

TOWN OF BROOKHAVEN  
INDUSTRIAL DEVELOPMENT AGENCY

SPECIAL MEETING MINUTES

AUGUST 29, 2018

MEMBERS PRESENT: Frederick C. Braun, III  
Martin Callahan  
Felix J. Grucci, Jr.  
Michael Kelly  
Gary Pollakusky

EXCUSED MEMBERS: Scott Middleton  
Ann-Marie Scheidt

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.  
Stuart Bienenstock, Triple Five Aviation Industries, LLC  
Eric Russo, VanBrunt, Juzwiak & Russo, P.C.  
Steven Ostrow, White & Williams, LLP

Chairman Braun opened the meeting at 10:16 A.M. on Wednesday, August 29, 2018 in the Economic Development Conference Room on the Second Floor of Brookhaven Town Hall, One Independence Hill, Farmingville, New York. A quorum was present.

**LONG ISLAND SURF PARK – APPLICATION**

This application was discussed at the last meeting but due to the business model being primarily for members only, was not officially presented for the Board’s consideration. The applicant has revised their business model. An updated application and cover letter were provided. This wave pool and surf facility is proposed for the Shirley Industrial Park and is expected to cost approximately \$8 million and have 45 employees.

Mr. Gross joined the meeting at 10:18 A.M.

Mr. Weir explained that this project is now eligible for assistance since it will be open to the public from 9 A.M. to 6 P.M. daily. From 6 A.M. to 9 A.M. and 6 P.M. to 9 P.M. the facility will be reserved for members. If the facility is not full during members only times, the public will be able to enter as well. If demand is high during the summer the facility could be open 24 hours a day. This project will be located in the former Empire Zone so it meets the retail exception; it also qualifies separately as a recreational facility.

Ms. Eaderesto joined the meeting at 10:23 A.M.

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

#### **TRIPLE FIVE AVIATION – RESOLUTION**

A public hearing was held for this project this morning with no comment received. A letter was submitted by Triple Five subsequent to the last meeting that provides more details on what they propose to do at the former Dowling facility. Mr. Bienenstock also provided an overview of the project for the Board. The property is planned to be used as an Industry-University Cooperative Research and Development Center for Advanced Transportation and Technology.

Mr. Pollakusky excused himself from the meeting at 10:29 A.M.

The company has a pending tax certiorari with the Assessor's Office. The PILOT schedule that was set forth at the public hearing will not be implemented today, the Board could approve that PILOT at a future meeting without the need for a new public hearing. The company may request a new PILOT based on the new assessed value after the tax certiorari is settled; that would require a new public hearing. Any PILOT Agreement would not go into effect until the 2019-2020 tax year. The sales tax exemption was originally estimated to be \$31,365, the company has requested an increase to \$131,365 to allow for renovating the existing dorm facilities.

Special IDA Meeting  
August 29, 2018

Twenty jobs are anticipated by the end of the first year with an additional thirty jobs by the end of the second year. Mr. Grucci inquired if the employees would be Triple Five employees or employed by tenants; Mr. Bienenstock responded that it would be a combination. Two to three tenants are expected within the first year.

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

**OMEGA MOULDING – RESOLUTION**

Omega Moulding has asked for the IDA's consent to increase their mortgage from \$1.25 million to an amount not to exceed \$1.4 million. Mr. Weir noted that this is on top of a \$5 million mortgage from 2014 with \$4,468,000 outstanding.

The motion to approve this resolution was made by Mr. Grucci and seconded by Mr. Kelly. All were in favor.

The motion to close the IDA meeting at 10:40 A.M. was made by Mr. Grucci, seconded by Mr. Kelly and unanimously approved.

*The next IDA meeting scheduled for Wednesday, September 19, 2018.*