



INDUSTRIAL DEVELOPMENT AGENCY
Town Of Brookhaven

Lisa M. G. Mulligan, Chief Executive Officer

NOTICE OF DEVIATIONS FROM
UNIFORM TAX EXEMPTION POLICY

August 28, 2014

CERTIFIED MAIL

The Honorable Steven Bellone
Suffolk County Executive
H. Lee Dennison Building
100 Veterans Memorial Highway
P.O. Box 6100
Hauppauge, NY 11788-0099

Re: Town of Brookhaven Industrial Development Agency
(Ronk Hub, LLC 2014 Facility)

Dear Mr. Bellone:

Ronk Hub, LLC, a limited liability company, organized and existing under the laws of the State of Delaware, on behalf of itself and/or the principals of Ronk Hub, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "**Company**"), has been selected by the Town of Brookhaven (the "**Town**") to develop the proposed Ronkonkoma Hub Transit-Oriented Development ("**TOD**"), pursuant to the terms of a Master Development Agreement (the "**Master Development Agreement**"). The Company has requested the Town of Brookhaven Industrial Development Agency's (the "**Agency**") assistance in financing the costs of a mixed-use industrial development facility which will occur in two or more phases over the next four to six years as follows: (i) Phase I will consist of (a) the acquisition of certain parcels of land aggregating approximately 11.2 acres, located on the south side of Railroad Avenue and the east side of Mill Road in Ronkonkoma, Town of Brookhaven, Suffolk County, New York (further identified as Tax Map Nos. Section 800.00 Block 02.00 Lots 28.3 and 28.4, and Section 800.00 Block 01.00 p/o Lot 38.000)(collectively, the "**Land**"), together with existing structures located thereon, (b) the demolition of existing structures, and (c) the construction and equipping of an approximately 380,000 square foot building or buildings located thereon, including, but not limited to paint, flooring, carpet, furniture, fixtures, equipment, kitchen fixtures, bathroom fixtures, for use as a multifamily residential building, together with surface parking (the "**Phase I Facility**"); and (ii) Subsequent phases will consist of (a) the acquisition of the additional parcels of land comprising the balance of the TOD, and (b) the construction and equipping of additional multi-use facilities which may include, but not be

limited to, approximately 1.5 million sq. ft. of multifamily residential buildings (including the Phase I Facility), approximately 360,000 sq. ft. of office and professional space in several buildings, approximately 195,000 sq. ft. of retail space in multiple buildings, including without limitation, a health club, restaurant(s) and other retail stores, approximately 5,000 parking spaces, plaza area for outdoor use and a 60,000 sq. ft. exhibition/hospitality center or hotel for leisure and business travelers visiting the Town (the Phase I Facility and subsequent phases are hereinafter collectively referred to as the "**Facility**").

At this time the Company has requested that the Agency grant an enhanced payment-in-lieu-of-tax agreement with respect to the Facility (the "**PILOT Agreement**"), to provide additional financial assistance to the Company for a term of up to twenty-five (25) years commencing with the first full tax year following the completion of each phase. The requested financial assistance with respect to the PILOT Agreement deviates from the Agency's Uniform Tax Exemption Policy (the "**Policy**"), originally adopted on June 20, 2012, because the proposed terms of the Existing PILOT Agreements will be for a term of up to twenty-five (25) years, instead of ten (10) years.

The Agency proposes to deviate from the Policy because the Facility and the requested additional financial assistance is necessary to induce the Company to locate the Facility in the Town of Brookhaven, thus revitalizing an underutilized area of the Town of Brookhaven and providing affordable, safe, clean and modern housing to the Town of Brookhaven. The proposed Facility is expected to extensively increase tax revenues in various taxing jurisdictions in Suffolk County and the Town of Brookhaven and thereby increasing the economic health and well-being of residents of the Town of Brookhaven and preserving and increasing permanent private sector jobs. The project would not be economically viable without the terms as described above.

The Agency will hold a public hearing (the "**Public Hearing**") relating to the Facilities on September 10, 2014 at 10:00 a.m., local time, at the Brookhaven Town Hall Auditorium, 1 Independence Hill, 2nd Floor, Farmingville, New York 11738, in connection with the requested PILOT Deviation. Attached is a copy of the Notice of Public Hearing describing the project and the additional financial assistance requested by the Company as Exhibit A. The Notice of Public Hearing will be published in Newsday on August 30, 2014.

The Board of the Agency will consider a resolution approving the additional financial assistance to be granted to the Company, including the above-referenced PILOT Agreement, at the Agency's Board Meeting (the "**Board Meeting**") on September 17, 2014 at 7:45 a.m. local time, 1 Independence Hill, 3rd Floor, Farmingville, New York.

You and your representative are welcome to attend such Public Hearing on September 10, 2014, at which time you will have an opportunity, both orally and in writing, to present your views with respect to the requested financial benefits. We are providing this notice to you, pursuant to Sections 859-a and 874 of the New York General Municipal Law, as the chief executive officer of an affected tax jurisdiction within which the project is located.

The Honorable Steven Bellone, Suffolk County Executive

August 28, 2014

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Very truly yours,



TOWN OF BROOKHAVEN
INDUSTRIAL DEVELOPMENT
AGENCY

By: Lisa MG Mulligan

Title: Chief Executive Officer



INDUSTRIAL DEVELOPMENT AGENCY
Town Of Brookhaven

Lisa M. G. Mulligan, Chief Executive Officer

NOTICE OF DEVIATIONS FROM
UNIFORM TAX EXEMPTION POLICY

August 28, 2014

The Honorable Edward P. Romaine, Supervisor
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

Re: Town of Brookhaven Industrial Development Agency
(Ronk Hub, LLC 2014 Facility)

Dear Supervisor Romaine:

Ronk Hub, LLC, a limited liability company, organized and existing under the laws of the State of Delaware, on behalf of itself and/or the principals of Ronk Hub, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "**Company**"), has been selected by the Town of Brookhaven (the "**Town**") to develop the proposed Ronkonkoma Hub Transit-Oriented Development ("**TOD**"), pursuant to the terms of a Master Development Agreement (the "**Master Development Agreement**"). The Company has requested the Town of Brookhaven Industrial Development Agency's (the "**Agency**") assistance in financing the costs of a mixed-use industrial development facility which will occur in two or more phases over the next four to six years as follows: (i) Phase I will consist of (a) the acquisition of certain parcels of land aggregating approximately 11.2 acres, located on the south side of Railroad Avenue and the east side of Mill Road in Ronkonkoma, Town of Brookhaven, Suffolk County, New York (further identified as Tax Map Nos. Section 800.00 Block 02.00 Lots 28.3 and 28.4, and Section 800.00 Block 01.00 p/o Lot 38.000)(collectively, the "**Land**"), together with existing structures located thereon, (b) the demolition of existing structures, and (c) the construction and equipping of an approximately 380,000 square foot building or buildings located thereon, including, but not limited to paint, flooring, carpet, furniture, fixtures, equipment, kitchen fixtures, bathroom fixtures, for use as a multifamily residential building, together with surface parking (the "**Phase I Facility**"); and (ii) Subsequent phases will consist of (a) the acquisition of the additional parcels of land comprising the balance of the TOD, and (b) the construction and equipping of additional multi-use facilities which may include, but not be limited to, approximately 1.5 million sq. ft. of multifamily residential buildings (including the Phase I Facility), approximately 360,000 sq. ft. of office and professional space in several

buildings, approximately 195,000 sq. ft. of retail space in multiple buildings, including without limitation, a health club, restaurant(s) and other retail stores, approximately 5,000 parking spaces, plaza area for outdoor use and a 60,000 sq. ft. exhibition/hospitality center or hotel for leisure and business travelers visiting the Town (the Phase I Facility and subsequent phases are hereinafter collectively referred to as the "**Facility**").

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The Honorable Edward P. Romaine, Supervisor
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Very truly yours,



TOWN OF BROOKHAVEN
INDUSTRIAL DEVELOPMENT
AGENCY

By: Lisa MG Mulligan

Title: Chief Executive Officer



INDUSTRIAL DEVELOPMENT AGENCY
Town Of Brookhaven

Lisa M. G. Mulligan, Chief Executive Officer

NOTICE OF DEVIATIONS FROM
UNIFORM TAX EXEMPTION POLICY

August 28, 2014

CERTIFIED MAIL

Mr. James J. Nolan, Superintendent
Sachem Central School District
51 School Street
Lake Ronkonkoma, NY 11779

Re: Town of Brookhaven Industrial Development Agency
(Ronk Hub, LLC 2014 Facility)

Dear Mr. Nolan:

Ronk Hub, LLC, a limited liability company, organized and existing under the laws of the State of Delaware, on behalf of itself and/or the principals of Ronk Hub, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "**Company**"), has been selected by the Town of Brookhaven (the "**Town**") to develop the proposed Ronkonkoma Hub Transit-Oriented Development ("**TOD**"), pursuant to the terms of a Master Development Agreement (the "**Master Development Agreement**"). The Company has requested the Town of Brookhaven Industrial Development Agency's (the "**Agency**") assistance in financing the costs of a mixed-use industrial development facility which will occur in two or more phases over the next four to six years as follows: (i) Phase I will consist of (a) the acquisition of certain parcels of land aggregating approximately 11.2 acres, located on the south side of Railroad Avenue and the east side of Mill Road in Ronkonkoma, Town of Brookhaven, Suffolk County, New York (further identified as Tax Map Nos. Section 800.00 Block 02.00 Lots 28.3 and 28.4, and Section 800.00 Block 01.00 p/o Lot 38.000)(collectively, the "**Land**"), together with existing structures located thereon, (b) the demolition of existing structures, and (c) the construction and equipping of an approximately 380,000 square foot building or buildings located thereon, including, but not limited to paint, flooring, carpet, furniture, fixtures, equipment, kitchen fixtures, bathroom fixtures, for use as a multifamily residential building, together with surface parking (the "**Phase I Facility**"); and (ii) Subsequent phases will consist of (a) the acquisition of the additional parcels of land comprising the balance of the TOD, and (b) the construction and equipping of additional multi-use facilities which may include, but not be limited to, approximately 1.5 million sq. ft. of multifamily residential buildings (including the Phase I Facility), approximately 360,000 sq. ft. of office and professional space in several

Mr. James J. Nolan, Superintendent
Sachem Central School District
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Mr. James J. Nolan, Superintendent
Sachem Central School District
August 28, 2014
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Very truly yours,



TOWN OF BROOKHAVEN
INDUSTRIAL DEVELOPMENT
AGENCY

By: Lisa MG Mulligan
Title: Chief Executive Officer



INDUSTRIAL DEVELOPMENT AGENCY
Town Of Brookhaven

Lisa M. G. Mulligan, Chief Executive Officer

NOTICE OF DEVIATIONS FROM
UNIFORM TAX EXEMPTION POLICY

August 28, 2014

CERTIFIED MAIL

Chairperson, Board of Fire Commissioners
Ronkonkoma Fire District
177 Portion Road
Lake Ronkonkoma, NY 11779

Re: Town of Brookhaven Industrial Development Agency
(Ronk Hub, LLC 2014 Facility)

Dear Sir/Madam:

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Chairperson, Board of Fire Commissioners
Ronkonkoma Fire District
August 28, 2014
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