

Town of Brookhaven
Industrial Development Agency

Meeting Minutes

July 15, 2026

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

Excused Members: 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
Andrew J. Schulson, Garfunkel Wild
Dan Deegan, Forchelli Deegan & Terrana
Nicole LaMontague, Core Concepts Contracting
Heddy Yaish, Watch Hill Hotel Group, LLC
Yair Yaish, Watch Hill Hotel Group, LLC
Charles Asaro, Core Concepts Contracting
James Manicone, JM2 Architecture
Joe Gitto, The Gitto Group
Peter Curry, Farrell Fritaz
Rob Gitto, The Gitto Group
Anthony Gitto, The Gitto Group
Robert Panasci, Holtsville Energy Storage, LLC (via Zoom)
Drew Gibbons, Holtsville Energy Storage, LLC (via Zoom)

Chairman Braun opened the IDA meeting at 12:19 P.M. on Wednesday, July 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.

Meeting Minutes of May 27, 2026, June 16, 2026 & June 17, 2026

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

CFO's Report

Ms. LaPonte presented the Budget vs. Actual Report for the period ending June 20, 2026. Port Jefferson Commons, LLC closed and there was a sales tax extension of time for American Organic Energy, Inc. received.

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 received and disbursed within thirty days.

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

Watch Hill Hotel Group, LLC (Patchogue Hotel) – Application

This application is for an approximately \$47 million five-story Hilton Tapestry hotel to be built in Patchogue Village. Forty full-time equivalent employees are anticipated; a twenty-year PILOT, exemptions from sales tax and a partial exemption from the mortgage recording tax have been requested for this 122-room hotel which will feature amenities such as a restaurant, gym, spa, infinity pool and event space. The project has received a change of zone and site plan approval from the Village. The applicant hopes to break ground by October with construction being completed by March of 2028. A Camoin study will be conducted to determine if a twenty-year PILOT is necessary to develop this hotel.

The motion to accept the application was made by Mr. Trotta and seconded by Mr. Callahan. All voted in favor.

10 Donald's Way, LLC – Gamus, LLC – Subtenant Application & Resolution

Gamus, LLC is seeking to sublease the remaining warehouse space at the 10 Donald's Way facility.

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

Ronk Hub Phase 2A – FW One, LLC – Subtenant Application & Resolution

This French bakery is seeking to be a subtenant at the Ronk Hub Phase 2A development.

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

CEO's Report

Rail Realty, LLC

This project requested to extend their PILOT by ten years and has stated they would invest \$600,000 in their facility. When this 77-unit housing complex was constructed, there were no affordable units required; that requirement could be considered now. A Camoin study was included in the meeting packets. The project is offering to set aside twenty percent of units at eighty percent of the area median income (AMI). Representatives from Rail Realty provided more information on rental rates and planned improvements at their facility. Discussion will follow on structuring the PILOT.

C and K Development, LLC / Cordwood Estates Request

This project is close to closing but has requested an extension of their final authorizing resolution acceptance.

IDA Meeting
July 15, 2026

The motion to extend this approval until December 31, 2026, was made by Mr. Pally, seconded by Mr. Trotta and unanimously approved.

Holtsville Energy Storage, LLC Request

This project has also requested an extension of their final authorizing resolution acceptance.

The motion to approve this extension until October 1, 2027, was made by Mr. Callahan and seconded by Mr. Braun. All voted in favor.

August Meeting

Mr. Pally made a motion to move the August 19, 2026 start time to 10:00 A.M. The motion was seconded by Mr. Trotta and unanimously approved.

Bus Tour

A bus tour is being planned for late October.

At 1:15 P.M., Mr. Pally made a motion to enter executive session to discuss matters pertaining to the employment history of a particular person. The motion was seconded by Ms. Scheidt and all voted in favor. At 1:24 P.M., Mr. Pally made a motion to resume the regular agenda. The motion was seconded by Mr. Trotta and unanimously approved. No action was taken in executive session.

Mr. Pally made a motion to change the salary for an Agency staff member. The motion was seconded by Ms. Scheidt and all voted in favor.

Mr. Pally made a motion to close the IDA meeting at 1:25 P.M. The motion was seconded by Mr. Braun and unanimously approved.

The next IDA meeting is scheduled for Wednesday, August 19, 2026.