

Town of Brookhaven
Industrial Development Agency
Meeting Minutes

Members Present:	Frederick C. Braun, III Martin Callahan Ann-Marie Scheidt Frank C. Trotta John Rose
Excused Members:	Felix J. Grucci, Jr. Mitchell H. Pally
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 Andrew Komaromi, Harris Beach Murtha, PLLC Howard Gross, Weinberg, Gross & Pergament, LLC (via Zoom) Alan Tan, WHTB Glass Yufeng Pan, WHTB Glass Jason Stern, Weber Law Group Joe Gitto, The Gitto Group Peter Curry, Farrell Fritz, PC Rob Gitto, The Gitto Group Anthony J. Gitto, The Gitto Group Drew Presberg, Presberg Law, P.C. (via Zoom)

Chairman Braun opened the IDA meeting at 10:13 A.M. on Wednesday, October 22, 2025, 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 September 17, 2025

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

CFO's Report

Ms. LaPonte presented the Budget vs. Actual Report for the period ending September 30, 2025. There were two closings in September.

The motion to accept the CFO's Report was made by Mr. Callahan, seconded by Mr. Rose and unanimously approved.

All payroll taxes and related withholdings have been paid timely in accordance with Federal and State guidelines. All regulatory reports have been filed in a timely fashion.

2026 Budget

The Finance Committee recently approved the draft budget for 2026 which is due to New York State by November 1, 2025. The motion to approve the 2026 budget was made by Mr. Trotta and seconded by Ms. Scheidt. All voted in favor.

At 10:16 A.M., Ms. Scheidt made a motion to enter executive session to discuss proposed, pending or current litigation. The motion was seconded by Mr. Rose and all voted in favor.

At 10:35 A.M., Mr. Callahan made a motion to resume the regular meeting. The motion was seconded by Mr. Rose and unanimously approved. No action was taken in executive session; there was a discussion on donating surplus office equipment to a local school district or not-for-profit agency in the Town of Brookhaven.

C and K Development, LLC – Resolution

All related project information was included in the meeting packets. A public hearing was held with comments received which were shared with the Board.

The motion to approve the resolution was made by Ms. Scheidt and seconded by Mr. Rose. The motion passed with Mr. Callahan recusing himself.

CEO'S Report

WHTB Glass, LLC

The job number requirements for WHTB Glass were discussed at the last meeting. Representatives from WHTB Glass provided the Board with background information on their project and how COVID and tariffs have impacted the construction of new office buildings. Future expansion of their facility and a new type of glass product they would like to import from China were discussed. They currently have 33 employees; the promised job creation was 50 employees.

It was the consensus of the Board to give WHTB Glass more time to reach their job creation numbers and revisit this matter.

Rail Realty, LLC – PILOT Extension Request Application

Rail Realty has requested an extension of their PILOT Agreement which is currently set to end in the 2025/2026 tax year. The apartments are currently rented out at market rate; they are proposing making eight units rented out at 100% of the area median income (AMI) and eight units rented out at 120% of AMI. Representatives from the project informed the Board that they are having issues leasing units at 80% of AMI at other facilities they own.

This matter will be revisited at the November meeting. The motion to table this matter was made by Ms. Scheidt and seconded by Mr. Trotta. All voted in favor.

September Morning, LLC – Despatch of Southampton Moving & Storage, LLC –

Subtenant Application & Resolution

Despatch of Southampton Moving & Storage, LLC is seeking to sublease approximately 30% of the September Morning, LLC facility for office and warehousing space.

The motion to accept the application was made by Mr. Rose, seconded by Mr. Trotta and unanimously approved. The motion to approve the resolution was made by Ms. Scheidt and seconded by Mr. Rose. All voted in favor.

Ronk Hub Phase 2A – Upton Sweat, LLC – Subtenant Application & Resolution

Uptown Sweat, LLC is seeking to be a subtenant in the Ronk Hub Phase 2A facility.

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

Lotus / Caithness Long Island, LLC – Application & Resolution

Lotus has applied for an assignment and assumption of Caithness Long Island, LLC.

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

CEO's Report – Revisited

Horseblock 4, LLC Request

Horseblock 4, LLC has requested an extension and increase of their sales tax exemption for one year and an additional \$500,000 in exemption which is approximately \$44,000 of exemption.

The motion to approve this request was made by Ms. Scheidt, seconded by Mr. Trotta and unanimously approved.

Uniform Tax Exemption Policy (UTEP)

A public hearing will be scheduled to get input from the public on the proposed changes to the UTEP.

November Meeting

The November meeting will be rescheduled for November 18, 2025 at 12 P.M.

IDA Meeting
October 22, 2025

The motion to approve changing the date of the November meeting was made by Mr. Callahan and seconded by Ms. Scheidt. All voted in favor.

The motion to close the IDA meeting at 11:31 A.M. was made by Ms. Scheidt, seconded by Mr. Callahan and unanimously approved.

The next IDA meeting is scheduled for November 18, 2025.