

Town of Brookhaven  
Industrial Development Agency

Meeting Minutes

June 18, 2025

Members Present:     Frederick C. Braun, III  
                               Martin G. Callahan, III  
                               Mitchell H. Pally  
                               Ann-Marie Scheidt  
                               Frank C. Trotta

Excused Members:    Felix J. Grucci, Jr.  
                               John Rose

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 (via Zoom)  
                               Andrew Komoromi, Harris Beach Murtha, PLLC  
                               Peter Curry, Farrell Fritz, P.C.

Chairman Braun opened the IDA meeting at 3:05 P.M. on Wednesday, June 18, 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 April 23, 2025**

The motion to approve these Minutes with one minor edit was made by Mr. Trotta and seconded by Ms. Scheidt. All voted in favor.

**CFO's Report**

Ms. LaPonte presented the Operating vs. Budget Report for the period ending May 31, 2025. The Agency is ahead of budget for the first five months of the year; administrative fees and interest rates have increased. PILOT payments are in the process of being disbursed.

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. PILOT payments have been made in accordance with State guidelines and disbursed within the mandated 30-day deadline.

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

**Ronk Hub Phase 2A Subtenant – PBLI, LLC D/B/A Playa Bowls – Application & Resolution**

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

**AE-Manorville 2, LLC – Updated Application & Amended Resolution**

The completion date has been adjusted as has the project cost. The motion to accept the updated application and approve the amended resolution was made by Ms. Scheidt, seconded by Mr. Callahan, and unanimously approved.

**CEO's Report**

**Holtsville Energy Storage, LLC**

This project has requested an extension of their final authorizing resolution approval until August 1, 2026.

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

**Preserve at East Moriches**

This project has requested an extension of their final authorizing resolution approval. Mr. Curry advised the Board that they hope to close by the end of July and have secured a \$25 million commitment from Fairbridge for construction financing.

Mr. Trotta made a motion to extend the final authorizing resolution approval until September 30, 2025. The motion was seconded by Ms. Scheidt and approved with Mr. Callahan voting no. The motion passed.

#### Scalamander Cove

This project has requested an extension of their final authorizing resolution approval until April 27, 2026.

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

#### Spec Industrial

The current moratorium on spec industrial projects expires at the end of this month.

Mr. Trotta made a motion to extend the moratorium until the end of the year. The motion was seconded by Ms. Scheidt and unanimously approved.

#### FSA / HRA

The Agency may provide employees with either a Health Reimbursement Account or a Flexible Spending Account. This matter will be revisited.

#### Job Creation Numbers

Letters were sent to seven projects requesting more information of why they did not meet their promised job creation levels.

#### Purchasing Policy

Mr. Pally made a motion to increase the threshold for purchases requiring three quotes from \$500 to \$5,000. The motion was seconded by Ms. Scheidt and all voted in favor.

Housing

Camoin Associates will present the recently completed housing study to the Board at a Governance Committee meeting that will be scheduled in the near future.

At 3:43 P.M., Mr. Trotta made a motion to enter executive session to discuss proposed, pending or current litigation. The motion was seconded by Ms. Scheidt and unanimously approved.

At 4:10 P.M., Mr. Trotta made a motion to resume the regular agenda. The motion was seconded by Ms. Scheidt and all voted in favor. No action was taken in executive session.

The motion to close the IDA meeting at 4:10 P.M. was made by Ms. Scheidt, seconded by Mr. Callahan and unanimously approved.

*The next IDA meeting is scheduled for Wednesday, July 16, 2025*