

Town of Brookhaven
Industrial Development Agency

January 7, 2026

Meeting Minutes

Members Present: Frederick C. Braun, III
Martin Callahan
Mitchell H. Pally
Ann-Marie Scheidt
John Rose
Frank C. Trotta (via Zoom)

Also Present: Lisa M. G. Mulligan, Chief Executive Officer
Lori J. LaPonte, Chief Financial Officer
Amy Illardo, Director of Marketing
Jocelyn Linse, Executive Assistant
Annette Eaderesto, IDA Counsel
Barry Carrigan, Nixon Peabody, LLP (via Zoom)
Howard Gross, Weinberg, Gross & Pergament, LLP (via Zoom)
Andrew Komaromi, Harris Beach Murtha, PLLC

Chairman Braun opened the IDA meeting at 12:09 P.M. on Wednesday, January 7, 2026, in the Agency's Office on the Second Floor of Brookhaven Town Hall, One Independence Hill, Farmingville, New York. A quorum was present.

Meeting Minutes of November 18, 2025

The motion to approve these Minutes as presented was made by Mr. Trotta and seconded by Ms. Scheidt. All voted in favor.

2025 Activity

Ms. LaPonte informed the Board that there were six recaptures of benefits in 2025, of which five were for sales tax; all have been disbursed. There were ten closings in 2025 resulting in investments of \$421 million and the creation and retention of 760 jobs.

Inland Long Island Residential DST (The Arboretum at Farmingville) – Application & Resolution

This application is for an assignment and assumption of benefits for the Arboretum at Farmingville project on Horseblock Road. This project is already constructed and occupied.

The motion to accept the application and approve the resolution was made by Mr. Pally, seconded by Mr. Rose, and unanimously approved.

Brookhaven Logistics Center – Application & Resolution

This project has requested that four parcels be added to the existing project. A public hearing was held with a comment received from South Country School District which was provided to the Board Members.

The motion to accept the application and approve the resolution was made by Mr. Pally and seconded by Ms. Scheidt. All voted in favor.

Ms. Eaderesto joined the meeting at 12:15 P.M.

Patchogue SL PropCo, LLC (D & F Patchogue A.L, LLC) – Application & Resolution

This application is for an assignment and assumption of benefits for the D & F Patchogue A.L, LLC assisted living facility. It was noted that this project was supposed to create 50 jobs, and they currently have 109 employees.

The motion to accept the application and approve the resolution was made by Mr. Trotta, seconded by Mr. Callahan, and unanimously approved.

Ronk Hub – Resolution

This resolution is to convey title to real property located east of the existing parking garage as part of the condemnation efforts.

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

At 12:18 P.M., Ms. Scheidt made a motion to enter executive session to discuss matters pertaining to the employment history of a particular person, and litigation strategy in the matter of the *Shoreham Wading River Central School District, Shoreham Wading River Central School District Board of Education, and James Smith, Individually and as Vice President of the Board of Education of the Shoreham Wading River Central School District against the Town of Brookhaven Industrial Development Corporation, and KCE NY 31, LLC (a.k.a.) Key Capture Energy, LLC*. The motion was seconded by Mr. Callahan and unanimously approved.

At 12:52 P.M., Mr. Rose made a motion to exit executive session and resume the regular agenda. The motion was seconded by Ms. Scheidt and all voted in favor. No action was taken in executive session.

Organizational Resolutions

Mr. Pally made a motion to approve all resolutions except for #24 listed below with minor changes noted. The motion was seconded by Ms. Scheidt.

1. Appointment of CEO/Executive Director – Salary to be edited.
2. Appointment of Chief Financial Officer – Salary to be edited.
3. Appointment of Executive Assistant – Salary to be edited.
4. Appointment of Administrative Assistant – New resolution.
5. Appointment of Director Marketing and Project Development – Salary to be edited.
6. Appointment of Legal Counsel
7. Appointment of Insurance Broker of Record
8. Slate of IDA Board Officers – Mr. Grucci has resigned from the Agency; Mr. Rose will be named the Assistant Secretary.

9. Adoption of Committee Charters & Establishment & Appointing of Governance, Finance and Audit Committee – Mr. Grucci has been removed from all Committees.
10. Adoption of Fee Schedule
11. BLANK
12. Hourly Requirement
13. 2026 Meeting Schedule – The March meeting will be moved to March 25, 2026.
14. Appointment of Website Design and Maintenance
15. Banking and Investing
16. Adopting a Mission Statement and Measurement Report
17. Adopting an Ethics Policy, Procurement Policy and Property Acquisition & Disposal Policy
18. Adopting a Uniform Tax Exemption Policy
19. Adopting Compensation Policy
20. Adopting a Policy Concerning Board Member and Employee Loans
21. Adopting a Prevailing Wage Policy
22. Adopting an Adaptive Reuse Policy
23. Delegating and Authorizing Execution of IDA Documents
24. Adopting an Incentive Compensation Policy – This resolution will be revisited.
25. Longevity – This resolution will be edited to longevity starting at \$1,000 and increasing to \$2,500.
26. Adoption of Deferred Compensation Program Policy
27. Holiday Schedule
28. Adopting a Travel & Discretionary Funds Policy
29. Adopting an Accrual Policy for Management Employees
30. Adopting an Accrual Policy for Full Time Non-Management Employees
31. Audit and Accounting Services – The amount for PKF O’Connor Davies will be \$26,500 and the amount for Jones Little & Company will be \$2,000.
32. Adopting a Bereavement Policy
33. Conflict of Interest Policy
34. Appointment of Insurance Risk Manager

35. Approval of unlawful harassment & unlawful sexual harassment prohibition policy
36. Approval of 2025 Incentive Compensation
37. Jury Duty
38. Employee Health Insurance – FSA and HSA have been added to the resolution.
39. Cancer Screening
40. Appointment of Public Relations Firm
41. Supplemental Benefits Insurance
42. Shared Services Agreement
43. Newspaper of Record
44. Acquisition of Real Property
45. Document Retention and Disposal Policy – This is a new resolution that adopts New York State’s Document Retention and Disposal Policy.
46. Separation Payout

All voted in favor.

CEO’s Report

Board assessments, fiduciary responsibility forms, financial disclosure/ethics forms and related party confirmations are due. The Board Members were also asked to complete the annual harassment training.

Long Island Business Development Council (LIBDC) Membership

Mr. Trotta made a motion to approve renewing membership with LIBDC at an expense of \$950. The motion was seconded by Ms. Scheidt and approved with Mr. Pally recusing himself.

New York State Economic Development Council (NYSEDC) Updates

An update from NYSEDC was included in the meeting packets setting their goals for the new year.

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The Board expressed gratitude to Mr. Grucci for his many years of good work and service to the Agency.

The motion to close the IDA meeting at 1:03 P.M. was made by Mr. Callahan and seconded by Ms. Scheidt. All voted in favor.

The next IDA meeting is scheduled for Wednesday, February 4, 2026.