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TOWN OF BROOKHAVEN

LOCAL DEVELOPMENT CORPORATION

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BOARD MEETING

HELD BY ZOOM VIDEOCONFERENCE

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April 21, 2021  
10:23 a.m.

TRANSCRIPT OF PROCEEDINGS

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

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**MEMBERS :**

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

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**ALSO PRESENT :**

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

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2 MR. BRAUN: We will now open up the  
3 regularly scheduled meeting of the Local  
4 Development Corporation. It is Wednesday,  
5 April 21st. It is now 10:23. We do have a  
6 quorum. I will turn it over to Lisa.

7 MS. MULLIGAN: Actually, let's turn it  
8 over to Lori.

9 MS. LaPONTE: Okay.

10 Good morning. Included in the  
11 package --

12 MS. MULLIGAN: I'm so sorry, I didn't  
13 print out an updated agenda.

14 Sorry, Lori, we have the minutes.

15 MS. LaPONTE: That's okay.

16 MR. BRAUN: Those are the minutes of  
17 March 24th.

18 Motion?

19 MS. SCHEIDT: Move.

20 MR. TROTTA: Second.

21 MR. BRAUN: Questions or  
22 clarifications?

23 (No response.)

24 MR. BRAUN: Hearing none, on the vote,  
25 Mr. Callahan?

2 MR. CALLAHAN: Yes.

3 MR. BRAUN: Mr. Grucci?

4 MR. GRUCCI: Yes.

5 MR. BRAUN: Mr. Pollakusky?

6 MR. POLLAKUSKY: Yes.

7 MR. BRAUN: Ms. Scheidt?

8 MS. SCHEIDT: Yes.

9 MR. BRAUN: Mr. Trotta?

10 MR. TROTTA: Yes.

11 MR. BRAUN: Mr. Braun votes yes. The  
12 minutes are accepted.

13 MS. MULLIGAN: Okay. Now we'll turn it  
14 over to Lori. Sorry.

15 MS. LaPONTE: That's okay.

16 Included in the package is the LDC  
17 operating results for the month and also year  
18 to date for February 2021 and also included in  
19 that schedule, there's a comparison to the  
20 budget and there's also a comparison to the  
21 two-month, an allocated piece of the budget.

22 So just to review it, we had no income  
23 this quarter other than we had some money  
24 earned on our investments, our cash accounts,  
25 that is and also included for the month is our

2 recurring accrual for insurance expense,  
3 accounting fees and then our actual expenses  
4 for legal and also for website.

5 So for the month, there was a net  
6 negative for 2,584.

7 Any questions on the report?

8 (No response.)

9 MR. BRAUN: If there are none, we need  
10 a motion to accept Lori's report.

11 MR. POLLAKUSKY: So moved.

12 MR. TROTTA: Second.

13 MR. BRAUN: On the vote, 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. CFO's  
24 report is accepted.

25 MS. MULLIGAN: So, Lori, do you want to

2 talk about the amended budget and the cost  
3 sharing?

4 MS. LaPONTE: Yes.

5 So we're in the process since the  
6 change in the allocation of employees from the  
7 Town to all the IDA and since we're in the  
8 process of readjusting all the budgets, we're  
9 looking at the LDC budget and coming up with  
10 some cost sharing allocations of services that  
11 have in the past been fully allocated to the  
12 IDA part should be to the LDC, so we're going  
13 to work through that and at the next meeting  
14 present some amendments to the budget and once  
15 we have that, the amendments will include a  
16 cost sharing allocation agreement and it will  
17 include payment terms and how often that will  
18 be reimbursed.

19 Any questions?

20 (No response.)

21 MR. BRAUN: Bill or Howard or Annette,  
22 who would draft that inter-municipal  
23 agreement?

24 MS. MULLIGAN: We have a version of one  
25 that a local IDA has been using that we

2           could --

3           MS. LaPONTE:   LDC.

4           MS. MULLIGAN:  I'm sorry, thank you,  
5           LDC and IDA have been using, so we could share  
6           that and see if counsel wants to edit it or  
7           amend it at all.

8           MS. EADERESTO:  That's fine.

9           MS. MULLIGAN:  Okay.

10          MS. SCHEIDT:  In honor of former member  
11          of this board Vincent O'Leary, it looks like  
12          we're down to our last hundred thousand  
13          dollars.

14          MR. BRAUN:  Right.  Correct.

15          In the interest of time and it's on the  
16          agenda to discuss the board assessments, I  
17          think I'll postpone that until the May  
18          meeting.

19          MS. MULLIGAN:  Okay.

20          The next item on the agenda is the  
21          LIBDC Montauk conference is coming up and  
22          we've been asked to sponsor it.

23          What I'm suggesting is -- in addition,  
24          they've asked us if we wanted to sponsor a  
25          June luncheon, so what -- it's on the LDC in

2 part because I'm suggesting that we split it,  
3 if you decide to do it, I suggest that we  
4 split both of these events between the IDA and  
5 the LDC, so the Montauk conference is  
6 scheduled for September 22nd through 24th, the  
7 sponsorship opportunities are between, you  
8 know, start at 5,000, 3,500, 2,500, 15 or a  
9 thousand and it includes, you know, varying  
10 levels of, you know, what you get for that  
11 money. So I guess it's two items.

12 Do you guys want to sponsor the Montauk  
13 conference and do you want to sponsor the June  
14 luncheon?

15 MR. GRUCCI: Lisa --

16 MR. BRAUN: Felix, we have sponsored  
17 the Montauk conference each of the last half  
18 dozen years or so, maybe more. In line of  
19 what we discussed in the finance committee,  
20 whatever we decide to do, it would be split on  
21 this one 50/50 between the IDA and the LDC.

22 MR. GRUCCI: Sure, I understand and I  
23 understand the longevity that we have here.

24 My question was going to be is there  
25 any other IDA's or LDC's that are sponsoring



2 any part or portion of these events --

3 MR. BRAUN: Lori.

4 MR. GRUCCI: -- or are we the only one?

5 MR. BRAUN: It's a little early to  
6 tell, but historically all seven of the IDA's  
7 on Long Island or LDC's have been a  
8 participant, maybe with the exception of Glen  
9 Cove.

10 MS. MULLIGAN: Yeah and Riverhead may  
11 or may not actually sponsor, but Tracy usually  
12 participates.

13 MR. BRAUN: So the answer to your  
14 question is yes, we're not standing out there  
15 by ourselves.

16 MR. GRUCCI: Okay, great. Thank you.

17 MS. MULLIGAN: And the June luncheon,  
18 typically each IDA or LDC sponsors a luncheon;  
19 ours is usually in the summertime.

20 Thank you.

21 MR. WEIR: When is the June one, Lisa,  
22 you're talking about sponsoring?

23 MS. MULLIGAN: We're working on dates.  
24 I think we have it -- we're sort of looking at  
25 the third or fourth week in June.

2                   MR. BRAUN: Supervisor usually  
3 participates, we probably have one or more  
4 speakers. It's a good marketing opportunity  
5 for the attorneys, the real estate brokers and  
6 our fellow IDA's around Long Island.

7                   MR. TROTTA: Where does it take place?

8                   MR. CALLAHAN: We have it at the hotel,  
9 right, the one off the expressway?

10                  MS. MULLIGAN: Are we talking about the  
11 luncheon?

12                  MR. CALLAHAN: Yes.

13                  MR. TROTTA: Yes, the luncheon.

14                  MS. MULLIGAN: The luncheon last, two  
15 years ago I guess when we had it last, it was  
16 at Stella and that's where we're talking about  
17 having it again, at Stella.

18                  MR. TROTTA: Oh, but that was a dinner.

19                  MR. BRAUN: That was a dinner, correct.

20                  MS. MULLIGAN: Okay, yes.

21                  So we've split -- we've gone back and  
22 forth between a dinner and a luncheon and then  
23 we're thinking a luncheon might be better  
24 received.

25                  MR. BRAUN: And that restaurant has the

2 ability to serve a restaurant with everybody  
3 socially distanced appropriately.

4 MS. MULLIGAN: And there's an outdoor  
5 area, also.

6 MS. SCHEIDT: Oh, cool.

7 MR. GRUCCI: What were the numbers  
8 again, Lisa?

9 MS. MULLIGAN: It's \$5,000 for each --

10 MR. BRAUN: For Montauk.

11 MS. MULLIGAN: For Montauk and also  
12 \$5,000 for the luncheon.

13 MR. GRUCCI: So are we saying 2,500  
14 each LDC, IDA or is it a pro rata share?

15 MR. BRAUN: No, 50/50 IDA, LDC.

16 MS. MULLIGAN: And it's possible with  
17 the luncheon, depending on who the speaker is,  
18 that they might end up splitting that with us,  
19 so then it would be less than that.

20 MR. GRUCCI: Okay. Thank you.

21 MS. SCHEIDT: Stella's is the one in  
22 Blue Point, correct?

23 MS. MULLIGAN: Yes.

24 MR. TROTTA: Correct, yup.

25 MR. GRUCCI: You need a motion for

2           that, Fred?

3           MR. BRAUN:   Yes, please.

4           MR. GRUCCI:   I'll make the motion.

5           MR. TROTTA:   I'll second it.

6           MS. MULLIGAN:   And that's for both the  
7           Montauk conference and the luncheon; is that  
8           correct?

9           MR. GRUCCI:   Yes.

10          MR. BRAUN:   Second on the floor.

11          On the vote, Mr. Callahan?

12          MR. CALLAHAN:   Yes.

13          MR. BRAUN:   Mr. Grucci?

14          MR. GRUCCI:   Yes.

15          MR. BRAUN:   Mr. Pollakusky?

16          MR. POLLAKUSKY:   Yes.

17          MR. BRAUN:   Ms. Scheidt?

18          MS. SCHEIDT:   Yes.

19          MR. BRAUN:   Mr. Trotta?

20          MR. TROTTA:   Yup.

21          MR. BRAUN:   Mr. Braun votes yes.

22          Motion carries.

23                        Lisa and I had a little bit of a  
24                        conversation about a theme or a speaker or  
25                        speakers around green energy because we're

2           doing so much with solar, fuel cells, battery  
3           storage, it might be appropriate if we could  
4           get it together.

5                     MS. SCHEIDT:    Sure.

6                     MS. MULLIGAN:   And I presented that  
7           idea to the LIBDC board just the other day, I  
8           just sent them an email and said this is a  
9           possible speaker presenter that we would like  
10          you to consider, so and as Fred mentioned, I  
11          reached out to the Supervisor and he's good on  
12          the dates and interested in participating, so  
13          we're working on the details.

14                    One last thing I just want to say  
15          before we end this meeting is that Lori and I  
16          have been working on the audit with the Office  
17          of the State Comptroller.  They've interviewed  
18          us now together and then each of us  
19          independently, so I just wanted to let you  
20          know that it's ongoing and we're receiving  
21          pretty regular requests for information, I  
22          actually just noticed that we got an email  
23          while we're in the meeting, so we'll keep you  
24          posted as things progress and you know, keep  
25          us posted if they reach out for an interview,

2           although they indicated to Lori yesterday that  
3           they weren't quite at that point yet.

4                   MR. CALLAHAN:  Is there a light at the  
5           end of the tunnel for you guys?

6                   MS. LaPONTE:  No.

7                   MR. CALLAHAN:  Okay.

8                   MS. LaPONTE:  They said they're still  
9           planning, so . . .

10                   MR. CALLAHAN:  Okay.  There you go.

11                   MR. BRAUN:  I will tell you, I have not  
12           been contacted yet, either, but once you're  
13           contacted, if you have any questions, just  
14           reach out to Lisa or Lori.

15                   MS. MULLIGAN:  And I have some  
16           information that I'll share with you once  
17           you're contacted, we'll go over some details  
18           and stuff.

19                   MR. BRAUN:  Lisa, anything further for  
20           the LDC?

21                   MS. SCHEIDT:  On the speaker, just a  
22           thought, Orsted, which is building a couple of  
23           the big wind farms off the south shore, has  
24           bought a building in Setauket that is going to  
25           be their operations and maintenance center and

2           they have also announced that Port Jeff is  
3           going to be their harbor for sending vessels  
4           out to the wind farms.

5           MS. MULLIGAN: And Ann-Marie, you'll  
6           notice on our IDA agenda, Sunrise Winds, the  
7           application.

8           MS. SCHEIDT: All right, yes, that's  
9           wonderful.

10          MR. BRAUN: We'll talk about that in  
11          the next session.

12          MS. MULLIGAN: Yes and they are . . .  
13          it's a partnership, that's who I sort of  
14          presented to the LIBDC as a potential speaker.  
15          I think they're on as attendees right now and  
16          probably can hear me saying that. We can  
17          address that later.

18          MS. SCHEIDT: Okay.

19          MR. BRAUN: If there's no --

20          MS. SCHEIDT: As usual, doesn't take  
21          much, just remember that.

22          MR. BRAUN: I will entertain a motion  
23          to adjourn the meeting of the LDC, please.

24          MR. GRUCCI: So moved.

25          MS. SCHEIDT: So moved.

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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?

5

MR. GRUCCI: Yes.

6

MR. BRAUN: Mr. Pollakusky?

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MR. POLLAKUSKY: Yes.

8

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: Yes. We are adjourned.

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Thank you all.

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(Time noted: 10:35 a.m.)

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I, JOANN O'LOUGHLIN, a Notary Public

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for and within the State of New York, do hereby

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certify that the above is a correct transcription

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of my stenographic notes.

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JOANN O'LOUGHLIN