

TOWN OF BROOKHAVEN
LOCAL DEVELOPMENT CORPORATION

MEETING MINUTES

NOVEMBER 20, 2019

MEMBERS PRESENT: Frederick C. Braun, III
Martin Callahan
Felix J. Grucci, Jr.
Scott Middleton
Gary Pollakusky
Ann-Marie Scheidt
Frank C. Trotta

ALSO PRESENT: Lisa M. G. Mulligan, Chief Executive Officer
Lori LaPonte, Chief Financial Officer
James M. Tullo, Deputy Director
Annette Eaderesto, Counsel
Howard Gross, Weinberg, Gross & Pergament
Barry Carrigan, Nixon Peabody, LLP
Jocelyn Linse, Executive Assistant
Alan Wax, Todd Shapiro Associates
Michael Goldfarb, 180 Rail Road Avenue, LLC

Chairman Braun opened the LDC meeting at 12:03 P.M. on Wednesday, November 20, 2019 in the Economic Development Conference Room on the Second Floor of Brookhaven Town Hall, One Independence Hill, Farmingville, New York. A quorum was present.

MEETING MINUTES OF OCTOBER 16, 2019

The Minutes of October 16, 2019 were previously sent to the Members for review. The motion to approve these Minutes as presented was made by Ms. Scheidt and seconded by Mr. Trotta. All voted in favor.

CFO'S REPORT

Ms. LaPonte presented the Operating Statement for the period ending October 31, 2019. The usual recurring expense for website maintenance was noted along with a payment to the Risk Manager for reviewing two projects. Ms. LaPonte informed the Members that

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Empire National Bank will be merging with Flushing Bank next year. The external auditors from Albrecht, Viggiano, Zureck & Company were in the office the last week of October to begin their interim test work, no issues have been identified.

The motion to accept the Operating Statement for October was made by Mr. Callahan, seconded by Mr. Trotta and unanimously approved.

CEO'S REPORT

American Organic Energy

Ms. Mulligan informed the Members that the American Organic Energy project will not be closing this year and will forfeit their bond allocation. It is expected that this project will be back next year for a straight lease transaction but the LDC is not expected to be involved with the project.

The LDC meeting was recessed at 12:08 P.M.

Mr. Pollakusky joined the meeting at 12:10 P.M.

At 12:17 P.M., the LDC meeting was resumed and Mr. Goldfarb left the meeting. Mr. Braun and Mr. Grucci stepped out of the meeting to recuse themselves from the discussion regarding Brookhaven Memorial Hospital / LI Community Hospital.

BROOKHAVEN MEMORIAL HOSPITAL / LI COMMUNITY HOSPITAL – RESOLUTION

A request was received from the hospital to approve a change in their trustee. People's United Bank has decided to transfer their trust accounting practice to US Bank.

The motion to approve this resolution was made by Mr. Trotta and seconded by Ms. Scheidt. All voted in favor.

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The LDC meeting was recessed at 12:20 P.M.

The LDC meeting was resumed at 12:21 P.M.

CEO'S REPORT

Job Creation Numbers

Brookhaven Memorial Hospital / LI Community Hospital has projects with both the LDC and IDA and has not met their job creation numbers.

Mr. Middleton joined the meeting at 12:22 P.M.

The hospital sent a letter explaining that they have been negotiating with Stony Brook University Hospital for a long-term acquisition/affiliation which has not yet been formally approved. If this were to go through, Mr. Carrigan stated the hospital would have to re-finance the bonds or get a consent from the bondholders to transfer assets. The hospital's job creation numbers are at 71% of what they promised. The 14 Glover project has no jobs and is not occupied because expected subtenants never signed leases.

After much discussion, Mr. Pollakusky made a motion to revisit this matter in six months which was seconded by Mr. Trotta. All voted in favor. This discussion will be reflected in the IDA Minutes.

The motion to close the LDC meeting at 12:30 P.M. was made by Mr. Pollakusky, seconded by Mr. Trotta and unanimously approved.

The next LDC meeting is scheduled for Monday, December 2, 2019.