

Town of Brookhaven

Industrial Development Agency

Governance Committee Meeting

Meeting Minutes

July 16, 2025

Members Present: Frederick C. Braun, III
Martin Callahan, Vice Chair
Mitchell H. Pally, Treasurer
Ann-Marie Scheidt, Secretary
Frank C. Trotta, Assistant Treasurer
Felix J. Grucci, Jr., Assistant Secretary (via Zoom)
John Rose, Member

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
Andrew Komoromi, Harris Beach Murtha, PLLC
John Anzalone, Harris Beach Murtha, PLLC
John Walker, Camoin Associates (via Zoom)
Peter Curry, Farrell Fritz, P.C.
Sylvia E. King-Cohen, Todd Shapiro Associates
Eric J. Russo, Van Brunt, Juzwiak & Russo, PC
Joseph Rossi, Nord Development
Nicholas Cappadora, B2K Development
Mike Kelly, Kelly Development

Chairman Braun opened the Governance Committee meeting at 10:03 A.M. on July 16, 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 January 8, 2025

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

Housing Study Presentation – Camoin Associates

Mr. Walker presented the recently conducted housing studies: a housing needs assessment and a fostering housing development study. The studies focused on 2010 to 2024 and found that the overall population in the Town increased by approximately 2,600 residents, residents under the age of nineteen has dropped by 24,000 and residents over the age of sixty-five increased by 34,000. The median age rose from thirty-eight to forty-one and a half.

Seniors who are renters are the most financially stressed. There is an increased demand for smaller one or two-bedroom units. Over the last decade there has been an increase of approximately 2,600 units in the Town of Brookhaven; those gains have been focused on single or larger multi-family units. Approximately 39% of households in the Town were found to be cost burdened by spending more than 30% of their income on housing; renters are approximately 62% cost burdened. Households facing the greatest degree of being cost burdened are young residents and seniors. Currently there are 63,000 households in the Town that are cost burdened with nearly 30,000 of those considered to be severely cost burdened. Rental rates have increased by 52% in the last ten years; units for sale increased by 104%. Two thousand three hundred housing units both for sale or rent are forecasted to be needed within the next five years to meet demand. There is a large supply gap for people earning 50% or less of the area median income.

The analysis of the Uniform Tax Exemption Policy (UTEP) showed that it is effective but could be improved. Findings included that requiring 10% of units to be set aside to serve households with income levels equal to 120% of the area median income (AMI) does not provide a benefit with respect to pricing and the exemptions from property tax, sales tax, and a portion of the mortgage recording tax are necessary for the financial feasibility for housing projects. The requirement for 10% of units to be set aside at 120% of the AMI is not working because those levels are above the current market rate.

Multiple scenarios were discussed regarding the percentages set aside for workforce and affordable housing and the lengths of PILOT Agreements. These studies will continue to be

IDA Governance Committee Meeting
July 16, 2025

reviewed, and another Governance Committee meeting will be held to discuss changes to the UTEP.

The motion to close the Governance Committee meeting at 11:32 A.M. was made by Mr. Pally, seconded by Mr. Trotta and unanimously approved.

The next Governance Committee meeting is scheduled for Wednesday, August 20, 2025.