

Date: July 19, 2022

At a meeting of the Town of Brookhaven Industrial Development Agency (the "Agency"), held at 1 Independence Hill, 2<sup>nd</sup> Floor, Farmingville, New York 11738 on the 19th day of July, 2022, the following members of the Agency were:

Present: Frederick C. Braun III, Chairman  
Martin Callahan, Treasurer  
Gary Pollakusky, Asst. Secretary  
Lenore Paprocky, Member

Recused:

Excused: Felix J. Grucci, Jr., Vice Chair  
Ann-Marie Scheidt, Secretary  
Frank C. Trotta, Asst. Treasurer

Also Present: Lisa M. G. Mulligan, Chief Executive Officer  
Lori LaPonte, Chief Financial Officer  
Jocelyn Linse, Executive Assistant  
Amy Illardo, Administrative Assistant  
Annette Eaderesto, Esq., Counsel to the Agency  
William F. Weir, Esq., Transaction Counsel  
Howard R. Gross, Esq., Transaction Counsel

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to acquisition of a leasehold interest in and title to a certain industrial development facility more particularly described below (FourGen-S LLC 2022 Facility) and the leasing of the facility to FourGen-S LLC.

The following resolution was duly moved, seconded, discussed and adopted with the following members voting:

Voting Aye

Braun  
Callahan  
Pollakusky  
Paprocky

Voting Nay

RESOLUTION OF THE TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY APPROVING THE APPOINTMENT OF FOURGEN-S LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF FOURGEN-S LLC AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING AS AGENT OF THE AGENCY FOR THE PURPOSE OF ACQUIRING, CONSTRUCTING AND EQUIPPING THE FACILITY, APPROVING THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF SUCH INDUSTRIAL DEVELOPMENT FACILITY AND MAKING CERTAIN FINDINGS AND DETERMINATIONS WITH RESPECT TO THE FACILITY AND APPROVING THE FORM, SUBSTANCE AND EXECUTION OF RELATED DOCUMENTS

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 358 of the Laws of 1970 of the State of New York, as amended from time to time (collectively, the “**Act**”), the Town of Brookhaven Industrial Development Agency (the “**Agency**”), was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, FourGen-S LLC, a Delaware limited liability company, on behalf of itself and/or the principals of FourGen-S LLC, and the equity investors in and any tax credit investors in FourGen-S LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Company**”), has applied to the Agency, to enter into a transaction in which the Agency will assist in the acquisition of a leasehold interest in an approximately 3,000 square foot area and certain land encumbered by utility access easements all within an approximately 53.82-acre parcel of land located at 19 N. Belle Mead Road, E. Setauket, New York 11733 (more particularly described as Suffolk County Tax Map No. 0200-202.00-03.00-004.003) (the “**Land**”), the construction thereon of an approximately 1.38 MW fuel cell electric power generation project (the “**Improvements**”), and the acquisition and installation of certain equipment and personal property therein including, but not limited to fuel cell systems (the “**Equipment**”; and together with the Land and the Improvements, the “**Facility**”), which Facility will be sub-subleased, subleased and leased by the Agency to the Company and used by the Company to construct a fuel cell electric power generation project in order to sell community net metered power to the residents and small commercial customers (collectively, the “**Project**”); and

WHEREAS, Northville Industries Corp., a business corporation, on behalf of itself and/or the principals of Northville Industries Corp., and the equity investors in and any tax credit investors in Northville Industries Corp. and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Owner**”) will own the Land and will ground lease the Land to the Company; and

WHEREAS, the Agency will acquire a subleasehold interest in the Land and a leasehold interest in the Improvements pursuant to a certain Company Lease Agreement, dated as of July 1, 2022 or such other date as the Chairman, the Chief Executive Officer of the Agency and counsel to the Agency shall agree (the “**Company Lease**”), by and between the Company and the Agency; and

WHEREAS, the Agency will acquire title to the Equipment pursuant to a certain Bill of Sale, dated the Closing Date (as defined in the hereinafter defined Lease Agreement) (the “**Bill of Sale**”), from the Company to the Agency; and

WHEREAS, the Agency will sub-sublease the Land, sublease the Improvements and lease the Equipment to the Company pursuant to a certain Lease and Project Agreement, dated as of July 1, 2022 or such other date as the Chairman, the Chief Executive Officer of the Agency and counsel to the Agency shall agree (the “**Lease Agreement**”), by and between the Agency and the Company; and

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company in the form of: (i) exemptions from sales and use taxes in an approximate amount not to exceed \$517,500, in connection with the purchase or lease of equipment, building materials, services or other personal property with respect to the Facility, and (ii) abatement of real property taxes (as set forth in the PILOT Schedule attached as Exhibit C hereof); and

WHEREAS, in connection with the abatement of real property taxes as set forth in the PILOT Schedule on Exhibit C hereof, the current pro-rata allocation of PILOT payments to each affected tax jurisdiction in accordance with Section 858(15) of the Act and the estimated difference between the real property taxes on the Facility and the PILOT payments set forth on the PILOT Schedule on Exhibit C hereof are more fully described in the Cost Benefit Analysis (“**CBA**”) developed by the Agency in accordance with the provisions of Section 859-a(5)(b) of the Act, a copy of which CBA is attached hereto as Exhibit D; and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facility and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, a public hearing (the “**Hearing**”) was held on July 19, 2022 and notice of the Hearing was given and such notice (together with proof of publication) together with the minutes of the Hearing are in substantially in the form annexed hereto as Exhibits A and B respectively; and

WHEREAS, the Agency has given due consideration to the application of the Company and to representations by the Company that the proposed Facility is either an inducement to the Company to maintain and expand the Facility in the Town of Brookhaven or is necessary to maintain the competitive position of the Company in its industry; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively, the “**SEQR Act**” or “**SEQR**”), the Agency constitutes a “State Agency”; and

WHEREAS, to aid the Agency in determining whether the Facility may have a significant effect upon the environment, the Company has prepared and submitted to the Agency an Environmental Assessment Form and related documents (collectively, the "Questionnaire") with respect to the Facility, a copy of which is on file at the office of the Agency; and

WHEREAS, the Questionnaire has been reviewed by the Agency; and

WHEREAS, the Company has agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities that may arise in connection with the transaction contemplated by the sub-subleasing, subleasing and leasing of the Facility by the Agency to the Company.

NOW, THEREFORE, BE IT RESOLVED by the Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1. Based upon the Environmental Assessment Form completed by the Company and reviewed by the Agency and other representations and information furnished by the Company regarding the Facility, the Agency determines that the action relating to the acquisition, construction, equipping and operation of the Facility is a Type 1 action under SEQR and therefore, does not require further environmental review.

Section 2. The Agency hereby finds and determines:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Facility constitutes a "project", as such term is defined in the Act; and

(c) The acquisition, construction and equipping of the Facility and the leasing of the Facility to the Company, will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of Town of Brookhaven, and the State of New York and improve their standard of living and thereby serve the public purposes of the Act; and

(d) The acquisition, construction and equipping of the Facility is reasonably necessary to induce the Company to maintain and expand its business operations in the State of New York; and

(e) Based upon representations of the Company and counsel to the Company, the Facility conforms with the local zoning laws and planning regulations of the Town of Brookhaven, Suffolk County, and all regional and local land use plans for the area in which the Facility is located; and

(f) It is desirable and in the public interest for the Agency to lease the Facility to the Company; and

(g) The Company Lease will be an effective instrument whereby the Agency subleases the Land and leases the Improvements from the Company; and

(h) The Lease Agreement will be an effective instrument whereby the Agency sub-subleases, subleases and leases the Facility to the Company, the Agency and the Company set forth the terms and conditions of their agreement regarding payments-in-lieu of taxes, the Company agrees to comply with all Environmental Laws (as defined therein) applicable to the Facility and will describe the circumstances in which the Agency may recapture some or all of the benefits granted to the Company.

Section 3. The Agency has assessed all material information included in connection with the Company's application for financial assistance, including but not limited to, the cost-benefit analysis prepared by the Agency and such information has provided the Agency a reasonable basis for its decision to provide the financial assistance described herein to the Company.

Section 4. In consequence of the foregoing, the Agency hereby determines to: (i) sublease the Land and lease the Improvements from the Company pursuant to the Company Lease, (ii) execute, deliver and perform the Company Lease, (iii) lease, sublease and sub-sublease the Facility to the Company pursuant to the Lease Agreement, and (iv) execute, deliver and perform the Lease Agreement.

Section 5. The Agency is hereby authorized to acquire the real property and personal property described in Exhibit A and Exhibit B, respectively, to the Lease Agreement, and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition are hereby approved, ratified and confirmed.

Section 6. The Agency hereby authorizes and approves the following economic benefits to be granted to the Company in connection with the acquisition, construction and equipping of the Facility in the form of: (i) exemptions from sales and use taxes in an approximate amount not to exceed \$517,500, in connection with the purchase or lease of equipment, building materials, services or other personal property with respect to the Facility, and (ii) abatement of real property taxes (as set forth in the PILOT Schedule attached as Exhibit C hereof), all consistent with the policies of the Agency. In connection with the abatement of real property taxes as set forth in the PILOT Schedule on Exhibit C hereof, the current pro-rata allocation of PILOT payments to each affected tax jurisdiction in accordance with Section 858(15) of the Act and the estimated difference between the real property taxes on the Facility and the PILOT payments set forth on the PILOT Schedule on Exhibit C hereof are more fully described in the CBA developed by the Agency in accordance with the provisions of Section 859-a(5)(b) of the Act, a copy of which CBA is attached hereto as Exhibit D.

Section 7. Subject to the provisions of this resolution, the Company is herewith and hereby appointed the agent of the Agency to acquire, construct and equip the Facility. The Company is hereby empowered to delegate its status as agent of the Agency to its agents, subagents, contractors, subcontractors, materialmen, suppliers, vendors and such

other parties as the Company may choose in order to acquire, construct and equip the Facility. The Agency hereby appoints the agents, subagents, contractors, subcontractors, materialmen, vendors and suppliers of the Company as agents of the Agency solely for purposes of making sales or leases of goods, services and supplies to the Facility, and any such transaction between any agent, subagent, contractor, subcontractor, materialmen, vendor or supplier, and the Company, as agent of the Agency, shall be deemed to be on behalf of the Agency and for the benefit of the Facility. This agency appointment expressly excludes the purchase by the Company of any motor vehicles, including any cars, trucks, vans or buses which are licensed by the Department of Motor Vehicles for use on public highways or streets. The Company shall indemnify the Agency with respect to any transaction of any kind between and among the agents, subagents, contractors, subcontractors, materialmen, vendors and/or suppliers and the Company, as agent of the Agency. The aforesaid appointment of the Company as agent of the Agency to acquire, construct and equip the Facility shall expire at the earlier of (a) the completion of such activities and improvements, (b) a date which the Agency designates, or (c) the date on which the Company has received exemptions from sales and use taxes in an amount not to exceed \$517,500 in connection with the purchase or lease of equipment, building materials, services or other personal property; provided however, such appointment may be extended at the discretion of the Agency, upon the written request of the Company if such activities and improvements are not completed by such time. The aforesaid appointment of the Company is subject to the completion of the transaction and the execution of the documents contemplated by this resolution.

Section 8. The Company is hereby notified that it will be required to comply with Section 875 of the Act. The Company shall be required to agree to the terms of Section 875 pursuant to the Lease Agreement. The Company is further notified that the tax exemptions and abatements provided pursuant to the Act and the appointment of the Company as agent of the Agency pursuant to this Authorizing Resolution are subject to termination and recapture of benefits pursuant to Sections 859-a and 875 of the Act and the recapture provisions of the Lease Agreement.

Section 9. The form and substance of the Company Lease and the Lease Agreement (each in substantially the forms presented to or approved by the Agency and which, prior to the execution and delivery thereof, may be redated and renamed) are hereby approved.

Section 10.

(a) The Chairman, the Chief Executive Officer of the Agency or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Company Lease and the Lease Agreement, each in substantially the forms thereof presented to this meeting with such changes, variations, omissions and insertions as the Chairman, the Chief Executive Officer of the Agency or any member of the Agency shall approve, and such other related documents as may be, in the judgment of the Chairman and counsel to the Agency, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the "**Agency Documents**"). The execution thereof by the Chairman, the Chief Executive Officer of the Agency or any member of the Agency shall constitute conclusive evidence of such approval.

(b) The Chairman, the Chief Executive Officer of the Agency or any member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement).

Section 11. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Agency Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

Section 12. Any expenses incurred by the Agency with respect to the Facility shall be paid by the Company. The Company agrees to pay such expenses and further agrees to indemnify the Agency, its members, directors, employees and agents and hold the Agency and such persons harmless against claims for losses, damage or injury or any expenses or damages incurred as a result of action taken by or on behalf of the Agency in good faith with respect to the Facility.

Section 13. This resolution shall take effect immediately.

ADOPTED: July 19, 2022





## EXHIBIT A

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### NOTICE OF PUBLIC HEARING

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NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York State General Municipal Law will be held by the Town of Brookhaven Industrial Development Agency (the “**Agency**”) on the 19th day of July, 2022, at 10:30 a.m. local time, at the Town of Brookhaven Division of Economic Development, 2<sup>nd</sup> Floor, One Independence Hill, Farmingville, New York 11738, in connection with the following matters:

FourGen-S LLC, a Delaware limited liability company, on behalf of itself and/or the principals of FourGen-S LLC, and the equity investors in and any tax credit investors in FourGen-S LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Company**”), has applied to the Agency, to enter into a transaction in which the Agency will assist in the acquisition of a leasehold interest in an approximately 3,000 square foot area and certain land encumbered by utility access easements all within an approximately 53.82-acre parcel of land located at 19 N. Belle Mead Road, E. Setauket, New York 11733 (more particularly described as Suffolk County Tax Map No. 0200-202.00-03.00-004.003) (the “**Land**”), the construction thereon of an approximately 1.38 MW fuel cell electric power generation project (the “**Improvements**”), and the acquisition and installation of certain equipment and personal property therein including, but not limited to fuel cell systems (the “**Equipment**”; and together with the Land and the Improvements, the “**Facility**”), which Facility will be sub-subleased, subleased and leased by the Agency to the Company and used by the Company to construct a fuel cell electric power generation project in order to sell community net metered power to the residents and small commercial customers (collectively, the “**Project**”). The Facility will be initially leased, owned, operated and/or managed by the Company.

Northville Industries Corp., a business corporation, on behalf of itself and/or the principals of Northville Industries Corp., and the equity investors in and any tax credit investors in Northville Industries Corp. and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Owner**”) will own the Land, and will ground lease the Land to the Company.

The Agency will acquire a subleasehold interest in the Land, a leasehold interest in the Improvements and title to or a leasehold interest in the Equipment and will sub-sublease, sublease and lease the Facility to the Company. The Agency contemplates that it will provide financial assistance to the Company in the form of exemptions from sales and use taxes and abatement of real property taxes, consistent with the policies of the Agency.

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.

Due to COVID-19 protocols, all persons attending the hearing will be required to wear face masks and maintain proper social distancing.

Dated: July 9, 2022

TOWN OF BROOKHAVEN INDUSTRIAL  
DEVELOPMENT AGENCY

By: Lisa M. G. Mulligan  
Title: Chief Executive Officer

EXHIBIT B

MINUTES OF PUBLIC HEARING HELD ON  
JULY 19, 2022 AT 10:30 A.M.

TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY  
(FOURGEN-S LLC 2022 FACILITY)

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Section 1. Lisa MG Mulligan, Chief Executive Officer of the Town of Brookhaven Industrial Development Agency (the “**Agency**”) called the hearing to order.

Section 2. Lisa MG Mulligan then appointed herself the hearing officer of the Agency, to record the minutes of the hearing.

Section 3. The hearing officer then described the proposed transfer of the real estate, the other financial assistance proposed by the Agency and the location and nature of the Facility as follows:

FourGen-S LLC, a Delaware limited liability company, on behalf of itself and/or the principals of FourGen-S LLC, and the equity investors in and any tax credit investors in FourGen-S LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Company**”), has applied to the Agency, to enter into a transaction in which the Agency will assist in the acquisition of a leasehold interest in an approximately 3,000 square foot area and certain land encumbered by utility access easements all within an approximately 53.82-acre parcel of land located at 19 N. Belle Mead Road, E. Setauket, New York 11733 (more particularly described as Suffolk County Tax Map No. 0200-202.00-03.00-004.003) (the “**Land**”), the construction thereon of an approximately 1.38 MW fuel cell electric power generation project (the “**Improvements**”), and the acquisition and installation of certain equipment and personal property therein including, but not limited to fuel cell systems (the “**Equipment**”; and together with the Land and the Improvements, the “**Facility**”), which Facility will be sub-subleased, subleased and leased by the Agency to the Company and used by the Company to construct a fuel cell electric power generation project in order to sell community net metered power to the residents and small commercial customers (collectively, the “**Project**”). The Facility will be initially leased, owned, operated and/or managed by the Company.

Northville Industries Corp., a business corporation, on behalf of itself and/or the principals of Northville Industries Corp., and the equity investors in and any tax credit investors in Northville Industries Corp. and/or an entity formed or to be

formed on behalf of any of the foregoing (collectively, the “**Owner**”) will own the Land, and will ground lease the Land to the Company.

The Agency will acquire a subleasehold interest in the Land, a leasehold interest in the Improvements and title to or a leasehold interest in the Equipment and will sub-sublease, sublease and lease the Facility to the Company. The Agency contemplates that it will provide financial assistance to the Company in the form of exemptions from sales and use taxes and abatement of real property taxes, consistent with the policies of the Agency.

Section 4. The hearing officer then opened the hearing for comments from the floor for or against the proposed transfer of real estate, the other financial assistance proposed by the Agency and the location and nature of the Facility. The following is a listing of the persons heard and a summary of their views:

See attached.

**From:** Jonathan Kornreich <jkornreich@brookhavenny.gov>

**Sent:** Thursday, July 14, 2022 4:08 PM

**To:** Kerim Odekon <kerimodekon@gmail.com>; George Povall <george@allourenegy.org>; Shoshana Hershkowitz <shoshanahershkowitz@gmail.com>; Tali Hinkis <thinkis@gmail.com>; george.hoffman83@gmail.com <george.hoffman83@gmail.com>; thecivicassociation@gmail.com <thecivicassociation@gmail.com>; Council District 1 <cd1@brookhavenny.gov>

**Subject:** Re: Brookhaven IDA, Northville Industries and 3Village Schools

Dr. Odekon,

Thank you for your email about the FourGen-S LLC application to the Brookhaven Industrial Agency (IDA) for their site in Setauket. It is my understanding that the project will be located on a 3,000 square foot footprint on a ~54 acre parcel of L-1 property at 19 N. Belle Mead Road in East Setauket. The project is a 1.38 megawatt fuel cell electric power generator and will be fueled by natural gas. The applicant has requested two IDA benefits: a property tax PILOT and a sales tax exemption.

The host parcel currently pays \$206,155 in property taxes per year. The 3,000' project footprint's portion of the current tax has been calculated at approximately \$600 per year. Starting in year one, the proposed PILOT would be \$43,579 per year for that footprint, bringing the total parcel tax payment to ~\$250,000. In other words, there would be an immediate improvement to the local tax base starting in year one. Over the life of the proposed agreement, this amount would increase to \$64,756 per year.

With respect to the sales tax exemption, the applicant is requesting relief from sales tax on the purchase of their equipment, possibly up to \$517,500. Approximately \$240,100 of this amount relates to NYS taxes which are already in place and apply to these types of purchases. The other \$277,500 is Suffolk County sales tax, most of which is covered by these exemptions as well. In any case, this does not directly impact the Town or the local school district.

These statements of fact notwithstanding, as a general principle I have found that many IDA projects do not seem to have a clear justification for the use of public money to support private enterprises. In the case of this project, for example, it would be much easier to make the case for a clear public good if the fuel cells were running on "green hydrogen," but they are, as you correctly pointed out, fueled by natural gas. I suppose an argument could be made that the applicant is helping to build power generation infrastructure that could one day run on hydrogen, but I agree with you— they are not there today.

I also appreciate the concerns you raised about the potential impact on school district financing and the local tax base, and as a (former) long-time school board member, I happen to have some understanding of and sensitivity to these issues. I especially appreciate and share your concern for working families and small businesses. You will be happy to learn that there will be an opportunity for approximately 2,500 local families and small businesses to sign up for discounted power as a result of this project. According to PSEGLI, the average monthly electric bill is \$162 per month, or \$1,944 per year. With 2,5000 local customers receiving a 10% discount on their bill, this would generate savings of around \$486,000 per year starting in year one: a community benefit that would go right into the pockets of our residents.

Thank you again for your letter, and I hope that this answers some of your questions and concerns about the FourGen-S application. I would encourage you to contact the IDA directly to have your concerns included in the public record. I intend to share this response to them as well, along with a reiteration of my wish for IDA benefits, when appropriately granted, to help move us towards a greener and more equitable future.

**Jonathan Kornreich, Councilmember**  
**Brookhaven Town Council, CD1**

**Office: 631-451-6963**

**Fax: 631-451-6447**

**1 Independence Hill**  
**Farmingville, NY 11738**

**From:** Kerim Odekon <[kerimodekon@gmail.com](mailto:kerimodekon@gmail.com)>

**Sent:** Thursday, July 14, 2022 1:06 PM

**To:** George Povall <[george@allourenegy.org](mailto:george@allourenegy.org)>; Jonathan Kornreich <[jkornreich@brookhavenny.gov](mailto:jkornreich@brookhavenny.gov)>; Shoshana Hershkowitz <[shoshanahershkowitz@gmail.com](mailto:shoshanahershkowitz@gmail.com)>; Tali Hinkis <[thinkis@gmail.com](mailto:thinkis@gmail.com)>; [george.hoffman83@gmail.com](mailto:george.hoffman83@gmail.com) <[george.hoffman83@gmail.com](mailto:george.hoffman83@gmail.com)>; [thecivicasassociation@gmail.com](mailto:thecivicasassociation@gmail.com) <[thecivicasassociation@gmail.com](mailto:thecivicasassociation@gmail.com)>

**Subject:** Re: Brookhaven IDA, Northville Industries and 3Village Schools

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Just to clarify - there are two fuel cells going to the IDA for sales/property tax exemption by same oil company on the same day - one in Setauket/3V, one in Sachem - this was introduced to IDA in October 2021, minutes are here, starts on p23 of PDF: <https://brookhavenida.org/files/10-20-21%20IDA%20Mins%20Updated.pdf>

Northville refers to the project as renewable but does not cite the source of renewable energy. They state that Fuel Cells "can" use renewable resources but they do not state that they will.

In South Country District the Brookhaven IDA granted fuel cell developer a 20 year tax exemption and the fuel cell is not using renewable energy but just connected to natural gas. The above minutes note that the " board has considered and consummated a couple of projects of this similar nature" in the past. In South Country School District, January 2021 IDA documents cited "advancement of renewable energy production" as a rationale, yet our South Country Fuel Cell is connected to non-renewable fracked fossil fuels via National Grid. The IDA never returned our questions surrounding this discrepancy.

Oil companies can afford to pay school taxes on their power plants, especially when working families and small businesses are struggling to pay their property taxes.

Best, Kerim

setauket application

[https://brookhavenida.org/files/FourGen-S/news-and-events/APPLICATION%20FOR%20FINANCIAL%20ASSISTANCE%20-%20FourGen-S%20-%20%20amended\\_Redacted.pdf](https://brookhavenida.org/files/FourGen-S/news-and-events/APPLICATION%20FOR%20FINANCIAL%20ASSISTANCE%20-%20FourGen-S%20-%20%20amended_Redacted.pdf)

holtsville

[https://brookhavenida.org/files/FourGen-H/news-and-events/APPLICATION%20FOR%20FINANCIAL%20ASSISTANCE%20-%20FourGen-H%20-%20%20amended\\_Redacted.pdf](https://brookhavenida.org/files/FourGen-H/news-and-events/APPLICATION%20FOR%20FINANCIAL%20ASSISTANCE%20-%20FourGen-H%20-%20%20amended_Redacted.pdf)

On Wed, Jul 13, 2022 at 9:04 PM Kerim Odekon <[kerimodekon@gmail.com](mailto:kerimodekon@gmail.com)> wrote:

Dear Councilman Kornreich, Shoshana, Tali, Mr Hoffman and George,

Why would Brookhaven elected officials and residents of 3V allow Brookhaven IDA to grant Northville industries - an affiliated company of a petroleum storage, distribution and wholesale company, a 25 year

tax exemption for a fossil fuel generated fuel cell power plant as they are proposing to do on July 19th? <https://brookhavenida.org/blog/7-9-22-notice-of-public-hearing-fourgen-s-llc>

Similar fuel cell projects (like East Hempstead project shot down this year <https://actionnetwork.org/letters/no-neighborhood-fossil-gas-plants-in-hempstead-town>) offered to pay full taxes, proving these tax incentives do not actually incentivize development.

Why should Three Village residents shoulder this \$1.5M sales and property tax break? Roughly 3/4 of property taxes go to respective school districts on Long Island. The IDA application refers to this as "clean energy" but these are usually natural gas power plants which are not renewable, not zero emissions and CLCPA has 2040 100% zero emissions mandate. The power plant will employ zero people.

The CBA document states that the project meets the IDA's IDA's Uniform Project Evaluation Criteria Policy due to "renewable energy generation" but it appears like this is a fossil fuel fired fuel cell - there is nothing in the application saying this fuel cell is powered by renewable energy.

Maybe I am missing something, but the Town of Brookhaven already did this to us in the South Country School District by approving a 20 year tax break to a natural gas fired fuel cell. Brookhaven and 3V taxpayers deserve better.

Best,

Kerim Odekon

**From:** Kerim Odekon <[kerimodekon@gmail.com](mailto:kerimodekon@gmail.com)>

**Sent:** Thursday, July 14, 2022 1:06 PM

**To:** George Povall <[george@allourenergy.org](mailto:george@allourenergy.org)>; Jonathan Kornreich <[jkornreich@brookhavenny.gov](mailto:jkornreich@brookhavenny.gov)>; Shoshana Hershkowitz <[shoshanahershkowitz@gmail.com](mailto:shoshanahershkowitz@gmail.com)>; Tali Hinkis <[thinkis@gmail.com](mailto:thinkis@gmail.com)>; [george.hoffman83@gmail.com](mailto:george.hoffman83@gmail.com) <[george.hoffman83@gmail.com](mailto:george.hoffman83@gmail.com)>; [thecivicassociation@gmail.com](mailto:thecivicassociation@gmail.com) <[thecivicassociation@gmail.com](mailto:thecivicassociation@gmail.com)>

**Subject:** Re: Brookhaven IDA, Northville Industries and 3Village Schools

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Just to clarify - there are two fuel cells going to the IDA for sales/property tax exemption by same oil company on the same day - one in Setauket/3V, one in Sachem - this was introduced to IDA in October 2021, minutes are here, starts on p23 of PDF: <https://brookhavenida.org/files/10-20-21%20IDA%20Mins%20Updated.pdf>

Northville refers to the project as renewable but does not cite the source of renewable energy. They state that Fuel Cells "can" use renewable resources but they do not state that they will.

In South Country District the Brookhaven IDA granted fuel cell developer a 20 year tax exemption and the fuel cell is not using renewable energy but just connected to natural gas. The above minutes note that the " board has considered and consummated a couple of projects of this similar nature" in the past. In South Country School District, January 2021 IDA documents cited "advancement of renewable



energy production" as a rationale, yet our South Country Fuel Cell is connected to non-renewable fracked fossil fuels via National Grid. The IDA never returned our questions surrounding this discrepancy.

Oil companies can afford to pay school taxes on their power plants, especially when working families and small businesses are struggling to pay their property taxes.

Best, Kerim

setauket application

[https://brookhavenida.org/files/FourGen-S/news-and-events/APPLICATION%20FOR%20FINANCIAL%20ASSISTANCE%20-%20FourGen-S%20-%20amended Redacted.pdf](https://brookhavenida.org/files/FourGen-S/news-and-events/APPLICATION%20FOR%20FINANCIAL%20ASSISTANCE%20-%20FourGen-S%20-%20amended%20Redacted.pdf)

holtsville

[https://brookhavenida.org/files/FourGen-H/news-and-events/APPLICATION%20FOR%20FINANCIAL%20ASSISTANCE%20-%20FourGen-H%20-%20amended Redacted.pdf](https://brookhavenida.org/files/FourGen-H/news-and-events/APPLICATION%20FOR%20FINANCIAL%20ASSISTANCE%20-%20FourGen-H%20-%20amended%20Redacted.pdf)

On Wed, Jul 13, 2022 at 9:04 PM Kerim Odekon <[kerimodekon@gmail.com](mailto:kerimodekon@gmail.com)> wrote:

Dear Councilman Kornreich, Shoshana, Tali, Mr Hoffman and George,

Why would Brookhaven elected officials and residents of 3V allow Brookhaven IDA to grant Northville industries - an affiliated company of a petroleum storage, distribution and wholesale company, a 25 year tax exemption for a fossil fuel generated fuel cell power plant as they are proposing to do on July 19th? <https://brookhavenida.org/blog/7-9-22-notice-of-public-hearing-fourgen-s-llc>

Similar fuel cell projects (like East Hempstead project shot down this year <https://actionnetwork.org/letters/no-neighborhood-fossil-gas-plants-in-hempstead-town>) offered to pay full taxes, proving these tax incentives do not actually incentivize development.

Why should Three Village residents shoulder this \$1.5M sales and property tax break? Roughly 3/4 of property taxes go to respective school districts on Long Island. The IDA application refers to this as "clean energy" but these are usually natural gas power plants which are not renewable, not zero emissions and CLCPA has 2040 100% zero emissions mandate. The power plant will employ zero people.

The CBA document states that the project meets the IDA's IDA's Uniform Project Evaluation Criteria Policy due to "renewable energy generation" but it appears like this is a fossil fuel fired fuel cell - there is nothing in the application saying this fuel cell is powered by renewable energy.

Maybe I am missing something, but the Town of Brookhaven already did this to us in the South Country School District by approving a 20 year tax break to a natural gas fired fuel cell. Brookhaven and 3V taxpayers deserve better.

Best,

Kerim Odekon

Section 5. The hearing officer then asked if there were any further comments, and, there being none, the hearing was closed at 11:00 a.m.



## EXHIBIT C

### Proposed PILOT Schedule

Schedule of payments-in-lieu-of-taxes: Town of Brookhaven, (including any existing incorporated village and any village which may be incorporated after the date hereof, within which the Facility is wholly or partially located), Three Village School District, Suffolk County and Appropriate Special Districts

Property Address: 19 N. Belle Mead Rd., E. Setauket, New York

Tax Map Nos. p/o 0200-202.00-03.00-004.003\*

School District: Three Village Central School District

\* This PILOT Schedule will apply only to an approximately 3,000 square foot area located within the address and tax map number indicated above.

<u>Year</u>	<u>PILOT Amount</u>
1	\$ 43,579
2	\$ 43,579
3	\$ 43,579
4	\$ 43,579
5	\$ 43,579
6	\$ 44,451
7	\$ 45,340
8	\$ 46,246
9	\$ 47,171
10	\$ 48,115
11	\$ 49,077
12	\$ 50,059
13	\$ 51,060
14	\$ 52,081
15	\$ 53,122
16	\$ 54,185
17	\$ 55,269
18	\$ 56,374
19	\$ 57,501
20	\$ 58,652
21	\$ 59,825
22	\$ 61,021
23	\$ 62,241
24	\$ 63,486
25	\$ 64,756

EXHIBIT D

Cost Benefit Analysis

Date: December 6, 2023

At a meeting of the Town of Brookhaven Industrial Development Agency (the “Agency”), held at the offices of the Agency, 1 Independence Hill, 2<sup>nd</sup> Floor, Farmingville, New York 11738 on the 6th day of December, 2023, the following members of the Agency were:

Present: Frederick C. Braun III, Chairman  
Felix J. Gucci, Jr., Vice Chair (via Zoom)  
Martin Callahan, Treasurer  
Ann-Marie Scheidt, Secretary  
Frank C. Trotta, Asst. Treasurer

Recused: Mitchell H. Pally, Member

Excused: Gary Pollakusky, Asst. Secretary

Also Present: Lisa M. G. Mulligan, Chief Executive Officer  
Lori LaPonte, Chief Financial Officer  
Amy Illardo, Director of Marketing and Project Development  
Jocelyn Linse, Executive Assistant  
Terri Alkon, Administrative Assistant  
Annette Eaderesto, Esq., Counsel to the Agency  
William F. Weir, Esq., Transaction Counsel  
Barry Carrigan, Esq., Transaction Counsel  
Howard Gross, Esq., Transaction Counsel (via Zoom)

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to a certain industrial development facility more particularly described below (FourGen-S LLC 2022 Facility) and the continued leasing of the facility to FourGen-S LLC.

The following resolution was duly moved, seconded, discussed and adopted with the following members voting:

Voting Aye

Braun  
Gucci  
Callahan  
Scheidt  
Trotta

Voting Nay

RESOLUTION OF THE TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY APPROVING THE EXTENSION OF COMPLETION DATE FOR THE FOURGEN-S LLC 2022 FACILITY, AND THE EXECUTION OF RELATED DOCUMENTS AND APPROVING THE FORM, SUBSTANCE AND EXECUTION OF RELATED DOCUMENTS.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 358 of the Laws of 1970 of the State of New York, as amended from time to time (collectively, the “**Act**”), the Town of Brookhaven Industrial Development Agency (the “**Agency**”) was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facility and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, the Agency has previously assisted FourGen-S LLC, a Delaware limited liability company (the “**Company**”), in the acquisition of a leasehold interest in an approximately 5,000 square foot area (the “**Primary Land**”) and the acquisition of utility and access easements (the “**Utility Easements**”, and together with the Primary Land, the “**Land**”, as more particularly described in Exhibit A-2 hereto and identified in Exhibit A-3 attached hereto) all within an approximately 53.82-acre parcel of land located at 19 N. Belle Mead Road, E. Setauket, New York 11733 (more particularly described in Exhibit A-1 attached hereto, and as identified as Suffolk County Tax Map No. 0200-202.00-03.00-004.003), the construction thereon of an approximately 1.38 MW fuel cell electric power generation project on the Primary Land (the “**Primary Improvements**”) and on the Utility Easements (the “**Utility Improvements**”, and together with the Primary Improvements, the “**Improvements**”), and the acquisition and installation of certain equipment and personal property therein including, but not limited to fuel cell systems (the “**Equipment**”; and together with the Primary Land and Primary Improvements, the “**Primary Facility**”), and together with the Utility Easements and the Utility Improvements, the “**Facility**”), which Facility will be sub-subleased, subleased and leased by the Agency to the Company and used by the Company to construct a fuel cell electric power generation project in order to sell community net metered power to the residents and small commercial customers (collectively, the “**Project**”); and

WHEREAS, the Agency by resolution duly adopted on July 19, 2022 (the “**Authorizing Resolution**”), authorized the acquisition, construction and equipping of such facility and the execution and delivery of the Agency Documents (as defined therein); and

WHEREAS, Northville Industries Corp., a business corporation, on behalf of itself and/or the principals of Northville Industries Corp., and the equity investors in and any tax credit investors in Northville Industries Corp. and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Owner**”) owns the Land and ground leases the Land to the Company; and



WHEREAS, the Company previously acquired a leasehold interest in the Land from the Owner pursuant to a certain Ground Lease dated August 4, 2022 (the “**Ground Lease**”), by and between the Owner and the Company; and

WHEREAS, the Company leased the Land and the Improvements to the Agency pursuant to a certain Company Lease Agreement, dated as of August 1, 2022 (the “**Company Lease**”), by and between the Company and the Agency.

WHEREAS, the Agency acquired title to the Equipment pursuant to a certain Bill of Sale, dated August 4, 2022 (the “**Bill of Sale**”), from the Company to the Agency.

WHEREAS, the Agency subleased and leased the Facility to the Company pursuant to a certain Lease and Project Agreement, dated as of August 1, 2022 (the “**Lease Agreement**”), between the Agency and the Company; and

WHEREAS, pursuant to Section 3.6 of the Lease Agreement, the Company agreed to complete the acquisition, construction and equipping of the Facility no later than December 31, 2023 (the “**Original Completion Date**”); and

WHEREAS, in order to complete the costs of the acquisition, construction and equipping of the Facility the Company has submitted a request (by letter dated, November 30, 2023) that the Agency consent to the extension of Original Completion Date and the Sales Tax Exemption (as defined in the Lease Agreement) (the “**Request**”); and

WHEREAS, the Agency will agree to extend the Original Completion Date and the Sales Tax Exemption to June 30, 2024 (the “**Completion Date Extension**”); and

WHEREAS, to provide for the Completion Date Extension, the Agency and the Company will enter into a certain Extension Agreement, dated as of December 6, 2023, or such other date as may be determined by the Chairman, Chief Executive Officer and counsel to the Agency (the “**Extension Agreement**”), by and between the Agency and the Company; and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facility and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

NOW, THEREFORE, BE IT RESOLVED by the Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1. The Agency hereby finds and determines:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Facility constitutes a “project”, as such term is defined in the Act; and

(c) The acquisition, construction and equipping of the Facility, the continued subleasing and leasing of the Facility to the Company, will promote and maintain the job

opportunities, health, general prosperity and economic welfare of the citizens of Town of Brookhaven, and the State of New York and improve their standard of living and thereby serve the public purposes of the Act; and

(d) The acquisition, construction and equipping of the Facility is reasonably necessary to induce the Company to maintain and expand its business operations in the State of New York; and

(e) The Extension Agreement will be an effective instrument whereby the Agency grants the Completion Date Extension to the Company.

Section 2. In consequence of the foregoing, the Agency hereby (i) approves the Completion Date Extension, (ii) approves the form and substance of the Extension Agreement, and (iii) authorizes the execution and delivery of the Extension Agreement and such other related documents as may be necessary or appropriate to effect the Completion Date Extension.

Section 3. Counsel to the Agency and Nixon Peabody LLP, Transaction Counsel to the Agency are hereby authorized and directed to prepare, for submission to the Agency, the Extension Agreement and all documents necessary to effect the Completion Date Extension described in the foregoing resolution.

Section 4. The Chairman, the Chief Executive Officer, and any member of the Agency are each hereby authorized and directed (i) to distribute copies of this resolution to the Company, and (ii) to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this resolution, including to execute and deliver the Extension Agreement.

Section 5. Any expenses incurred by the Agency with respect to the Extension Agreement shall be paid by the Company. The Company shall agree to pay such expenses and further agrees to indemnify the Agency, its members, directors, employees and agents and hold the Agency and such persons harmless against claims for losses, damage or injury or any expenses or damages incurred as a result of action taken by or on behalf of the Agency in good faith with respect to the Facility.

Section 6. This resolution shall take effect immediately.

STATE OF NEW YORK    )  
                                  : SS.:  
COUNTY OF SUFFOLK    )

I, the undersigned Chief Executive Officer of the Town of Brookhaven Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Town of Brookhaven Industrial Development Agency (the “Agency”), including the resolutions contained therein, held on the 6th day of December, 2023, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

That the Agency Documents contained in this transcript of proceedings are each in substantially the form presented to the Agency and/or approved by said meeting.

I FURTHER CERTIFY that public notice of the time and place of said meeting was duly given to the public and the news media in accordance with the New York Open Meetings Law, constituting Chapter 511 of the Laws of 1976 of the State of New York, that all members of said Agency had due notice of said meeting and that the meeting was all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand as of the 6th day of December, 2023.

By:   
Chief Executive Officer