MINUTES OF THE MEETING
RIVERHEAD INDUSTRIAL DEVELOPMENT AGENCY
September 28, 2026

Meeting was called to order at 5:08pm by Chairman James Farley.
Present: James Farley, Chairman
Lee Mendelson, Vice Chairman
Douglas Williams, Treasurer

Absent: Lori Ann Pipczynski

Signifying a quorum.

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

Lee Mendelson moved to adopt the proposed agenda. Douglas Williams seconded.

VOTE: 3 Yes. Motion approved.

Lee Mendelson moved to recess the meeting for the purposes of holding public hearings. Douglas Williams seconded.
VOTE: 3 Yes. Motion approved.

The Chairman read the notice of public hearing of Island Facades LLC and 1001 Scott LLC published September 17, 2026 in the Riverhead News Review.

Representatives from the company made a presentation, detailing their roots in Riverhead since being founded 20 years ago, and made particular note of the growth the manufacturing business has experienced in the last ten years. The geographical challenges of being located on the eastern end of Long Island were also discussed, along with overtures being made by Nashville and Arkansas to attract the company to those areas. An upcoming project will require a factory of its own for two years and this is the motivation for expanding available manufacturing space.

The expansion will result in growth from 7 to 8 fabrication halls, from 525,000 s.f. to 600,000 s.f. of industrial space at Calverton, utilization of 10 additional acres on the EPCAL campus, an increase of 100 jobs, an additional 250,000 square feet of unitized output per year for megapanels, and growth fro 15,000 current to 20,000 future units built annually.

Representatives discussed the cost burdens inherent in doing business in the Long Island region. For example, insurance in NYS is 300% greater than other geographies, utilities are 150% higher, and workforce compensation and benefits are 125% greater here compared to Nashville and other comparable areas, equating to $3M to $5M more in additional expenses. They also highlighted their existing projects, which benefitted from IDA and other state incentives, and said that they have met or exceeded the job and investment goals and wage growth targets.

Member Mendelson spoke of the impressiveness of the facility, which he recently toured. He said that given the scale of the facades, the equipment required, he cannot think of a better use of the hangars than this industrial work. He stated that the project is exactly what the IDA is designed for. Member Williams asked about the lead time to generate interest, receive bids, enter contracts, and whether the job growth is expected to be immediate in a steep incline or over a number of years. Representatives responded that the new facility would need to be online by December 2027 and the company needs to begin addressing their large construction project on January 1, 2028. Representatives are working with colleges and workforce training groups to onboard new employees and provide on-the-job training for 120-180 days at a minimum. They will begin hiring in the next 12-14 months so that the full workforce will be ready at production scale. They have received preliminary site plan approval.

Member Williams also noted that the rail spur is a real asset to help support the company's expansion nationally. Island Facades confirmed that it is not part of the project under consideration. Chairman Farley asked to what extent Island works with regional businesses and they responded that they maximize this as much as possible. They mandate local hospitality when bringing in global clients, including hotels and restaurants, utilize Beacon as a local distributor and their neighbors in EPCAL Metro Fuel and Tebbens Steel.

Chairman Farley also asked about energy and environmental efficiencies. The company said that rooftop solar is being explored as their roofs are vacant. They have a power purchase arrangement with NYS Excelsior, currently from a hydro source, and battery storage is also being explored for resiliency of operations. Farley also asked about childcare and representatives agreed that this could be very valuable to companies throughout the park.

There were no public comments. Chairman Farley noted that written comments would be accepted through noon on October 5th. Lee Mendelson moved to close the public hearing at 5:47pm, Doug Williams seconded.
VOTE: 3 Yes. Motion approved.

At 5:50, Chairman Farley read the notice of public hearing regarding Petrocelli Town Square. No representatives of Petrocelli were available for a presentation. No public comments were made. At 5:55pm, Chairman Farley paused the meeting and left the room to discuss logistics with Agency Counsel. At 6:00pmm he returned and said that written comments would be accepted by the close of the IDA meeting scheduled for October 5, 2026, where the public would also have an opportunity to comment on the project. On a motion from Lee Mendelson, seconded by Doug Williams, the public hearing was ended.
VOTE: 3 Yes. Motion approved.

Lee Mendelson motioned to reopen the meeting of the Riverhead IDA, seconded by Doug Williams.
VOTE: 3 Yes. Motion approved.

Lee Mendelson motioned to adjourn the meeting, seconded by Doug Williams.
VOTE: 3 Yes.
The meeting was adjourned at 6:01pm.