

Town of Brookhaven

Industrial Development Agency

Meeting Minutes

March 25, 2026

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

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
Howard Gross, Weinberg, Gross & Pergament, LLP (via Zoom)
John Anzalone, Harris Beach Murtha, PLLC
Andrew Komaromi, Harris Beach Murtha, PLLC (via Zoom)
Jeff Davoli, PKF O'Connor Davies (via Zoom)
Brian Petersen, PKF O'Connor Davies (via Zoom)
Julio Sanchez, PKF O'Connor Davies (via Zoom)
Trevor Hamilton, EY Parthenon
Mark Bragg, Home Depot
Damion Racanelli, Farrell Fritz, P.C.
Peter Curry, Farrell Fritz, P.C.
Andrew Villari, Brookhaven Logistics Center
Kyman Duraivon, Amneal Pharmaceuticals
Mitol Patel, Amneal Pharmaceuticals

Chairman Braun opened the IDA meeting at 12:29 P.M. on Wednesday, March 25, 2026, 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 December 3, 2025 & January 7, 2026

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

CFO's Report

2025 Audit

Ms. LaPonte informed the Board that the Audit Committee recently accepted the 2025 audit and recommended adoption by the full Board. The motion to adopt the recommendation of the Audit Committee was made by Mr. Pally, seconded by Ms. Scheidt, and unanimously approved.

Monthly Update

Ms. LaPonte updated the Board on recent activity. There have been two terminations; MS Packaging and Supply Corp. / Thanx M.S. Zorn Blvd., LLC and 17 Belle Meade Rd, LLC / R.E. Hansen Industries, Inc. / Islandaire. Three closings; Caithness Long Island, LLC / LI Generation Holdings, LLC, 17 Old Dock, LLC and Brookhaven Residences, LLC / Inland Long Island Residential DST. There were sales tax recaptures for American Organic Energy, LLC and Brookhaven Residences, LLC, and a sales tax extension for 885 Waverly, LLC / Nassau Provisions Kosher Foods, Inc. Completion reports were received from Brookhaven Solar Invest, LLC and HSRE-EB East Patchogue, LLC; Brookhaven Solar Invest, LLC went over their anticipated project costs while HSRE-EB East Patchogue, LLC's report shows project costs were in-line with what their estimate of costs were. In 2025 recaptures were made in an amount of approximately \$243,000, in 2026 approximately \$100,000 has been recaptured to date. All recaptured money has been distributed as required.

PARIS

Ms. LaPonte presented drafts of the PARIS filing which includes the annual report, procurement report, investment report and audited financial statements. This filing is due by March 31, 2026.

The motion to accept the PARIS filing in form and substance and file it with the State was made by Mr. Pally and seconded by Ms. Scheidt. All voted in favor.

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. All PILOT payments have been made in accordance with State guidelines and distributed within thirty days.

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

Brookhaven Logistics Center, LLC – Subtenant Application – Home Depot U.S.A., Inc.

This project is seeking to sublease a portion of their facility to Home Depot U.S.A., Inc. The property that is involved is known as parcels B and C. Home Depot U.S.A., Inc. would occupy the southern half of the property. There will be a connection to the Long Island Railroad main line and will be developed as a flatbed distribution center to service all stores on Long Island.

Once constructed, in excess of 200 jobs are expected to be created at this 414,000 square foot facility. Product will come in mostly via rail and there is no retail component.

The site is currently not subdivided; the project is requesting a separate lease and project agreement with Home Depot U.S.A., Inc. and to remove it from the Brookhaven Logistics Center, LLC agreement. The property owner is also requesting permission to transfer the entire acreage to a sister company with the same owner.

Sales tax benefits of approximately \$481,000 have been requested by Home Depot U.S.A., Inc. The motion to accept the application, schedule a public hearing and approve the transfer of the property was made by Mr. Pally and seconded by Ms. Scheidt. All voted in favor. (Mr. Rose was not present for the vote.)

Amneal 19 Nicholas Drive, LLC – Application

This application is in conjunction with an application being submitted soon for Amneal's other location at 50 Horseblock Road. Warehouse space at the Horseblock location would relocate to 19 Nicholas Drive and 50 Horseblock would then have more space for manufacturing. They are requesting a five-year PILOT extension for 19 Nicholas Drive as well as a five-year sales tax

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exemption on approximately \$2 million worth of materials. There are approximately 725 employees currently between both sites and at least an additional 100 employees are expected over the next five years.

The motion to accept the application and schedule a public hearing was made by Mr. Callahan, seconded by Ms. Scheidt, and unanimously approved.

September Morning, LLC – Subtenant Application – 53 Ramsey, LLC

53 Ramsey, LLC is seeking to be a subtenant at the September Morning, LLC facility. This bakery will bring thirty-five employees to the site. A portion of their business contains cannabis infused goods. Due to the Agency's policy prohibiting assisting cannabis operations, the PILOT for this portion of the property will be adjusted to be equal to full taxation.

The motion to accept the application was made by Ms. Scheidt and seconded by Mr. Callahan. The motion passed with Mr. Rose voting no.

CEO's Report

Scalamander Cove, LLC Request

This project has requested another extension of the acceptance of their final authorizing resolution until January 31, 2027. The motion to approve this request was made by Mr. Braun and seconded by Mr. Rose. The motion passed with Mr. Trotta voting no. It was the consensus of the Board to not grant further extensions for this project as it has already received four extensions.

KCE NY 31, LLC Request

This project has requested an extension of their final authorizing resolution until April 30, 2026. The motion to approve this request was made by Mr. Pally and seconded by Mr. Callahan. All voted in favor.

Lawrence Aviation Solar Farm, LLC Request

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This project has requested an extension of their final authorizing resolution until August 31, 2026. The motion to approve this request was made by Mr. Pally, seconded by Mr. Trotta, and unanimously approved.

Middle Country Meadows, LLC Request

This project has requested an extension of their sales tax exemption and completion date. The motion to approve this extension until September 30, 2026 was made by Mr. Pally and seconded by Mr. Braun. The motion passed with Mr. Callahan voting no and Mr. Rose recusing himself from voting.

May Meeting Date

The May meeting will be rescheduled to May 27, 2026 at noon. The motion to approve this date change was made by Mr. Trotta, seconded by Mr. Callahan, and unanimously approved.

Job Creation Numbers

Give and Go Prepared Foods (U.S.A.) Corp. was not responsive with their annual compliance report. A default letter was sent with no response received; the termination process has begun.

Ms. Scheidt made a motion to terminate Give and Go Prepared Foods (U.S.A.) Corp. The motion was seconded by Mr. Trotta and unanimously approved.

WF Industrial XII reported no jobs with not much of an explanation as to why on their annual report. The motion to terminate WF Industrial XII and recapture all benefits granted to the project including the PILOT and exemptions from sales tax and mortgage recording tax was made by Mr. Trotta and seconded by Ms. Scheidt. All voted in favor.

A letter is being sent requesting more information regarding their annual report response to September Morning, WHTB Glass, Four L Realty, D & F Bellport, Nassau Provisions and WF Industrial XIII.

Fee Schedule

To avoid confusion between the \$1,000 administrative fee and the \$1,000 late PILOT payment fee, the late payment fee will be increased to \$1,500. The late payment fee will be charged for every month a PILOT payment is late.

The motion to amend the fee schedule was made by Mr. Callahan and seconded by Ms. Scheidt. The motion passed unanimously (Mr. Pally was not present for the vote).

Ratify Office Closure

There was a significant snowstorm on February 23rd that resulted in a travel ban which made travel to the office impossible. Mr. Callahan made a motion to ratify the closing of the office so employees will not have to use their accrued time. The motion was seconded by Ms. Scheidt and all voted in favor.

NYSEDC Cooperstown Conference Sponsorship

Mr. Rose made a motion to sponsor this conference at a cost of \$5,500. The motion was seconded by Mr. Callahan and was approved with Mr. Braun recusing himself from the vote.

LIBDC Montauk Conference Sponsorship & Dinner

Mr. Rose made a motion to sponsor this conference at a cost of \$5,000 and the dinner to be scheduled for an evening in June at a cost of \$5,000. The motion was seconded by Mr. Trotta and was approved with Mr. Pally recusing himself from the vote.

ABLI/CIBS Event

ABLI/CIBS has requested the Agency sponsor their June 17th dinner at the Heritage Club in Bethpage. Mr. Callahan voted to approve a \$2,500 sponsorship for this event, the motion was seconded by Ms. Scheidt and unanimously approved.

Board Assessments

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Mr. Braun provided an overview of the board assessment results. Members seem to be generally satisfied though there is some confusion of how well the community is represented. Keeping the meetings at noon is helpful if public hearings need to be scheduled prior to a board meeting.

Bond Allocation

The bond allocation for 2026 is \$11,087,116.

Website Bios

The Members were asked to review and update their bios on the website if necessary.

At 1:43 P.M., Mr. Pally made a motion to enter executive session to discuss litigation strategy in Veolia WTS Systems USA, Inc., formerly known as Suez WTS Systems USA, Inc. against Venture Engineering and Construction, Inc., Long Island Compost Corp., et al. Ms. Scheidt seconded this motion and all voted in favor.

At 2:26 P.M., Mr. Callahan made a motion to resume the regular agenda. The motion was seconded by Ms. Scheidt and unanimously approved. No action was taken in executive session.

Organizational Resolution #24

Mr. Pally made a motion to approve organizational resolution #24. The motion was seconded by Ms. Scheidt and all voted in favor. (Due to technical issues, Mr. Trotta was not able to participate for the rest of the meeting.)

The motion to close the meeting at 2:28 P.M. was made by Mr. Callahan, seconded by Ms. Scheidt and unanimously approved.

The next IDA meeting is scheduled for Wednesday, May 27, 2026.

DRAFT