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TOWN OF BROOKHAVEN
INDUSTRIAL DEVELOPMENT AGENCY

-----x

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

-----x

February 9, 2021
11:00 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 a.m. on February 9, 2021. This is Lisa Mulligan from the Town of Brookhaven Industrial Development Agency. This is the public hearing for the Town of Brookhaven IDA and the Holtsville Solar project. I am going to read the public hearing notice into 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 11:00 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

5

(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

11

connection with the following matters:

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Holtsville Solar, LLC, a Delaware

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limited liability company, on behalf of itself

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and/or the principals of Holtsville Solar,

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LLC, and the equity investors in and any tax

16

credit investors in Holtsville 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,

19

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

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enter into a transaction in which the Agency

21

will assist in the acquisition of a long term

22

ground leasehold interest in an approximately

23

27.13-acre parcel of land located at 249

24

Buckley Road, Holtsville, New York 11742 (more

25

particularly described as Suffolk County Tax

1

2

Map No. 0200-891.00-03.00-020.000) (the

3

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

4

"Town"), the construction of an approximately

5

1,428 kW DC solar carport array thereon (the

6

"Improvements"), and the acquisition and

7

installation of certain equipment and personal

8

property therein including, but not limited

9

to, approximately 3,570 400 W solar modules,

10

inverters, and electrical equipment (the

11

"Equipment"; and together with the Land and

12

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

13

Facility will be sub-subleased, subleased and

14

leased by the Agency to the Company and used

15

by the Company as a solar power generating

16

facility, which is expected to produce

17

approximately 1.79 million kW-hours of clean

18

electrical energy per year for the benefit of

19

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

20

Facility will be initially owned, operated

21

and/or managed by the Company.

22

The Agency will acquire a subleasehold

23

interest in the Land, a leasehold interest in

24

the Improvements and title to or a leasehold

25

interest in the Equipment and will

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2

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

7

the financing or any subsequent refinancing of

8

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

12

the above-stated time and place, hear and

13

accept written comments from all persons with

14

views in favor of or opposed to either the

15

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

21

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

Would anyone care to make comment?
(No response.)

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

(Pause.)

MS. MULLIGAN: It's 11:30 a.m. This is
the public hearing for the Holtsville Solar
project through the Town of Brookhaven
Industrial Development Agency.

Hearing no comment, I am closing this
public hearing. Thank you.

(Time noted: 11:30 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