

Town of Brookhaven
Industrial Development Agency

Meeting Minutes

May 27, 2026

Members Present: Frederick C. Braun
Martin Callahan
Mitchell H. Pally
Ann-Marie Scheidt
Frank C. Trotta
John Rose
Vincent “Jimmy” Bonacasa

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)
Andrew Komaromi, Harris Beach Murtha, PLLC
Timothy Shea, Certilman Balin Adler & Hyman, LLP
Peter Curry, Farrell Fritz, P.C.
Laura Fallick, Farrell Fritz, P.C.
Celia Young, Newsday
Amanda Rozalli, L+M Fund Management II, LLC
Andrew Presberg, Presberg Law

Chairman Braun opened the Industrial Development Agency meeting at 12:07 P.M. on Wednesday, May 27, 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 March 25, 2026 & April 15, 2026

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

CFO's Report

Ms. LaPonte informed the Board that Flushing Bank will be merging with OceanFirst Bank, N.A. as of June 1, 2026. Monthly activity included closing on an assignment and assumption of the AE-Town Hall Solar 2 project to CVI Renewable Holdings I, LLC and a sales tax extension for Middle Country Meadows, LLC.

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 within thirty days.

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

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

Bloom Ronkonkoma, Inc. is seeking to sublease a portion of the Ronk Hub Phase 2A facility to open a beauty bar and flower shop.

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

Ronk Hub Phase 2A Subtenant – Island Greens Ronkonkoma, LLC – Application & Resolution

Island Greens Ronkonkoma, LLC is seeking to sublease a portion of the Ronk Hub Phase 2A facility to open a golf simulator.

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

Amneal Pharmaceuticals of New York, LLC 50 Horseblock – Resolution

A public hearing was held yesterday with no comment. All supporting documents were included in the meeting packets for this project that is converting 77,000 square feet of warehouse space to manufacturing, which will result in seventy new jobs.

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

Amneal Pharmaceuticals, LLC 19 Nicholas – Resolution

A public hearing was held yesterday with no comment received. Amneal Pharmaceuticals, LLC rents part of this facility and requested an extension of their PILOT Agreement. This project supports the expansion of the 50 Horseblock facility.

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

CEO's Report

KCE NY 31, LLC Request

This project has requested an extension of their final authorizing resolution acceptance until the end of this year.

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

LIBDC June Dinner

The Agency sponsored LIBDC dinner will be on June 10, 2026 at Lombardi's on the Bay.

Bond Allocation

The Agency's bond allocation from Empire State Development for 2026 is now \$11,162,000.

WF Industrial XII, LLC

This project submitted a letter explaining why they did not meet their job creation numbers. The Board voted to send a default letter and recapture benefits last month. It was the consensus of the Board to move forward with terminating this project.

WF Industrial XIII, LLC

This project has Pickleball Heaven as a subtenant that is providing 49% of their promised job creation numbers. They have sent a letter explaining that they are seeking additional subtenants. It has come to the Agency's attention that Pickleball Heaven has been having house parties with alcohol and smoke machines in violation of Town Code. The Town has sent notice to WF Industrial XIII, LLC. The job creation issue will be revisited; code violations will be reviewed at the June meeting.

Data Centers

Due to the lack of jobs created and the potential impacts to the environment and energy concerns, it is the consensus of the Board to not support data centers.

Housing

There have been three housing studies completed and two letters have been received that disagree with the studies. A robust discussion continued on market rate housing. This matter will be revisited.

L+M Fund Management II, LLC / Lake Ronkonkoma HF, LLC – Application

This existing Section 8 housing development in Ronkonkoma is the largest on Long Island. L+M Fund Management II, LLC is acquiring the 336-unit fully affordable over age 62 Brookwood on the Lake for \$145 million. Renovations and upgrades to kitchens and bathrooms for all units are planned. The Housing and Urban Development (HUD) contract will be expiring in approximately a year; they have requested a thirty-year PILOT to keep the complex over 62, Section 8 and prevent the complex from going to market rent units.

There are fifteen two-story buildings with a purchase price of \$129 million plus \$14 million for renovations funded by private equity investments. At the end of the twenty-year HUD contract the project commits to extending the contract for another term. They have requested a 50% reduction in the current taxes and then a PILOT increasing 3% each year.

The motion to accept the application and schedule a public hearing was made by Mr. Pally, seconded by Ms. Scheidt and approved with Mr. Rose voting no.

Sosunrise, LLC – Resolution

A public hearing was held yesterday with no comment received for this 64-unit over 55 housing development. The applicant has requested a 17-year PILOT with units to set aside at 80% of the area median income.

Mr. Braun made a motion to approve the resolution. The motion was seconded by Mr. Pally and all voted in favor.

The motion to close the IDA meeting at 1:53 P.M. was made by Mr. Callahan, seconded by Ms. Scheidt, and unanimously approved.

The next IDA meeting is scheduled for Wednesday, June 17, 2026.