Town of Brookhaven

Industrial Development Agency

Meeting Minutes

September 23, 2026

Members Present:	Frederick C. Braun, III Martin Callahan Mitchell H. Pally Frank C. Trotta Ann-Marie Scheidt (via Zoom) John Rose
Excused Member:	Vincent "Jimmy" Bonacasa
Also Present:	Lisa M. G. Mulligan, Chief Executive Officer Lori J. LaPonte, Chief Financial Officer Jocelyn Linse, Executive Assistant Annette Eaderesto, IDA Counsel Howard Gross, Weinberg, Gross & Pergament, LLC (via Zoom) Barry Carrigan, Nixon Peabody, LLP Andrew Komaromi, Harris Beach Murtha, PLLC Bruce Peterson, D & F Development John Gordon, Forchelli Deegan Terrana Gwen O'Shea, Community Development Long Island Daniel Prokopy, ion Renewables

Chairman Braun opened the IDA meeting at 1:09 P.M. on Wednesday, September 23, 2026, 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 August 19, 2026

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

CFO's Report

Ms. LaPonte presented the Budget vs. Actual Report for the period ending August 31, 2026. The 2027 budget is due to the State by November 1, 2026. There were no closings, terminations or recapture fees received. Flushing Bank has completed their transition to Ocean First Bank.

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

Alegria South, LLC – New Application

The original application for this project was submitted in 2024. The project consists of four residential three-story townhome style buildings. It is a ninety-six-unit affordable development with a commercial component and a sewage treatment plant. Eighteen units will be one bedroom, forty-six units will be two bedrooms, and thirty-one units will be three bedrooms. All units will be affordable to households earning between thirty and seventy percent of the area median income (AMI). Ten units will be required by Suffolk County to remain affordable in perpetuity, and the remaining units are subject to an Homes and Community Renewal (HCR) regulatory agreement providing for a fifty-year affordability period. There will be supportive housing for fifteen units: five for individuals with intellectual and developmental disabilities; five units for veterans and five units for volunteer firefighters or emergency medical service workers.

The site is currently vacant and blighted. The commercial portion will consist of a community center. A thirty-year shelter rent PILOT, sales tax exemption and a partial exemption from the mortgage recording tax have been requested. The applicant plans to close by the end of this year or beginning of next year and after a two-year construction period completed by D & F Development, the project will be managed by Community Development Long Island.

The motion to accept the application was made by Mr. Rose and seconded by Mr. Callahan. The motion was approved with Ms. Scheidt recusing herself from the vote.

Brookhaven Logistics Center II, LLC / Home Depot – Resolution

A public hearing was held for a sales tax exemption for Home Depot with no comments received.

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

Lawrence Aviation Solar Farm, LLC – Resolution

This project has requested to transfer the membership interest to Standard Solar, Inc., and a sales tax exemption increase since there will be a different entity that may need to utilize the exemption.

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

Rail Realty, LLC – Resolution

A public hearing was held on this PILOT extension with no comments received.

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

Nassau Provisions Kosher Foods / 885 Waverly, LLC – Resolution

This project requested an increase of their sales tax exemption to perform additional work that was not originally planned. A public hearing was held with no comments received.

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

Resolutions #29 & #30

Mr. Pally made a motion to amend these resolutions. The motion was seconded by Mr. Rose and unanimously approved.

Resolution #5

Mr. Pally made a motion to amend this resolution which was seconded by Mr. Callahan. All voted in favor.

CEO's Report

Burmax / Scheff Family Realty, Co., LLC Request

The PILOT for this project is scheduled to end next year. They have requested a five-year extension of their PILOT and a sales tax exemption to make improvements of over $1 million to their facility. This health and beauty supplies wholesaler has 150 full-time equivalent employees.

The motion to set a public hearing for this request was made by Mr. Pally, seconded by Mr. Rose and unanimously approved.

CDLI Luncheon

Mr. Callahan made a motion to sponsor the CDLI Luncheon on October 7, 2026 at a cost of $3,000. The motion was seconded by Mr. Trotta and approved with Ms. Scheidt recusing from the vote.

Agilitas / AE Manorville 2, LLC Request

This project is requesting approval of an equity transfer which was originally contemplated at closing.

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

The motion to close the IDA meeting at 1:40 P.M. was made by Mr. Callahan and seconded by Mr. Rose. All voted in favor.

The next IDA meeting is scheduled for Wednesday, October 21, 2026.