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TOWN OF BROOKHAVEN
INDUSTRIAL DEVELOPMENT AGENCY

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PUBLIC HEARING
HELD BY CONFERENCE CALL
RE: WILLIAMS REALTY HOLDINGS GROUP, LLC

-----x

August 19, 2020
10:32 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

ALSO PRESENT: JOCELYN LINSE,
EXECUTIVE ASSISTANT IDA

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MS. MULLIGAN: It is 10:32 a.m. on Wednesday, August 19th. This is the public hearing for Williams Realty Holdings Group, LLC. This is Lisa Mulligan. I'm going to read the **NOTICE OF PUBLIC HEARING.**

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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 August 19, 2020, 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 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 may also be submitted to

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the Agency in writing or electronically.

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Minutes of the Public Hearing will be

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transcribed and posted on the Agency's website

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all in connection with the following matters:

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Williams Realty Holdings Group, LLC, a

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limited liability company organized and

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existing under the laws of the State of New

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York, on behalf of itself and/or the

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principals of Williams Realty Holdings Group,

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LLC 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"), and Interstate Mechanical

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Services, Inc., a business corporation

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organized and existing under the laws of the

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State of New York, and Fabrication Depot, LLC,

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a limited liability company organized and

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existing under the laws of the State of New

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Jersey, and Interstate Storage Services, LLC,

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limited liability company organized and

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existing under the laws of the State of New

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2 York, on behalf of themselves and/or the
3 principals of Interstate Mechanical Services,
4 Inc., Fabrication Depot, LLC and/or Interstate
5 Storage Services, LLC., and/or an entity
6 formed or to be formed on behalf of any of the
7 foregoing (collectively, the "Sublessees"),
8 have applied to the Agency for assistance in
9 the acquisition of an approximately 5.85 acre
10 parcel of land (the "Land"), the acquisition
11 and renovation of the approximately 58,710
12 square foot building and other improvements
13 thereon (the "Improvements"), and the
14 installation therein of certain equipment (the
15 "Equipment"), located or to be located at 355
16 Sills Road, Yaphank, Town of Brookhaven,
17 Suffolk County, New York (and further
18 described on the Suffolk County Tax Map as No.
19 200-739.00-02.00-002.004 and 003.000)
20 (collectively, the Land, Improvements and
21 Equipment may be referred to as the
22 "Facility"), which Facility is to be leased to
23 the Agency by the Company, subleased and
24 leased by the Agency to the Company, and
25 further subleased by the Company as follows:

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(i) to the Sublessees, to be used by the

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Sublessees for the manufacture and fabrication

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of mechanical systems and mechanical skids and

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storage of industrial equipment, and office

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space in connection therewith, and (ii)

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approximately 6,000 square feet of office

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space to a future tenant or tenants yet to be

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determined. 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 leasehold

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interest in the Land and Improvements and

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title to the Equipment, and will lease and

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sublease the Facility to the Company for

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further subleasing to the Sublessees and a

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future tenant or tenants yet to be determined.

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The Agency contemplates that it will

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provide financial assistance to the Company

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and the Sublessees in the form of exemptions

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from mortgage recording taxes in connection

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with the financing or any subsequent

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refinancing financing of the Facility,

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exemptions from sales and use taxes in

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connection with the renovation and equipping

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of the Facility, and exemption of real

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property taxes, consistent with the policies
of the Agency.

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A representative of the Agency will, at
the above-stated time and place, hear and
accept written comments from all persons with
views in favor of or opposed to either the
proposed financial assistance to the Company
or the location or nature of the Facility.
Prior to the hearing, all persons will have
the opportunity to review on the Agency's
website (<https://brookhavenida.org/>) the
application for financial assistance filed by
the Company with the Agency and an analysis of
the costs and benefits of the proposed
Facility.

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Dated: August 10, 2020

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TOWN OF BROOKHAVEN

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INDUSTRIAL DEVELOPMENT AGENCY

20

By: Lisa MG Mulligan

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Title: Chief Executive Officer

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Has anyone joined the call?

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(No response.)

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MS. MULLIGAN: Hearing none, we'll keep

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this open for about 30 minutes.

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(Pause.)

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MS. MULLIGAN: It's 10:44 a.m. on
Wednesday, August 19th. This is the Williams
Realty Holdings Group, LLC public hearing
through the Town of Brookhaven IDA.

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Has anyone joined the call?

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(No response.)

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MS. MULLIGAN: Hearing no one, we will
keep this public hearing open for 15 or so
more minutes.

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(Pause.)

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MS. MULLIGAN: It's 11 a.m. on
Wednesday, August 19th. This is the Williams
Realty Group public hearing through the Town
of Brookhaven IDA.

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There has been no comment on this

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project.

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Has anyone joined the call that would
like to make comment?

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(No response.)

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MS. MULLIGAN: Hearing none, I'm going
to close this public hearing at 11:01 a.m.

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Thank you.

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(Time noted: 11:01 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