

Town of Brookhaven
Industrial Development Agency
Governance Committee
Meeting Minutes
August 20, 2025

Members Present: Frederick C. Braun, III
Martin Callahan
Felix J. Grucci, Jr. (via Zoom)
Mitchell H. Pally
John Rose
Frank C. Trotta

Excused Member: Ann-Marie Scheidt

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
John Anzalone, Harris Beach Murtha, PLLC
Howard Gross, Weinberg, Gross & Pergament, LLP (via Zoom)
Andrew Komaromi, Harris Beach Murtha, PLLC (via Zoom)

Chairman Braun opened the IDA Governance Committee meeting at 10:05 A.M. on Wednesday, August 20, 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 July 16, 2025

The motion to approve these Minutes as presented was made by Mr. Pally and seconded by Mr. Trotta. All voted in favor.

Uniform Tax Exemption Policy (UTEP)

Proposed changes to the housing portion of the UTEP were discussed. A standard for all market rate housing including senior but excluding assisted living and true affordable projects was proposed. As the UTEP is now, there is a 7-year PILOT for market rate housing with an option

for a 10 to 12-year PILOT if the project meets certain criteria; this option will remain. Requirements for workforce and affordable units would align with the Town's requirements of 5% of units set aside at 50% of the area median income (AMI) and 5% set aside at 65% of the AMI. Additionally, 10% of units would be set aside at 80% of the AMI. If a project requests additional years of a PILOT, and it is determined that it is needed for the project to be successful, additional units will be set aside at 80% of the AMI. A PILOT study will be conducted to determine the final PILOT as is done now. The Agency will reserve the right to provide additional incentives for additional affordable units.

The Members discussed project employee wages. Discussion followed on spec projects and factors to be used for developing a spec warehouse evaluation policy and different options for PILOTS on these projects. The result of these discussions is being incorporated into the UTEP updates.

The motion to close the Governance Committee meeting at 10:50 A.M. was made by Mr. Rose, seconded by Mr. Trotta and unanimously approved.