

Town of Brookhaven

Industrial Development Agency

Meeting Minutes

July 16, 2025

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

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, LLP (via Zoom)
Barry Carrigan, Nixon Peabody, LLP
Andrew Komoromi, Harris Beach Murtha, PLLC
John Anzalone, Harris Beach Murtha, PLLC
John Walker, Camoin Associates (via Zoom)
Peter Curry, Farrell Fritz, P.C.
Sylvia E. King-Cohen, Todd Shapiro Associates
Eric J. Russo, Van Brunt, Juzwiak & Russo, PC
Joseph Rossi, Nord Development
Nicholas Cappadora, B2K Development
Mike Kelly, Kelly Development
Dan Deegan, Forchelli, Deegan Terrana, LLP (via Zoom)
Daniel Prokopy, Lawrence Aviation Solar Farm, LLC (via Zoom)
Sarah Lansdale, SC Dept. of Economic Development (via Zoom)
Drew Presberg, Presberg Law, P.C. (via phone)
Matthew Koch, Intercounty Appliance (via Zoom)
Tim Shea, Certilman Balin (via Zoom)

Chairman Braun opened the Industrial Development Agency meeting at 11:43 A.M. on July 16, 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 June 18, 2025

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

214 W. Main Owner, LLC – Application & Resolution

A supplemental public hearing was held for this project with no comment received. The application and resolution changes the owner of this project from Ferrandino and Sons Development Group, LLC to 214 W. Main Owner, LLC.

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

Lawrence Aviation Solar Farm, LLC – Application

This application is for a solar installation on the former Lawrence Aviation property. The applicant is requesting a zeroed-out PILOT for thirty years. The property is currently owned by the Suffolk County Land Bank. Mr. Prokopy provided the Board with background on the contamination at the site. Import taxes are increasing project costs and since the site is contaminated there is ongoing with water monitoring wells. The property also can't be trenched so the farm will need to be on ballast blocks. A portion of the property will be sold to the MTA and part was also sold to the Town for open space.

Approximately 30 to 40 construction jobs are expected to be created, and this solar farm would power 1,500 households, roughly 10.8 gigawatts of power per year. The property has been off the tax rolls for many years. The Members discussed the need for a 30-year PILOT versus a 20-year PILOT. It was noted that the Uniform Tax Exemption Policy only allows for up to a 25-year PILOT so this would be a deviation.

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

CEO's Report

Intercounty Appliance Request

This project requests a one-year rollback of their PILOT and then a 10-year extension. The project is in the last year of their original 10-year PILOT which was then extended by 5-years. Mr. Presberg advised that the building was built with the original 10-year PILOT. There was then a 75,000 sq. ft. expansion which received a modified PILOT to increase from the then current assessment to extend it for 5-years. The building was sold in a sale leaseback in 2018 through a triple net lease. The lease is ending and the new rent is substantially higher, their hope is if there is a one-year rollback and an extension on the PILOT the rent will be lower. Intercounty has a facility in New Jersey that they would consider relocating to.

Mr. Pally made a motion to table this request. The motion was seconded by Mr. Callahan and unanimously approved.

VTR BRTL Mount Sinai, LLC – Application & Resolution

VTR BRTL Mount Sinai, LLC has submitted an application to purchase the HSRE-EB Mt. Sinai, LLC project. The real estate would be purchased and the operating company would remain. They have requested an assignment and assumption of the PILOT.

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

VTR BRTL Holtsville, LLC – Application & Resolution

VTR BRTL Holtsville, LLC has submitted an application to purchase the HSRE-EB Holtsville, LLC project. Similarly to the Mount Sinai project, the real estate would be purchased and the operating company would remain. An assignment and assumption of the PILOT has been requested.

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

AA Senior Coram Propco, LLC – Application & Resolution

This application and resolution are for an assignment and assumption of the SHI-III, LLC project in Coram.

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

C and K Development, LLC / Cordwood Estates – Application

This application is for a housing project being developed by Mike Kelly of Kelly Development. A 17-year PILOT has been requested for this senior housing project in Terryville. Mr. Shea provided some history on the zoning of this property which received site plan approval earlier this year. This project is expected to cost approximately \$20 million, and rents are expected to be at or below market rate. There will be minimal impact to the school district since this is for seniors and there will not be any students. Mr. Shea stated the financing for this development is incumbent on the PILOT granted.

The motion to accept the application was made by Mr. Trotta, seconded by Mr. Rose and passed with Mr. Callahan recusing himself.

CEO's Report (Revisited)

Hawkins Ave. Development RHP2, LLC Request

This project, also known as Ronk Hub Phase 2A, has requested the Agency's consent and execution of their permanent financing.

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

Ronk Hub Phase 2A – Subtenant FourLeaf Name Change

Bethpage Federal Credit Union, a subtenant in the Ronk Hub Phase 2A development, has changed their name to FourLeaf.

The motion to accept this change was made by Mr. Callahan and seconded by Mr. Pally. All voted in favor.

D & F Alegria South

An updated application has been received and they have requested a new letter of support for their 100% affordable housing project in Bellport.

The motion to accept the updated application was made by Mr. Callahan, seconded by Mr. Grucci and unanimously approved.

KCE NY 31, LLC Request

This proposed battery energy storage system in Shoreham has requested an extension on the acceptance of their final authorizing resolution until September 18, 2025.

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

At 12:50 P.M., Mr. Callahan made a motion to close the IDA meeting. The motion was seconded by Mr. Rose and all voted in favor.

The next IDA meeting is scheduled for Wednesday, August 20, 2025.