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TOWN OF BROOKHAVEN
INDUSTRIAL DEVELOPMENT AGENCY

- - - - -x

PUBLIC HEARING
HELD BY CONFERENCE CALL
RE: FRAMERICA CORPORATION

- - - - -x

February 16, 2021
10:00 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

ALSO PRESENT: GORDON VAN VECHTEN,
FRAMERICA CORPORATION
MARK SKOLNICK, ESQ.,
PLAZTER, SWERGOLD,
LEVINE, GOLDBERG,
KATZ & JASLOW, LLP

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MS. MULLIGAN: It is ten a.m. on February 16, 2021. This is the Town of Brookhaven Industrial Development Agency Notice of Public Hearing for the Framera 19 Nicholas project. My name is Lisa Mulligan. I'm going to read the NOTICE OF PUBLIC HEARING for the record.

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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 February 16, 2021, at 10:00 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. PLEASE NOTE THE SPECIAL

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PUBLIC HEARING LOGISTICS AND INSTRUCTIONS
INCLUDED AT THE END OF THIS NOTICE.

Framerica Corporation, a business corporation organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Framerica Corporation and/or an entity formed or to be formed on behalf of any of the foregoing (the "**Company**"), has applied to the Agency to enter into a transaction in which the Agency will assist the Company in (a) the acquisition of a leasehold interest in an approximately 84,156 square foot portion (the "**Demised Premises**") of an approximately 230,000 square foot building situated on an approximately 29.5 acre parcel of land located at 19 Nicholas Drive, Suite 100, Yaphank, Town of Brookhaven, New York (further identified as Tax Map No. District 0200, Section 703.00, Block 01.00, Lot 049.400) (the "**Land**"), currently owned by 1516-19 LLC, a Delaware limited liability company (the "**Landlord**"), (b) the renovation of the Demised Premises (the "**Improvements**"), and (c) the acquisition and installation

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therein of certain equipment including, but

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not limited to, office furniture,

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manufacturing equipment to produce and

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warehouse products and personal property

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(collectively, the "**Equipment**"; and, together

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with the Demised Premises and the

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

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will be subleased and leased by the Agency to

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the Company and which Facility will be used in

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the manufacturing, warehousing and

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distribution by the Company in its primary

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business of manufacturing picture frame

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moldings, architectural trims, and flooring

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transitions.

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The Agency contemplates that it will

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provide financial assistance to the Company in

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the form of exemptions from sales and use

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taxes in connection with the renovation and

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equipping of the Facility, and abatement of

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real property taxes, all consistent with the

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uniform tax exemption policies ("**UTEP**") of the

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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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Members of the public may listen to the

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Public Hearing, and comment on the Project and

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the benefits to be granted by the Agency to

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the Company 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 Issuer in writing or electronically.

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Minutes of the Public Hearing will be

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transcribed and posted on the Issuer's

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website.

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Dated: February 4, 2021

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TOWN OF BROOKHAVEN

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INDUSTRIAL DEVELOPMENT AGENCY

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By: Lisa MG Mulligan
Title: Chief Executive Officer

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I know that we have some guests on the
call.

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Would you state your name, spell your
name and state your affiliation for the
record?

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MR. VAN VECHTEN: Gordon Van Vechten;
co-chairman, Framera Corporation.

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MS. MULLIGAN: Thank you.

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MR. SKOLNICK: This is Mark Skolnick; I
am legal counsel for Framera, the company.

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MS. MULLIGAN: Has anyone else joined
the call?

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(No response.)

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MS. MULLIGAN: Would anyone care to
make comment?

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(No response.)

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MS. MULLIGAN: Hearing none, I will
leave this hearing open.

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(Pause.)

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MS. MULLIGAN: It's 10:19 a.m. on
February 16, 2021. This is the Town of
Brookhaven Industrial Development Agency

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public hearing for the Framera Corporation
project located at 19 Nicholas.

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

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(No response.)

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MS. MULLIGAN: Hearing none, I'm going
to leave this open for about ten more minutes.

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(Pause.)

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MS. MULLIGAN: It's 10:30 a.m. on
February 16, 2021. This is the public hearing
for the Town of Brookhaven Industrial
Development Agency for the Framera
Corporation project.

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

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(No response.)

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

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(Time noted: 10:30 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