

Town of Brookhaven
Industrial Development Agency

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)
Matthew Koch, Intercounty Appliance (via Zoom)
Drew Presberg, Presberg Law, P.C. (via Zoom)

Chairman Braun opened the IDA meeting at 10:50 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 as present.

Meeting Minutes of July 16, 2025

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

CFO's Report

Ms. LaPonte presented the Operating vs. Budget Report for the period ending July 31, 2025. There have been four closings to date this year, RA Oak Run, LLC, Biocogent Martosc, LLC,

214 W. Main Owner, LLC and AE-Manorville 2, LLC. The advertising budget is over due to the housing study conducted by Camoin Associates. Interest rates are still holding steady but there have been notifications from the bank that they will be dropping by a quarter of a percent. Certificates of deposit have been opened to lock in rates.

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. Rose, seconded by Mr. Trotta, and unanimously approved.

Lawrence Aviation Solar Farm, LLC – Resolution

A public hearing was held with no comments received. The motion to approve this resolution was made by Mr. Pally and seconded by Mr. Callahan. All voted in favor.

Port Jefferson Commons, LLC – Resolution

A public hearing was held with comment received from the Village of Port Jefferson which was shared with the IDA Board Members.

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

CEO's Report

Intercounty Appliance Request

This project requested an extension of their PILOT at the last meeting. It was determined that the PILOT extension would start at \$477,000 in the first year and would increase by \$25,000 for ten years until the 2034/2035 tax year. This will retain the current jobs in the Town.

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

FSA / HRA

More information has been gathered on the costs of offering Agency employees FSA and HRA accounts. The annual cost is \$800 with a one-time set up fee of \$400. \$5,000 will be allocated for each employee.

Mr. Pally made a motion to approve granting this benefit to Agency employees. The motion was seconded by Mr. Callahan and unanimously approved.

Community Development LI Annual Luncheon Sponsorship

Mr. Callahan made a motion to sponsor this luncheon to be held on October 7th at a cost of \$3,000. The motion was seconded by Mr. Trotta and approved with Mr. Braun and Mr. Pally recusing themselves.

The motion to close the IDA meeting at 11:11 A.M. was made by Mr. Pally and seconded by Mr. Rose. All voted in favor.