

Town of Brookhaven
Industrial Development Agency

Meeting Minutes

November 18, 2025

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

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, Counsel (via Zoom)
Barry Carrigan, Nixon Peabody, LLP
Howard Gross, Weinberg, Gross & Pergament, LLP (via Zoom)
Andrew Komaromi, Harris Beach Murtha, PLLC
Sharon Clements, Integrated Structures
Dan Dornfeld, Forchelli, Deegan & Terana
Jim Coughlin, Tritec Real Estate
Meaghan Treat, Tritec Real Estate
Peter Curry, Farrell Fritz, PC

Chairman Braun opened the IDA meeting at 12:15 P.M. on Tuesday, November 18, 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 October 22, 2025

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

CFO's Report

The motion to approve the retention of PKF O'Connor Davies as recommended by the Audit Committee at an updated cost of \$26,000 was made by Mr. Pally, seconded by Mr. Callahan and unanimously approved.

Integrated Structures 17 Old Dock Road – Application

Integrated Structures is purchasing 17 Old Dock Road in Yaphank to expand their structural steel fabrication business. Their other IDA project located at 4 Pinehurst Drive in Bellport will remain operational. They have an average of 62 full-time equivalent employees at an average salary of \$80,000; they expect to hire an additional 11 full-time equivalent employees within 2 years of completing this project at an average salary of \$124,000. The 19,000 square foot 17 Old Dock facility will be used for manufacturing and painting fabricated structural steel parts. The purchase price for the building is approximately \$1 million and they expect to invest another approximately \$1.5 million in renovations and \$2 million in equipment and machinery. They are requesting a 10-year PILOT, a sales tax exemption and the partial exemption from the mortgage tax recording tax.

The motion to accept the application was made by Mr. Pally and seconded by Mr. Trotta. All voted in favor.

Ronk Hub Nova, LLC Phase 2C – Application

The entire Ronk Hub development was approved in September of 2012; this is the fourth phase which consists of 285 multi-family units, retail and office space as well as a medical provider. They hope to break ground by spring of next year and finish by 2028. Representatives from Tritec provided the Board with an overview of the entire development.

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

Shoreham Solar Commons – Application & Resolution

This application and resolution are to change the upstream ownership of the project, a request to replace Duke Energy with a guarantee from Deriva Energy to release Duke Energy and eventually replace the guarantee from Deriva Energy with a guarantee from Clearway Energy and to release Deriva Energy from its guarantee.

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

Surplus Items – Resolution

Mr. Trotta made a motion to donate surplus office equipment and furniture to a local not-for-profit organization or school district. The motion was seconded by Ms. Scheidt and all voted in favor.

CEO's Report

Vision Long Island Smart Growth Summit

Mr. Braun made a motion to approve a \$3,000 sponsorship for the Smart Growth Summit on December 5, 2025. The motion was seconded by Ms. Scheidt and unanimously approved.

At 12:41 P.M., Mr. Callahan made a motion to enter executive session to discuss the medical, financial, credit or employment history of a particular person or corporation, or matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal of a particular person or corporation. The motion was seconded by Ms. Scheidt and all voted in favor.

At 1:54 P.M., Mr. Trotta voted to exit executive session and resume the regular agenda. The motion was seconded by Ms. Scheidt and unanimously approved. No action was taken in executive session.

Administrative Assistant – Resolution

Mr. Pally made a motion to hire an administrative assistant. The motion was seconded by Ms. Scheidt and all voted in favor.

Housing Study

Mr. Pally made a motion to hire Camoin Associates to draft an addendum to the recently completed housing study at a cost of \$7,000.

CEO's Report (Revisited)

Rail Realty

Rail Realty provided some further information on the rents being charged at their project. The Board determined that a PILOT study is needed prior to a vote on this matter. Mr. Pally made a motion to accept the application and have a PILOT study conducted. The motion was seconded by Ms. Scheidt and unanimously approved.

At 2:09 P.M., Mr. Callahan made a motion to close the IDA meeting. The motion was seconded by Ms. Scheidt and all voted in favor.

The next IDA meeting is scheduled for Wednesday, December 3, 2025 at 3:00 P.M.