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TOWN OF BROOKHAVEN  
INDUSTRIAL DEVELOPMENT AGENCY

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PUBLIC HEARING  
HELD BY CONFERENCE CALL  
RE: MASTIC BEACH SOLAR, LLC

-----x

February 9, 2021  
11:30 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: It's 11:30 a.m. on February 9, 2021. This is the Town of Brookhaven Industrial Development Agency public hearing for the Mastic Beach Solar application. This is Lisa Mulligan. I'm going to read the public hearing notice 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 11:30 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

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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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Mastic Beach Solar, LLC, a Delaware

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limited liability company, on behalf of itself

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and/or the principals of Mastic Beach Solar,

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LLC, and the equity investors in and any tax

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credit investors in Mastic Beach Solar, LLC

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and/or an entity formed or to be formed on

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behalf of any of the foregoing (collectively,

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the "**Company**"), has applied to the Agency, to

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enter into a transaction in which the Agency

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will assist in the acquisition of a long term

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ground leasehold interest in an approximately

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24.5-acre parcel of land located at 300 Mastic

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Beach Road, Mastic Beach, New York 11951 (more

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particularly described as Suffolk County Tax

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Map No. 0200-938.00-05.00-023.001) (the

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

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**"Town"**), the construction of an approximately

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942 kW DC solar carport and rooftop array

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thereon (the **"Improvements"**), and the

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acquisition and installation of certain

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equipment and personal property therein

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including, but not limited to, approximately

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2,354 400 W solar modules, inverters, and

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electrical equipment (the **"Equipment"**; and

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together with the Land and the Improvements,

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the **"Facility"**), which Facility will be

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sub-subleased, subleased and leased by the

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Agency to the Company and used by the Company

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as a solar power generating facility, which is

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expected to produce approximately 1.15 million

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kW-hours of clean electrical energy per year

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for the benefit of the Town (collectively, the

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**"Project"**). The Facility will be initially

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owned, operated 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 on

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this project?

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(No response.)

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MS. MULLIGAN: Hearing none, I'm

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leaving this open.

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(Pause.)

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MS. MULLIGAN: This is the Town of

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Brookhaven Industrial Development Agency

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public hearing for the Mastic Beach Solar

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project.

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Hearing no comments, I'm closing this

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public hearing. Thank you.

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(Time noted: 12:00 p.m.)

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I, JOANN O'LOUGHLIN, a Notary Public

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for and within the State of New York, do hereby

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certify that the above is a correct transcription

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of my stenographic notes.

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JOANN O'LOUGHLIN