

Town of Brookhaven
Industrial Development Agency

Meeting Minutes

April 15, 2026

Members Present: Frederick C. Braun, III
Martin Callahan
Mitchell H. Pally
Ann-Marie Scheidt
Vincent “Jimmy” Bonacasa

Excused Members: John Rose
Frank C. Trotta

Also Present: Lisa M. G. Mulligan, Chief Executive Officer
Lori J. LaPonte, Chief Financial Officer
Jocelyn Linse, Executive Assistant
Annette Eaderesto, IDA Counsel
Barry Carrigan, Nixon Peabody, LLP (via Zoom)
Peter Curry, Farrell Fritz, P.C.
Timothy Shea, Certilman Balin Adler & Hyman, LLP
Mike Kelly, Kelly Development Group
Patel Yogeshkerman, Amneal Pharmaceuticals of NY, LLC
Celia Young, Newsday

Chairman Braun opened the Industrial Development Agency meeting at 12:16 P.M. on Wednesday, April 15, 2026, in the Agency’s Office on the Second Floor of Brookhaven Town Hall, One Independence Hill, Farmingville. New York. A quorum was present.

Slate of Officers

Ms. Scheidt made a motion to add Mr. Bonacasa to the Slate of Officers for the IDA as a Member. The motion was seconded by Mr. Pally and unanimously approved.

Committee Members

Mr. Callahan made a motion to add Mr. Bonacasa to the Governance, Audit and Finance Committees. The motion was seconded by Ms. Scheidt and all voted in favor.

Resolution #45 – Records Management Officer

Mr. Braun made a motion to name Lisa M.G. Mulligan as the Records Management Officer. The motion was seconded by Ms. Scheidt and unanimously approved.

At 12:17 P.M., Mr. Pally made a motion to recess the IDA meeting and return to the IDA Governance Committee meeting. The motion was seconded by Ms. Scheidt and all voted in favor.

At 12:56 P.M., Ms. Scheidt made a motion to resume the IDA meeting. The motion was seconded by Mr. Pally and unanimously approved.

Amneal Pharmaceuticals of NY, LLC (50 Horseblock) – Application

This former project's employment has grown from 150 employees to approximately 780 employees. They plan to redevelop 77,000 square feet of warehouse space to manufacturing of advanced dosage form production. They are requesting a ten-year PILOT for this proposed expansion as well as a sales tax exemption for the renovations. This project is expected to cost approximately \$61 million. Fifty percent of the construction materials will be sourced locally; the rest will come from outside of the country due to the specialized equipment needed. This conversion is expected to create seventy full-time equivalent employees.

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

Sosunrise, LLC – Application

This application is for a sixty-four-unit senior housing development with a sewage treatment plant on the south side of Sunrise Highway in Patchogue. The applicant is requesting exemptions from sales tax, mortgage recording taxes and a PILOT. The application is under the current Uniform Tax Exemption Policy (UTEP) which calls for units to be set aside at eighty percent and one hundred twenty percent of the AMI. With the Board discussing changing these

IDA Meeting
April 15, 2026

requirements, the applicant verbally amended their application to comply with the soon to be amended changes to the UTEP.

There will be approximately 195 construction jobs created with labor costs of \$15 million. The cost for constructing the sewage treatment plant is expected to range from \$1,500,000 to \$1,750,000. Monthly rents for the market rate units are expected to be between \$3,300 and \$3,800.

The motion to accept the application subject to future changes to the UTEP was made by Ms. Scheidt, seconded by Mr. Pally and unanimously approved with Mr. Callahan recusing himself from voting.

Ronk Hub 2C, LLC – Resolution

Mr. Pally made a motion to approve this final authorizing resolution that approves the PILOT. The motion was seconded by Ms. Scheidt and all voted in favor.

CEO's Report

C & K Development, LLC Request

This project has requested an extension of their final authorizing resolution acceptance from April 20, 2026 to July 20, 2026.

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

Vineyards at Coram / Ornstein Leyton Company, LLC Request

This project also requested an extension of their final authorizing resolution acceptance from June 22, 2026 to March 22, 2027.

The motion to approve this request was made by Mr. Callahan and seconded by Ms. Scheidt. The motion was approved with Mr. Pally recusing himself from voting.

IDA Meeting
April 15, 2026

KCE NY 31, LLC Request

The authorizing resolution for this project expires on April 30, 2026, the project has requested this approval be extended until May 27, 2026.

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

Housing

The housing studies conducted by Camoin Associates will be posted on the IDA's website and developers will be alerted.

Long Island Business Development Council Dinner (LIBDC) Dinner – June 10, 2026

The Agency is sponsoring the LIBDC dinner on June 10, 2026 at Lombardi's on the Bay.

CFO's Report

Monthly Update

There were two closings, the assignment and assumption of D & F Patchogue, LLC to Patchogue SL Propco, LLC and the assignment and assumption of Shoreham Solar Commons, LLC to Clearway Energy, Inc. The Clare Rose, Inc. / Six Roses, LLC project has terminated and there were no recaptures, sales tax extensions or completion date extensions.

The motion to close the IDA meeting at 1:30 P.M. was made by Mr. Pally and seconded by Mr. Callahan. All voted in favor.

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