MINUTES OF THE MEETING
RIVERHEAD INDUSTRIAL DEVELOPMENT AGENCY
October 5, 2026

Meeting was called to order at 5:02pm by Chairman James Farley.
Present: James Farley, Chairman
Lee Mendelson, Vice Chairman
Douglas Williams, Treasurer
Lori Ann Pipczynski, Secretary

Signifying a quorum.

Others in Attendance: Terance Walsh, Agency Counsel (virtual)
Kimberly Biondi, Director of Administration

Lee Mendelson made a motion to approve the proposed agenda, seconded by Doug Williams.
VOTE: 4 Yes. Motion approved.

MINUTES:
#21-26 RESOLUTION APPROVING MINUTES OF REGULAR MEETING OF SEPTEMBER 14, 2026
Lee Mendelson offered the following resolution, which was seconded by Doug Williams.

RESOLVED, the minutes of the meeting of September 14, 2026 as prepared and e-mailed be and are hereby approved, and

BE IT FURTHER RESOLVED, that the copies of said minutes be maintained in the files of the Agency and become a part of the record of the Agency.

VOTE 4 Yes. Motion approved.

TREASURER'S REPORT:
Doug Williams offered the following report:
Cash balance in checking as of September 30, 2026: $14,393.96
Hanover Muni Now account balance as of September 30, 2026: $399,458.21
Revenue for the month of September reflected interest earnings of $983.97
Expenses for the month of September were $2,380.40. There was a $5,000 adjustment to reverse a stale check from earlier in the year.
Credit card expenses were $552.92.

#22-26 RESOLUTION ACCEPTING REPORT OF EXPENSES AND AUTHORIZING PAYMENT OF BILLS

Doug Williams made a motion to approve the resolution, seconded by Lee Mendelson.

WHEREAS, Denise Cooper, CPA submitted monthly financial reports, including a report of expenses, to the Riverhead Industrial Development Agency for the period ending September 30, 2026,

NOW, THEREFORE BE IT RESOLVED, said monthly financial reports covering the month of September 2026 are hereby accepted and expenses as listed are authorized for payment.

VOTE: 4 Yes. Motion approved.

CORRESPONDENCE:
A letter from Ronald D. Hariri was shared with the board.

COMMITTEE REPORTS: None

OLD BUSINESS:
Chairman Farley announced that he had finally received a check for the PILOT payment, penalties and interest from Island Water Park. Board members suggested that a meeting be scheduled with Agency Counsel to discuss the continued lack of compliance from the company and next steps.

Chairman Farley invited representatives from J. Petrocelli Riverhead Town Square LLC to give a presentation on their project. Doug Williams made a motion to recess the regular meeting of the IDA, seconded by Lee Mendelson.
VOTE: 4 Yes. Motion approved.

Doug Williams made a motion to reopen the public hearing, seconded by Lee Mendelson.
VOTE: 4 Yes. Motion approved. The public hearing was reopened at 5:09pm.

The board heard a presentation from Eric Russo, attorney, Joe Petrocelli, principal, and Steve Shauger, general manager of Hyatt Place Long Island, also owned by Mr. Petrocelli.

Mr. Russo provided an overview of the project, including the status of the conditions with the town as part of the Master Developer agreement: the project's existing lease arrangement with Suffolk Theatre for parking, site plan approval, and foundation permit issuance. They await relocation of the East End Arts building by the town and are working with lenders to negotiate financing for the project.

Job creation figures include 54 full-time and 20 part-time, or 64 FTEs with an average salary of $38,480 according to Mr. Shauger. These include restaurant positions whose tips are not represented in the wage calculations. In addition, 210 construction jobs are expected to result from the project, with hourly wages between $40 and $210 per hour. They are continuing to work with financial modeling for operations, as items such as insurance, construction costs and interest rates fluctuate.

Mr. Petrocelli stated that it is a very tough construction market right now, especially in Riverhead, and it can be a challenge to motivate businesses to come here. He also touched on the

challenges of building in the flood zone and reiterated his commitment to the community, which spans over 30 years since initiation of the aquarium project, and his personal investment to date of $3 million and total expected investment of $10 million.

Several members of the public spoke about their opposition to a 20-year tax abatement, lack of detailed numbers for PILOT calculations, and questioned the project's need for abatements. Some suggested no longer than a 10-year period, while others suggested 2-3 years.

Full comments can be viewed in the public hearing transcript.

A motion was made by Lee Mendelson to close the public hearing, which was seconded by Doug Williams.
VOTE: 4 Yes. Motion approved.
The public hearing was closed at 6:54pm.

A motion was made by Doug Williams to reopen the regular IDA meeting, seconded by Lee Mendelson.
VOTE: 4 Yes. Motion approved.

A motion was made by Doug Williams to adjourn the meeting, seconded by Lee Mendelson.
VOTE: 4 Yes. Motion approved. The meeting was adjourned at 6:55pm.