



June 14, 2021

Town of Brookhaven Industrial Development Agency
Office of Economic Development
1 Independence Hill
Farmingville, NY 11738

Re: NorthPoint Development Application for Financial Assistance

Members of the Board:

I write to introduce Northpoint Development (the "Applicant") and provide a narrative of the proposed rail logistical facility which is the subject of the Application I submit with this letter. NorthPoint Development is an industrial real estate development firm headquartered in Missouri. It operates in twenty four states and owns a portfolio of almost 100,000,000 square feet, much of which involves transportation logistics. The Applicant is a nationally-recognized leader in developing rail solutions and intermodal facilities providing enormous economic value to the communities in which they are located.

This Application is submitted in connection with the construction of approximately 2,461,000 square feet of rail-contiguous warehouse and distribution facilities developed in four buildings. The subject site lies in two separate parcels located east of Sills Road, south of the Long Island Expressway and adjacent on both sides of the Long Island Railroad tracks in Yaphank, New York. The parcels aggregate approximately 271 acres in area, and are known to the Town of Brookhaven as Parcels B and C (north of the LIRR tracks) and part of parcel D (south of the LIRR tracks). For the Board's convenience, I attach a rough site plan indicating the location of the proposed buildings, as well as the rail spurs running off the LIRR main line.

NorthPoint has been reviewing the proposed development with the Town of Brookhaven Planning Department and other concerned departments. We believe that this proposed use of the Yaphank site complies with type of development the Town contemplated when it settled certain legal disputes with prior developers several years ago. Once the land use approval process is completed, the Applicant anticipates starting the actual construction of the initial building in early 2022, and finishing the last building in 2028. The total project cost is estimated to approach \$410,000,000. As part of this submission, I include renderings of the typical elevation and appearance of NorthPoint's buildings of this type.

Included with the Application is the Brookhaven Rail Terminal: Economic and Fiscal Impact Assessment prepared by MRB Associates. I encourage Board members to review the Assessment in depth. I can confirm that it estimates direct construction employment



at approximately 1,150 personnel, with an additional indirect effect of another 670 jobs, and an overall economic impact of more than \$124,000,000. The ongoing annual direct and indirect operational employment is estimated at a range between 1,477 and 1,846 jobs. The annual wages would range between \$77,300,000 and \$96,600,000. Clearly, the construction and operation of this facility will be a major economic boon to the Town of Brookhaven.

NorthPoint has not negotiated agreements with any end-users of the development. However, its experience in the operation of industrial buildings leads it to believe that Long Island has significantly less of this product than the region will need and, with the Agency's assistance, it looks forward to meeting that need.

We look forward to presenting this Application and discussing its merits with the Town of Brookhaven Industrial Development Agency.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Chad Meyer', with a long horizontal flourish extending to the right.

Chad Meyer
President
NorthPoint Development