing, is that we commissioned a study
14 of the spec warehouse projects that are
15 anticipated, not only in Brookhaven, but also in
16 Suffolk County. It's not completed. I got a
17 first draft, but it needs some more work,
18 otherwise I would have presented it today. But it
19 will be ready for our September meeting. But
20 for -- we're not quite there yet, but we've -- I
21 will have a whole bunch of information, a very,
22 very thorough study to you in the next few weeks.
23 I'm going to try to get it to everybody for plenty
24 of time to digest it prior to our September
25 meeting.

1 And also, I don't know if it was in this
2 packet. It may have been in this packet. The
3 Newsday article. It's -- it was in this packet.
4 The Newsday article from August 7th, I think, that
5 outlined the -- the movement towards spec
6 industrial warehouse on Long Island outline as lot
7 of these projects. So that's a reference for you
8 in the packet, but our study, once it's completed,
9 will be another reference for you.

10 MR. GRUCCI: Thanks. So the system,
11 I guess, is just a little choppy. Sometimes, I
12 don't hear all the words. So for the attorney,
13 I'm wondering if it might make sense for him to
14 wait until our next meeting before putting the
15 application forward and making all of the fees and
16 then finding out that we may not need all this
17 spec warehousing.

18 MR. GRAY: Actually, we -- we'd
19 like to move forward with the application now.
20 We're confident that there is a severe demand,
21 excuse me, for warehouses of this type,
22 particularly, in this location.

23 My client has vast experience in
24 constructing these types of warehouses, having
25 built a very large warehouse, almost 200,000

1 square feet, in Hicksville that is now a Home
2 Depot appliance warehouse and doing very well.

3 As you'll see in the study, that -- in
4 the study in the report from Newsday, I believe it
5 was August 7th, the vacancy rate of these
6 warehouses is extremely low. Less than 2 percent.
7 And demand is only getting higher and higher.
8 Obviously, we -- you know, this isn't it a "if we
9 build it, we hope they'll come." This is a, "if
10 you build it, we know they will come." My client,
11 once again, has vast experience in this business,
12 and would not waste 120-something million dollars
13 constructing a building that's going to lie
14 fallow.

15 MR. GRUCCI: I appreciate that in
16 the certainty of client's privilege and to go
17 forward with the application. The vacancy rate
18 that you've -- that you've identified, we're not
19 sure yet until we see the study, where that
20 vacancy rate lies.

21 MR. GRAY: Uh-hum.

22 MR. GRUCCI: I'd hate like heck to
23 have this -- to find out that the 2 percent
24 vacancy rate or -- would all fall into Brookhaven
25 town. That would not be good for any of us. But

1 then if you choose to go forward, I'll support
2 your -- the acceptance of your application. I was
3 just thinking to save you some -- some monies
4 if -- if, indeed, the study indicates there isn't
5 a need for this much warehousing in Brookhaven.

6 MR. GRAY: Now if -- if we hadn't
7 determined that there was a severe need, even
8 before your expert analyzed it, we wouldn't be
9 doing this.

10 MR. GRUCCI: Understood. Thank you.

11 MR. GRAY: Thank you.

12 MR. TROTTA: Counselor, in the
13 application, you talk about one to four tenants,
14 without identifying or tenants or potential
15 tenants, the type of tenants that would be at this
16 location or the type of products or goods that
17 would be at that location, can you give me a sense
18 of that, please?

19 MR. GRAY: Sure. The reason why
20 it's set up as one to four tenants the design of
21 the building is such that there's loading docks on
22 two sides of the building, and on the opposite
23 sides is parking, so if you bisect it into four,
24 each unit would get loading docks and parking. As
25 far as the types of tenant, we're talking

1 traditional warehouse tenants. We're not talking
2 like an Amazon last mile. The building couldn't
3 support it.

4 It wouldn't make sense. There's not
5 enough parking, there's not enough room. So
6 you're talking typically, a Home Depot, a Lowes
7 that, for example, delivers appliances or goods
8 from a central location to various locations
9 throughout the Island.

10 MR. TROTTA: Thank you.

11 MR. GRUCCI: How big is the
12 warehouse that you're proposing?

13 MR. GRAY: 390,000 square feet.

14 MR. GRUCCI: And it would be divided
15 equally, the footage, the square footage for the
16 four potential clients.

17 MR. GRAY: Only if there were
18 four. I mean, ideally, we would like a single
19 tenant user.

20 MR. GRUCCI: Okay.

21 MR. GRAY: But the building is
22 set up that if need be, it can be cut into two
23 or -- or into four.

24 MR. GRUCCI: Got you. Thank you.

25 MR. GRAY: You bet.

1 MR. BRAUN: The Newsday article,
2 which was written by James Madore, who understands
3 IDAs probably as well as anybody --

4 MR. GRAY: Yes.

5 MR. BRAUN: -- if you look at that
6 article, if you look at the draft, that you
7 haven't seen yet, but I have, of the report that's
8 done for us, plus two independent reports for
9 other projects, I don't think there's any question
10 there's a need right now. One of the articles or
11 one of the reports also said that sometimes, as
12 much as 25 percent of those proposed never get
13 built.

14 MR. GRAY: Uh-hum.

15 MR. BRAUN: But I think if all of
16 that built that's been proposed throughout Long
17 Island, the last one in could well have a problem.

18 MR. GRAY: That's why we don't
19 want to be the last one in.

20 MR. BRAUN: I understand that. Any
21 other questions for Mr. Gray? If not, do we have
22 a motion to accept the application? We did that?

23 (All council says yes.)

24 MR. CALLAHAN: We've accepted the
25 application.

1 MR. BRAUN: Did we take the vote.

2 MS. SCHEIDT: Oh, that's right.

3 MR. TROTTA: Yeah, Yeah. You didn't
4 call the vote.

5 MR. CALLAHAN: You didn't call the
6 vote.

7 MR. BRAUN: I'll go do that.

8 MR. TROTTA: You had a motion and --

9 MS. SCHEIDT: Second.

10 MR. BRAUN: Mr. Callahan?

11 MR. CALLAHAN: Yes.

12 MR. BRAUN: Ms. Scheidt?

13 MS. SCHEIDT: Yes.

14 MR. BRAUN: Mr. Trotta?

15 MR. TROTTA: Yes.

16 MR. BRAUN: Mr. Pollakusky?

17 MR. POLLAKUSKY: Yes.

18 MR. BRAUN: Mr. Grucci?

19 MR. GRUCCI: Yes. Mr. Braun votes
20 yes. The application is accepted. Thank you,
21 Garrett.

22 MR. GRAY: Thank you. See you
23 soon.

24 MS. MULLIGAN: Thank you.

25 The next -- the next item on the agenda

1 is Medford Gardens, LLC. This is a project. The
2 application is in your packet. It's from
3 WellLife. This is the north side of Horseblock
4 Road in Medford. It's east of 112, east of the
5 Target. It's not really diagonally across from
6 the Target. It's a little further down, but that
7 kind of -- that general area. It's 6 plus acres
8 of vacant land. They plan to provide -- plan to
9 build a three-story, 67 unit, 100 percent
10 affordable senior apartment complex.

11 They will be providing supportive
12 services for their residents and their residents
13 will -- will have some sort of a need for -- for
14 supportive services. They will -- they will have
15 disabilities, HIV/AIDS, mental health challenges,
16 they will be frail, elderly, and these supportive
17 services will be provided through on-site direct
18 service professionals. They're also going to be
19 building an on-site STP.

20 Their plan is to create seven
21 full-time equivalent positions. It's a
22 34 million-dollar project. They are going to --
23 they're requesting mortgage reporting tax
24 exemptions, sales and use tax exemptions and they
25 requested a 30-year PILOT, which would be

1 coterminous with their financing. And because
2 they are -- this is 100 percent affordable and
3 they're going to be getting tax credits,
4 they're -- our uniform tax exemption policy allows
5 us to have our PILOT coterminous with their
6 financing.

7 Does anybody have any questions about
8 the project?

9 MR. BRAUN: Is anyone presenting?

10 MS. MULLIGAN: Amy, who's on the
11 call.

12 MS. ILLARDO: We have John Chillemi.

13 MR. CHILLEMI: Yes. John Chillemi
14 on behalf of the applicant.

15 Hi. Hi, everyone.

16 MR. ISTOPOL: And you have Larry
17 Istopol on behalf of the applicant.

18 MS. ILLARDO: I'm trying to move
19 Sherry Tucker over, but she doesn't --

20 MR. ISTOPOL: She's the CEO of the
21 company.

22 MS. ILLARDO: My apologies. I've
23 made two attempts. I'm going to try one more
24 time.

25 MR. BRAUN: It sounds like a

1 wonderful project. I'm curious. Are there any
2 other projects like that in Long Island or in the
3 metropolitan area?

4 MR. CHILLEMI: I didn't hear the
5 question. I'm sorry.

6 MR. BRAUN: Are there any other
7 similar projects of your organization here on Long
8 Island or the metropolitan area?

9 MR. CHILLEMI: So our client
10 actually offers services for over 1,000 beds
11 throughout New York City and Long Island, so they
12 do have a presence on Long Island, but this will
13 be a sub -- a substantial one in -- in the heart
14 of Medford.

15 MR. GRUCCI: Fred, I didn't hear the
16 beginning again. But let me just ask the question
17 do they need to change the zone for this
18 application.

19 MR. CHILLEMI: So the zoning
20 entitlements are being worked on and I believe
21 that's already being taken care of. They have
22 separate counsel handling that. But as far as I'm
23 concerned, that's already been -- that's already
24 in the works. Any --

25 MR. GRUCCI: Is Annette on with us?

1 MS. MULLIGAN: Annette's here.

2 MS. EADERESTO: Yeah.

3 MR. GRUCCI: Annette, has the
4 town -- is this in front of the town board for a
5 change of zone?

6 MS. MULLIGAN: Hold on, I'm sorry,
7 hold on one second.

8 MS. EADERESTO: We're checking now.

9 MS. MULLIGAN: I'm pretty sure they
10 have the correct zoning.

11 MR. CHILLEMI: So our application
12 provides that a change of zone to PRC residence was
13 approved in June of this year.

14 MS. MULLIGAN: Yeah. That's what I
15 thought, sorry.

16 MR. GRUCCI: Okay. I just wanted to
17 make sure that that went first before we did.

18 MR. CHILLEMI: Of course.

19 MS. MULLIGAN: Felix, I don't -- I
20 don't bring you applications unless the zoning is
21 correct. So, like, the Medford Logistics has
22 actually been sitting on my desk for a little
23 while because they didn't have the zoning
24 completed. They got the zoning on the 11th, I
25 brought it forward today. So I -- I keep an eye

1 on that for you.

2 MR. GRUCCI: Thanks, Lisa.

3 MR. BRAUN: Ann-Marie, do you have a
4 question?

5 MS. SCHEIDT: I just-- what's the --
6 what is the affordable income range for this
7 project?

8 MR. CHILLEMI: Sure. Sure, so the
9 way that the project is being structured is it's
10 66 units. One unit will be for the superintendent
11 and that's a two-bedroom unit. That's the only
12 two-bedroom unit. All the remaining 66 units will
13 be one bedroom units. Thirty-three units are
14 going to be for the supportive housing. And so
15 those are targeted for individuals with a specific
16 need, whether it be frail, elderly, mentally
17 challenged, etc. The remaining 33 units will be
18 on an income-based level and we're proposing
19 40 percent, 50 percent, and 60 percent of AMI.

20 MR. BRAUN: Thank you.

21 MS. SCHEIDT: Thank you.

22 MR. BRAUN: Any other questions?

23 MR. TROTTA: Where else do you have
24 facilities?

25 MR. CHILLEMI: I'm sorry? I --

1 MR. TROTTA: Where else do you have
2 facilities or projects?

3 MR. CHILLEMI: Sherry, do you mind
4 just chiming in on your other projects?

5 MS. TUCKER: Sure. Hi, I'm Sherry
6 Tucker, CEO of WellLife. Thank you for inviting
7 us to join today. We have a number of projects
8 all throughout New York City. We have another
9 project in Nassau County. That is a
10 tax-credit-funded project. It's a 50-unit
11 building that's 100 percent for supportive units
12 for mental health challenges. The other buildings
13 that we have in New York City are mixed use like
14 this. We have one in Queens, two in Brooklyn and
15 one in the Bronx. And they are a variety of sizes
16 and shapes and a number of populations in there
17 but for the most part, they are addressing mixed
18 or the mental health challenges.

19 MR. TROTTA: So this is your first
20 project in Brookhaven?

21 MS. TUCKER: It's the first project
22 of this type in Brookhaven. We have a number of
23 services in the area. We have a -- a large
24 building, which I'm sitting in today in Coram,
25 that houses six different programs. We serve

1 adults and children. The substance use disorders,
2 health, mental health issues. We have some
3 community residents in Suffolk County. We have
4 three. One in Manorville, one in Dix Hills and
5 one in Setauket that are for children who are
6 facing mental health challenges and then we have
7 large offices in Smithtown as well as Huntington
8 and we have a clinic presence in Wyandanch.

9 MR. TROTTA: Thank you.

MR. CHILLEMI: Just to clarify, this

10 project is for 55 plus. So the -- WellLife,
11 itself, has a variety of services, but this one
12 will be specific to 55 and older.

13 MS. MULLIGAN: 100 percent senior
14 housing. 100 percent affordable senior housing.

15 MR. CHILLEMI: Yes.

16 MR. BRAUN: Any other questions for
17 the representatives of the applicant? If none. I
18 will entertain a motion to accept the application.

19 MR. POLLAKUSKY: So moved,
20 Pollakusky.

21 MR. GRUCCI: I'll second, Felix
22 Grucci.

23 MR. BRAUN: Thank you. On the vote:

24 Mr. Callahan?

25 MR. CALLAHAN: I'm going to abstain,

1 just my son works for one of the consultants.

2 MR. BRAUN: Ms. Scheidt?

3 MS. SCHEIDT: Yes.

4 MR. BRAUN: Mr. Trotta?

5 MR. TROTTA: Yes.

6 MR. BRAUN: Mr. Grucchi?

7 MR. GRUCCI: Yes.

8 MR. BRAUN: Mr. Pollakusky?

9 MR. POLLAKUSKY: Yes.

10 MR. BRAUN: Mr. Braun votes yes, and
11 the motion carries. Thank you.

12 MR. CHILLEMI: Thank you.

13 MS. TUCKER: Thank you very much.

14 MR. TROTTA: Thank you.

15 MS. MULLIGAN: The next item on the
16 agenda is Segme Brookhaven, LLC.

17 This project is also on the North side
18 of Horseblock Road. It's in Yaphank. It's west
19 of the Long Island compost facility, just for
20 frame of reference. It's 41 -- approximately 41
21 vacant acres and they are proposing to build
22 561,000 square feet of spec industrial. It's
23 going to be three buildings. The plan is to
24 create 125 FT, full-time equivalent, positions.
25 It's a \$123 million-dollar project. They're

1 requesting mortgage reporting tax exemption, sales
2 tax exemption, and a 20-year PILOT. And they are
3 in discussion with potential end users, but do not
4 have anyone as of yet, so it's still, you know,
5 another spec project in front of us.

6 Mr. Russo is counsel for this project.

7 I don't know if your client is --

8 MR. RUSSO: My client is not --

9 MS. MULLIGAN: Okay. Okay. So if
10 anyone has any questions for -- for Eric or any
11 questions about the project.

12 MR. TROTTA: I would just like to --

13 MR. GRUCCI: It was the same
14 question I had asked the prior applicant for spec.

15 Would you -- would your client prefer to
16 wait until the report is out to determine whether
17 or not there is sufficient enough of demand for
18 yet another, I thought I heard, a half million
19 square foot of warehousing?

20 MR. RUSSO: So for the record, the
21 acreage is 50.2 acres, not 40.

22 MS. MULLIGAN: Oh, I'm sorry.

23 MR. RUSSO: And there are
24 substantial buffers. And, for the record, we've
25 been through the planning board, through two

1 meetings to get this site plan approved and
2 resolve the issue about the last mile Amazon
3 issue, because we have tenants that they are in
4 discussions with presently.

5 But for you giving the benefits here,
6 we've been systematically working on getting the
7 necessary approvals to start and close on the
8 property, which we're buying from Robert Toussie as
9 of the month of October.

10 We've gotten planning board approval.
11 We have our SEQRA determination. We've also
12 gone to the sewer agency and we have gotten our
13 sewer agency approval, which was done July 25th.
14 So there is a checklist of requirements, because
15 we have a due diligence and the client is saying
16 you're the next stop on the list. If we get
17 approval from you, he is then prepared, given
18 interest rates and cost of materials, to go
19 forward.

20 He has six other facilities in New
21 Jersey, one in California of warehouse. He has
22 every intention to rent the facility and he's in
23 discussion with food industrial logistics and
24 retail industries. I provided all the
25 information. There was a total of 26 prospective

1 tenants. He's in negotiation with four at the
2 present time. The tenants such are Katzman
3 Produce, Food Bazaar, Tiffany Foods, FreshDirect.
4 There are others, such as Luxury Home, DSP and --
5 that he has provided the list to the planning
6 board and the planning division. We are not
7 looking to wait. We want to go forward. He is
8 committed to the project.

9 And I appreciate your study being done,
10 but the information he has done in research and he
11 also, his project appeared as number six in
12 industrial space in the August 7th article,
13 because I spoke with James Madore myself on the
14 Friday before the article came out after
15 discussing it with Lisa.

16 We've reviewed the project with Howard
17 Gross, your counsel, who we were assigned to. All
18 the information is accurate, on point, both from
19 finances, but for your approval, we would not go
20 forward because he needs the relief that you're
21 providing.

22 So in answer to your question,
23 Mr. Grucci, we want to go forward today. I
24 provided the financials to Mr. Braun this morning
25 so he could review them. And I was told that they

1 were adequate and we've already contracted with
2 VHB, who is the engineer for the project to do the
3 economic feasibility study, which we should have
4 probably within the next two weeks. So there's a
5 full commitment here to go forward. And we are
6 requesting your approval today.

7 MR. GRUCCI: Thank you, Counsel.

8 MR. CALLAHAN: How did their
9 financing look? Did you look at their financing?

10 MR. BRAUN: The individual behind
11 this organization is extremely strong.

12 MR. GRUCCI: I'll make a motion to
13 accept the application.

14 MR. TROTTA: I'll second.

15 MR. BRAUN: Trotta second. Any
16 other questions? Okay.

17 Mr. Callahan?

18 MR. CALLAHAN: Yes.

19 MR. BRAUN: Ms. Scheidt?

20 MS. SCHEIDT: Yes.

21 MR. BRAUN: Mr. Trotta?

22 MR. TROTTA: Yes.

23 MR. BRAUN: Mr. Grucchi?

24 MR. GRUCCI: Yes.

25 MR. BRAUN: Mr. Pollakusky?

1 MR. POLLAKUSKY: Yes.

2 MR. BRAUN: Mr. Braun votes yes.

3 The application is accepted.

4 MR. RUSSO: Thank you, Mr. Chairman
5 and members of the board, and we appreciate your
6 consideration, approval and hope to move forward
7 within the next six weeks.

8 MR. BRAUN: Thank you.

9 MR. RUSSO: Thank you.

10 MS. MULLIGAN: Thank you.

11 MR. BRAUN: Any other guests or are
12 we going back?

13 MS. ILLARDO: Uh-uh.

14 MS. MULLIGAN: No more guests;
15 right?

16 MR. BRAUN: No more guests.

17 MS. MULLIGAN: Should we just finish
18 the applications while we're in them?

19 MR. BRAUN: Sure. Why not.

20 MS. MULLIGAN: Okay. The next
21 application on the agenda is for 925 Waverly,
22 Visiontron. They have a subtenant application in
23 front of you for a company called U.S. Carpet. So
24 Visiontron just to remind everybody is a company that's at 925 W
25 averyly that
25 manufacturers --

1 MR. TROTTA: I'm looking for --

2 MS. MULLIGAN: What's the matter?

3 Okay. Do you know like when you go to an airport
4 or a movie theater, and they have the retractable,
5 the pieces that sort of cattle up that's what
6 they make, those sorts of --

7 (Simultaneous cross-talking.)

8 MS. MULLIGAN: They have all -- they
9 have them actually at the cafeteria. All over the
10 place. Those types of products and they have
11 extra space. So they have a subtenant application
12 to take in about 14,000 square feet. They had
13 an -- they had a tenant in there that was using
14 roughly 12,000 square feet that was the original
15 owner of the building. They knew that they were
16 transitioning out. They had subsequently
17 transitioned out and now they have U.S. Carpet,
18 who's going to use this for an office and warehouse
19 for the storage and distribution of carpet and
20 carpet products. Their application says they have
21 54 employees. They're going to be adding
22 another eight, and the whole building is about
23 80,000 square feet.

24 MR. BRAUN: Visiontron's up to date
25 with PILOTS and everything --

1 MS. MULLIGAN: There you go. Yeah.

2 MR. BRAUN: So we just need to
3 accept this as a subtenant.

4 MR. CALLAHAN: So moved, Martin
5 Callahan.

6 MR. BRAUN: Thank you.

7 MS. SCHEIDT: Second, Ann-Marie
8 Scheidt.

9 MR. BRAUN: Thank you.
10 Mr. Callahan?

11 MR. CALLAHAN: Yes.

12 MR. BRAUN: Ms. Scheidt?

13 MS. SCHEIDT: Yes.

14 MR. BRAUN: Mr. Grucci?

15 MR. GRUCCI: Yes.

16 MR. BRAUN: Pollakusky?

17 MR. POLLAKUSKY: Yes.

18 MR. BRAUN: Mr. Trotta?

19 MR. TROTTA: Yes.

20 MR. BRAUN: Mr. Braun votes yes.

21 It is accepted.

22 MS. MULLIGAN: Thank you. The next
23 item on the agenda is another subtenant
24 application. It's for the Holtsville Industrial
25 project. The subtenant is Hot Gen Health,

1 this -- Holtsville Industrial is a -- actually,
2 may have been one of the first spec industrial projects
3 that we did. It -- it was an existing building
4 that they rehabbed and opened up for multi-users,
5 and it's on Corporate Drive in Holtsville.
6 They -- Hot Gen Health is headquartered in China
7 and they are a manufacturer of health tests and
8 they have one employee. They're going to add six.

9 They are looking to lease 3100 square
10 feet of office space.

11 MR. BRAUN: Is there any questions
12 that Holtsville Industrial's up to date with
13 everything?

14 MS. MULLIGAN: All good.

15 MR. TROTTA: So they're going from
16 one to seven employees or one to six?

17 MR. BRAUN: That's just on the
18 subtenant -- yeah.

19 MS. MULLIGAN: Yeah, they have one
20 employee here.

21 MR. TROTTA: Okay.

22 MS. MULLIGAN: They're going to add
23 six more because of this additional space.

24 (Simultaneous cross-talking.)

25 MR. BRAUN: Thank you, second.

1 MR. TROTTA: I'll second it.

2 MR. BRAUN: Mr. Callahan?

3 MR. CALLAHAN: I'll abstain on this
4 one as well because they're a client of mine.

5 MR. BRAUN: Okay.

6 Ms. Scheidt?

7 MS. SCHEIDT: Yes.

8 MR. BRAUN: Mr. Trotta?

9 MR. TROTTA: Yes.

10 MR. BRAUN: Mr. Pollakusky?

11 MR. POLLAKUSKY: Yes.

12 MR. BRAUN: Mr. Grucci?

13 MR. GRUCCI: Yes.

14 MR. BRAUN: Mr. Braun votes yes.

15 And it is accepted.

16 All right. I think we now want to go
17 back to the agenda, as printed. So on the minutes
18 of the meeting of July 19th have been shared with
19 everyone. A motion to accept those, please.

20 MR. GRUCCI: So moved, Felix Grucci.

21 MR. POLLAKUSKY: Second.

22 MR. BRAUN: Any questions on the minutes?

23 Thank you, Joce, for doing a great job.

24 Mr. Callahan?

25 MR. CALLAHAN: Yes.

1 MR. BRAUN: Ms. Scheidt?

2 MS. SCHEIDT: Yes.

3 MR. BRAUN: Mr. Trotta.

4 MR. TROTTA: Yes?

5 MR. BRAUN: Mr. Pollakusky?

6 MR. POLLAKUSKY: Yes.

7 MR. BRAUN: Mr. Grucci?

8 MR. GRUCCI: Yes.

9 MR. BRAUN: Mr. Braun votes yes.

10 The minutes are accepted.

11 MS. MULLIGAN: Just for the record,

12 Ann-Marie made the second on that.

13 MR. BRAUN: Lori, you want to take

14 over?

15 MS. LaPONTE: Okay. Included in

16 your package is the operating results for the

17 month of June and there to date, the comparisons

18 of budget. For the month of June, we had a

19 closing, so, actually, that closing alone put us

20 back in the black for the first time this year.

21 And we also had some application fees, which you

22 see coming through during the month of June. Year

23 to date, our number is in the black slightly

24 25,000, but overall, we're ahead of what we

25 budgeted.

1 Any questions?

2 The other item I did want to mention is
3 that all payroll taxes have been paid in
4 accordance with federal and state guidelines. All
5 regulatory reports have been filed in a timely
6 fashion. All state regulatory payments have been
7 made in accordance with state guidelines in a
8 timely fashion. And, lastly, I just want to
9 mention that all the PILOTS have been paid and
10 received and disbursed as mentioned previously.
11 Everything has been made timely, as due. So at
12 this point, we're done with PILOTS for the year.

13 MR. BRAUN: John, we've got to do
14 that within 30 days of receipt. Anything else,
15 Lori?

16 MS. LaPONTE: That was it.

17 MR. BRAUN: A motion to accept her
18 report.

19 MR. TROTTA: Motion, Frank Trotta.

20 MR. BRAUN: Second?

21 MS. SCHEIDT: Second, Ann-Marie
22 Scheidt.

23 MR. BRAUN: Thank you. On the vote,
24 Mr. Callahan?

25 MR. CALLAHAN: Yes.

1 MR. BRAUN: You okay with this one?

2 (Simultaneous cross-talking.)

3 MR. BRAUN: Ms. Scheidt?

4 MS. SCHEIDT: Yes.

5 MR. BRAUN: Mr. Trotta?

6 MR. TROTTA: Yes.

7 MR. BRAUN: Mr. Grucci?

8 MR. GRUCCI: Yes.

9 MR. BRAUN: Mr. Pollakusky?

10 MR. POLLAKUSKY: Yes.

11 MR. BRAUN: Mr. Braun votes yes.

12 The report is accepted.

13 MR. BRAUN: You're up next.

14 MS. MULLIGAN: It would be me? Oh,
15 I was thinking it was still Lori; right?

16 MS. SCHEIDT: No, Lori's done.

17 MS. MULLIGAN: Oh, I'm so sorry. I
18 wasn't paying attention.

19 (Simultaneous cross-talking.)

20 MS. EADERESTO: We're talking about
21 important business.

22 MS. MULLIGAN: Yes. The cookies.

23 MR. CALLAHAN: They're pretty good.

24 MS. MULLIGAN: They are. Since
25 we're taking things out of order, this is a little

1 bit awkward, but we do have some resolutions. The
2 first resolution is for G4 18197 LLC. We had a
3 public hearing this morning for that project.

4 There was no comment.

5 Included in your packet was -- is the
6 cost-benefit analysis for this. The PILOT study
7 that Camoin did and also the PILOT. This, just to
8 remind everybody is a market rate housing project
9 is East Patchogue. It's a roughly
10 9 million-dollar project and the plan is for 40
11 residential units of which four will be affordable
12 and four will be workforce.

13 So this is a final authorizing
14 resolution and I think Mr. Curry is on --
15 but also --

16 MR. TROTTA: This isn't the --

17 MS. MULLIGAN: Go ahead.

18 MR. TROTTA: Question on the
19 location. Is this where the Old Plaza theater is?
20 Is that the one?

21 MS. MULLIGAN: This? Oh, you're
22 taxing my -- my memory.

23 MR. BRAUN: There's two -- projects
24 in Patchogue between (Inaudible).

25 MR. TROTTA: Yeah.

1 MS. MULLIGAN: Yeah. Right in that
2 area.

3 MR. BRAUN: Mediterranean Manor
4 (Inaudible) familiar with --

5 MS. EADERESTO: So G4 is the project.

6 MS. MULLIGAN: That's the project.

7 MR. TROTTA: It is.

8 MR. TROTTA: Same.

9 MR. BRAUN: And he's on or not?

10 MS. ILLARDO: He's on? He's coming
11 on right now.

12 MS. MULLIGAN: And now I'm confused
13 if this is Peter's project?

14 MS. EADERESTO: Yes. Peter is on.

15 MR. BRAUN: Hello, Peter.

16

17 MS. MULLIGAN: Yes. Yeah.

18 MR. CURRY: Good afternoon, chairman
19 and members of the board and staff and Barry
20 Carrigan, for that matter. How are you all?

21 Yes, I don't really have much to add to
22 what Lisa has said. I think when we made our
23 original presentation to the board, we did let the
24 board know that this property is currently owned

1 by the Town of Brookhaven. And it is a tax exempt
2 property, so by doing this IDA transaction, PILOT
3 payments will be generated well in excess of what
4 the property currently pays. And, also, this is
5 part of the downtown renovation that they're
6 looking to do in East Patchogue as part of that
7 overlay district. So, you know, we think this is
8 an excellent project and we look forward to the
9 board asking any questions that you have and if
10 not, proceeding to a vote.

11 MR. GRUCCI: Peter, your -- your
12 client is buying the property from the Town?

13 MR. CURRY: That is correct.

14 MR. GRUCCI: And is this where the
15 old plaza theater used to be?

16 MS. EADERESTO: Yes.

17 MR. CURRY: Yes.

18 MS. EADERESTO: Yes.

19 MR. GRUCCI: Thank you. Thank you.

20 MR. CURRY: Okay.

21 MR. BRAUN: How many years ago was
22 that taken down, 10?

23 MS. EADERESTO: About 10.

24 MR. TROTTA: Oh, yeah.

25 MS. MULLIGAN: Might be a little bit

1 more.

2 MS. EADERESTO: Yeah, 11 or 12.

3 MR. GRUCCI: I remember that -- I
4 can remember that as the plaza theater, because
5 I'm growing a little long in the tooth these
6 days.

7 MS. MULLIGAN: I think it came down
8 in 10, maybe 12 years, maybe 12 years.

9 MR. TROTTA: One -- ten.

10 MR. BRAUN: Any other questions for
11 Mr. Curry?

12 MR. TROTTA: Nope.

13 MR. BRAUN: I'll entertain a motion
14 to pass the resolution for G4, etc.

15 MR. GRUCCI: So moved, Felix Grucci.

16 MR. BRAUN: Thank you, Felix.

17 MS. MULLIGAN: Thank you, Felix.

18 MR. BRAUN: Second?

19 MR. CALLAHAN: Second, Martin
20 Callahan.

21 MS. MULLIGAN: Thank you, Marty.

22 MR. BRAUN: On the vote.

23 Martin?

24 MR. CALLAHAN: Yes.

25 MR. BRAUN: Ms. Scheidt?

1 MS. SCHEIDT: Yes.

2 MR. BRAUN: Mr. Trotta?

3 MR. TROTTA: Yes.

4 MR. BRAUN: Mr. Pollakusky?

5 MR. POLLAKUSKY: Yes.

6 MR. BRAUN: Mr. Grucci?

7 MR. GRUCCI: Yes.

8 MR. BRAUN: Mr. Braun votes yes.

9 MS. MULLIGAN: Amy, you can leave --

10 MR. BRAUN: The motion carries.

11 MR. CURRY: Thank you very much for
12 the approval of this motion.

13 MS. MULLIGAN: Thank you.

14 MR. BRAUN: Can you hang on a
15 minute? I think we have another one.

16 MS. MULLIGAN: Yeah.

17 MR. CURRY: Yes. I think I have one
18 more. Consent resolution, yup.

19 MS. MULLIGAN: I'm going to skip out
20 of order and just go to the EB Holtsville request
21 that -- that Peter sent in. This is a loan
22 extension, it extends the -- EB Holtsville, which
23 is a Bristol product on the North Service Road
24 of -- of the expressway and 83, yes, right down the
25 street here. We supported that quite a few years

1 ago.

2 This is a request to extend the maturity
3 of their loan from August, basically now, until
4 December of '22, they're requesting that the
5 agency execute a consent reaffirmation agreement
6 and amendment. It's with Wells Fargo and there's
7 no benefits being requested.

8 MR. BRAUN: Peter why -- why the
9 short extension?

10 MR. CURRY: Because I think they're
11 negotiating a longer term one, not only for this,
12 but for a couple of other loans that they have
13 with Wells Fargo.

14 MR. BRAUN: Okay. Any other
15 questions for him?

16 MR. TROTTA: No, that was going to
17 be my question.

18 MS. SCHEIDT: Move to resolution.

19 MR. TROTTA: Second, Frank Trotta.

20 MS. MULLIGAN: That was Ann-Marie
21 who made the motion.

22 MS. SCHEIDT: Sorry.

23 MS. MULLIGAN: It's okay.

24 MR. BRAUN: Mr. Callahan?

25 MR. CALLAHAN: Yes.

1 MR. BRAUN: Ms. Scheidt?

2 MS. SCHEIDT: Yes.

3 MR. BRAUN: Mr. Trotta?

4 MR. TROTTA: Yes.

5 MR. BRAUN: Mr. Grucci?

6 MR. GRUCCI: Yes.

7 MR. BRAUN: Mr. Pollakusky?

8 MR. POLLAKUSKY: Yes.

9 MR. BRAUN: Mr. Braun votes yes.

10 The motion moves forward.

11 MR. CURRY: Okay. As always, I

12 thank this board and enjoy the rest of your

13 summer.

14 (All of the board says thank you.)

15 MR. CURRY: Bye, bye.

16 MS. MULLIGAN: Now going back --

17 MR. BRAUN: John, he's on a lot

18 of our projects.

19 MR. CALLAHAN: (Inaudible).

20 MS. MULLIGAN: Going back into --

21 we're out of order again. We have a request -- a

22 resolution for Island -- Islandaire. Just to

23 remind everybody, I think it was at our last

24 meeting, they -- you approved a refinance of up to

25 \$5 million, but almost as soon as the meeting was

1 over, we got an e-mail from them. It should have
2 been \$6 million. So we closed on the \$5 million and
3 then -- oh, just to -- sorry. Just to remind
4 everybody, Islandaire is a company in East
5 Setauket that makes air-conditioning units, like
6 in the wall. The ones that you see at like a
7 hotel. Now people put it in their house, too, but
8 that kind of product. So this is basically just
9 an approval for \$1 million to -- to allow them to
10 refinance a million dollars more.

11 I think it was just a miscommunication,
12 but there's no mortgage recording tax. So that's
13 what's in front of you right now.

14 MS. SCHEIDT: Ann-Marie Scheidt moves
15 to a resolution.

16 MR. BRAUN: Thank you. Second?

17 MR. TROTTA: Frank Trotta seconds
18 it.

19 MR. BRAUN: Thank you.

20 Mr. Callahan?

21 MR. CALLAHAN: Yes.

22 MR. BRAUN: Ms. Scheidt?

23 MS. SCHEIDT: Yes.

24 MR. BRAUN: Mr. Trotta?

25 MR. TROTTA: Yes.

1 MR. BRAUN: Mr. Grucci?

2 MR. GRUCCI: Yes.

3 MR. BRAUN: Mr. Pollakusky?

4 MR. POLLAKUSKY: Yes.

5 MR. BRAUN: Mr. Braun votes yes.

6 The motion carries. Thank you.

7 MS. MULLIGAN: Okay. And then we
8 have the -- the resolution for U.S. Carpet
9 subtenant. So, usually, we do these at the same
10 time. I apologize. I just --

11 MR. BRAUN: We accepted the
12 application, but we --

13 MS. MULLIGAN: Yeah -- okay.

14 MR. BRAUN: Okay. I'll make that
15 resolution.

16 MS. MULLIGAN: Thank you, Fred.

17 MR. BRAUN: Second?

18 MR. CALLAHAN: Second, Martin
19 Callahan.

20 MR. BRAUN: Mr. Grucci?

21 MR. GRUCCI: Yes.

22 MR. BRAUN: Mr. Pollakusky?

23 MR. POLLAKUSKY: Yes.

24 MR. BRAUN: Mr. Trotta?

25 MR. TROTTA: Yes.

1 MR. BRAUN: Ms. Scheidt?

2 MS. SCHEIDT: Yes.

3 MR. BRAUN: Mr. Callahan?

4 MR. CALLAHAN: Yes.

5 MR. BRAUN: Mr. Braun, yes.

6 MS. MULLIGAN: Okay. The motion
7 carries.

8 MR. BRAUN: It does.

9 MS. MULLIGAN: The next item is the Hot
10 Gen Health subtenant. The resolution for that
11 project. We're going to --

12 MR. CALLAHAN: I'll abstain.

13 MS. MULLIGAN: You're abstaining.

14 Thank you. That's Marty Callahan is abstaining.

15 MR. CALLAHAN: Oh, I'm sorry.

16 MS. MULLIGAN: It's okay.

17 MR. BRAUN: We need a motion, first.

18 MS. SCHEIDT: So moved, Ann-Marie
19 Scheidt.

20 MR. BRAUN: I'll second it.

21 On the vote:

22 Mr. Callahan?

23 MR. CALLAHAN: Abstain.

24 MR. BRAUN: Ms. Scheidt?

25 MS. SCHEIDT: Yes.

1 MR. BRAUN: Mr. Trotta?

2 MR. TROTTA: Yes.

3 MR. BRAUN: Mr. Grucci?

4 MR. GRUCCI: Yes.

5 MR. BRAUN: Mr. Pollakusky?

6 MR. POLLAKUSKY: Yes.

7 MR. BRAUN: Mr. Braun votes yes.

8 That's accepted too.

9 MS. MULLIGAN: I think -- I think,
10 maybe we should go into executive session to
11 discuss lawsuits before we go any further.

12 MR. TROTTA: Legal matters.

13 MS. MULLIGAN: Legal matters.

14 Lawsuits.

15 MR. BRAUN: I need a motion to go
16 into executive session.

17 MR. CALLAHAN: So moved. Martin
18 Callahan.

19 MR. BRAUN: Thank you.

20 MR. TROTTA: Second, Frank Trotta.

21 MR. BRAUN: All right.

22 Mr. Callahan?

23 MR. CALLAHAN: Yes.

24 MR. BRAUN: Ms. Scheidt?

25 MS. SCHEIDT: Yes.

1 MR. BRAUN: Mr. Grucchi?

2 MR. GRUCCI: Yes.

3 MR. BRAUN: Pollakusky?

4 MR. POLLAKUSKY: Yes.

5 MR. BRAUN: Mr. Braun votes yes.

6 (Executive session occurred.)

7 (Executive session ends.)

8 MR. BRAUN: I need a motion to come
9 out of executive session.

10 MR. CALLAHAN: So moved, Martin
11 Callahan.

12 MS. SCHEIDT: Second, Ann-Marie
13 Scheidt.

14 MR. BRAUN: To a vote.
15 Mr. Callahan?

16 MR. CALLAHAN: Yes.

17 MR. BRAUN: Ms. Scheidt?

18 MS. SCHEIDT: Yes.

19 MR. BRAUN: Mr. Trotta?

20 MR. TROTTA: Yes.

21 MR. BRAUN: Mr. Grucchi?

22 MR. GRUCCI: Yes.

23 MR. BRAUN: Mr. Pollakusky?

24 MR. POLLAKUSKY: Yes.

25 MR. BRAUN: Yes. We are back in the

1 regular session.

2 MS. MULLIGAN: Just give Amy a
3 second to work on technology.

4 VOICE: Is it working?

5 MR. GRUCCI: I'm not seeing the
6 board room.

7 MS. MULLIGAN: We're working on it
8 Felix. I turned -- I touched the button on the
9 bottom before we walked out.

10 MR. GRUCCI: Okay. Now I got you.

11 MS. MULLIGAN: Can you bring Stephen
12 in?

13 MS. ILLARDO: Sorry everybody.

14 MS. MULLIGAN: Ah, technology.

15 MR. TROTTA: -- technology IT guy.

16 (Inaudible.)

17 MR. GRUCCI: That's our media room,
18 by the way. MR. BRAUN: Yes, it is Felix.

19 MS. MULLIGAN: Yeah. The irony is
20 not lost.

21 MR. CALLAHAN: Nothing's changed,
22 Felix.

23 MS. SCHEIDT: You can't see the
24 orange juice cans or the string.

25 MS. MULLIGAN: Okay. So I think --

1 I think Stephen Angel just joined us.

2 MR. ANGEL: I'm here, I'm trying

3 to --

4 MS. MULLIGAN: That's fine. That's

5 fine.

6 MS. EADERESTO: We can hear you.

7 It's going to be quick.

8 MS. MULLIGAN: Yeah. So I just

9 wanted to take some things out of order.

10 MR. ANGEL: Here I am.

11 MS. MULLIGAN: Oh, hello.

12 MR. ANGEL: In all my -- well, not

13 glory.

14 MS. MULLIGAN: The next item on

15 the -- the next resolution on the agenda is the

16 Ronk Hub condemnation determinations and findings. This packet

17 of information was shared prior to our last

18 meeting. So I know everybody has had ample time

19 to review it and digest it. Does anyone have any

20 questions about it? And does anybody have any

21 questions, and/or for Mr. Angel, who is -- who is

22 our condemnation counsel?

23 MS. EADERESTO: Before then.

24 MR. TROTTA: I, yeah --

25 MS. MULLIGAN: Yeah. Sorry.

1 MR. TROTTA: I would like to recuse
2 myself from --

3 MS. EADERESTO: And we'll get you
4 back in the room in a minute.

5 MS. MULLIGAN: Okay. So --

6 MR. BRAUN: Let's there's a resolution on the tabl
e to accept
7 the findings, please.

8 MR. CALLAHAN: So moved.

9 MS. SCHEIDT: Second.

10 MS. MULLIGAN: That was Marty.

11 MR. CALLAHAN: Marty Callahan.

12 MS. SCHEIDT: Ann-Marie Scheidt.

13 MS. MULLIGAN: Thank you.

14 Does anyone have any questions?

15 Okay.

16 MR. BRAUN: No.

17 MS. MULLIGAN: Okay. None.

18 MR. BRAUN: Onto the vote.

19 MR. CALLAHAN: Yes.

20 MR. BRAUN: Mr. Callahan?

21 MR. CALLAHAN: Yes.

22 MR. BRAUN: Ms. Scheidt?

23 MS. SCHEIDT: Yes.

24 MR. BRAUN: Mr. Grucci?

25 MR. GRUCCI: I'm going to vote yes.

1 But I'd like to make the record clear that I'm not
2 a big advocate or supporter for condemnations, but
3 I think in this particular case, the IDA and the
4 Town of Brookhaven has worked very closely with
5 the -- with the Mensch company to try to find an
6 alternative solution, which would have been a
7 location for them, which would have been giving
8 them assistance through the IDA, which would have
9 involved giving them market value for their
10 property. And having tried to offer them a fair
11 and reasonable price for their property. I think
12 we've exhausted all of our avenues and in the best
13 interest of the Town of Brookhaven and its
14 residents I'll vote "yes" for the findings, which
15 means "yes" for the condemnation.

16 MR. BRAUN: Mr. Pollakusky?

17 MR. POLLAKUSKY: I echo Felix's
18 comments. I'd like to add that I understand, you
19 know, the -- you know, the dilemma, that has been
20 posed to our -- you know, our board. I understand
21 that, you know, the Mensch property is one of the
22 last that is being dealt with in this manner. I
23 am not favorable to condemnation proceedings, but
24 I do believe that we have exhausted the, you know,
25 the -- the ability to -- of our board to, you

1 know, get involved in any more ways than we have.
2 The negotiating between Tritec and Mensch is
3 necessary for this to be resolved -- and --
4 point -- for the interests of our -- of Brookhaven
5 and our residents, I'm -- I'm voting yes for
6 this -- this motion.

7 MR. BRAUN: Thank you, Gary. Mr.
8 Braun votes yes. The motion carries. The minutes
9 should note that Mr. Trotta's recused himself from
10 the discussion and the vote on this matter.

11 MS. SCHEIDT: Will the minutes also
12 show that both the civic association and the
13 role of chambers of commerce endorse
14 this (Inaudible).

15 MS. MULLIGAN: Yes. Thank you.

16 MR. BRAUN: Mr. Angel, anything --
17 anything to comment on?

18 MR. ANGEL: No. I think that you've
19 deliberated quite a bit on this issue already.
20 You've had two public hearings, one with the first
21 27 parcels, and then a separate public hearing on
22 the six parcels that we're talking about, the
23 Mensch-controlled parcels. You know, you entered
24 into a contract with Tritec after a lot of
25 deliberation and a lot of history with the Town

1 and the studies. I think it's a rational
2 decision. I truly do. I mean, it's --
3 condemnation's always the last resort, but this is
4 a very important, worthwhile project that's
5 going -- I mean, I go to Ronkonkoma Railroad
6 Station and pick people up every once in a while
7 and they're going great guns.

8 MS. MULLIGAN: Okay. Thank you.

9 MR. CALLAHAN: Thank you.

10 MS. SCHEIDT: Thank you.

11 MS. MULLIGAN: Thank you.

12 MR. ANGEL: Thank you. I'm leaving.

13 MR. BRAUN: Yes. Sir.

14 MR. ANGEL: Thank you. Have a great
15 day.

16 MS. MULLIGAN: Changed the song.

17 MS. ILLARDO: Does he have to get,
18 have to get --

19 MR. TROTTA: Let the record reflect
20 that after trying to get --

MR. BRAUN: It did.

21 MS. MULLIGAN: Yes.

MR. TROTTA: Thank you.

22 MS. MULLIGAN: Okay. The next item on the agenda is
23 the slate of officers. As I mentioned in the LDC
24 meeting, Lenore Paprocky had to resign her role,
25 her position. And as a result, we need to update

1 our slate of officers to remove Lenore from --
2 from our posted board members, effectively.

3 MS. SCHEIDT: I'll make a resolution.

4 MS. MULLIGAN: Thank you.

5 MR. CALLAHAN: Second, Martin
6 Callahan.

7 MS. MULLIGAN: Thank you.

8 MR. BRAUN: On the the vote.

9 Mr. Trotta?

10 MR. TROTTA: Yes.

11 MR. BRAUN: Mr. Grucci?

12 MR. GRUCCI: Yes.

13 MR. BRAUN: Pollakusky?

14 MR. POLLAKUSKY: Yes.

15 MR. BRAUN: Scheidt?

16 MS. SCHEIDT: Yes.

17 MR. BRAUN: Mr. Callahan?

18 MR. CALLAHAN: Yes.

19 MR. BRAUN: Mr. Braun votes yes.

20 The motion carries.

21 MR. TROTTA: (Inaudible) We sent her
22 a letter thanking her for her service?

23 MS. MULLIGAN: Counsel usually --

24 MR. TROTTA: I mean, at least --

25 MS. MULLIGAN: Okay. The next item

1 on the agenda is removing Lenore from the
2 governance audit and finance committee committees.

3 MS. SCHEIDT: Ann-Marie Scheidt,
4 second is Marty Callahan.

5 MR. BRAUN: Do we have to do that or
6 do we have to just have to leave her --
7 finance (Inaudible).

8 MS. MULLIGAN: No. Because that
9 would -- no. We have to do it. The IDA has to do
10 it.

11 MS. SCHEIDT: Second, Marty --

12 MR. BRAUN: Mr. Trotta?

13 MR. TROTTA: Yes.

14 MR. BRAUN: Mr. Callahan?

15 MR. CALLAHAN: Yes.

16 MR. BRAUN: Ms. Scheidt?

17 MS. SCHEIDT: Yes.

18 MR. BRAUN: Mr. Grucci?

19 MR. GRUCCI: Yes.

20 MR. BRAUN: Pollakusky?

21 MR. POLLAKUSKY: Yes.

22 MR. BRAUN: Mr. Braun votes yes.

23 The motion carries.

24 MS. MULLIGAN: Okay. And keeping
25 in, sort of, the housekeeping, we -- as you know,

1 we engaged an HR firm to help us with sort of
2 professionalizing some of our -- our -- putting
3 together an employee handbook, some of the things
4 that we didn't have when we were part of the Town
5 that now we realize we really need. So in working
6 with the HR firm, and also because we had an
7 employee separate, which we really hadn't had.

8 It made us sort of look at our
9 resolutions and some of our policies a little more
10 carefully, and we realized we had some holes in
11 them. So I think it's been a healthy process.

12 So that's what the next four resolutions
13 are in result from. So the first one is changes
14 to our longevity policy. There's two -- two main
15 changes to it. The first one is that if somebody
16 separates, their longevity will be prorated,
17 depending on when they separate. And the other
18 one is, right now we're set up so that longevity
19 is paid on your anniversary, which a lot of this
20 stuff we follow what the Town did doesn't really
21 make sense for an operation our size.

22 So what -- what I'm suggesting is a
23 change to the longevity that says that we will pay
24 longevity at the end of the calendar year. Which
25 means for this -- if this is agreeable with you

1 guys, this year what we're going to do is -- what
2 we're going to do this year is pay everybody their
3 longevity. Come December, pay them the
4 difference, and then next year, pay in December,
5 at the end -- at the end of the year.

6 So if that's agreeable with everybody.
7 I know that takes some dancing. It's a little bit
8 of a dance now. But it will clean it up for Lori
9 going forward.

10 MR. BRAUN: -- these passed
11 individually.

12 MS. MULLIGAN: Annette, can we do
13 these as a block or should we --

14 MS. EADERESTO: Yeah. Do them as a
15 block.

16 MS. MULLIGAN: Okay. So there's
17 that, there's the longevity. The next one is
18 health and other insurance. This is really just
19 clean-up of the language in the resolution. In
20 talking to -- what's the matter?

21

22 (Simultaneous cross-talking.)

23 MS. MULLIGAN: Here, take mine. I
24 have mine right here. I don't even use it.

25

1 MS. MULLIGAN: I haven't even
2 touched it yet.

3 MR. TROTTA: Okay.

4 MS. ILLARDO: Sorry. it's a very odd.

5 MS. MULLIGAN: How do you --

6 MR. TROTTA: I was trying to go back
7 and all of a sudden something came up.

8 MS. MULLIGAN: Because all of this
9 stuff --

10 MR. TROTTA: We're in the meeting --

11 (Simultaneous cross-talking.)

12 MR. CALLAHAN: Does not help us.

13 MS. MULLIGAN: Couldn't be the
14 operator.

15 MS. LaPONTE: It's in books.

16 MS. EADERESTO: Oh, it's in books.

17 MS. MULLIGAN: Health and other
18 insurance. That's just cleaning up the language
19 and working with the HR firm, they basically said
20 to us, you don't acknowledge some of the things
21 that you do. It needs to be acknowledged. So
22 we -- and some of the language was awkward, if you
23 read it, you were like, do we mean this, do we
24 mean that? So we just really cleaned up the
25 language, Annette has been involved in this --

1 this -- process with us approving what we're
2 doing. Fred has been helping us through this
3 process, approving what we're doing. So there's
4 that one. And then the paid time off, the accrual
5 time, resolutions for -- we used to have it so
6 that everything was written out and the HR people
7 were like, Why not just do a chart that shows you
8 get this many days at this point; you get that
9 many days at that point? It was very convoluted
10 and "see the schedule attached" and so, we just --

11 MR. TROTTA: Simplified it.

12 MS. MULLIGAN: -- simplified it.
13 Just made it a lot cleaner. Crisper.

14 It was -- it was -- I want to be -- I
15 want to make sure that when somebody looks at
16 these in 100 years, it makes sense. Not, Oh, we
17 knew what we meant. No. They say what we mean.
18 So that's what we did with that one, and then
19 the -- that's for the management employees.

20 For the nonmanagement employees, we're
21 leaving it as is for our current employees. But
22 anyone who is hired -- I think I put 1/1 of 2022,
23 although, there was nobody hired between then and
24 now, but it just seems like it was cleaner to have
25 it start the beginning of the year. We changed

1 the -- the schedule of paid time off. Again, so
2 it's cleaner.

3 So it -- it's days that divide out
4 neater so that Lori isn't working with a decimal
5 point that goes on forever. We felt like pi in
6 our equations. It's insane. So that -- those are
7 the changes that we made in those.

8 MR. BRAUN: We need one resolution
9 to cover longevity, other insurance, paid time off
10 for management, and paid time off for
11 nonmanagement.

12 MR. GRUCCI: Just a quick question:
13 None of the things that we're doing here alters
14 the existing pay schedules for everyone; does it?

15 MS. MULLIGAN: I'm sorry. What was
16 that?

17 MR. GRUCCI: I said nothing that
18 we're going to be doing with these four
19 resolutions, as one blanket would be altering or
20 changing the salary structure?

21 MS. MULLIGAN: It has nothing to do
22 with salaries. Longevity -- so a -- a payment
23 for -- for --

24 MS. SCHEIDT: Employment.

25 MS. MULLIGAN: -- continued

1 employment at the IDA, health insurance, and
2 other -- we put "other" in there, because it's got
3 dental and vision and those kinds of things in
4 there, but it's primarily your health, the
5 employee's health benefits. And then paid time
6 off. So, you know, I'm going to take some time
7 off, it follows the policy.

8 MR. GRUCCI: Okay. And to that
9 extent, the paid time off, it doesn't increase or
10 decrease the amount of days that an employee
11 currently gets; does it?

12 MS. MULLIGAN: There -- there were
13 some rounding issues, but nothing increased it
14 more than, like, a day over a year, and that
15 was -- I don't even think that impacted anybody.
16 It was just to clean it up. I went over
17 everything with Fred to make sure that we were,
18 you know, just keeping everything pretty standard.

19 MR. GRUCCI: And my last question
20 deals with the health and -- and other. We're not
21 adding anymore benefits or taking any benefits
22 away from an employee; are we?

23 MS. MULLIGAN: No. All we're doing
24 is -- so when -- when -- when we realized that we
25 needed to offer health insurance, because we

1 couldn't, we were no longer Town employees and we
2 couldn't have the benefits through the Town, you
3 guys voted, you passed a resolution, but some of
4 those pieces of that resolution that you passed in
5 December of 2020, I think, never got articulated
6 in this resolution.

7 And so when we were working on the HR
8 handbook, the HR firm said to me, You're silent on
9 this, this, and this, I said, No, we're not, we do
10 this, this, and this. But it was from one
11 resolution that you guys did in 2020, and it never
12 got incorporated into here so now we just
13 incorporated everything that you guys said then
14 you wanted to do into this resolution, so it's
15 clear and, I think, easier to follow.

16 MR. GRUCCI: Okay. Thank you.

17 MS. MULLIGAN: You're welcome.

18 MR. TROTTA: So when you're done
19 with this whole thing, you have a nice, neat
20 packet that you can --

21 MS. MULLIGAN: Yes, yes, we're
22 getting very close.

23 MR. BRAUN: We're getting close.

24 MR. TROTTA: Can we get a copy of
25 that?

1 MS. MULLIGAN: Of course. You're
2 going to get it. And you're going to approve it.

3 MR. TROTTA: Okay.

4 MS. MULLIGAN: I hope.

5 MR. TROTTA: Okay, well -- we'll get
6 it beforehand.

7 MS. MULLIGAN: It's a lot. I don't
8 have it yet.

9 MR. TROTTA: No. It's --

10 MR. BRAUN: Drafts.

11 MS. MULLIGAN: Yeah. Drafts.

12 (Simultaneous cross-talking.)

13 MR. TROTTA: Fifty, 50 -- month.

14 MS. MULLIGAN: And we can give it to
15 you guys. And you guys can, at the meeting say,
16 this doesn't work. We can revamp it and bring it
17 back the next month.

18 MR. TROTTA: Okay.

19 MS. MULLIGAN: It's been a work in
20 progress.

21 MR. TROTTA: No. But it's good.
22 And number one, your employee needs to know and
23 you need to know how to implement it. Number two,
24 you're probably not in compliance by not having
25 an employee handbook.

1 MS. MULLIGAN: You think it's the
2 law.

3 MR. TROTTA: I don't know.

4 MR. CALLAHAN: It's nice to have.

5 MS. MULLIGAN: It's nice to have.

6 It's a -- a professional organization has one.

7 MR. TROTTA: Yes.

8 MR. BRAUN: -- spin off --

9 MR. TROTTA: Right. Right. And now
10 we're putting them together.

11 MS. MULLIGAN: Yes.

12 (Simultaneous cross-talking.)

13 MR. BRAUN: Ann-Marie?

14 MS. SCHEIDT: Ann-Marie Scheidt moves
15 this resolution.

16 MR. BRAUN: Thank you.

17 MR. CALLAHAN: Martin Callahan
18 seconds.

19 MR. BRAUN: Mr. Grucchi?

20 MR. GRUCCI: Yes.

21 MR. BRAUN: Pollakusky?

22 MR. POLLAKUSKY: Yes.

23 MR. BRAUN: Mr. Trotta?

24 MR. TROTTA: Yes.

25 MR. BRAUN: Ms. Scheidt?

1 MS. SCHEIDT: Yes.

2 MR. BRAUN: Mr. Callahan?

3 MR. CALLAHAN: Yes.

4 MR. BRAUN: Mr. Braun votes yes.

5 The motion carries.

6 MS. MULLIGAN: Thank you everybody.

7 The next item on the agenda is the hybrid
8 meetings. Like with the LDC, we had a public
9 hearing this morning. There was no comment and no
10 participation. But this also allows us to have a
11 hybrid meeting both in-person and through a video
12 conference tool, whichever tool ends up making the
13 most sense. As long as we have a quorum of board
14 members in the room with us and the board members
15 that participate through the video conference must
16 have a quote-unquote "extraordinary circumstance,"
17 which, as I outlined before are illness,
18 quarantine, caregiving, out of the state. I don't
19 remember the other ones that are in here, but
20 quarantine, disability, caregiver
21 responsibilities, or any other significant or
22 unexpected factor or event approved by the board
23 chair, which precludes a member's physical
24 attendance at any meeting.

25 MR. BRAUN: All that said, I need a

1 resolution to accept that motion.

2 MR. TROTTA: Motion, Frank Trotta.

3 MS. MULLIGAN: Thank you, Frank.

4 MR. BRAUN: Frank Trotta.

5 Mr. Grucci, you want to second it?

6 MR. GRUCCI: Yes.

7 MR. BRAUN: On the vote.

8 Mr. Callahan?

9 MR. CALLAHAN: Yes.

10 MR. BRAUN: Ms. Scheidt?

11 MS. SCHEIDT: Yes.

12 MR. BRAUN: Mr. Grucci?

13 MR. GRUCCI: Yes.

14 MR. BRAUN: Mr. Pollakusky?

15 MR. POLLAKUSKY: Yes.

16 MR. BRAUN: Mr. Trotta?

17 MR. TROTTA: Yes.

18 MR. BRAUN: Mr. Braun votes yes.

19 Thank you. Okay.

20 MS. MULLIGAN: Okay. We're -- we're
21 getting there.

22 So the next item on the agenda is Macedo
23 Construction, I just wanted to bring to your
24 attention that we did, in fact, terminate their
25 project. Prior to the termination I received a

1 letter, which is included in your packets. We
2 went through with the termination. They did not
3 show up.

4 I tried to -- when I got the letter, I
5 reached out to them, but I was unable to get
6 anybody on the phone. We went ahead with the
7 termination. They did not show up. And they have
8 not made payment.

9 And I think what the -- what I'm going
10 to recommend is that we send the demand letter and
11 demand that they pay the outstanding balances.

12 MR. BRAUN: I think that's very
13 appropriate.

14 MS. SCHEIDT: I agree.

15 MR. TROTTA: Yup.

16 MS. MULLIGAN: Okay. We don't need
17 a resolution.

18 MR. TROTTA: That's good.

19 MS. MULLIGAN: Okay. So thank you.
20 We're going to -- we're going to move ahead with
21 that. Board member was just, Ms. Paprocky's
22 resignation is in your packets. It's already been
23 provided to the town board since they appointed
24 her, and they are aware that we are down a member.
25 So, hopefully, we'll have a new member soon.

1 Board assessments.

2 MR. BRAUN: I think we discussed
3 everything we needed to.

4 MS. MULLIGAN: Yup.

5 MR. BRAUN: In the Local Development
6 Corporation.

7 MS. MULLIGAN: Yup.

8 MR. CALLAHAN: Yup.

9 MR. BRAUN: Got a couple of thoughts
10 on marketing. We'll see about that to keep
11 everybody happy. And we'll come back with some
12 ideas about the community and what we might do --

13 MR. TROTTA: Sounds good.

14 MR. BRAUN: Okay.

15 MS. MULLIGAN: Thank you, everybody.
16 You know, one more thing. We did get a -- a
17 company sent us a board education training video,
18 I guess, it was a couple of hundred dollars. We
19 could either rent it for a month or own it. The
20 price differential wasn't huge between owning it.
21 I think it's an hour and 15 minutes, an hour and a
22 half video -- and it's like everything you need to
23 know to be an effective board member. I haven't
24 seen it.

25 MR. TROTTA: In general or IDA?

1 MS. MULLIGAN: Economic development.

2 MR. TROTTA: Oh.

3 MR. BRAUN: I used to wear that hat,
4 too.

5 MS. MULLIGAN: Well, we're still --
6 we're still an economic development entity, so we
7 could -- we could buy that if people are
8 interested and if people are going to spend their
9 hour and a half watching it. If it's -- if
10 nobody's --

11 MR. BRAUN: You think they can send
12 you a 5- or 10-minute piece of that. Then you can
13 make the --

14 MS. MULLIGAN: And see.

15 MR. BRAUN: And see if it makes any
16 sense.

17 MS. MULLIGAN: Okay. Yup. Okay.
18 I'll let you guys know what I find about that.

19 Okay. So the next item on the agenda is
20 a breakfast meeting that we are planning. Amy's
21 been working really hard on this. We noticed that
22 we are getting a lot of e-mails that outlined all
23 the legislation that impacts IDAs. And we
24 thought, maybe we should invite all of our
25 state-elected officials to a breakfast.

1 And have, sort of, a meet and greet and
2 talk about what the IDA's doing, and make sure
3 that they know that they have a -- a contact here
4 and if they have questions about the practical
5 applications of the legislation that's coming in
6 front of them, that we're available to -- to help
7 them. Let them know how things impact us. And
8 maybe even let them know some things that they
9 could do that could help us. So that's scheduled
10 for September 15th at --

11 MS. ILLARDO: We have a 9:30 time
12 right now. It's not -- we could change it.

13 MS. MULLIGAN: Okay.

14 MS. ILLARDO: And it's at Home 2
15 Suites at the Yaphank Meadows, the new hotel.

16 MS. MULLIGAN: And once -- once we
17 have --

18 MS. ILLARDO: I could. I would be
19 up at 5:00 a.m. having an anxiety attack, but
20 it doesn't matter.

21 MS. MULLIGAN: And so as soon as we
22 have that finalized. Obviously, we will send you
23 guys invites as well.

24 MS. ILLARDO: Yes.

25 MS. MULLIGAN: But maybe -- maybe

1 put a little asterisk on your calendar.

2 MS. ILLARDO: It's a Thursday.

3 MS. MULLIGAN: It's a Thursday
4 morning. Yeah. You don't -- obviously, you don't
5 have to attend. But I think it would be nice if,
6 you know, they had more points of contact. More
7 board members.

8 MS. ILLARDO: So it would be our
9 Brookhaven Senate and Assembly members.

10 MR. TROTTA: Okay. Nice. What
11 about County? Do you know --

12 MS. ILLARDO: We're not going to do
13 County at this point because the legislation is
14 coming down from the State at this so we're
15 focusing on that.

16 MS. MULLIGAN: And they -- the
17 County doesn't provide any laws that impact us.
18 It's just the State.

19 MR. TROTTA: Okay. I'm thinking,
20 you know, educating them with regard --
21 (Inaudible) Yeah. That's what I think.

22 MS. MULLIGAN: We have a great
23 relationship with Suffolk County IDA. Projects
24 come from Brookhaven, they send them straight to
25 us.

1 MR. TROTTA: No. I'm talking about
2 the legislator.

3 MS. MULLIGAN: Right. But even if
4 the legislator sends them to Suffolk County IDA?

5 MR. TROTTA: They send them to back.

6 MS. MULLIGAN: -- they send them to
7 us. So we've got a pretty good --

8 MR. TROTTA: Yup. I understand.

9 MR. BRAUN: Maybe you want to take a
10 look at the -- pending legislation which may be on
11 the governor's desk has not yet been signed yet.

12 MS. ILLARDO: I have reached out to
13 both Ryan Silva and

14

15 and Mitch Pally, who
16 have sent me a lot of information. And broken it
17 down by what's on the, you know, what's sitting in
18 the assembly, what's kind of -- you know, like
19 kind of broke it down for me. So we could, as we
20 get closer, pull some of that and we were thinking
21 about making a little short PowerPoint, which is
22 some bullets that if we want to throw it out
23 there, we can open it up to discussion. So --

24 MS. MULLIGAN: So that's just a --
25 just a point of reference. The September meeting

1 date, we discussed September 27th at 12:30. We
2 need a resolution to set that for the IDA, as well
3 as the LDC.

4 MR. TROTTA: Motion, Frank Trotta.

5 MR. BRAUN: Second -- I'll second
6 it.

7 MS. MULLIGAN: Thank you, Fred.

8 MR. BRAUN: Easy vote.

9 Mr. Callahan?

10 MR. CALLAHAN: Yes.

11 MR. BRAUN: Ms. Scheidt?

12 MS. SCHEIDT: Yes.

13 MR. BRAUN: Mr. Grucci?

14 MR. GRUCCI: Yes.

15 MR. BRAUN: Mr. Pollakusky?

16 MR. POLLAKUSKY: Yes.

17 MR. BRAUN: Mr. Trotta?

18 MR. TROTTA: Yes.

19 MR. BRAUN: Mr. Braun votes yes.

20 The motion carries.

21 MS. MULLIGAN: Okay. Thank you.

22 Included in your packet is a letter that we
23 received from the Supervisor regarding Islip's
24 construction wage policy. This is similar to a
25 letter that we received from the Supervisor just

1 before our last board meeting about Suffolk
2 County's Long Island First Policy.

3 At our last meeting, though we are
4 indicated that -- well, first of all, that we had
5 a policy in all of our -- two things, we have a
6 construction wage policy that we've had for a very
7 long time. But we also have -- Exhibit G is part
8 of all of our closing documents. Bill had said
9 that he will strengthen the language, I think was
10 his expression. But something along those lines
11 to fold in some of the Long Island first policy.
12 So I'm going to speak with Bill or maybe now that
13 Barry's on the call. Barry can speak to Bill
14 about strengthening the language of -- of the --

15 (Video Interruption.)

16 MR. GRUCCI: I lost the vocal.

17 MR. CARRIGAN: Me too.

18 MR. POLLAKUSKY: I can't hear anybody.

19 MR. POLLAKUSKY: I think we also
20 lost the feed.

21 MR. GRUCCI: Yeah. Looks like
22 they're frozen.

23 MR. POLLAKUSKY: I don't even see
24 them. I see Terri. Hi Terri.

25 MR. GRUCCI: Yup. She can hear us.

1 MR. POLLAKUSKY: Yup.

2 MR. GRUCCI: Oop, they're dropping
3 off like flies.

4 MR. POLLAKUSKY: Oh, I see -- I see
5 the board now. Hold on. Is everybody.

6 MR. GRUCCI: It's back to the way it
7 used to be.

8 MS. ALKON: I can hear you guys
9 because I'm actually in the office. I'm not in
10 the media room.

11 MR. GRUCCI: Oh, okay. That
12 makes sense.

13 MS. ALKON: So I think they're
14 setting up the other camera now.

15 MS. MULLIGAN: Can you hear us? I'm
16 going to press this button.

17 MR. POLLAKUSKY: Yup. I can hear
18 you, Lisa.

19 (Simultaneous cross-talking.)

20 MS. MULLIGAN: Okay. So while
21 this -- while this is still working, I just want
22 to say very quickly. Barry, if you wouldn't mind
23 just talking with Bill and building on our -- I
24 think it's Exhibit G, that would be greatly
25 appreciated.

1 MR. CARRIGAN: Not a problem. Happy
2 to do so.

3 MS. MULLIGAN: Thank you. Okay.
4 The next item on the agenda, I just wanted to let
5 everybody know. I think everybody -- we discussed
6 this in the past, that we are in the process of
7 doing some renovations and some clean up and
8 fixing up our office. The first step was to get a
9 lease, which we now have. The next step --

10 MR. CALLAHAN: Thank you, Annette.

11 MS. MULLIGAN: Yes, thank you. The
12 next step is that we're going to do a small
13 construction project in the office. We are going
14 to, I think, get new carpet. We're going to have
15 the offices painted and we're going to buy new
16 furniture. We have been getting quotes and -- and
17 getting all of this together to try and figure out
18 what this is going to cost. I think that it's
19 going to be less than \$100,000.

20 Although, we did just get an e-mail from
21 the person that does the furniture, informing us
22 that prices are going up.

23 So I think what I'm going to ask for is
24 100 -- authority of up to \$150,000. I don't think
25 it's going to come in close to that. And I can

1 do -- if you think \$100,000 is more appropriate. I
2 can come back to it, if it looks like we're
3 getting close to that. But that's --

4 MR. TROTTA: And that would include
5 furniture, carpet.

6 MS. MULLIGAN: Painting.

7 MR. TROTTA: Painting.

8 MR. CALLAHAN: Making it look nice.

9 MS. MULLIGAN: And the construction.

10 MR. TROTTA: What kind of
11 construction are we doing?

12 MS. MULLIGAN: We -- so Lori's
13 office, doesn't have a door. We're putting a door
14 in.

15 MR. CALLAHAN: (Inaudible) -- door.

16 MS. MULLIGAN: Yes.

17 MR. BRAUN: You can have a shower
18 curtain.

19 MR. CALLAHAN: We'll get you a door,
20 Lori.

21 MS. MULLIGAN: We just lost Gary, I
22 think. So then -- and also, my office has a
23 hallway outside of it that's just really dead
24 space, so we're going to move my door, so I gain
25 some space in my office.

1 MR. TROTTA: Sounds good.

2 MR. CALLAHAN: Sounds good.

3 MS. MULLIGAN: So I need a
4 resolution. I'm not doing anything without
5 working with -- without working with Fred. So
6 Fred's been latched up with us through this whole
7 process, running everything through Fred.

8 MS. EADERESTO: (Inaudible).

9 MR. GRUCCI: I'll make a motion to
10 authorize you to have up to \$150,000 to work with.

11 MR. POLLAKUSKY: -- Felix.

12 MR. BRAUN: Is there a second?

13 MR. CALLAHAN: Second, Martin
14 Callahan.

15 MR. BRAUN: Thank you. On the vote.

16 Mr. Trotta?

17 MR. TROTTA: Yes.

18 MR. BRAUN: Mr. Pollakusky, are you
19 with us?

20 MR. GRUCCI: I think he's dropped
21 off.

22 MR. BRAUN: Mr. Grucci?

23 MR. GRUCCI: Yes.

24 MR. BRAUN: Ms. Scheidt.

25 MS. SCHEIDT: Yes.

1 MR. BRAUN: Mr. Callahan.

2 MR. CALLAHAN: Yes.

3 MR. BRAUN: Mr. Braun. Yes.

4 MS. MULLIGAN: Okay. Thank you so
5 much. The next item on the agenda. I just want
6 to give you a heads up that Sunrise Wind. We've
7 been meeting with them and it looks like -- looks
8 like they're making progress, so we need to get an
9 updated application. The county just authorized
10 the two resolutions. I got them this morning.
11 The -- the signed versions. They just need to
12 send me the officials. And I think --

13 MR. POLLAKUSKY: I said "yes." I
14 apologize.

15 MS. MULLIGAN: Thank you.

16 MS. ILLARDO: Thanks, Gary. Sorry.

17 MS. MULLIGAN: We -- they are going
18 to give us an updated application, because the
19 route has changed since the original application.
20 And I suspect maybe the costs have changed, too,
21 if they're, like, everybody else. So we're going
22 to get that hopefully soon, and then we will be
23 able to present that to the board and then set the
24 public hearing, so as soon as they get that to us,
25 we'll get it over to you guys and get it on the

1 next agenda. Hopefully, that will be soon,
2 because that's a very exciting project.

3 I have to talk to Joce about some nuances
4 of it, but we'll talk about it later.

5 The last item, I think on the agenda is
6 the CDC annual luncheon. They have requested our
7 sponsorship. It is scheduled for October 27th at
8 11:30 at the Crest Hollow Country Club. They have
9 a whole, you know, various luncheon sponsorship
10 levels. I think we've done this in the past at
11 the level of \$5,000. That includes a table with
12 10 -- you know, 10 seats and your logo on the
13 invitation program and advertising and also a
14 table sign.

15 MR. BRAUN: And Jim Coughlan is the honoree.

16 MS. MULLIGAN: Yes.

17 MR. TROTTA: Is that what you would
18 recommend, Fred?

19 MR. BRAUN: Yes. Yes.

20 MR. TROTTA: Okay.

21 MS. SCHEIDT: We had --

22 MR. BRAUN: (Inaudible).

23 MS. SCHEIDT: Yeah, because he's
24 departing from.

25 MR. BRAUN: I need a motion.

1 MR. TROTTA: Motion, Frank Trotta.

2 MR. CALLAHAN: Second, Martin

3 Callahan.

4 MR. BRAUN: Onto the vote.

5 Mr. Callahan?

6 MR. CALLAHAN: Yes.

7 MR. BRAUN: Ms. Scheidt, you're going

8 to abstain?

9 MS. SCHEIDT: I will. Just to make
10 sure.

11 MR. BRAUN: Mr. Grucci?

12 MR. GRUCCI: Yes.

13 MR. BRAUN: Mr. Pollakusky?

14 MR. POLLAKUSKY: Yes.

15 MR. BRAUN: Mr. Trotta?

16 MR. TROTTA: Yes.

17 MR. BRAUN: I will also abstain,
18 even though it's borderline to play it safe.

19 MS. EADERESTO: He's on the Advisory Council.

20 MR. BRAUN: It's not a
21 decision-making (Inaudible) --

22 MR. TROTTA: Yeah. It's a --

23 MS. MULLIGAN: That is the --

24 MR. BRAUN: You know what, one more
25 thing. You attended a meeting today about

1 Mastic Shirley -- from what you heard.

2 MR. LaMURA: It's -- it's just a
3 preliminary sketch. Looks like a great planned
4 community with potential, but there's no details
5 yet -- earlier. We know they had a very good
6 planner and it's a way to capitalize on our proximity to
7 the ocean -- which is, we send most of the -- came
8 from -- from the water and the councilman gave him
9 a lot of -- local historical significance. Something
10 tapped into some new development there. Developed
11 the town and whatnot -- but they're not up -- not
12 that far along places that would.

13 MS. MULLIGAN: So we've been meeting
14 with them for quite some time. We've been going
15 over the -- the memorandum of -- of agreement,
16 memorandum of understanding and this was the first
17 meeting where they actually had some conceptual
18 plan of what they think it's going to look like.
19 They have been playing with whether it's going to
20 be rentals.

21 If the portion is going to be
22 homeownership, which that leaves what -- what our
23 role would be in it, but we're waiting for them to
24 sort of figure it out to see.

25 MR. LaMURA: Yeah. You had asked -- you

1 had asked they're nowhere near that at this point.

2 MS. MULLIGAN: No.

3 (Simultaneous cross-talking.)

4 MR. LaMURA: And that's a critical mass
5 that you could tilt it one way or the other to do,
6 it could be, you know --

7

8 MS. MULLIGAN: So -- so we are --
9 we've been participating in a lot of meetings, a
10 lot of meetings.

11 MR. TROTTA: -- project.

12 MS. MULLIGAN: And we don't have an
13 application yet and we know --

14 (Simultaneous cross-talking.)

15 MS. EADERESTO: And we --
16 condemnation or not -- do you understand?

17 MS. MULLIGAN: Oh yeah. Yes.

18 MS. EADERESTO: Whether it's
19 50 percent of what, the number of parcels, which
20 would be a retailer or the land area or -- so
21 they're trying to figure out 50 percent of what
22 and come back to us.

23 MS. MULLIGAN: And they also asked
24 if we would be willing to do 50 percent if they do
25 it in phases, if we would do 50 percent of each

1 phase, which --

2 MS. EADERESTO: It's a little bit
3 dicey. So -- but we'll come back to the board
4 with that. They, counsel and Panico also wants them
5 to do a colonial-type architecture because it's
6 close to the -- Smith Estate and things like that. So
7 that was some -- also.

8 MR. BRAUN: All right. Anything
9 else to bring up? Gary, you okay?

10 MR. POLLAKUSKY: I'm good.

11 MS. MULLIGAN: Thank you, Barry.

12 MR. BRAUN: Motion to adjourn,
13 please.

14 MR. GRUCCI: So moved.

15 MR. BRAUN: Thank you. Is there a
16 second?

17 MR. TROTTA: Second.

18 MR. BRAUN: Mr. Callahan?

19 MR. CALLAHAN: Yes.

20 MR. BRAUN: Ms. Scheidt?

21 MS. SCHEIDT: Yes.

22 MR. BRAUN: Mr. Trotta?

23 MR. TROTTA: Yes.

24 MR. BRAUN: Mr. Pollakusky?

25 MR. POLLAKUSKY: Yes.

1 MR. BRAUN: Mr. Grucci?

2 MR. GRUCCI: Yes.

3 MR. BRAUN: Mr. Braun votes yes. We
4 are adjourned. Thank you very much.

5 MS. MULLIGAN: Thank you.

6 MR. GRUCCI: Thanks, everyone. Have
7 a good day.

8 MS. MULLIGAN: Have a good day.

9 MR. CARRIGAN: Take care.

10 (Time noted: 2:52 p.m.)

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I, Sydney Crawford, stenographic
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correct transcript of my stenographic notes.

Sydney Crawford

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