



ACCEPTED BY BOARD
MEMBERS 6/25/26

MINUTES
IDA REGULAR MEETING
APRIL 23, 2026

Present: Sarah Lansdale, Chair
Kevin Harvey, Vice Chair
Greg Casamento, Treasurer
Christopher R. Nuzzi, Member
George Schwertl, Member

Excused Absence: Cris Damianos, Secretary

Also Present: K. Kelly Murphy, Executive Director/CEO
Joseph Rastello, Deputy Executive Director
Daryl Leonette, Executive Assistant
William Wexler, Esq., Agency Counsel (Via Zoom)
Andrew Komaromi, Esq., Harris Beach Murtha PLLC, Transaction Counsel
Carolyn Trespasz, Esq., Barclay Damon LLP, Transaction Counsel
Theodore Ryan, Esq., Katten Muchin Rosenman LLP, Transaction Counsel
Barry Carrigan, Esq., Nixon Peabody LLP, Transaction Counsel
James Madore, NEWSDAY
Rachel Smith, PRMG
John Zaher, PRMG
Sylvia King-Cohen, Todd Shapiro & Associates
Rory Whelen, Chief Deputy Commissioner of Economic Development & Planning
Caitlin Curry, Aide to Suffolk County Legislator Bontempi
Dr. Alain Kilkha, Manager, VAZ X 2 LLC
John Chillemi, Esq., Ruskin Moscou Faltischek PC, Counsel to VAZ X 2 LLC
Grant Havasy, Member, BGNY AVE LLC
Robert Havasy, BGNY AVE LLC
Rubie Harris, Assistant Superintendent Finance, Huntington School District

Ms. Sarah Lansdale, Chair who is presiding over the Meeting today indicated that the documents for this meeting can be accessed and are posted to the IDA's website at <https://www.suffolkida.org/resources/> under the Board Meetings tab.

The Regular Meeting of the Suffolk County Industrial Development Agency held in Media Room #184 located in the lower level of the H. Lee Dennison Building, 100 Veterans Memorial Highway, Hauppauge, NY was called to order at 12:32 p.m. by Ms. Lansdale, Chair of the IDA.

This is the April 23, 2026 Regular Board Meeting of the Suffolk County Industrial Development Agency. Members of the public may attend the Meeting or listen and view the Meeting via the Agency's website www.suffolkida.org. Select the Watch Meeting menu option tab at the top of the home page and you will be linked to the Agency's YouTube Channel. Members of the public can also participate and provide public comment during that portion of the Meeting by attending in-person.

PUBLIC COMMENT

Ms. Lansdale asked if there were any members of the public that would like to be heard at this time. Ms. Murphy replied that we have not received any inquiries. Ms. Lansdale closed the public comment portion of the meeting.

NEW BUSINESS

VAZ X 2 LLC Formerly Known as BGNV AVE LLC: Request for an Assignment and Amendment of an existing lease transaction.

Ms. Murphy presented Exhibit A. The project involves the purchase of a 20,337 square foot building located at 1080 New York Avenue, Huntington, NY 11746. The building will be used for mixed use of 16 units one bedroom rental apartments (13 market rate & 3 affordable) and approximately 2,800 square feet will be leased to one or two commercial/retail tenants. Ms. Murphy stated this is an existing Suffolk County IDA project and currently run by Blue & Gold (BGNVAVE, LLC). Grant Havasy is the Manager who is here today if anyone has any questions. The building is located at 1080 New York Avenue, Huntington it is one of three buildings that were induced by the Suffolk County IDA Board. They are in the process of transferring ownership.

Ms. Murphy introduced John Chillemi, Esq., Ruskin Moscou Faltischek P.C., Counsel and Alain Zilkha, Manager of VAZ X 2 LLC to Board Members and asked them to make a brief presentation. Mr. Chillemi stated that he is here on behalf of VAZ X 2 LLC in connection with our request for Agency consent to assign existing benefits to my client Dr. Alain Zilkha a board-certified radiologist. Mr. Zilkha is currently under contract to purchase the property from the developer and seller. The contract is contingent upon the assignment and approval of the IDA to assign all the benefits. Without that, it is the Payment-in-Lieu-of-Tax (PILOT) that we are looking to have the benefit of. Without the PILOT, economically the terms of the deal don't work. We will struggle without the lender and if our contract is contingent upon it, so if we don't get it, it is likely my client will not move forward with the purchase. Mr. Chillemi stated we are not looking for any additional assistance than the assignment of the PILOT. We have prepared to commit and honor the existing conditions and obligations of the IDA.

Mr. Casamento asked Ms. Murphy if the current project is in compliance with all our requirements and Ms. Murphy said yes, it is.

After further discussion and;

Upon a motion by Mr. Harvey, seconded by Mr. Schwertl, it was:

RESOLVED, to approve the assignment and assumption of the existing lease transaction for VAZ X 2 LLC facility.

Unanimously carried 5/0.

OLD BUSINESS

Canon U.S.A, Inc.: Status; Report from the Executive Director.

Ms. Murphy presented Exhibit B. Ms. Murphy stated as reported last month the quarterly full-time employees (FTE's) job report was submitted and they are still in compliance. Ms. Murphy said there was discussion about moving this to a quarterly report to coincide with the submittal of the paperwork. Mr. Casamento said yes, he would suggest that. Ms. Lansdale asked Mr. Wexler if this should be a board motion or just a recommendation and Mr. Wexler said that it can be a recommendation. Ms. Lansdale said there was a recommendation from Mr. Casamento to move the Canon U.S.A., Inc. reports to a quarterly basis and Mr. Casamento replied yes.

OTHER BUSINESS**MINUTES**

The Minutes of the March 26, 2026 Meeting were accepted by Board Members.

EXECUTIVE SUMMARY

Ms. Murphy presented Exhibit C. Ms. Lansdale asked Ms. Murphy if she would like to present an update on the impact of multi-family development on public schools. Ms. Murphy reviewed her brief on the impact of multi-family development on public schools to board members. Mr. Harvey stated obviously these decisions we make affect a lot of people and we have to always make sure that we have the best and most reliable information available to make those decisions. This is a step in helping us get more information where we can really drill down on what the particulars are and make even better-informed decisions. Mr. Casamento asked do we have an idea of when the report will be completed? Ms. Murphy said we are hopeful to complete the report in July 2026. It is difficult to say once we were able to secure REI Stony Brook as a partner and Professor Iaconis who is well established in the field and is providing tremendous peer review working directly with Camoin Associates. We have had several meetings with him; it's been hard to target that because the university moves at a different pace than business. Professor Iaconis has been incredibly responsive. Mr. Komaromi has been very helpful to the process looking at the policies of New Rochelle and the idea of revenue neutrality as a policy. As an approach to know what we're discovering is it's the three bedroom units that are really creating the school children so instead of just throwing the baby out with the bath water if you will we're looking at bifurcating that and what those impacts are. Ms. Murphy said if you look at the meeting schedule you can see there's been some great conversations, tremendous input from a variety of stakeholders. We will be convening another committee meeting, Ms. Lansdale would you like to invite another board member to join since Mr. Beedenbender was the other participant. Ms. Lansdale said yes, I open it up to the board to see if any board members would be welcome to participate. The more input we receive the better the product will be. Mr. Casamento said he was curious about what your thoughts were about progress and how things were proceeding and he thanked Ms. Murphy. Ms. Murphy said Ms. Lansdale would you agree you have been involved in a lot of the meetings. Ms. Lansdale said she thinks this summer makes sense. Ms. Murphy said everyone's been quite responsive and that has been encouraging for us. Ms. Lansdale said she appreciates everyone's participation, Mr. Komaromi did you want to elaborate on the Westchester idea or not at this time. Mr. Komaromi replied not at this time. Ms. Lansdale said she would suggest Ms. Murphy at the next meeting invite all board members and if they are able to participate.

Ms. Lansdale said she would like to make a recommendation to go into executive session. Mr. Wexler said we are going into executive session permitted by Law Section 105 Public Officers Law regarding employee issues.

Upon a motion by Mr. Casamento, seconded by Mr. Schwertl, it was;

RESOLVED, to go into Executive Session at 12:47 p.m.

Unanimously carried 5/0.

At 12:47 p.m. all individuals left the Meeting except for Board Members and William Wexler, Agency Counsel.

At 1:25 p.m. all individuals re-entered the Meeting.

Upon a motion by Mr. Harvey, seconded by Mr. Schwertl, it was:

RESOLVED, to end Executive Session at 1:25 p.m. and reconvene the Regular Meeting.

Unanimously carried 5/0.

Ms. Lansdale asked Mr. Wexler to please give a summary of the items discussed during Executive Session. Mr. Wexler said in Executive Session administrative action only was taken. That administrative action is the following:

- All employees of the Agency are directed starting May 1, 2026, to use the electronic Work Day the same one the county uses.
- All timesheets for all employees from their start date will be gathered and will be submitted to Peter Ganley, Administrative Director, who will be the custodian of records for the Agency.
- Starting May 1, 2026, weekly time sheets of all employees will be electronically submitted to Peter Ganley.

Mr. Wexler stated those were the only actions taken in Executive Session.

Resolution: Authorizing payment to Adam Kleinberg, Esq., Guercio & Guercio, LLP.

Ms. Lansdale asked if anyone would like to make a motion conditioned upon receipt by the board of the total invoice by Adam Kleinberg, Esq.

After further discussion and;

Upon a motion by Mr. Schwertl, seconded by Mr. Casamento, it was:

RESOLVED, to authorize payment conditioned upon receipt by Board Members of the total invoice by Adam Kleinberg, Esq., Guercio & Guercio, LLP.

Unanimously carried 5/0.

After further discussion and;

Upon a motion by Mr. Harvey, seconded by Mr. Casamento, it was:

RESOLVED, to adjourn the Regular Meeting of the Suffolk County Industrial Development Agency.

Unanimously carried 5/0.

The Meeting adjourned at 1:29 p.m.

The next IDA Meeting is scheduled for June 4, 2026.