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TOWN OF BROOKHAVEN  
LOCAL DEVELOPMENT CORPORATION

- - - - -x

BOARD MEETING  
HELD BY ZOOM VIDEOCONFERENCE

- - - - -x

May 19, 2021  
10:22 a.m.

TRANSCRIPT OF PROCEEDINGS

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A P P E A R A N C E S :

**MEMBERS :**

FREDERICK C. BRAUN, III  
MARTIN CALLAHAN  
FELIX J. GRUCCI, JR.  
GARY POLLAKUSKY  
ANN-MARIE SCHEIDT  
FRANK C. TROTTA

**ALSO PRESENT :**

LISA M.G. MULLIGAN, CHIEF EXECUTIVE OFFICER  
LORI J. LaPONTE, CHIEF FINANCIAL OFFICER  
JOCELYN LINSE, EXECUTIVE ASSISTANT  
TERRI ALKON, ADMINISTRATIVE ASSISTANT  
ANNETTE EADERESTO, ESQ., CORPORATION COUNSEL  
WILLIAM F. WEIR, ESQ., NIXON PEABODY  
HOWARD R. GROSS, ESQ.,  
WEINBERG GROSS & PERGAMENT, LLP

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MR. BRAUN: Now we will open the regular meeting of the Local Development Corporation and it is 10:22. We do have a quorum.

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MS. MULLIGAN: I'm going to suggest that we go straight into executive session.

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MR. BRAUN: Need a motion to that effect.

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MR. POLLAKUSKY: So moved.

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MR. BRAUN: Second?

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MS. SCHEIDT: Second.

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MR. BRAUN: Mr. Callahan?

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MR. CALLAHAN: Yes.

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MR. BRAUN: Mr. Grucci?

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MR. GRUCCI: Yes.

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MR. BRAUN: Mr. Pollakusky?

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MR. POLLAKUSKY: Yes.

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MR. BRAUN: Ms. Scheidt?

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MS. SCHEIDT: Yes.

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MR. BRAUN: Mr. Trotta?

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MR. TROTTA: Yes.

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MR. BRAUN: We are in executive session.

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MS. MULLIGAN: We actually have to

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close out of this and go to -- when Joce sent out the links, she put both in the same email, so let's -- Joce, you keep this open and the rest of us will close out, I'll see you guys in executive session and if there's --

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MR. TROTTA: Are we going on a phone call, is that --

9

MS. MULLIGAN: It's another Zoom.

10

MR. TROTTA: It's another Zoom. Okay. No, no, I just thought it was a phone. Okay.

11

12

MS. MULLIGAN: And if there's any slowdown, it's me getting into it, so I'll be there, just bear with me.

13

14

15

(Short recess taken.)

16

MR. BRAUN: Motion just to reopen or that fact that we went out of executive session, we're automatically back, I never remember this?

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20

MS. MULLIGAN: We have to take a motion to come out of executive session, right?

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22

MR. WEIR: Correct.

23

MR. BRAUN: Thanks, Bill.

24

I'll entertain that, please.

25

MR. GRUCCI: Motion to come out of

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2

executive session.

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MS. SCHEIDT: Second.

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MR. BRAUN: On the vote, Mr. Callahan?

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MR. CALLAHAN: Yes.

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MR. BRAUN: Mr. Grucci?

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MR. GRUCCI: Yes.

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MR. BRAUN: Mr. Pollakusky?

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MR. POLLAKUSKY: Yes.

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MR. BRAUN: Ms. Scheidt?

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MS. SCHEIDT: Yes.

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MR. BRAUN: Mr. Trotta?

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MR. TROTТА: Yes.

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MR. BRAUN: Mr. Braun votes yes, the

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motion is carried.

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MS. MULLIGAN: Just for the record, I

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probably should have said this prior to going

18

into executive session, it was to discuss

19

personnel matters. Sorry.

20

MR. WEIR: Salary and benefit and

21

personnel matters.

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MR. BRAUN: We need a motion to

23

establish salaries for Lisa at 10,000, Lori at

24

8,000, Jocelyn at 5,000; these are annual

25

numbers --

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MR. GRUCCI: Fred, do we need a motion to go into regular session since we came out of executive session?

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4

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MR. BRAUN: We just did.

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MS. EADERESTO: No, you did that already.

7

8

MR. GRUCCI: We did it, okay.

9

MR. WEIR: Once you're out of executive session, you're in regular session.

10

11

MR. BRAUN: -- and for Jim Tullo, Amy Illardo and Terri Alkon to be paid on an hourly basis for work for the Local Development Corporation on their time over and above what they do for the IDA.

12

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14

15

That's the motion; can I have a second?

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MR. CALLAHAN: Second.

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MR. GRUCCI: Can we just amend that motion slightly to establish that the hourly salary is commensurate with their salary at the IDA?

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MR. BRAUN: Hourly, yes. I'll amend the motion to that effect.

23

24

Is there a second?

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MR. GRUCCI: Second.

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MR. BRAUN: On the vote, Mr. Callahan?

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MR. CALLAHAN: Yes.

4

MR. BRAUN: Mr. Grucci?

5

MR. GRUCCI: Yes.

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MR. BRAUN: Mr. Pollakusky?

7

MR. POLLAKUSKY: Yes.

8

MR. BRAUN: Ms. Scheidt?

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MS. SCHEIDT: Yes.

10

MR. BRAUN: Mr. Trotta?

11

MR. TROTTA: Yes.

12

MR. BRAUN: Mr. Braun votes yes, the

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motion carries.

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MS. MULLIGAN: I'll update that

15

resolution and share it with counsel just to

16

make sure that we don't miss anything.

17

The only thing that I think we need to

18

just double check, is that starting today or

19

is it retroactive to January 1st, how do you

20

want to handle that?

21

MR. WEIR: I think it has to be

22

retroactive to January 1st to reflect the work

23

that you've done to date.

24

MR. BRAUN: I will further amend the

25

motion to that.

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2

MR. CALLAHAN: So moved.

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MR. GRUCCI: A second.

4

MR. BRAUN: I guess we need to revote

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based on the amended resolution then.

6

Mr. Callahan?

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MR. CALLAHAN: Yes.

8

MR. BRAUN: Mr. Grucci?

9

MR. GRUCCI: Yes, on the amended

10

resolution.

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MR. BRAUN: Mr. Pollakusky?

12

MR. POLLAKUSKY: Yes.

13

MR. BRAUN: Ms. Scheidt?

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MS. SCHEIDT: Yes.

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MR. BRAUN: Mr. Trotta?

16

MR. TROTTA: Yes.

17

MR. BRAUN: Mr. Braun votes yes.

18

Thank you.

19

MS. MULLIGAN: Okay.

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So now we're in the regular LDC

21

meeting.

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MR. BRAUN: Yes.

23

MS. MULLIGAN: The first item on the

24

agenda is the minutes. They were sent around.

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MR. GRUCCI: I make a motion to accept

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2

the minutes.

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MR. TROTTA: Second.

4

5

MS. MULLIGAN: We have minutes from the LDC, both the Finance Committee and the -- I

6

probably should have had another cup of coffee

7

this morning -- Finance and regular meeting

8

from last month.

9

MS. LaPONTE: Yes.

10

MR. GRUCCI: Make a motion to accept

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both sets of minutes.

12

MR. BRAUN: Second?

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MR. TROTTA: Second.

14

MR. BRAUN: Are there any

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clarifications or questions about those?

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(No response.)

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MR. BRAUN: Hearing none, Mr. Callahan?

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MR. CALLAHAN: Yes.

19

MR. BRAUN: Mr. Grucci?

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MR. GRUCCI: Yes.

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MR. BRAUN: Mr. Pollakusky?

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MR. POLLAKUSKY: Yes.

23

MR. BRAUN: Ms. Scheidt?

24

MS. SCHEIDT: Yes.

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MR. BRAUN: Mr. Trotta?

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2 MR. TROTTA: Yes.

3 MR. BRAUN: Mr. Braun votes yes, the  
4 motion carries.

5 MS. MULLIGAN: Lori, do you want to  
6 pick up on your report?

7 MS. LaPONTE: Sure.

8 Do you want to add the March report?

9 MS. MULLIGAN: Yes, I'll share it.

10 MS. LaPONTE: So included in your  
11 packages is the operating budget versus actual  
12 for the month of March. It also shows the  
13 year to date figures for the LDC. I want to  
14 point out during the month we had no closings.

15 The revenue for the three months that  
16 you'll see there, the 5,000, that's the annual  
17 admin fee. Investments, that's our income  
18 based on the cash accounts and then the  
19 accounting fees and the contract services and  
20 the insurance are all allocations of those  
21 annual fees.

22 So for the month of March, it's  
23 1,000 -- almost 1,600 loss, year to date it's  
24 almost 800 positive.

25 Any questions?

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2

(No response.)

3

4

MR. BRAUN: Hearing none, a motion to  
accept Lori's report?

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MR. GRUCCI: So moved.

6

MR. BRAUN: Second?

7

MR. CALLAHAN: Second.

8

MR. BRAUN: Thank you, Marty.

9

On the vote, Mr. Callahan?

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MR. CALLAHAN: Yes.

11

MR. BRAUN: Mr. Grucci?

12

MR. GRUCCI: Yes.

13

MR. BRAUN: Mr. Pollakusky?

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MR. POLLAKUSKY: Yes.

15

MR. BRAUN: Ms. Scheidt?

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MS. SCHEIDT: Yes.

17

MR. BRAUN: Mr. Trotta?

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MR. TROTTA: Yes.

19

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MR. BRAUN: Mr. Braun votes yes, the  
motion carries.

21

22

MS. MULLIGAN: Lori, do you want to  
move onto the next item?

23

MS. LaPONTE: Sure. Sure.

24

25

MS. MULLIGAN: I'll share my screen  
again.

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MS. LaPONTE: Okay.

3

4

Included in your packages is a report for amending the budget.

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Our budget was based, initially established back in August of 2020. At the time we thought there were two projects that were potentially to close in '20 or '21. We set one aside thinking it would close in '21, so that's what that \$120,000 revenue is budgeted for. It did close in 2020, so we do need to take that amount out of the '21 budget, the 120,000. That's one of the biggest budget amendments that I am proposing here.

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22

Also, down below are some costs that as we look at the fund balance in the LDC and the availability of funds to take on some of their fair share of costs for items such as rent and other services, we've made an adjustment to the budget for that and also, to adjust for the salaries that were just mentioned.

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24

25

So the net adjustment to the budget is to bring it from a positive 102 down 207 to a negative 105. Currently the LDC has fund

1

2 balance of 600,000 in cash that would be able  
3 to meet the shortfall.

4 Are there any questions; I put like  
5 notes down below if you wanted any details?

6 Most of the stuff, I had to use the  
7 2019 information because 2020 was a bad year  
8 to use historicals for because a lot of  
9 meetings and other things were canceled, so  
10 we --

11 MS. MULLIGAN: 2020 was a bad year, you  
12 could have finished your sentence.

13 MS. LaPONTE: Oh, sorry.

14 MR. BRAUN: Lori, this amended budget,  
15 if we pass it today, will be sent onto PARIS?

16 MS. LaPONTE: Absolutely. We'll amend  
17 it in budget and we'll also have to give  
18 proper notifications, put it on our website,  
19 et cetera.

20 MR. BRAUN: Do you have to go through  
21 hoops, jump through hoops, explaining to them  
22 what the changes are?

23 MS. LaPONTE: No, I think it's pretty  
24 simple, I just go in and write board approved  
25 amended budget. Would be my first time doing

1

2           it, but I don't suspect there will be any  
3           difficulties and most of this in PARIS almost  
4           falls down to one or two lines, so they  
5           wouldn't see this level of detail. PARIS  
6           gives you very few areas to code most of this  
7           stuff.

8           MR. BRAUN: Okay. We need a motion to  
9           accept the amended budget.

10          MR. GRUCCI: So moved.

11          MR. POLLAKUSKY: Seconded.

12          MR. BRAUN: Thank you, Gary.

13          On the vote, Mr. Trotta?

14          MR. TROTTA: Yes.

15          MR. BRAUN: Ms. Scheidt?

16          MS. SCHEIDT: Yes.

17          MR. BRAUN: Mr. Pollakusky?

18          MR. POLLAKUSKY: Yes.

19          MR. BRAUN: Mr. Grucci?

20          MR. GRUCCI: Yes.

21          MR. BRAUN: Mr. Callahan?

22          MR. CALLAHAN: Yes.

23          MR. BRAUN: Mr. Braun votes yes, the  
24          motion carries and you can hit send as soon as  
25          you get it ready.

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2

MS. LaPONTE: Okay.

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MS. MULLIGAN: Lori, for banking, do you want to just give a very brief since we did already discuss it?

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MS. LaPONTE: Yes. Yes.

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We spoke back in April, Lisa and I spoke with Mike Locorriere and also Linda Carman, representatives from Hanover Bank. They both formerly worked with us at Empire. They spoke to us, they wanted to know how things were going at Flushing and while the transition was difficult, we've made it through. There are still some issues that we feel take a little bit longer to get from point A to B than they did when we were at Flushing.

Hanover was established in 2008. It currently has assets of 1.6 billion. It recently acquired Savoy Bank in New York. Its three largest local governments are Town of Southampton, Town of Smithtown, Longwood School and Shoreham-Wading River. Their main office is in Mineola and they have an office in Hauppauge. They would be able to do

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everything that they've done for us in the

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past as far as remote deposits, direct

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deposits, collateral and their rates would be

5

competitive with Flushing.

6

The current issue still with

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Flushing -- and this is why I'm raising it --

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is we still have some difficulty in securing

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the appropriate amount of letter of credit

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needed whereas Empire kind of had it down to

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more of an exact science; this is daily emails

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back and forth. The payroll processing for

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direct deposit is more interfacing, kind of

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little bit old-school technology and also,

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Flushing is unable to monitor the dual

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signature requirements that we've established

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on checks over a certain amount; for example,

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\$5,000 checks we need two signatures. They

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can't do that. So it's either every check

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needs two signatures or only one signature.

21

So it's just something to think about.

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Any questions?

23

MR. GRUCCI: Lori, what do we need

24

letters of credit for?

25

MS. LaPONTE: For our collateral, I'm

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2           sorry. Our deposits need to be collateralized  
3           in accordance with General Municipal Law. So  
4           the letters of credit with the Federal Home  
5           Bank, the irrevocable stand should something  
6           happen to the bank; it's over and above FDIC  
7           insurance.

8                     MR. GRUCCI: And that's to insure and  
9           guaranty the PILOT payments?

10                    MS. LaPONTE: Exactly, exactly,  
11           whatever cash at the time would be there.

12                    MS. MULLIGAN: All the money.

13                    MS. LaPONTE: All the money. Anything  
14           over 250 in all of our accounts.

15                    MR. GRUCCI: Okay. Thank you.

16                    MR. BRAUN: Felix, we don't have a  
17           choice, they can pledge liquid collateral,  
18           which is usually government securities or they  
19           can issue a -- have the Federal Home Loan Bank  
20           issue a letter of credit, which gives us the  
21           same protection.

22                    MR. TROTTA: Lori, do most banks  
23           monitor two signatures still?

24                    MS. LaPONTE: I'm hearing there is more  
25           and more banks don't.

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MR. TROTTA: Yeah, that's what I understood, so . . .

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MS. LaPONTE: Yeah, but for us, it's a control process and --

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MS. MULLIGAN: With a small staff.

7

8

MR. TROTTA: I'm surprised they do that, yeah, so . . .

9

10

MS. LaPONTE: Empire would even call when they didn't like how somebody's signature looked.

11

12

MR. TROTTA: Wow, that's great.

13

14

MS. LaPONTE: Lisa got called a few times.

15

16

MS. MULLIGAN: Yeah, yeah. My signature gets scribbly sometimes and they would call and say did you sign this.

17

18

MR. TROTTA: That's great.

19

20

Well, maybe if and when we transfer, maybe they can throw something to sweeten the pie, even though we're going there anyway probably, so but why don't we just put this off for a little while until things settle down, how's that?

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22

23

24

25

MS. LaPONTE: Makes sense.

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2 MR. TROTTA: Okay.

3 MS. LaPONTE: Agreed.

4 MR. TROTTA: Everybody agree with that?

5 MS. SCHEIDT: But not too long.

6 MR. TROTTA: Not too long, I agree with  
7 that, Ann-Marie.

8 MR. GRUCCI: We'll leave it up to  
9 management to make that decision as to when  
10 they want to make the change; is that right,  
11 Frank?

12 MR. TROTTA: I think that's a great  
13 idea and I think Fred will probably come back  
14 to us at a later time shortly, in a very short  
15 time when it's appropriate and ask us, right,  
16 Fred?

17 MR. BRAUN: Yes, sir.

18 MR. TROTTA: Okay, that's what I  
19 thought I heard. Had it in my head, I don't  
20 know.

21 MR. BRAUN: Thank you for the  
22 direction.

23 MS. MULLIGAN: Lori, did we just get a  
24 rate change from --

25 MS. LaPONTE: Yes, we did.

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Flushing was giving us .35 on our investment accounts, which is pretty good and Hanover, of course, said they would match it, but within a week of getting that rate, it dropped down, back down to .3.

MR. BRAUN: Unfortunately it's not three percent.

MS. LaPONTE: Yeah, it's 0.3.

MR. BRAUN: Any other questions?

(No response.)

MR. TROTTA: No.

MR. BRAUN: Just a couple of quick comments about the board assessments that you've done so long ago, it's almost time to do the next round.

In summary, some of the things that come out of that, I think most people are happy with our financial reporting between Lori's expanded financial reporting, our financial statements. Strategic planning is always a question. It's much more appropriate for some of the IDA's upstate that own significant real estate. Not that we couldn't do something along those lines in the future

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2 and we may have to as it relates to looking at  
3 real estate on our own, which will come up in  
4 our discussion with the IDA.

5 I'm always concerned -- concerned's the  
6 wrong word -- about how we are perceived in  
7 the community and you know, what is the  
8 community as far as the IDA is concerned; is  
9 it the industrial -- commercial industrial  
10 world or is it the entire community of the  
11 Town of Brookhaven?

12 I think -- you know, we've all been  
13 together now for a good number of years. I  
14 think most of us understand our mission and I  
15 think are great ambassadors for the two  
16 corporations in the community, but that's my  
17 perception, it may not be what everybody else  
18 feels and if you've got some thoughts about  
19 that, I'd be happy to listen to them.

20 There's a question in here also about  
21 compliance plans. We haven't had a compliance  
22 review for an independent company in quite  
23 some time. However, it's part of the -- used  
24 to be AVZ's responsibility, now it's PKF  
25 O'Connor's responsibility to look at our

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compliance issues and plan when they do the

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annual audit, so I'm comfortable that they

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have passed judgment on that.

5

There was some concern for a while

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about whether the material is getting to

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everyone in time to properly read and prepare

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for the meetings. I think that's getting out

9

earlier, even though there are certain

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amendments that you may get at a later date.

11

We're trying to cut off the submission for

12

applications and requests for amendments from

13

the public with some success; you're always

14

going to have some exceptions to the rule, but

15

I think we're doing better along those lines,

16

but I'm open to anything anybody else wants to

17

bring up.

18

MR. TROTTA: Yeah, I'd be happy to.

19

I don't know, I mean I think our -- I

20

don't know, if I understand our mission, you

21

know, while we don't reach Main Street that

22

often, I would, you know, I mean it's not that

23

kind of . . . they don't come before us.

24

I think we, you know, we talked about

25

this during COVID or I guess COVID's over now

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I heard, so, but during the heat of COVID

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about doing some Main Street grants or those

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kinds of things and I still think that it

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would be an opportunity for us to do that, it

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would be an opportunity for us to extend our

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reach and let people know that we exist and to

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help them at a difficult time.

9

I know restaurants in particular right

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now are hurting. We didn't, you know, I think

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when we talked about it, we were kind of

12

talking in general terms, but it seems that

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restaurants in particular are really hurting

14

now. Feds seem to be running out of money to

15

fund that.

16

Any of these kind of things that we

17

talked about earlier with regard to addressing

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Main Street in some sort of way and small

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businesses I think is an opportunity for us to

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expand our reach and to let people know we

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exist and that we can be a helpful hand

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because as the economic development agency

23

that we are, we do touch on Main Street in

24

other ways than we do with the LDC and the IDA

25

indirectly, so indirectly we, you know, we're

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2 available to small businesses I guess, but we  
3 don't really reach them in many ways, but I  
4 think -- I guess I'm saying I'd like to ask  
5 that we relook at that again and see if we  
6 could do something in the area of assisting  
7 main streets with small grants.

8 MS. SCHEIDT: I love your principle,  
9 Frank and I hope if we move forward there, my  
10 worry would be becoming victims of our own  
11 success because there's never going to be  
12 enough in the pot to help the extraordinary  
13 number of Main Street businesses that we have  
14 in the Town of Brookhaven.

15 MR. TROTTA: Yeah.

16 MS. SCHEIDT: And I would not like to  
17 see us set up for saying no to a lot of  
18 people.

19 MR. TROTTA: No, no, I certainly agree,  
20 we don't want a negative impact on what we do,  
21 but other places have done it, not a lot, but  
22 other IDA's have done it and you know, you  
23 allocate X number of dollars and you kind of  
24 figure it from there.

25 MR. POLLAKUSKY: That's actually my

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question, Frank, because I had talked about

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this a few years back before you came on the

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board and that is, what's the precedent to

5

supporting small business.

6

Lisa?

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MS. MULLIGAN: I want to remind

8

everyone that this is still the LDC meeting,

9

so just -- I mean if the conversation is

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parallel, but just remember that we're still

11

in the LDC as far as talking about what one

12

agency or the other might do.

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MR. POLLAKUSKY: Non-profit, profit,

14

it's small business.

15

MS. MULLIGAN: I just want -- Frank was

16

referencing the IDA, I just wanted to remind

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everybody.

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MR. POLLAKUSKY: I think and not to

19

speak out of turn, but I think he's

20

referencing the fact that the economic

21

development functionality that the Town had is

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now in some way, quasi-way, resting with us,

23

so if there's some type of way for us to be

24

able to support Main Street business on the

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nonprofit side, on the for profit side, in

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ways that, you know, that we haven't before

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and there's precedent for that or there's

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capability for that according to the IDA law,

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then I'm all for it.

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MR. GRUCCI: This could kind of

7

dovetail into an earlier conversation that we

8

were having with the office, the OFC, I

9

believe it's called, where they were looking

10

at the fund balances of both IDA's and LDC's

11

and the question that I would have is can the

12

LDC sponsor a program along the lines that

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we've talked about in the past where it can

14

set up a fund balance and have clients apply

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for it.

16

To dovetail on Frank's comment, one of

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the reasons I believe anyway, my personal

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belief, is that we don't see a lot of small

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businesses because of our fee schedule and the

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cost that's involved for a small business to

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access the benefits of what we have to offer.

22

Oftentimes they can't afford it and they move

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on. So if we could set up a grant program of

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some kind through the LDC, we might be able to

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reach a whole new level of clientele.

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MR. TROTTA: In a whole different way now that we have that responsibility and that's exactly what I was thinking when I said that. Thank you.

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MR. BRAUN: I don't think it's the fee schedule so much as we're precluded from participating in retail. I mean retail can be a small portion of an overall project, but we are precluded from actually doing retail projects.

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MR. GRUCCI: I do understand that and for those projects that would qualify, you know, you're not talking about the 30 or \$40 million projects, we're generally talking projects that are probably in the couple of hundred thousand dollar range and you know, some of our fees and when I say "our fees," I'm talking about the total encompassing fees that's involved for someone to come aboard. If my memory serves me correct, it's at least 25,000 or more to get the benefit packages that we have to offer; am I correct in that assumption?

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MS. MULLIGAN: If we're talking about

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2 the LDC, remember that we're talking about  
3 bond financing for projects, so a bond  
4 financing is not going to make sense for  
5 someone who has a hundred thousand dollar  
6 project.

7

MR. GRUCCI: That's my point. That's  
8 my point for wanting to set up the grant  
9 program because if they can't access us  
10 through the traditional sense, they might be  
11 able to access us through the grant program.

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MR. TROTTA: I didn't plan on bringing  
13 it up today, but then Fred's comments, that's  
14 why I opened it up, Fred.

15

MS. SCHEIDT: I have the same concern,  
16 that if we let it be known that we're making  
17 grants that businesses don't have to pay back,  
18 I would be astounded if we were not  
19 overwhelmed with applications that forced us  
20 to -- because the pot is not infinite, that  
21 forced us to say no to an awful lot of folks.

22

MR. GRUCCI: That would be true, I  
23 would agree with that, Ann-Marie, if we left  
24 it open-ended, but if we put parameters around  
25 the program -- there's a finite amount of

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money, there's a system of how you can apply, who can apply for it -- I think that would cut down the rush that we would have and like every other program, once it runs out, it runs out.

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MR. TROTTA: Yeah and it's no different than any other grants that are going on for us or for anyone else.

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MR. BRAUN: Seems to me that there are a lot of programs around, whether the feds still have some money or not, whether it's the PPE or the emergency or economic program, EDIL, I think are the initials, whether it's the Small Business Administration, every financial institution, Frank, I'm not sure about yours, has acted as a middleman to get money from the federal government including people like PayPal. PayPal is a big participant in that program. Still have the Small Business Administration. Almost every financial institution is now doing small business loans. We've got Pursuit, which is a New York Corporation, which is doing second mortgage loans. There's a lot, a lot out

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2 there beyond thoughts of our doing a grant.

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MR. TROTTA: There's still a lot of businesses that are not reaping those benefits and I just think we have an opportunity, that's all and you know, if the board disagrees, we don't have an opportunity, but I'm just bringing it up as something to talk about and you know, based on conversation of who we are and our role in the community, that's where I was coming from, Fred, when you started, so . . . but . . .

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MR. GRUCCI: Fred, if I could just share with you something that you had asked at the beginning of this conversation is what is it -- who's our audience, you know, who are we playing to and I think what you identified is both of them are correct.

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We're playing to the larger audience of the Town of Brookhaven and our intent in our mission statement is to make jobs available for them, create an opportunity for a lower tax base, if that's possible through industrial development, I know LDC's are not for profits, but if that's our mission, the

1  
2 way that we get there is to help create those  
3 jobs and opportunities for the people and the  
4 way that we create those jobs and  
5 opportunities is to provide the business  
6 community with the ability to either sustain  
7 themselves through these difficult times of  
8 the pandemic or whatever else may be coming  
9 down the pike and have them be able to create  
10 the jobs so that people have work that they  
11 can go to, good paying jobs and through the  
12 Industrial Development Agency eventually the  
13 tax base of the Town of Brookhaven will grow  
14 and that's designed to help ease the burden on  
15 the residential side of the tax base. It may  
16 be minimal, it may not exist, but at least  
17 that's a mission that I come from, that's the  
18 place where I'm coming from, so hopefully  
19 people will understand why I say the things  
20 that I do about how to create jobs and  
21 opportunities because without them, you know,  
22 the Town will be suffering because the burden  
23 of the cost of the Town will fall solely and  
24 specifically on the residential side.

25 MR. TROTTA: Maybe that's even a way to

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limit it, Fred, that if they didn't receive

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any benefits in other things, you know, might

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address people that don't qualify for a

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variety of reasons for some of the other

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things. I don't know. It's something to talk

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about, you know.

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MR. BRAUN: I agree with you. I don't

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think we're going to solve it today.

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MR. TROTTA: No.

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MR. BRAUN: Lisa and I will discuss it,

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maybe I'll reach out to all of you, get your

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thoughts and ideas and don't hesitate to send

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me an email with some bullet points if you

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want and then we'll try and bring it back next

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month or so and discuss it further.

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MR. TROTTA: Thanks.

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MR. BRAUN: Any other comments as it

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relates to the board assessments as you filled

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those out, if you can remember?

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MS. MULLIGAN: It's been a little bit.

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MR. GRUCCI: Fred, did you see anything

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or Lisa, did you see anything in the results

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that indicate we need some work, some areas

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that we need to work on?

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MR. BRAUN: As I mentioned, strategic planning to the extent that we really don't do that. This whole question about the community and who is the community. I didn't see anything. I mean a year or two ago, I think there was some comments about the detail of the financial reporting and some confusion that might have been there. I think that's been taken care of because I don't see a lot of comments from board members about that.

MS. MULLIGAN: There were some --

MR. BRAUN: Every once in a while we have a discussion about what time these meetings should be; some would like it at eight, some would prefer a lunch meeting, but we've settled at ten; I suspect it will be ten for a while.

MS. MULLIGAN: And there was some discussion about the fact that we're using the Zoom platform, which I want to check with the attorneys, I think that our meeting in June, I think our June 16th meeting will be an in-person meeting. I'm not sure how that impacts Zoom, I'm not sure if the board

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members have the option to continue to use

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Zoom or if we're required to all be together

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and have Zoom as an option for the public to

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join through Zoom. I don't know if you can

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vote through Zoom once the Open Meetings Law

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prohibition --

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MR. WEIR: The open -- prior to March

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of 2020, the Open Meetings Law did allow for

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videoconference meetings; however, any place

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that a board member was attending by

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videoconference had to be open to the public,

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so if you were sitting in your kitchen, your

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kitchen has to be open to anybody in the

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public who wants to come in and attend the

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meeting.

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MS. MULLIGAN: And posted in advance.

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MR. WEIR: And had to be posted in

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advance, the locations of the meetings.

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MR. BRAUN: This is when Felix was

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going to open his Florida condo to the public.

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MR. GRUCCI: That's right, yes.

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MR. WEIR: But seriously. We have done

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that for New York State Empire State

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Development Corporation because they have

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offices in New York City, Albany and Buffalo,

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they don't have one in Rochester, they don't

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have one in Long Island and every now and then

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when they've held meetings in Long Island or

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Rochester, we accommodated them, they had our

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conference room open to them and people could

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come in, so the board was sitting in our

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conference rooms, people were coming to our

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conference rooms to watch and participate in

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the meetings and they were broadcasting it to

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their offices as well. But it's pretty hard

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to do it, you can't really do it from your

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home.

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MS. MULLIGAN: Will we have to have the

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meetings -- so our June 16th meeting, unless

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something changes, is going to be an in-person

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meeting, we'll have Zoom running in the

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background because we still have the

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livestream requirement so people can watch

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through Zoom, but will we have to have the

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meetings transcribed still or will we be able

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to go back to our old system of our --

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MR. WEIR: I think you'll be able to go

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back to your old system of just having it

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livestreamed on Zoom and then put a copy of  
the video on your website.

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MS. MULLIGAN: Okay.

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So everyone should be prepared that our  
June meeting will be presumably at Town Hall.

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Obviously we need to just confirm that Town

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Hall is . . . you know, the Town's okay with

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us doing that, but I think that we will be in

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person for our June meeting and hopefully

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going forward as well, so just something to be

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aware of.

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MR. TROTTA: Are there space

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requirements for seating or is it are we back

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to normal seating?

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MS. MULLIGAN: Annette?

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MS. EADERESTO: So the executive order

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suspends the Open Meetings Law till June 9th

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right now, okay, so we think the legislature's

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going to leave on the 10th, it seems like

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they've been getting all their work done on

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June 10th, so my thought is that may be it,

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that Open Meetings Law will not be suspended.

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The last time he did it, he did it for just a

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two-week period. We have to see. So I would

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2 be prepared to be here.

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It's unfortunate that the legislature didn't allow some mix of it because the Zoom is really good for a lot of reasons, but they have to pass legislation. Like when people are in Florida, we had better attendance this year at the IDA meetings than ever, you know or people just have to be home for some reason that day, so that's something that I think maybe next year we can propose as the Association of Towns, but it looks like, my guess is and it's only a guess, it will be live in June and no Zoom component because there's just no authority to allow that.

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MS. MULLIGAN: We'll still have to livestream, so we would use Zoom to livestream, but as far as --

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MS. EADERESTO: No, I'm talking about for the board members.

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MS. MULLIGAN: And then, Annette, if we were together, is there spacing issues, like would we have to go into the auditorium or could we use the Media Room, for instance?

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MS. EADERESTO: You could use the Media

1  
2 Room. Here's the way it is and I don't know  
3 everybody's vaccination status, but if  
4 everybody's vaccinated, you can be in a room  
5 without masks on. The people that are not  
6 vaccinated . . . well, technically when the  
7 governor lifted the mask order, he forgot to  
8 lift the workplace mask order, which was one  
9 before the mask order for all businesses, so  
10 he did an executive order, it's 216, that it  
11 was for workplaces, so technically, it  
12 contradicts his press releases, so somebody's  
13 going to bring that to his attention, I'm sure  
14 it will be fixed today. So if you're not  
15 vaccinated, you still have to wear your mask,  
16 but there's really no distancing; however, the  
17 first work session that the Town Board is  
18 going to actually do a work session Monday and  
19 we are doing it in the auditorium. That's  
20 really up to you, what you're comfortable with  
21 and who's vaccinated and who's not. It's  
22 really a board decision. You could still, you  
23 know, try to get a bigger room, whatever  
24 you're comfortable with. I don't think it's a  
25 requirement anymore.

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MR. GRUCCI: Annette, can you commingle vaccinated and unvaccinated people in the same room provided they follow the masking for the unvaccinated people?

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MS. EADERESTO: Yes.

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That's the situation in my office. A lot of the offices here have a hundred percent, let's say the Supervisor's office has a hundred percent vaccinated. In my office we've got a few that are not, so it makes it harder. So those people still have to wear masks. And then, you know, some people, myself included, when I go by them, I'm going to wear a mask, that's just my preference, you know. I'm just hoping that everybody gets -- thinks that it's their civic duty at sometime, that everybody gets there hopefully with persuasion by people they trust.

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MR. WEIR: It does feel strange, though, wearing a mask walking into a bank because you feel like you're --

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MS. MULLIGAN: You would have got in trouble a few years for that.

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MS. EADERESTO: There's a lot of the

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2 businesses that are still requiring, like  
3 especially servers and waiters, a lot of  
4 restaurants, people feel more comfortable with  
5 them in masks, you know.

6

7 When you sit down and you know  
8 everybody at your table is vaccinated, you  
9 feel comfortable, but you don't know who else  
10 is in there. That's how I feel, but . . . so  
11 if I'm in a situation where I don't know that  
12 everybody's vaccinated, I'm wearing my mask.

12

13 Look at the Yankees, I mean they all  
14 had J&J, but nine of them got the virus, all  
15 asymptotically, except for one, but nine of  
16 them, so you could still get this.

16

17 MR. BRAUN: All right. We spent a lot  
18 of time in the LDC.

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19 MS. MULLIGAN: More time than we should  
20 have, sorry everybody.

20

21 MS. EADERESTO: Are we still in the  
22 LDC?

22

23 MS. MULLIGAN: Yes.

23

24 MR. WEIR: Yes.

24

25 MR. BRAUN: Unless there is something  
else to be brought, I'll entertain a motion to

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adjourn.

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MR. GRUCCI: So moved.

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MR. TROTTA: Motion.

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MS. SCHEIDT: So moved.

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MR. BRAUN: Thank you.

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On the vote, Mr. Callahan?

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MR. CALLAHAN: Yes.

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MR. BRAUN: Mr. Grucci?

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MR. GRUCCI: Yes.

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MR. BRAUN: Mr. Pollakusky?

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MR. POLLAKUSKY: Yes.

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MR. BRAUN: Ms. Scheidt?

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MS. SCHEIDT: Yes.

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MR. BRAUN: Mr. Trotta?

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MR. TROTTA: Yes.

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MR. BRAUN: Mr. Braun votes yes.

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We are adjourned, thank you.

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(Time noted: 11:21 a.m.)

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I, JOANN O'LOUGHLIN, a Notary Public

21

for and within the State of New York, do hereby

22

certify that the above is a correct transcription

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of my stenographic notes.

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JOANN O'LOUGHLIN