

Town of Brookhaven  
**Industrial Development Agency**

Meeting Minutes

March 26, 2025

Members Present: Frederick C. Braun, III  
Martin Callahan  
Mitchell Pally  
Ann-Marie Scheidt  
John Rose

Excused Members: Felix J. Grucci, Jr.  
Frank C. Trotta

Also Present: Lisa M. G. Mulligan, Chief Executive Officer  
Lori 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 (via Zoom)  
Andrew Komaromi, Harris Beach Murtha, PLLC  
Dan Baker, Greenberg Traurig, LLP (via Zoom)  
Joseph Ceccoli, Biocogent, LLC (via Zoom)  
Dan Dornfeld, Forchelli Deegan Terrana, LLP (via Zoom)  
Brian Egan, Egan & Golden, LLP (via Zoom)  
Joseph Smith, Duggal (via Zoom)  
Demian Cacciolo, Duggal (via Zoom)

Chairman Braun opened the IDA meeting at 10:38 A.M. on Wednesday, March 26, 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 February 5, 2025 & March 13, 2025**

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

**CFO's Report**

Ms. LaPonte informed the Board that the audit and PARIS Report were recently presented to the Audit Committee who accepted them in draft format and have recommended them to the Board for approval.

The motion to approve the audit and PARIS Report in form and substance was made by Mr. Pally, seconded by Mr. Rose, and unanimously approved.

**Biocogent, LLC / Martosc Properties, LLC – Application**

Ms. Scheidt recused herself from the discussion of this application. Mr. Ceccoli explained that this will be the third building to be included at their campus in Bellport. The first building is for operating and warehouse space, the second building is for process manufacturing and the third will be for research and development and biomanufacturing. Biocogent manufactures biologically active dermatologic ingredients for non-regulated and over the counter skincare and med-care markets. The application for the third building, which is located at 9 Sawgrass Drive and is approximately 10,000 square feet. There are currently 42 employees with an average salary of \$129,000; they anticipate creating six more positions. This project is expected to cost \$4.25 million, and a sales tax exemption and PILOT are being requested. A mortgage recording tax exemption has not been requested.

The motion to accept the application was made by Mr. Rose and seconded by Mr. Pally. All voted in favor with Ms. Scheidt recusing herself.

**Vineyards at Coram – Ornstein Levton Company – Resolution**

Mr. Pally recused himself from the discussion of this resolution. The cost benefit analysis, application and supporting documents were included in the meeting packets. A public hearing was held with no comments received.

The motion to approve this resolution was made by Mr. Rose, seconded by Ms. Scheidt and approved with Mr. Pally recusing himself.

### **JB Risk Services**

The current contract for the Insurance Risk Manger is capped at three hours per project with the option for approval if additional time is required; it has been more common that additional time is necessary. Mr. Pally made a motion to update the contract to allow for more hours and to increase the hourly rate from \$250 per hour to \$300 per hour. The motion was seconded by Mr. Rose and unanimously approved.

### **CEO's Report**

#### Angela's House

This project is requesting to voluntarily terminate their agreement with the Agency and that no benefits that have already been granted be clawed back. Mr. Egan advised the Members that donations have disappeared in the not-for-profit economy.

The motion to approve this termination and not seek any clawback of benefits was made by Mr. Pally and seconded by Ms. Scheidt. All voted in favor.

#### ABLI Sponsorship Request

Mr. Callahan made a motion to sponsor the Long Island Real Estate Dinner on June 12<sup>th</sup> at a cost of \$2,500. The motion was seconded by Mr. Rose and unanimously approved.

#### NYSEDC Sponsorship Request

Mr. Pally made a motion to sponsor the annual NYSEDC Cooperstown Conference at a cost of \$5,500. The motion was seconded by Mr. Callahan and passed with Mr. Braun recusing himself.

#### Housing Study

A first draft of the first part of the Housing Study has been received.

#### Duggal

Edits have been incorporated into the new logo; work is ongoing.

IDA Meeting  
March 26, 2025

The motion to close the IDA meeting at 11:12 A.M. was made by Mr. Rose and seconded by Mr. Pally. All voted in favor.

*The next IDA meeting is scheduled for Friday, March 28, 2025.*

Town of Brookhaven  
**Industrial Development Agency**

Meeting Minutes

March 28, 2025

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

Also Present: Lisa M. G. Mulligan, Chief Executive 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, PLLC (via Zoom)  
Joseph Rossi, Nord Development  
Eric Russo, Vanbrunt Juzwiak & Russo PC

Chairman Braun opened the IDA meeting at 1:35 P.M. on Friday, March 28, 2025, in the Agency's Office on the Second Floor of Brookhaven Town Hall, One Independence Hill, Farmingville, New York. A quorum was present.

**Ferrandino & Sons Development Group, LLC – Resolution**

The cost benefit analysis, PILOT and housing studies were included in the meeting packet. A public hearing was held with two comments received.

The motion to approve this resolution was made by Mr. Grucci and seconded by Mr. Trotta. The vote was as follows:

Mr. Callahan – No

Mr. Grucci – Yes

IDA Meeting  
March 28, 2025

Mr. Pally – Yes

Mr. Rose – Yes

Ms. Scheidt – No

Mr. Trotta – Yes

Mr. Braun – No

The motion passed.

Mr. Callahan made a motion to close the IDA meeting at 1:39 P.M. The motion was seconded by Ms. Scheidt and unanimously approved.

*The next IDA meeting is scheduled for Wednesday, April 23, 2025.*