

TOWN OF BROOKHAVEN
LOCAL DEVELOPMENT CORPORATION

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BOARD MEETING
HELD BY ZOOM VIDEOCONFERENCE

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March 16, 2022
9:15 a.m.

TRANSCRIPT OF PROCEEDINGS

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MEMBERS :

FREDERICK C. BRAUN, III
MARTIN G. 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
AMY ILLARDO, ADMINISTRATIVE ASSISTANT
WILLIAM F. WEIR, ESQ., NIXON PEABODY
HOWARD R. GROSS, ESQ.,
WEINBERG GROSS & PERGAMENT LLP

1 MR. BRAUN: We will now open the
2 meeting, the regularly scheduled meeting of
3 the Town of Brookhaven Local Development
4 Corporation. It is 9:15.

5 MS. MULLIGAN: Joce, will you bring
6 Marty in, please. Thank you.

7 MR. BRAUN: The following board members
8 are present: Mr. Callahan, Mr. Grucci, Mr.
9 Pollakusky, Ms. Scheidt, Mr. Trotta, Mr.
10 Braun. A quorum is present.

11 Lisa?

12 MS. MULLIGAN: Today's meeting has been
13 convened in accordance with Chapter 417 of
14 the laws of 2021 effective September 2, 2021,
15 through March 16, 2022, permitting local
16 governments to hold public meetings by
17 telephone and videoconference.

18 MR. GRUCCI: Excuse me, Fred?

19 MR. BRAUN: Yes, sir.

20 MR. GRUCCI: When you were just
21 announcing the board members, I believe you
22 said Mr. Callahan. Is he in the meeting?

23 MR. BRAUN: He is in the regularly
24 scheduled meeting.

25 MS. MULLIGAN: He is now.

1 MR. BRAUN: Yes. He could not
2 participate --

3 MR. CALLAHAN: I couldn't be in the
4 audit meeting, Felix.

5 MR. GRUCCI: Okay, I'm sorry.

6 MR. BRAUN: No, no, good question.

7 MS. MULLIGAN: Felix, it was a test and
8 you passed.

9 MS. SCHEIDT: Does that mean the rest
10 of us flunked?

11 MS. MULLIGAN: He just gets bonus
12 points for what that's worth.

13 MR. GRUCCI: That would be one of the
14 first tests of my educational life that I
15 passed.

16 MS. SCHEIDT: Don't believe that for a
17 second.

18 MR. BRAUN: The minutes of our meeting
19 of February 14th have been circulated to
20 everyone. Motion to accept those?

21 MR. GRUCCI: So moved. Felix Grucci.

22 MR. BRAUN: Is there a second?

23 MS. SCHEIDT: Second.

24 MR. TROTTA: Second. Frank Trotta.

25 MR. BRAUN: It's a transcription, but

1 are there any questions about those minutes?

2 Hearing none. On the vote.

3 Mr. Callahan?

4 MR. CALLAHAN: Yes.

5 MR. BRAUN: Mr. Grucci?

6 MR. GRUCCI: Yes.

7 MR. BRAUN: Mr. Pollakusky?

8 MR. POLLAKUSKY: Yes.

9 MR. BRAUN: Ms. Scheidt?

10 MS. SCHEIDT: Yes.

11 MR. BRAUN: Mr. Trotta?

12 MR. TROTTA: Yes.

13 MR. BRAUN: Mr. Braun votes yes.

14 Motion carries.

15 Lori, I'll turn it over to you.

16 MS. LAPONTE: Okay. Included in your

17 package is the operating results as of

18 January 31st, 2022, compare it to budget.

19 I've also included on the spreadsheet

20 our annual budget all the way to the right.

21 For the month of January, in the LDC, our

22 revenue is our annual administrative fee that

23 we bill the projects. All has been billed,

24 received and paid as of current date.

25 And the expenses are just our normal,

1 recurring monthly expenses, and are there any
2 questions on this report? Okay.

3 MR. BRAUN: Hearing none, we need a
4 motion to accept Lori's report.

5 MR. TROTTA: Motion. Frank Trotta.

6 MR. BRAUN: Second?

7 MS. SCHEIDT: Second, with thanks to
8 Lori for saving us bucks on insurance.

9 MS. LAPONTE: Okay.

10 MR. BRAUN: Mr. Callahan?

11 MR. CALLAHAN: Yes.

12 MR. BRAUN: Mr. Grucci?

13 MR. GRUCCI: Yes.

14 MR. BRAUN: Mr. Pollakusky?

15 MR. POLLAKUSKY: Yes.

16 MR. BRAUN: Ms. Scheidt?

17 MS. SCHEIDT: Yes.

18 MR. BRAUN: Mr. Trotta?

19 MR. TROTTA: Yes.

20 MR. BRAUN: Mr. Braun votes yes.

21 Motion carries.

22 MS. LAPONTE: Next item on my report, I
23 want to mention that all payments that are
24 required to be made timely have been made so
25 timely. I don't think we need a vote on

1 that, right, Fred?

2 MR. BRAUN: No.

3 MS. LAPONTE: Okay.

4 The next item is -- I want to mention,
5 we just did have an audit committee report
6 and the auditors presented the financial
7 statements. They've been reviewed and
8 approved by us, so now we are presenting them
9 to you. We presented them to the Audit
10 Committee this morning.

11 MS. MULLIGAN: And the Audit Committee
12 made a motion to bring them forward to the
13 board for you to accept them officially. I
14 think we need, if there's any questions, but
15 a resolution.

16 MR. BRAUN: We do need a motion to
17 accept the recommendation from the Audit
18 Committee.

19 MR. GRUCCI: So moved. Felix Grucci.

20 MR. BRAUN: Thank you. Second.

21 MR. TROTTA: Second.

22 MS. SCHEIDT: And Ann-Marie. Defer to
23 Frank's second.

24 MR. BRAUN: Mr. Callahan?

25 MR. CALLAHAN: Yes.

1 MR. BRAUN: Mr. Grucci?

2 MR. GRUCCI: Yes.

3 MR. BRAUN: Mr. Pollakusky?

4 MR. POLLAKUSKY: Yes.

5 MR. BRAUN: Ms. Scheidt?

6 MS. SCHEIDT: Yes.

7 MR. BRAUN: Mr. Trotta?

8 MR. TROTTA: Yes.

9 MR. BRAUN: Mr. Braun votes yes.

10 Financial report is accepted.

11 MS. LAPONTE: The last item that I want
12 to mention in this section is the PARIS
13 report for the LDC. It's not as
14 comprehensive as our other report, but it is
15 a report that's included in your packages
16 that will be submitted by -- that's due the
17 end of the month along with the audited
18 financial statements.

19 Are there any questions on that
20 package?

21 MR. BRAUN: Hearing none, we need a
22 motion for Lori and Lisa to file that report
23 on --

24 MR. POLLAKUSKY: So moved. Gary.

25 MS. MULLIGAN: I just want to qualify

1 one thing. Since it's early in the month,
2 this meeting is happening a little bit
3 earlier than usual. We are still reviewing
4 everything. If there is a minor change to
5 it, we're going to continue to work through
6 it. We want you to accept it in -- like in
7 concept, I guess, is the way we should phrase
8 it. But we're going to work, if everybody is
9 okay with it, Lori and I will work with Fred
10 to make sure that he's aware of any changes
11 that we're making.

12 With the LDC, I think they're going to
13 be few and far between, but you never know.

14 MR. BRAUN: Gary, did you have
15 something?

16 MR. POLLAKUSKY: No, I said so moved
17 with Lisa's caveat, so --

18 MS. MULLIGAN: Thank you.

19 MR. BRAUN: Is there a second?

20 MS. SCHEIDT: Second.

21 MR. BRAUN: Remember, this has to be
22 filed by March 31st. Mr. Callahan? Mr.
23 Callahan, are you there? Mr. Grucci?

24 MS. MULLIGAN: Let me --

25 MR. GRUCCI: Yes.

1 MS. MULLIGAN: I'm so sorry. I just
2 want to add one more statement.
3 Substantially in this form is what we're
4 going to adopt it as. For some reason,
5 Annette can't join the meeting, so I just --
6 I wanted to -- I told her I'd be her voice,
7 so she just sent me a note.

8 MR. BRAUN: As part of the motion.

9 MS. MULLIGAN: Yes, as part of the
10 motion. We're accepting it substantially in
11 this form.

12 MR. BRAUN: Let's try again.

13 Mr. Callahan?

14 MR. CALLAHAN: Yes.

15 MR. BRAUN: Mr. Grucci?

16 MR. GRUCCI: Yes.

17 MR. BRAUN: Mr. Pollakusky?

18 MR. POLLAKUSKY: Yes.

19 MR. BRAUN: Ms. Scheidt?

20 MS. SCHEIDT: Yes.

21 MR. BRAUN: Mr. Trotta?

22 MR. TROTTA: Yes.

23 MR. BRAUN: Mr. Braun votes yes. We
24 are okay to file.

25 I have suggested to Ryan Silver and

1 Lisa and Lori will shoot me for this, I
2 didn't volunteer their names.

3 MS. MULLIGAN: I volunteer. I'm happy
4 -- not happy, but I would be satisfied.

5 MR. BRAUN: NYSEDC comes up with some
6 kind of a user work group or advisory group,
7 call it whatever you want, because PARIS has
8 never been a user friendly system since its
9 beginning, but they are not very acceptable
10 to changes or suggestions, but I think we
11 need to get this a little bit stronger,
12 because it's a real bear for Lisa, Lori, and
13 the staff here to have to go through this
14 every year, and once it's submitted, if they
15 find something after the fact, it's almost
16 impossible to correct, so -- and even if a
17 project is completed and no longer on the
18 books, it's got to be carried forward for a
19 period of time.

20 So I think it's time that our trade
21 counsel, if you want to look at it that way
22 up in Albany puts a little bit more pressure
23 on PARIS and maybe through the Comptroller's
24 Office, but we need to get to -- it's got to
25 be improved somehow.

1 All right, Lisa, I'll turn it back to
2 you.

3 MS. MULLIGAN: So the next item --
4 thank you, Fred. The next item on the
5 agenda, I'm actually going to kick back to
6 you is our board assessments, so thank you
7 everybody for getting your assessments in to
8 us.

9 Fred has reviewed them all. We have, I
10 guess a synopsis of your feedback that's
11 posted on our website, and Fred's just going
12 to go through some highs or lows of it.

13 MR. BRAUN: Yeah, I would say people
14 are generally satisfied the way everything is
15 being run.

16 As has been the situation in the past,
17 there are a number of items that I think we
18 need to take a look at. I'm going to defer
19 that to when we're back in person and can
20 have a half hour, an hour discussion, but
21 pretty much focuses on the areas that you've
22 seen in the past; strategic planning,
23 community impressions and satisfaction of the
24 IDA and it gets to the question of what is
25 the IDA community? Is it just a commercial

1 industrial base, or does it go much deeper
2 than that?

3 I think we also need to look at a
4 little bit about education. People, despite
5 the fact that I think Lisa throws a lot of
6 stuff at all of you, I think some people
7 still question as to whether or not they're
8 getting enough information, and if not, in
9 what format should we do that?

10 Capital budgeting and last but not
11 least, marketing. That's been a topic of
12 discussion for the last three or four years
13 and we probably need to give that a little
14 bit more attention.

15 So as soon as we get back in person,
16 whether that's next month or the following
17 month, I think we'll go over some of these
18 categories or highlights in much greater
19 depth.

20 I don't know if there are any questions
21 on that?

22 MR. GRUCCI: Did you get all of the
23 responses that came back, were they from all
24 of the members?

25 MS. MULLIGAN: Yes.

1 MR. BRAUN: Yes. What I do is I go
2 through them, look at each category, come up
3 with an average for all seven of us, and that
4 gets put on our website.

5 And I think -- is it filed in Albany,
6 Lisa? Or just on the website? Is that part
7 of PARIS?

8 MS. MULLIGAN: Just, we affirm in PARIS
9 that they have, in fact, been done, but the
10 specific -- and it's not specific. It's not
11 each of your responses, but the overview, the
12 averages of the responses that goes in a
13 sheet. None of the comments are included in
14 there, just the numerical information, and
15 that is on our website.

16 MR. BRAUN: Okay.

17 MS. MULLIGAN: The next item on the
18 agenda is the harassment training. We have a
19 few people who haven't completed it yet.

20 Okay, so I -- yes, I think everybody
21 knows who they are. If you need us to send
22 that link again, just let us know. It's not
23 -- it'll take you about a half an hour. It's
24 not --

25 MR. GRUCCI: Do you have to make an

1 appointment for that, or can you just log
2 into the link and take the course?

3 MS. MULLIGAN: Just click the link
4 whenever you have time, and I think you can
5 probably pause it, too, if you -- I'm pretty
6 sure -- I just didn't hit "next" and went and
7 took care of a couple of things and then went
8 back to it, so it's something that you can do
9 on your time.

10 MR. BRAUN: I will do my best to
11 complete mine today.

12 MR. GRUCCI: I don't feel so bad if the
13 chairman hasn't done his.

14 MS. MULLIGAN: Please let us know if
15 you're having any issues with the technology
16 or if there's any problems with it. But
17 that's the last thing I have on the agenda,
18 unless anyone has anything else for the LDC?

19 MR. BRAUN: Hearing none, take a motion
20 to adjourn.

21 MR. GRUCCI: Motion. Felix Grucci.

22 MR. BRAUN: Second?

23 MS. SCHEIDT: Second. Ann-Marie.

24 MR. BRAUN: Great, on the vote.

25 Mr. Callahan?

1 MR. CALLAHAN: Yes.
2 MR. BRAUN: Mr. Grucci?
3 MR. GRUCCI: Yes.
4 MR. BRAUN: Mr. Pollakusky?
5 MR. POLLAKUSKY: Yes.
6 MR. BRAUN: Ms. Scheidt?
7 MS. SCHEIDT: Yes.
8 MR. BRAUN: Mr. Trotta?
9 MR. TROTTA: Yes.
10 MR. BRAUN: Mr. Braun votes yes. We
11 are adjourned. Thank you.

12

13 (Meeting adjourned: 9:27 a.m.)

14

15 CERTIFICATION

16

17

18 I, Lisa Previti, certify that the foregoing is a
19 true and accurate transcript from an electronic sound
20 recording of the video in the above-entitled matter.

21

22 *Lisa Previti*

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24 Lisa Previti

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