

Town of Brookhaven  
Industrial Development Agency

Meeting Minutes

December 4, 2024

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

Excused Member: Felix J. Grucci, Jr.

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

Chairman Braun opened the IDA meeting at 3:41 P.M. on Wednesday, December 4, 2024, in the Agency's Office on the Second Floor of Brookhaven Town Hall, One Independence Hill, Farmingville, New York. A quorum was present.

**MPH Cross Island Power, LLC / Shoreham Energy – Application & Resolution**

This application and resolution are for a change of ownership and control for the Shoreham Energy peaker plant to MPH Cross Island Power, LLC at a cost of approximately \$20.5 million. There are thirteen years left on the PILOT. No exemptions from mortgage recording or sales tax have been requested.

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

**Ronk Hub Phase 2A Subtenant – Ronkonkoma Creamery, Inc. – Application & Resolution**

Ronkonkoma Creamery, Inc. is seeking to sublease space at Ronk Hub Phase 2A to operate a Ben & Jerry’s franchise. This will be a 13-year lease and four full-time equivalent positions with annual salaries ranging from \$45,000 to \$50,000 are expected to be created.

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

**MCP Yaphank PropCo, LLC / Yaphank AVR Boulevard Chelsea, LLC – Resolution**

This resolution is for an assignment and assumption of the Yaphank AVR Boulevard, LLC assisted living facility to MCP Yaphank PropCo, LLC. There are seven years left on the PILOT and no new benefits are being requested. The project operator will remain; only the property is being sold.

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

**AE-Cassel, LLC – Resolution**

This battery energy storage system on County Road 83 in Patchogue has had delays due to permitting issues. They have requested a seven-month extension of their sales tax exemption and completion date.

The motion to extend the sales tax exemption and completion date to July 1, 2025 was made by Mr. Callahan, seconded by Mr. Rose, and unanimously approved.

**CEO’s Report**

**Ronk Hub Request**

A portion of the 2A piece of this development will be made into four condominiums. Three of the of the units would continue to be leased by Hawkins Ave Development RHP2, LLC, and the

IDA Meeting  
December 4, 2024

fourth unit is part of a parking garage that will be owned by Ronk Hub, LLC. There is no change in benefits.

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

Mr. Curry left the meeting at 3:51 P.M.

#### Integrated Structures Request

This project has also experienced permitting issues and has requested an extension of their completion date until December 31, 2025.

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

#### 2025 Meeting Schedule

Ms. Scheidt made a motion to set the Organizational meeting for January 8, 2025 at 12:00 P.M. The rest of the schedule will be determined at a later date. The motion was seconded by Mr. Callahan and all voted in favor.

#### New York State Economic Development Council

An update on what the New York State Economic Development Council achieved in 2024 was included in the meeting packets.

#### Housing Study

This matter will be deferred until the January meeting.

The motion to close the IDA meeting at 4:00 P.M. was made by Mr. Callahan, seconded by Mr. Trotta, and unanimously approved.

*The next IDA meeting is scheduled for Wednesday, January 8, 2025 at 12:00 P.M.*