

Town of Brookhaven  
Industrial Development Agency

Meeting Minutes

September 17, 2025

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

Excused Member: Felix J. Grucci, Jr.

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  
Howard Gross, Weinberg, Gross & Pergament (via Zoom)  
Barry Carrigan, Nixon Peabody, LLP (via Zoom)  
Andrew Komaromi, Harris Beach Murtha  
James Coco, Coco Architectural Grilles  
Dan Baker, Greenberg Traurig (via Zoom)

Chairman Braun opened the IDA meeting at 10:03 A.M. on Wednesday, September 17, 2025, in the Agency's Office on the Second Floor of Brookhaven Town Hall, One Independence Hill, Farmingville, New York. A quorum was present. While Mr. Callahan viewed the meeting on Zoom, due to technical issues he was not able to participate and therefore did not vote on any matters.

**Meeting Minutes of August 20, 2025**

The motion to approve these Minutes as presented was made by Mr. Pally, seconded by Ms. Scheidt and unanimously approved.

**CFO's Report**

Ms. LaPonte presented the budget vs. actual report for the period ending August 31, 2025. Three closings occurred in August: 214 W. Main Owner, LLC; VTR BRTL Holtsville, LLC; and VTR BRTL Mount Sinai, LLC. The budget is ahead of revenue and below expenditures. Interest rates will be changing; some funds have been secured in certificates of deposits to lock in rates. Work on the 2026 budget is underway which is due to the State by November 1<sup>st</sup>.

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 Ms. Scheidt. All voted in favor.

At 10:06 A.M., Mr. Rose made a motion to enter executive session to discuss proposed, pending or current litigation. The motion was seconded by Mr. Trotta and unanimously approved.

At 10:17 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.

**240 Blue Point Realty, LLC / Coco Architectural Grilles & Metalcraft Co. – Application & Resolution**

This applicant has outgrown their space in Farmingdale and is looking to expand to Holtsville. Mr. Coco provided the Board with details of his company's operation in custom metal manufacturing including laser cutting, punch press and welding in all finishes. Between the manufacturing part of the business and the office part there are currently twenty-two full-time equivalent employees, and they expect to add more positions as they grow.

The motion to accept the application was made by Mr. Trotta, seconded by Ms. Scheidt and approved with Mr. Braun abstaining.

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A public hearing was held for this project yesterday with no comment received. The proposed PILOT and cost benefit analysis were included in the meeting packets.

The motion to approve the final authorizing resolution was made by Ms. Scheidt, seconded by Mr. Rose and approved with Mr. Braun abstaining.

**Ronk Hub Phase 2A – Pink Fin Ronkonkoma Station – Subtenant Application & Resolution**

Pink Fin Ronkonkoma Station has taken over for Poki Poke, a previously approved subtenant at the Ronk Hub Phase 2A facility.

The motion to accept the application and approve the resolution was made by Ms. Scheidt and seconded by Mr. Rose. All voted in favor.

**Intercounty Associates II, LLC / 10 National Medford, LLC – Resolution**

A public hearing was held for this PILOT extension with one comment received from the South Country School District which was shared with the Board.

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

**CEO's Report**

**Vineyards at Coram / Ornstein Leyton Company Request**

This project has requested an extension of their final authorizing resolution. Mr. Baker informed the Board that there have been issues receiving approval from the Suffolk County Department of Health.

Mr. Trotta made a motion to extend the final authorizing resolution acceptance to June 22, 2026. The motion was seconded by Ms. Scheidt and approved with Mr. Pally abstaining.

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KCE NY 31, LLC / Key Capture Energy

This project has also requested an extension of their final authorizing resolution. The motion to approve this extension until December 31, 2025, was made by Ms. Scheidt and seconded by Mr. Pally. All voted in favor.

Job Creation Numbers

Letters were sent to seven projects that did not meet their promised job creation numbers. Five responses were received that provided reasonable explanations. Two did not respond so default letters were sent which then led one to respond, again, with a reasonable explanation. The last project, WHTB Glass, has not met their job numbers since the beginning of their agreement with the IDA. Representative from this project will be invited to the next IDA meeting to review this matter with the Board.

The motion to close the IDA meeting at 10:28 A.M. was made by Mr. Pally, seconded by Mr. Rose and unanimously approved.

*The next IDA meeting is scheduled for Wednesday, October 22, 2025.*