

Town of Brookhaven
Industrial Development Agency

December 3, 2025

Meeting Minutes

Members Present: Frederick C. Braun, III
Martin Callahan
Mitchell H. Pally
Frank C. Trotta
John Rose

Excused Members: Felix J. Grucci, Jr.
Ann-Marie Scheidt

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
Barry Carrigan, Nixon Peabody, LLP
Howard Gross, Weinberg, Gross & Pergament, LLP (via Zoom)
Andrew Komaromi, Harris Beach Murtha, PLLC
Francis Lee, Integrated Structures
Dan Dornfeld, Forchelli, Deegan & Terana

Chairman Braun opened the IDA meeting at 3:05 P.M. on Wednesday, December 3, 2025, in the Agency's Office on the Second Floor of Brookhaven Town Hall, One Independence Hill, Farmingville, New York. A quorum was present.

CFO's Report

Ms. LaPonte presented the Budget vs. Actual Report for the period ending October 31, 2025. Expenses are in line with the budget and interest rates at both banks are decreasing to 3.5%. The audit has started.

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. The budget was filed timely with the State in November.

IDA Meeting
December 3, 2025

The motion to approve the CFO's Report was made by Mr. Rose and seconded by Mr. Pally. All voted in favor.

Integrated Structures 17 Old Dock, LLC – Resolution

A comment was received from the South Country School District at the public hearing which was shared with the Board. This will be the second project with Integrated Structures; eleven full-time equivalent employees are expected to operate at this new location.

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

At 3:13 P.M., Mr. Pally made a motion to enter executive session to discuss 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. Trotta and all voted in favor.

At 3:27 P.M., Mr. Pally made a motion to exit executive session and resume the regular agenda. The motion was seconded by Mr. Rose and unanimously approved. No action was taken in executive session.

Topgolf Callaway Brands Corp. and LGP TG Aggregator, LLC (Topgolf USA Holtsville, LLC) – Application & Resolution

Topgolf Callaway is selling 60% of its Topgolf stake to LGP TG Aggregator, LLC.

The motion to accept the application and approve the resolution was made by Mr. Trotta and seconded by Mr. Pally. The motion was approved with Mr. Callahan recusing himself.

Four L Realty Co. – Astor Pharmaceuticals, LLC – Subtenant Application & Resolution

IDA Meeting
December 3, 2025

Ecommerce Holdings, LLC rented warehouse space at the Four L Realty Co. facility and is owned by the same people as Astor Pharmaceuticals, LLC. ECommerce Holdings, LLC is leaving the facility, and Astor Pharmaceuticals, LLC will be moving into the facility.

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

CEO's Report

KCE NY 31, LLC Request

This project had an extension on their resolution acceptance until the end of the year; they are now requesting an extension until the end of February 2026.

The motion to approve this request was made by Mr. Callahan and seconded by Mr. Rose. All voted in favor.

2026 Meeting Schedule

The motion to approve the 2026 meeting schedule was made by Mr. Callahan, seconded by Mr. Rose, and unanimously approved. All meetings will be held at noon.

Spec Warehouse Moratorium

Mr. Callahan made a motion to extend the moratorium on spec warehouse projects that is due to expire at the end of the year to December 31, 2026. The motion was seconded by Mr. Trotta and all voted in favor.

New York State Economic Development Council (NYSEDC) February Conference Sponsorship

Mr. Pally made a motion to sponsor this conference at a cost of \$5,000. The motion was seconded by Mr. Callahan and approved with Mr. Braun abstaining from voting.

Uniform Tax Exemption Policy (UTEP)

IDA Meeting
December 3, 2025

Camoin Associates put together a proposal to conduct a study for updating the UTEP. It is planned to be ready for the February meeting.

The motion to close the IDA meeting at 3:37 P.M. was made by Mr. Callahan and seconded by Mr. Trotta. All voted in favor.

The next IDA meeting is scheduled for Wednesday, January 7, 2026.