Town of Brookhaven

Industrial Development Agency

Meeting Minutes

August 19, 2026

Members Present:	Frederick C. Braun, III Martin Callahan Mitchell H. Pally Ann-Marie Scheidt (via Zoom) 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 Dan Deegan, Forchelli, Deegan & Terrana Devon Daniel, YAI Valentin Staller, Staller Associates Cary Staller, Staller Associates Daniel Baker, Greenberg Traurig John Gordon, Forchelli, Deegan & Terrana Timothy Shea, Certilman Balin Daniel Prokopy, Ion Renewables Benjamin Tressler, Tressler PC Rob Gitto, The Gitto Group Peter Curry, Farrel Fritz, P.C. Anthony Gitto, The Gitto Group Bill Balter, Woodcrest Commons, LLC (via Zoom)

Chairman Braun opened the IDA meeting at 10:01 A.M. on Wednesday, August 19, 2026, in the Agency’s Office on the Second Floor of Brookhaven Town Hall, One Independence Hill, Farmingville, New York. A quorum was present.

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 unanimously approved.

At 10:50 A.M., Mr. Rose made a motion to resume the regular agenda. The motion was seconded by Mr. Pally and all voted in favor. No action was taken in executive session.

Meeting Minutes of July 15, 2026

The motion to approve these Minutes as presented was made by Mr. Callahan, seconded by Mr. Rose, and unanimously approved.

CFO's Report

Ms. LaPonte presented the Budget vs. Actual Report for the period ending July 31, 2026. Expenses are in line with the budget. Work has begun on the 2027 budget which is due to the State by November 1, 2026. Two closings have occurred since the last report: Hawkins Ave. Development RHP2-C, LLC / Ronk Hub Phase 2C and Brookhaven Logistics Center II, LLC. Ms. LaPonte recently met with the Agency's insurance broker; there are slight changes in various policies.

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.

The motion to accept the CFO's Report was made by Mr. Trotta and seconded by Mr. Rose. All voted in favor.

SPA 77 K.L.P. / Staller Associates Realty, Inc. – Application

This application is to redevelop a blighted shopping center on Route 112 in Port Jefferson Station to a mixed-use development of two hundred eighty apartments, sit down restaurants and independent retail stores. A walkable internal main street, a stage for events and a 5,000 square foot Innovation Center are also planned. Fifty-six of the apartments will be set aside as

affordable and or workforce housing for people with intellectual and or developmental disabilities and ten to fifteen jobs would be created to provide services to those residents.

Construction is anticipated to begin by the end of 2027. Fourteen units will be set aside for residents earning fifty percent of the Area Median Income (AMI), fourteen units at sixty-five percent, and twenty-eight units at eighty percent. A twenty-five year PILOT has been requested as well as a sales tax exemption and a partial exemption of the mortgage recording tax. Project costs are anticipated to be approximately $190 million; ninety full-time equivalent positions are expected to be created.

The motion to accept the application with a caveat that the partial mortgage tax recording exemption may not be granted due to the length of the PILOT requested was made by Mr. Pally, seconded by Mr. Trotta, and unanimously approved.

Mr. Pally left the meeting at 11:26 A.M.

WB Woodcrest Commons, LLC – Application

There are currently 256 fully affordable senior units at this former IDA project in Port Jefferson Station. This application is to expand the existing facility by 104 units which will help transition some residents from the first development to a new development with elevators rather than stairs. The applicant is applying for State funding for this project, and Community Development Long Island will be administering the affordability component and be a partner in the project. Rents will be between thirty percent and sixty percent of the AMI. Units are restricted to people 62 years old or older. Improvements to the first development are also planned.

The motion to accept the application was made by Mr. Callahan and seconded by Mr. Rose. The motion passed with Mr. Braun and Ms. Scheidt recusing themselves.

CEO's Report

WF Industrial XII, LLC

This project is currently in default of their IDA agreements. Since the last meeting, information the project provided on a potential data center has been shared. Subsequent to that, the State has passed a one-year moratorium on data centers, and the Town has passed a moratorium for eighteen months. The consensus of this Board has been to not support data centers.

Mr. Baker requested that this project not be terminated at this time during the pendency of the moratorium. Talks are still ongoing with attorneys for the Agency and the project.

Rail Realty, LLC

The Agency proposed a new PILOT for this project with amounts starting at fifty percent and ramping up to full taxation over seven years. The new PILOT was accepted by Rail Realty, LLC. A public hearing will be scheduled.

The motion to move forward with the new PILOT was made by Mr. Callahan, seconded by Ms. Scheidt and unanimously approved.

Lawrence Aviation Solar Farms, LLC

This project has had a change of ownership and requests an extension of their completion date to November 30, 2026.

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

Ms. Eaderesto left the meeting at 11:48 A.M.

Data Centers – Resolution

Mr. Trotta made a motion to confirm that the Agency will not support data centers. The motion was seconded by Mr. Callahan and unanimously approved.

Resolution #15 – Banking & Investing

This resolution will be amended to change signatories at existing banks and to add Dime Bank as a bank the Agency can do business with.

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

Four L Realty Co.

This project did not meet their promised job creation numbers which has been a recurring issue. The original agreement was for forty-two; they currently have thirty-two which seems to be more realistic. They have requested their job creation be reduced to thirty-two and add a caveat that their PILOT increase by approximately $2,500 per year and must be paid by the company, not the subtenants.

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

New Interdisciplinary School Event

There will be a 50th Anniversary Celebration on October 22, 2026. Mr. Braun will attend.

At 11:55 A.M., Mr. Rose made a motion to close the IDA meeting. The motion was seconded by Mr. Callahan and all voted in favor.

The next IDA meeting is scheduled for Wednesday, September 23, 2026.