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TOWN OF BROOKHAVEN
INDUSTRIAL DEVELOPMENT AGENCY

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PUBLIC HEARING

RE: AE-MANORVILLE 2, LLC

HELD VIA ZOOM VIDEOCONFERENCE

-----x

September 14, 2021
10:30 a.m.

TRANSCRIPT OF PROCEEDINGS

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A P P E A R A N C E S :

TOWN OF BROOKHAVEN
INDUSTRIAL DEVELOPMENT AGENCY
One Independence Hill
Farmingville, New York 11738

BY: LISA M.G. MULLIGAN,
CHIEF EXECUTIVE OFFICER

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MS. MULLIGAN: This is the public hearing for the AE-Manorville 2, LLC project through the Town of Brookhaven Industrial Development Agency.

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It's 10:30 a.m. on September 14, 2021. I am going to read the public hearing notice into the record.

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NOTICE IS HEREBY GIVEN that due to the ongoing public health crisis caused by the Novel Coronavirus (COVID-19) and pursuant to Chapter 417 of the laws of 2021, effective September 2, 2021 through January 15, 2022, permitting local governments to hold public hearings by telephone and video conference and/or similar device, the Public Hearing scheduled for September 14, 2021 at 10:30 a.m., local time, being held by the Town of Brookhaven Industrial Development Agency (the "**Agency**"), in accordance with the provisions of Article 18-A of the New York General Municipal Law will be held electronically via video conference call instead of a public hearing open for the public to attend. Members of the public may listen to the Public

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Hearing, and comment on the Project (defined

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below) and the benefits to be granted by the

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Agency to the Company (defined below) during

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the Public Hearing by logging in as follows:

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<https://us02web.zoom.us/j/88956180239?pwd=Z3hibld6cmpMdU1Rd0U3ZnRPOTFaZz09>

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Passcode:

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455757. Comments may also be submitted to the

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Agency in writing or electronically. Minutes

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of the Public Hearing will be transcribed and

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posted on the Agency's website, all in

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connection with the following matters:

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Agilintas Energy LLC, a Delaware limited

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liability company, on behalf of itself and/or

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the principals of Agilintas Energy LLC, and the

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equity investors in and any tax credit

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investors in Agilintas Energy LLC and/or an

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entity formed or to be formed on behalf of any

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of the foregoing (collectively, the

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"Developer"), and AE-Manorville 2, LLC, a

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Delaware limited liability company, on behalf

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of itself and/or the principals of

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AE-Manorville 2, LLC and/or an entity formed

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or to be formed on behalf of any of the

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foregoing (collectively, the **"Company"**), have

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2 applied to the Agency, to enter into a
3 transaction in which the Agency will assist in
4 the acquisition of a long term ground
5 leasehold interest in an approximately 2.357
6 acre parcel of land located at 2 Paper Mill
7 Road, Manorville, New York 11949 (more
8 particularly described as Suffolk County Tax
9 Map No. 0200-592.00-01.00-001.001) (the
10 "**Land**"), owned by the Town of Brookhaven (the
11 "**Town**"), the construction of an approximately
12 853 kW DC solar photovoltaic array thereon
13 (the "**Improvements**"), and the acquisition and
14 installation of certain equipment and personal
15 property therein including, but not limited to
16 a solar photovoltaic array including solar
17 modules and mounting equipment, and battery
18 energy storage system equipment (the
19 "**Equipment**"; and together with the Land and
20 the Improvements, the "**Facility**"), which
21 Facility will be sub-subleased, subleased and
22 leased by the Agency to the Company and used
23 by the Company as a solar power generating
24 facility and energy storage project, which
25 will generate revenue for the Town and help

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stabilize the energy supply for residents of

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the Town (collectively, the "**Project**"). The

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Facility will be initially owned, operated

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and/or managed by the Company.

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The Agency will acquire a subleasehold

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interest in the Land, a leasehold interest in

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the Improvements and title to or a leasehold

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interest in the Equipment and will

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sub-sublease, sublease and lease the Facility

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to the Company. The Agency contemplates that

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it will provide financial assistance to the

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Company in the form of exemptions from

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mortgage recording taxes in connection with

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the financing or any subsequent refinancing of

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the Facility, exemptions from sales and use

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taxes and abatement of real property taxes,

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consistent with the policies of the Agency.

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A representative of the Agency will, at

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the above-stated time and place, hear and

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accept written comments from all persons with

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views in favor of or opposed to either the

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proposed financial assistance to the Company

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or the location or nature of the Facility.

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Prior to the hearing, all persons will have

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the opportunity to review on the Agency's

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website (<https://brookhavenida.org/>), the

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application for financial assistance filed by

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the Company with the Agency and an analysis of

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the costs and benefits of the proposed

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Facility.

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Dated: September 4, 2021

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TOWN OF BROOKHAVEN

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INDUSTRIAL DEVELOPMENT AGENCY

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By: Lisa MG Mulligan

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Title: Chief Executive Officer

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I'm going to leave this open to see if

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there are any comments on this project.

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(Pause.)

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MS. MULLIGAN: It is 10:55 a.m. on

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September 14th. This is the Town of

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Brookhaven Industrial Development Agency

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public hearing for the AE-Manorville 2, LLC

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project.

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There has been no comment, no

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participation, in this public hearing, so

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hearing none, I am going to close this public

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hearing. It's 10:55 a.m. Thank you.

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(Time noted: 10:55 a.m.)

I, JOANN O'LOUGHLIN, a Notary Public
for and within the State of New York, do hereby
certify that the above is a correct transcription
of my stenographic notes.

JOANN O'LOUGHLIN