

Town of Brookhaven
Industrial Development Agency

Meeting Minutes

June 17, 2026

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

Excused Members: Frank C. Trotta
Vincent “Jimmy” Bonacasa

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
Barry Carrigan, Nixon Peabody, LLP
Howard Gross, Weinberg, Gross & Pergament, LLP (via Zoom)
Andrew Komaromi, Harris Beach Murtha, PLLC
Dan Baker, Greenberg Traurig
Michael Bowden, WF Industrial XII, LLC
Wes Gordon, WF Industrial XII, LLC
Michael Wess, Farrell Fritz, P.C.
Celia Young, Newsday

Chairman Braun opened the Industrial Development Agency meeting at 12:06 P.M. on Wednesday, June 17, 2026, in the Agency’s Office on the Second Floor of Brookhaven Town Hall, One Independence Hill, Farmingville, New York. A quorum was present.

CEO’s Report

WF Industrial XII, LLC

Two letters were received this morning that were shared with the Board. Mr. Baker detailed efforts made by this project to identify subtenants for this facility; they are now considering turning the facility into a data center. The Agency has previously decided not to support data

centers and the Town and State are considering moratoriums on them. Mr. Bowden elaborated further on efforts to get the facility functioning. Studies on data centers will be conducted by the project, as well as the Town. WF Industrial XII, LLC requested that the Agency not move forward with terminating their project.

The project is proposing all three buildings would be data centers and create fifty full-time equivalent employees as well as construction jobs. The equipment would need to be retrofitted every three to five years; the project would not seek additional benefits from the Agency for this.

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

A public hearing was held with no comment received. All documents were included in the meeting packets. The twenty-year PILOT would run concurrently with the Housing and Urban Development contract; if the contract is extended the PILOT would extend for an additional ten years. The cost to acquire this development is approximately \$129 million and renovations are anticipated to cost approximately \$14 million.

The motion to approve this resolution was made by Mr. Pally and seconded by Mr. Braun. All voted in favor.

CEO's Report (revisited)

Job Creation Numbers

Letters were sent to projects that did not meet their promised job growth. Bellport Residences, LLC, September Morning, LLC, and Nassau Provisions Kosher Foods all submitted reasonable explanations that were accepted by the Board. WHTB Glass, LLC continues not to meet their promised job creation; this project will be invited to the January or February meeting. Four L Realty miscalculated their job creation in their application; the possibility of prorating their benefits was discussed. Ms. Mulligan and Mr. Gross will review this. WF Industrial XIII, LLC will be revisited at the end of the year; the Town violations from events being held at Pickleball Heaven have been sorted out.

IDA Meeting
June 17, 2026

WF Industrial XII, LLC

The Board agreed to review the pending studies before making a decision.

The motion to close the IDA meeting at 1:08 P.M. was made by Mr. Pally and seconded by Ms. Scheidt. All voted in favor.

The next IDA meeting is scheduled for Wednesday, July 15, 2026.