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TOWN OF BROOKHAVEN
INDUSTRIAL DEVELOPMENT AGENCY

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PUBLIC HEARING
HELD BY CONFERENCE CALL
RE: MAC SOLAR, LLC

-----x

February 9, 2021
10:31 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: It's 10:31 a.m. on February 9, 2021. This is the Town of Brookhaven Industrial Development Agency public hearing for the MAC Solar project. My name is Lisa Mulligan. I'm going to read the NOTICE OF PUBLIC HEARING for the record.

NOTICE IS HEREBY GIVEN that due to the Novel Coronavirus (COVID-19) Emergency State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 202.1 issued on March 12, 2020, as amended to date, permitting local governments to hold public hearings by telephone and video conference and/or similar device, the Public Hearing scheduled for February 9, 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 conference call instead of a public hearing open for the public to attend. Members of the public may listen to the Public Hearing, and comment on

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the Project (defined below) and the benefits

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to be granted by the Agency to the Company

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(defined below) during the Public Hearing, by

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calling 712-770-5505 and entering access code

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884-124. Comments maybe also 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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MAC Solar, LLC, a Delaware limited

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liability company, on behalf of itself and/or

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the principals of MAC Solar, LLC, and the

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equity investors in and any tax credit

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investors in MAC Solar, LLC and/or an entity

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formed or to be formed on behalf of any of the

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

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applied to the Agency, to enter into a

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transaction in which the Agency will assist in

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the acquisition of a long term ground

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leasehold interest in an approximately

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15.73-acre parcel of land located at 640

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Moriches-Middle Island Road, Moriches, New

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York 11955 (more particularly described as

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Suffolk County Tax Map No.

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0200-790.00-01.00-001.001) (the "**Land**"), owned

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by the Town of Brookhaven (the "**Town**"), the

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construction of an approximately 1,170 kW DC

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solar carport array thereon (the

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"Improvements"), and the acquisition and

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installation of certain equipment and personal

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property therein including, but not limited

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to, approximately 2,927 400 W solar modules,

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inverters, and electrical equipment (the

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"Equipment"; and together with the Land and

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the Improvements, the **"Facility"**), which

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Facility will be sub-subleased, subleased and

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leased by the Agency to the Company and used

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by the Company as a solar power generating

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facility, which is expected to produce

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approximately 1.5 million kW-hours of clean

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electrical energy per year for the benefit 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: January 29, 2021

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TOWN OF BROOKHAVEN
INDUSTRIAL DEVELOPMENT AGENCY

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By: Lisa MG Mulligan
Title: Chief Executive Officer

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Would anyone care to make comment?

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(No response.)

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MS. MULLIGAN: Hearing none, I'm
leaving this public hearing open.

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(Pause.)

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MS. MULLIGAN: Has anyone joined the
call?

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(No response.)

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(Pause.)

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MS. MULLIGAN: It's 11 a.m. on
February 9, 2021. This is the public hearing
for the Town of Brookhaven Industrial
Development Agency and the MAC Solar, LLC
project.

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Hearing no comments, I'm closing this
public hearing. Thank you.

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(Time noted: 11:00 a.m.)

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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