

**TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY  
APPLICATION FOR FINANCIAL ASSISTANCE**

DATE: 03/09/12

APPLICATION OF: Intercounty Appliance Corp./Intercounty Associates II LLC  
Company Name / Ownership of Proposed Project

ADDRESS: 10 National Boulevard  
Medford, NY 11763

Type of Application:  Tax-Exempt Bond  Taxable Bond  Lease  
 Refunding Bond  Not-for-Profit

Please respond to all items either by filling in blanks, by attachment (by marking space "see attachment number 1", etc.) or by N.A., where not applicable. Application must be filed in ten copies. A non-refundable application fee is required at the time of submission of this application to the Agency. The non-refundable application fee is \$2,000 for applications under \$5 million and \$4,000 for applications of \$5 million or more.

Transaction Counsel to the Agency may require a retainer which will be applied to fees incurred and actual out-of-pocket disbursements made during the inducement and negotiation processes, and will be reflected on their final statement at closing.

Information provided herein will not be made public by the Agency prior to the passage of an official Inducement Resolution, but may be subject to disclosure under the New York State Freedom of Information Law.

Prior to submitting a completed final application, please arrange to meet with the Agency's staff to review your draft application. Incomplete applications will not be considered. The Board reserves the right to require that the applicant pay for the preparation of a Cost Benefit Analysis, and the right to approve the company completing the analysis.

PLEASE NOTE: It is the policy of the Brookhaven IDA to encourage the use of local labor and the payment of the area standard wage during construction on the project.

Please write or call:  
Town of Brookhaven Industrial Development Agency  
c/o Town of Brookhaven Division of Economic Development

One Independence Hill  
Farmingville, New York 11738

(631) 451-6563

I. Company Data

A. COMPANY (APPLICANT FOR ASSISTANCE)

Company Name: Intercounty Associates II LLC

Address: 10 National Boulevard

Medford, NY 11763

Contact: Mr. Vito Blandi Title: Executive Manager

Phone Number: [REDACTED] E-mail: [REDACTED]

Federal Employer ID Number: [REDACTED]

B. BUSINESS TYPE:

Sole Proprietorship  Limited Liability Company  Partnership  Privately Held

Public Corporation  Listed on \_\_\_\_\_ Exchange

State of Incorporation New York

C. ANY RELATED COMPANY PROPOSED TO BE A USER OF THE FACILITY:

NAME	RELATIONSHIP
<u>Intercounty Appliance Corporation</u>	<u>Sister company</u>

D. COMPANY COUNSEL:

BOND COUNSEL

Firm Name: Weinberg, Gross & Pergament LLP Nixon Peabody

Address: 400 Garden City Plaza, Ste. 403 1100 Clinton Square

Garden City, NY 11530 Rochester, NY 14604

Individual Attorney: Howard R. Gross, Esq. Phone: (585) 263-1509

E. PRINCIPAL STOCKHOLDERS OR PARTNERS, IF ANY (5% OR MORE EQUITY)

NAME	PERCENT OWNED
<u>None</u>	
_____	_____
_____	_____
_____	_____

F. Has the company ever filed for bankruptcy?

No

G. Have any of the owners / top executives ever been convicted of a felony?

No

If yes, please explain:

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H. Has the company ever been convicted of a felony?

No

If yes, please explain:

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I. If any of the above persons, or a group of them, owns more than 50% interest in the company, list all other organizations which are related to the company by virtue of such persons having more than a 50% interest in such organizations.

No

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J. Is the company related to any other organization by reason of more than a 50% ownership? If so, indicate name of related organization and relationship:

Intercounty Appliance Corp. and Intercounty Associates II LLC are commonly controlled entities.

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K. List parent corporation, sister corporations and subsidiaries:

See above

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L. Has the company (or any related corporation or person) been involved in or benefited by any prior industrial development financing in the municipality in which this project is located, whether by this agency or another issuer? (Municipality herein means city, town or village, or if the project is not in an incorporated city, town or village, the unincorporated areas of the county in which it is located.) If so, explain in full:

Town of Brookhaven Industrial Development Agency 2005 Variable Rate Demand

Industrial Development Bonds

M. Has the company (or any related corporation or person) made a public offering or private placement of its stock within the last year? If so, please provide offering statement used.

No

N. List major bank references of the company:

Capital One, N.A.

O. OPERATION AT CURRENT LOCATION:

1. Employment: 68 2. Payroll \$3,140,700  
3. Type of operation (manufacturing, wholesale, distribution, retail, etc.) and products and/or services:  
Wholesale distribution of major appliances and electronics to member retailers.

4. Size of existing facility acreage: +/- 30 acres

5. Number of buildings and square feet: one; 250,000 square feet

6. North American Industry Classification System (NAICS) 423620

II. PROPOSED PROJECT DATA

A. Location of project: (include as an attachment a map showing the location)

Address: Same

Suffolk County Tax Map: District 200 Section 812 Block 3 Lot 5.12 & 5.13

B. Project Site: (Include as an attachment copies of survey, preliminary site plan, architectural rendering of the facility)

If acquiring land, please note that Federal law prohibits the use of 25% or more of tax-exempt IDB proceeds for the purchase of land. If acquiring existing buildings, please note that Federal law prohibits the acquisition of existing buildings with tax-exempt IDB proceeds unless the rehabilitation expenses of the building are equal to or greater than 15% of the portion of the cost of acquiring the building that is financed with tax-exempt IDB proceeds. Rehabilitation does not include any amount expended on new construction (additions or expansions).

1. Acreage: +/- 30 acres
  
2. Buildings:
  - A) Existing number and square feet of each building:  
250,000 square feet  
\_\_\_\_\_
  
  - B) Does the project consist of additions and/or renovations to existing buildings? If yes, indicate the nature of expansion or renovation:  
Approximately 75,000 square foot addition  
\_\_\_\_\_
  
  - C) New Construction – number and square feet of each building:  
\_\_\_\_\_  
\_\_\_\_\_
  
  - D) Builder or contractor and address: Tritec Building Company Inc.  
45 Research Way, East Setauket, NY 11733  
\_\_\_\_\_
  
  - E) Architect name and address: Philip Monastero  
PO Box 5, Stony Brook, NY 11790  
\_\_\_\_\_
  
3. Indicate present use of site: Warehouse and office for distribution of appliances  
to Intercounty Appliance Corp.'s shareholders  
\_\_\_\_\_
  
4. Indicate relationship of applicant to present user of site:  
Same  
\_\_\_\_\_  
\_\_\_\_\_

C. Proposed project ownership (company or realty partnership):

Same - Project is owned by Intercounty Associates II LLC and leased to Intercounty  
Appliance Corp.

D. What will the building or buildings to be acquired, constructed or expanded be used for by the company? (Include a description of products to be manufactured, assembled, or processed, and services to be rendered):

Distribution of appliances to Intercounty Appliance Corp.'s shareholders

E. If any space in the project is to be leased to third parties, indicate the total square footage of the project to be leased to each tenant, and the proposed use by each tenant:

No

F. List principal items or categories of equipment to be acquired as part of this project:

Racking, hi-los, office equipment

G. Has construction work on this project begun? If yes, complete the following:

(a.) SITE CLEARANCE:	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>	% COMPLETE	_____
(b.) FOUNDATION:	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>	% COMPLETE	_____
(c.) FOOTINGS:	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>	% COMPLETE	_____
(d.) STEEL:	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>	% COMPLETE	_____
(e.) MASONRY:	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>	% COMPLETE	_____
(f.) OTHER:						_____

H. Existing facilities within New York State:

1) Are there other facilities owned, leased, or used by the company (or a related company or person) within the state? If so, describe whether owned, leased, or other terms of use:  
Yes, the Project

2) If there are other facilities within the state, is it expected that any of these facilities will close or be subject to reduced activity?

YES  NO

3) If you answered yes to question 2, above, please indicate whether the project is reasonably necessary for the company to maintain its competitive position in the industry. Please explain in detail:

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4) Has the company thought about moving to another state? If so, please explain:

Yes, Intercounty Appliance Corp. services more than 90 shareholders, many of whom are located in other states; relocation to a more central location has been considered.

5) Will the project meet zoning requirements at the proposed location?

YES  NO

6) If a change of zoning is required, please provide the details/status of the change of zone request.

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I. Does the company, or any related corporation or person, have a lease on the project site?\*

YES  NO

J. Does the company now own the project site?\*

YES  NO

1. If yes, indicate:

A) Date of purchase: 2004

B) Purchase price: N/A

\*Agency is the Project owner; Intercounty Associates II LLC is the contract vendee pursuant to an Installment Sale Agreement and leases the Project to Intercounty Appliance Corp.

C) Balance of existing mortgage: \$7,250,000

D) Holder of mortgage: Capital One, N.A.

E) Special conditions: Taxable Variable Rate Demand Bonds

2. If no, indicate:

A) Present owner of site: \_\_\_\_\_

B) Does the company or any related person or corporation have an option or a contract to purchase the site and/or any buildings on the site?

YES  NO

If yes, indicate:

1) Date signed: \_\_\_\_\_

2) Purchase price: \_\_\_\_\_

3) Settlement date: \_\_\_\_\_

4) Please attach a copy of option or contract.

K. Is there a relationship legally or by virtue of common control or ownership between the company (and/or its stockholders) and the seller of the project (and/or its shareholders)?  
If yes, please describe this relationship:

N/A

L. How much equity do you have in this project?

In excess of \$10,000,000

### III. PROJECT COSTS

A. Give an accurate estimate of cost of all items:

	AMOUNT
LAND	\$ <u>N/A</u>
BUILDING	\$ <u>3,800,000</u>
SITE WORK	\$ <u>-----</u>
LEGAL FEES	\$ <u>50,000</u>
ENGINEERING FEES	\$ <u>125,000</u>

LEGAL & FINANCIAL CHARGES	\$	<u>350,000</u>
EQUIPMENT	\$	<u>160,000</u>
RECORDING FEES /TITLE CHARGES	\$	<u>25,000</u>
OTHER (SPECIFY) PERMITS, SURVEYS, ETC.	\$	<u>150,000</u>
TOTAL	\$	<u>4,660,000</u>

B. METHOD OF FINANCING COSTS	Amount	Term
1. Tax-exempt IDB financing:	\$ _____	_____ years *
2. Taxable IDB financing:	\$ <u>4,500,000</u>	<u>15</u> years *
3. SBA (504) or other governmental financing:	\$ _____	_____ years
4. Other loans:	\$ _____	_____ years
5. Company's equity contribution:	\$ _____	_____ years
Total Project Costs	\$ <u>4,660,000</u>	

\*intended to be co-terminus with 2005 Series Bonds

C. Have any of the above costs been paid or incurred (including contracts of sale or purchase orders) as of the date of this application?

YES  NO  If yes, give particulars on a separate sheet.

D. Are costs of working capital, moving expenses, work in progress, or stock in trade included in the proposed uses of bond proceeds? Give details:

No

E. Will any of the funds borrowed through the Agency be used to repay or refinance an existing mortgage or outstanding loan? Give details:

No

F. What portion, if any, of the cost of the project is to be financed from funds of the company (other than from the proposed bond issue)? Give details:

Approximately, \$1,660,000 (which such funds will likely be borrowed from  
Intercounty Appliance Corp.).

G. Has the company made any arrangements for the marketing or the purchase of the bond or bonds? If so, indicate with whom:

Yes, Capital One, N.A. will provide a letter of credit to enhance the Bonds; the Bonds  
will be marketed with the existing 2005 Bonds.

IV. MEASURE OF GROWTH AND BENEFITS

A. If the company presently operates in the Town of Brookhaven, give current employment and payroll. Also give reasonable estimates of employment and payroll directly attributable to the facility to be built in the Town of Brookhaven.

<b>CURRENT EMPLOYMENT FIGURES</b>	<b>UNDER \$30,000</b>	<b>\$30,000 - \$50,000</b>	<b>\$50,000 - \$75,000</b>	<b>OVER \$75,000</b>
Number of Full-Time Employees (FTE) earning:	12	41	9	5
Number of Part-Time Employees (FTE) earning:	1			

TOTAL PAYROLL FOR FULL-TIME EMPLOYEES		\$		3,126,700
TOTAL PAYROLL FOR PART-TIME EMPLOYEES		\$		14,000
TOTAL PAYROLL FOR ALL EMPLOYEES		\$		3,140,700

<b>PROJECTED EMPLOYMENT FIGURES - YEAR ONE</b>	<b>UNDER \$30,000</b>	<b>\$30,000 - \$50,000</b>	<b>\$50,000 - \$75,000</b>	<b>OVER \$75,000</b>
Number of Full-Time Employees (FTE) earning:	13	42	9	5
Number of Part-Time Employees (FTE) earning:	1			

TOTAL PAYROLL FOR FULL-TIME EMPLOYEES		\$		3,320,000
TOTAL PAYROLL FOR PART-TIME EMPLOYEES		\$		14,560
TOTAL PAYROLL FOR ALL EMPLOYEES		\$		3,334,560

<b>PROJECTED EMPLOYMENT FIGURES - YEAR TWO</b>	<b>UNDER \$30,000</b>	<b>\$30,000 - \$50,000</b>	<b>\$50,000 - \$75,000</b>	<b>OVER \$75,000</b>
Number of Full-Time Employees (FTE) earning:	14	43	9	5
Number of Part-Time Employees (FTE) earning:	1			

TOTAL PAYROLL FOR FULL-TIME EMPLOYEES		\$		3,489,600
TOTAL PAYROLL FOR PART-TIME EMPLOYEES		\$		15,000
TOTAL PAYROLL FOR ALL EMPLOYEES		\$		3,504,600

The Board reserves the right to visit the facility to confirm that job creation numbers are being met.

V. PROJECT CONSTRUCTION SCHEDULE

A. What is the proposed date for commencement of construction or acquisition of the project?

May, 2012

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- B. Give an accurate estimate of the time schedule to complete the project and when the first use of the project is expected to occur:

Construction period is anticipated to be one year and first use is anticipated to  
occur in May, 2013.

- C. At what time or times and in what amount or amounts is it estimated that funds will be required?

May 2012 through April, 2013, in proportion to completion of addition.

VI. SUBMIT THE FOLLOWING INFORMATION OF THE COMPANY

- A. Financial statements for the last two fiscal years (unless included in the company's annual report).
- B. What, if any, will be the expected increase in the dollar amount of sales? \$ \$10,000,000
- C. Company's annual reports (or 10-K's if publicly held) for the two most recent fiscal years.
- D. Quarterly reports (form 10-Q's) and current reports (form 8-K's) since the most recent annual report, if any.
- E. In addition, please attach the financial information described in items A, B, and C of any expected guarantor of the proposed bond issue.
- F. Completed Long Environmental Assessment Form.
- G. Most recent quarterly filing of NYS Department of Labor form 45, as well as the most recent fourth quarter filing. Please remove the employee Social Security numbers and note the full-time equivalency for part-time employees.

Town of Brookhaven Industrial Development Agency  
Payment in Lieu of Tax (PILOT) Policy

An annual fee of \$1,000 will be due to the Agency in addition to the PILOT payment to cover ongoing costs incurred by the Agency on behalf of the project.

1. The Town of Brookhaven Industrial Development Agency (IDA) may grant, or be utilized to obtain a partial or full real property tax abatement for a determined period which can be as long as ten years. To be eligible for this abatement there would be a requirement of new construction, or renovation, and a transfer of title of the real property to the Town of Brookhaven IDA.
2. The Chief Executive Officer (CEO) or their designee shall consult with the Town Assessor to ascertain the amounts due pursuant to each PILOT Agreement. Thereafter, the PILOT payment for each project shall be billed to the current lessees. The lessees can pay the PILOT payment in full by January 31<sup>st</sup> of each year, or in two equal payments due January 31<sup>st</sup> and May 31<sup>st</sup> of each year of the PILOT Agreement. The CEO or their designee shall send all PILOT invoices to the lessees on a timely basis.
3. The Town of Brookhaven IDA shall establish a separate, interest bearing bank account for receipt and deposit of all PILOT payments. The CEO or their designee shall be responsible for depositing and maintaining said funds with input from the Chief Financial Officer (CFO).
4. The CEO or their designee shall remit PILOT payments and penalties if any, to the respective taxing authorities in the proportionate amounts due to said authorities. These remittances shall be made within thirty (30) days of receipt of the payments to the Agency.
5. If first-half PILOT payments are not received on a timely basis (as outlined in paragraph 2 hereof), the following interest and penalties shall accrue:

(i)	2/1 to 2/28	1% of the amount due
(ii)	3/1 to 3/31	2% of the amount due
(iii)	4/1 to 4/30	3% of the amount due
(iv)	5/1 to 5/31	4% of the amount due
(v)	6/1 to 6/30	5% of the amount due
(vi)	7/1 to 7/31	5% of the amount due
(vii)	8/1 to 8/31	5% of the amount due
(viii)	9/1 to 9/30	5% of the amount due
(ix)	10/1 to 10/31	5% of the amount due
(x)	11/1 to 11/30	5% of the amount due

PILOT payments paid after May 31<sup>st</sup> shall pay interest and penalties as follows:

(i)	6/1 to 6/30	5% interest and 5% penalty
(ii)	7/1 to 7/31	6% interest and 5% penalty
(iii)	8/1 to 8/31	7% interest and 5% penalty
(iv)	9/1 to 9/30	8% interest and 5% penalty
(v)	10/1 to 10/31	9% interest and 5% penalty
(vi)	11/1 to 11/30	10% interest and 5% penalty

For PILOT payments past due beyond one year, additional interest and penalties will accrue.

6. If a PILOT payment is not received by January 31<sup>st</sup> of any year or May 31<sup>st</sup> of the second half of the year the lessee shall be in default pursuant to the PILOT Agreement. The Agency may

give the lessee notice of said default. If the payment is not received within sixty (60) days of when due, the CEO shall notify the Board, and thereafter take action as directed by the Board.

7. The CEO shall maintain records of the PILOT accounts at the Agency office.
8. Nothing herein shall be interpreted to require the Agency to collect or disburse PILOT payments for any projects which are not Agency projects.
9. Should the Applicant fail to reach employment levels as outlined in their application to the Agency, the Board reserves the right to reduce or suspend the PILOT Agreement, declare a default under the Lease or the Installment Sale Agreement, and/or convey the title back to the applicant.
10. This policy has been adopted by the IDA Board upon recommendation of the Governance Committee and may only be amended in the same manner.

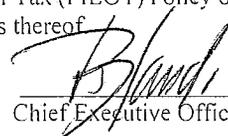
CERTIFICATION

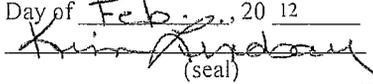
Vito Blandi (name of Chief Executive Officer of company submitting application) deposes and says that he or she is the Executive Manager (title) of Intercounty Associates II LLC, the ~~corporation~~ <sup>limited liability company</sup> (company name) named in the attached application; that he or she has read the foregoing application and knows the contents thereof; that the same is true to his or her knowledge.

Deponent further says that the reason this verification is being made by the Deponent and not by Intercounty Associates II LLC (company name) is because the said company is a ~~corporation~~ <sup>limited liability company</sup>. The grounds of Deponent's belief relative to all matters in the said application which are not stated upon his or her own personal knowledge, are investigations which Deponent has caused to be made concerning the subject matter of this application as well as information acquired by Deponent in the course of his or her duties as an officer of and from books and papers of said ~~corporation~~ <sup>limited liability company</sup>.

As an officer of said corporation (hereinafter referred to as the "Applicant"), Deponent acknowledges and agrees that Applicant shall be and is responsible for all costs incurred by the Town of Brookhaven Industrial Development Agency (hereinafter referred to as the "Agency") acting on behalf of the Applicant in connection with this application and all matters relating to the issuance of bonds. If, for any reason whatsoever, the Applicant fails to conclude or consummate necessary negotiations or fails to act within a reasonable or specified period of time to take reasonable, proper, or requested action or withdraws, abandons, cancels or neglects the application or if the Applicant is unable to find buyers willing to purchase the total bond issue required, then upon presentation of invoice, Applicant shall pay to the Agency, its agents or assigns, all actual costs incurred with respect to the application, up to that date and time, including fees to bond counsel for the Agency and fees of general counsel for the Agency. Upon successful conclusion and sale of the required bond issue, the Applicant shall pay to the Agency an administrative fee set by the Agency not to exceed an amount equal to 1% of the total project cost financed by the bond issue, which amount is payable at closing. The Agency's bond counsel's fees and the administrative fee may be considered as a cost of the project and included as part of any resultant bond issue.

Deponent further certifies that he or she has read the Payment in Lieu of Tax (PILOT) Policy of the Town of Brookhaven Industrial Development Agency and will agree to the terms thereof.

  
\_\_\_\_\_  
Chief Executive Officer of Company

Sworn to me before this 14  
Day of Feb., 20 12  
  
(seal)

KIM LINDSAY  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01116200486  
Qualified in Suffolk County  
My Commission Expires February 23, 2013

**FORM APPLICATION FOR FINANCIAL ASSISTANCE  
TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY  
1 Independence Hill, 2nd Floor, Farmingville, New York 11738**

DATE: 10/1/2018

APPLICATION OF: 10 National Medford LLC  
Name of Owner and/or User of Proposed Project

ADDRESS: 7 Penn Plaza, Suite 1100  
New York, NY 10001

Type of Application:     Tax-Exempt Bond             Taxable Bond  
                                  Straight Lease                     Refunding Bond

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**Part I: Owner & User Data**

1. Owner Data:

A. Owner (Applicant for assistance): 10 National Medford LLC

Address: 7 Penn Plaza, Suite 1100

New York, NY 10001

Federal Employer ID #: [REDACTED] Website: \_\_\_\_\_

NAICS Code: \_\_\_\_\_

Owner Officer Certifying Application: Jeffrey J. Fell

Title of Officer: Managing Member

Phone Number: [REDACTED] E-mail: [REDACTED]

B. Business Type:

Sole Proprietorship  Partnership  Privately Held

Public Corporation  Listed on \_\_\_\_\_

State of Incorporation/Formation: Delaware

C. Nature of Business:

(e.g., "manufacturer of \_\_\_\_\_ for \_\_\_\_\_ industry"; "distributor of \_\_\_\_\_"; or "real estate holding company")

Real Estate Holding Company

D. Owner Counsel:

Firm Name: Ruskin Moscou Faltischek, PC

Address: 1425 RXR Plaza, East Tower, 15th Floor

Uniondale, NY 11556

Individual Attorney: Michael L. Faltischek, Esq.

Phone Number: 516-663-6550 E-mail: mfaltischek@rmfpc.com

E. Principal Stockholders, Members or Partners, if any, of the Owner (5% or more equity):

Name	Percent Owned
<u>Feil Properties L.L.C.</u>	<u>Approx. 80%</u>
<u>The ownership of the remaining approximate 20% is not yet determined, but likely will be made up largely of employees of the Feil Organization, and/or their family members or trusts F/B/O, who wish to invest in the Project, none of which will consist of a 5% or more equity.</u>	

F. Has the Owner, or any subsidiary or affiliate of the Owner, or any stockholder, partner, member, officer, director or other entity with which any of these individuals is or has been associated with:

- i. ever filed for bankruptcy, been adjudicated bankrupt or placed in receivership or otherwise been or presently is the subject of any bankruptcy or similar proceeding? (if yes, please explain)

No

- ii. been convicted of a felony, or misdemeanor, or criminal offense (other than a motor vehicle violation)? (if yes, please explain)

No

G. If any of the above persons (see "E", above) or a group of them, owns more than 50% interest in the Owner, list all other organizations which are related to the Owner by virtue of such persons having more than a 50% interest in such organizations.

Kindly note, there are many which may apply to this question, however none, except as disclosed in this application, are parties to any contracts with the Town of Brookhaven IDA or the Town of Brookhaven.

H. Is the Owner related to any other organization by reason of more than a 50% ownership? If so, indicate name of related organization and relationship:

Kindly note, there are many which may apply to this question, however none, except as disclosed in this application, are parties to any contracts with the Town of Brookhaven IDA or the Town of Brookhaven.

I. List parent corporation, sister corporations and subsidiaries:

N/A

J. Has the Owner (or any related corporation or person) been involved in or benefited by any prior industrial development financing in the municipality in which this project is located, whether by this agency or another issuer? (Municipality herein means city, town or village, or if the project is not in an incorporated city, town or village, the unincorporated areas of the county in which it is located.) If so, explain in full:

Yes, two affiliated entities, Feil Sunrise Business Associates LLC and Feil 3500 Sunrise Associates LLC, which are tenants-in-common owners of One Sunrise Business Center located at 3500 Sunrise Highway, Great River, NY, are parties to a current Town of Islip IDA Facility.

K. List major bank references of the Owner:

Capital One Bank, Louis Rosario, SVP - 646-836-5305

Signature Bank, Carl Gambino, SVP - 646-802-2901

2. User Data

**\*\* (for co-applicants for assistance or where a landlord/tenant relationship will exist between the owner and the user) \*\***

A. User (together with the Owner, the "Applicant"): Intercounty Appliance Corp.

Address: 10 National Boulevard

Medford, NY 11763

Federal Employer ID #: [REDACTED]

Website: \_\_\_\_\_

NAICS Code: \_\_\_\_\_

User Officer Certifying Application: Robert Guida

Title of Officer: Executive Director

Phone Number: [REDACTED]

E-mail: [REDACTED]

B. Business Type:

Sole Proprietorship

Partnership

Privately Held

Public Corporation

Listed on \_\_\_\_\_

State of Incorporation/Formation: New York

C. Nature of Business:

(e.g., "manufacturer of \_\_\_\_\_ for \_\_\_\_\_ industry"; "distributor of \_\_\_\_\_"; or "real estate holding company")

Distributors of appliances



H. If any of the above persons (see "E", above) or a group of them, owns more than 50% interest in the User, list all other organizations which are related to the User by virtue of such persons having more than a 50% interest in such organizations.

No

I. Is the User related to any other organization by reason of more than a 50% ownership? If so, indicate name of related organization and relationship:

No

J. List parent corporation, sister corporations and subsidiaries:

Intercounty Associates II, LLC

K. Has the User (or any related corporation or person) been involved in or benefited by any prior industrial development financing in the municipality in which this project is located, whether by this agency or another issuer? (Municipality herein means city, town or village, or if the project is not in an incorporated city, town or village, the unincorporated areas of the county in which it is located.) If so, explain in full:

Intercounty Associates II, LLC - current recipient of financial assistance from Brookhaven IDA

L. List major bank references of the User:

Capital One, National Association

**Part II – Operation at Current Location**

**\*\**(if the Owner and the User are unrelated entities, answer separately for each)*\*\***

1. Current Location Address: \* Please refer to accompanying cover letter from Applicant's counsel
2. Owned or Leased: \_\_\_\_\_
3. Describe your present location (acreage, square footage, number buildings, number of floors, etc.):  
\_\_\_\_\_  
\_\_\_\_\_

4. Type of operation (manufacturing, wholesale, distribution, retail, etc.) and products and/or services:

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5. Are other facilities or related companies of the Applicant located within the State?  
Yes  No

A. If yes, list the Address: \_\_\_\_\_

6. If yes to above ("5"), will the completion of the project result in the removal of such facility or facilities from one area of the state to another OR in the abandonment of such facility or facilities located within the State? Yes  No

A. If no, explain how current facilities will be utilized: \_\_\_\_\_

---

B. If yes, please indicate whether the project is reasonably necessary for the Applicant to maintain its competitive position in its industry or remain in the State and explain in full:

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7. Has the Applicant actively considered sites in another state? Yes  No

A. If yes, please list states considered and explain: \_\_\_\_\_

---

8. Is the requested financial assistance reasonably necessary to prevent the Applicant from moving out of New York State? Yes  No

A. Please explain: \_\_\_\_\_

---

9. Number of full-time employees at current location and average salary (indicate hourly or yearly salary):

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**Part III – Project Data**

1. Project Type: \* Please refer to accompanying cover letter from Applicant's counsel

A. What type of transaction are you seeking?: (Check one)

Straight Lease  Taxable Bonds  Tax-Exempt Bonds   
Equipment Lease Only

B. Type of benefit(s) the Applicant is seeking: (Check all that apply)

Sales Tax Exemption  Mortgage Recording Tax Exemption

PILOT Agreement:  \* Continuation of existing PILOT Agreement and issuance of  
Mortgage Recording Tax Exemption

2. Location of project:

A. Street Address: 10 National Boulevard, Medford, NY

B. Tax Map: District 0200 Section 812.00 Block 03.00 Lot(s) 005.012 & 005.013

C. Municipal Jurisdiction:

i. Town: Brookhaven  
ii. Village: \_\_\_\_\_  
iii. School District: Longwood

D. Acreage: 29.77

3. Project Components (check all appropriate categories):

\* Please refer to accompanying cover letter from Applicant's counsel

A. Construction of a new building  Yes  No

i. Square footage: \_\_\_\_\_

B. Renovations of an existing building  Yes  No

i. Square footage: \_\_\_\_\_

C. Demolition of an existing building  Yes  No

i. Square footage: \_\_\_\_\_

D. Land to be cleared or disturbed  Yes  No

i. Square footage/acreage: \_\_\_\_\_

E. Construction of addition to an existing building  Yes  No

i. Square footage of addition: \_\_\_\_\_

ii. Total square footage upon completion: \_\_\_\_\_

- F. Acquisition of an existing building  Yes  No  
 i. Square footage of existing building: \_\_\_\_\_
- G. Installation of machinery and/or equipment  Yes  No  
 i. List principal items or categories of equipment to be acquired: \_\_\_\_\_

4. Current Use at Proposed Location:

- A. Does the Applicant currently hold fee title to the proposed location?  
 i. If no, please list the present owner of the site: Intercounty Associates II, LLC

- B. Present use of the proposed location: Distributors of appliances

- C. Is the proposed location currently subject to an IDA transaction (whether through this Agency or another?)  Yes  No

i. If yes, explain: Please see accompanying cover letter from Applicant's counsel

- D. Is there a purchase contract for the site? (if yes, explain):  Yes  No

Please see accompanying cover letter from Applicant's counsel

- E. Is there an existing or proposed lease for the site? (if yes, explain):  Yes  No

Please see accompanying cover letter from Applicant's counsel

5. Proposed Use:

- A. Describe the specific operations of the Applicant or other users to be conducted at the project site: \_\_\_\_\_

No change in current use

- B. Proposed product lines and market demands: No change in current use

- C. If any space is to be leased to third parties, indicate the tenant(s), total square footage of the project to be leased to each tenant, and the proposed use by each tenant:

Property will be leased to Intercounty Appliance Corp. (existing tenant) for the purpose of distributing appliances.

- D. Need/purpose for project (e.g., why is it necessary, effect on Applicant's business):

N/A

- E. Will any portion of the project be used for the making of retail sales to customers who personally visit the project location? Yes  No

- i. If yes, what percentage of the project location will be utilized in connection with the sale of retail goods and/or services to customers who personally visit the project location? \_\_\_\_\_

6. Project Work:

N/A

- A. Has construction work on this project begun? If yes, complete the following:

i. Site Clearance:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	% COMPLETE _____
ii. Foundation:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	% COMPLETE _____
iii. Footings:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	% COMPLETE _____
iv. Steel:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	% COMPLETE _____
v. Masonry:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	% COMPLETE _____
vi. Other:	_____		

- B. What is the current zoning?: \_\_\_\_\_

- C. Will the project meet zoning requirements at the proposed location?

Yes  No

- D. If a change of zoning is required, please provide the details/status of the change of zone request: \_\_\_\_\_

- E. Have site plans been submitted to the appropriate planning department? Yes  No

7. Project Completion Schedule:

A. What is the proposed commencement date for the acquisition and the construction/renovation/equipping of the project?

i. Acquisition: \_\_\_\_\_

ii. Construction/Renovation/Equipping: \_\_\_\_\_

B. Provide an accurate estimate of the time schedule to complete the project and when the first use of the project is expected to occur: \_\_\_\_\_

\_\_\_\_\_

**Part IV – Project Costs and Financing**

1. Project Costs:

A. Give an accurate estimate of cost necessary for the acquisition, construction, renovation, improvement and/or equipping of the project location:

<u>Description</u>	<u>Amount</u>
Land and/or building acquisition	\$ 30,000,000.00 (per Contract of Sale)
Building(s) demolition/construction	\$ _____
Building renovation	\$ _____
Site Work	\$ _____
Machinery and Equipment	\$ _____
Legal Fees	\$ TBD
Architectural/Engineering Fees	\$ _____
Financial Charges	\$ TBD
Other (Specify)	\$ _____
Total	\$ TBD

Please note, IDA fees are based on the total project costs listed above. At the completion of your project, you are required to provide both a certificate of completion along with a cost affidavit certifying the final project costs. The IDA fees may be adjusted as a result of the certified cost affidavit. Money will not be refunded if the final project cost is less than the amount listed above.

2. Method of Financing:

	Amount	Term
A. Tax-exempt bond financing:	\$ _____	_____ years
B. Taxable bond financing:	\$ _____	_____ years
C. Conventional Mortgage:	\$ 18,000,000 (est.)	TBD years
D. SBA (504) or other governmental financing:	\$ _____	_____ years
E. Public Sources (include sum of all State and federal grants and tax credits):	\$ _____	
F. Other loans:	\$ _____	_____ years
G. Owner/User equity contribution:	\$ 12,000,000 (est.)	_____ years

Total Project Costs \$ Approx. \$30,000,000

i. What percentage of the project costs will be financed from public sector sources?

0%

3. Project Financing: N/A

A. Have any of the above costs been paid or incurred (including contracts of sale or purchase orders) as of the date of this application? Yes  No

Please refer to accompanying cover letter from Applicant's counsel

i. If yes, provide detail on a separate sheet.

B. Are costs of working capital, moving expenses, work in progress, or stock in trade included in the proposed uses of bond proceeds? Give details:

---

---

C. Will any of the funds borrowed through the Agency be used to repay or refinance an existing mortgage or outstanding loan? Give details:

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D. Has the Applicant made any arrangements for the marketing or the purchase of the bond or bonds? If so, indicate with whom:

---

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**Part V – Project Benefits**

1. Mortgage Recording Tax Benefit:

A. Mortgage Amount for exemption (include sum total of construction/permanent/bridge financing):

\$ 18,000,000.00

B. Estimated Mortgage Recording Tax Exemption (product of Mortgage Amount and .75%):

\$ Approximately \$135,000.00

2. Sales and Use Tax Benefit:

A. Gross amount of costs for goods and services that are subject to State and local Sales and Use Tax (such amount to benefit from the Agency's exemption):

\$ \_\_\_\_\_

B. Estimated State and local Sales and Use Tax exemption (product of 8.625% and figure above):

\$ \_\_\_\_\_

C. If your project has a landlord/tenant (owner/user) arrangement, please provide a breakdown of the number in "B" above:

i. Owner: \$ \_\_\_\_\_

ii. User: \$ \_\_\_\_\_

3. Real Property Tax Benefit: \* Please see accompanying cover letter from Applicant's counsel

A. Identify and describe if the project will utilize a real property tax exemption benefit other than the Agency's PILOT benefit: \_\_\_\_\_

B. Agency PILOT Benefit:

i. Term of PILOT requested: \_\_\_\_\_

ii. Upon acceptance of this application, the Agency staff will create a PILOT schedule and indicate the estimated amount of PILOT Benefit based on anticipated tax rates and assessed valuation and attached such information to Exhibit A hereto. At such time, the Applicant will certify that it accepts the proposed PILOT schedule and requests such benefit to be granted by the Agency.

*\*\* This application will not be deemed complete and final until Exhibit A hereto has been completed and executed.\**

**Part VI – Employment Data**

\* Please see accompanying cover letter from Applicant's counsel

1. List the Applicant's and each users present employment, and estimates of (i) employment at the proposed project location at the end of year one and year two following project completion and (ii) the number of residents of the Labor Market Area\* ("LMA") that would fill the full-time and part-time jobs at the end of year second year following completion:

	Current Number of Employees	Projected Number of New Employees First Year	Projected Number of New Employees Second Year	Residents of LMA
Full-Time				
Part-Time**				

**Note: Projected numbers are for specific years and not cumulative.**

\* The Labor Market Area includes the County/City/Town/Village in which the project is located as well Nassau and Suffolk Counties.

\*\* Agency staff converts Part-Time jobs into FTEs for state reporting purposes by dividing the number of Part-Time jobs by two (2).

2. Salary and Fringe Benefits:

Category of Jobs to be Retained and Created	Average Salary or Range of Salary (indicate hourly or yearly)	Average Fringe Benefits or Range of Fringe Benefits
Salary Wage Earners		
Commission Wage Earners		
Hourly Wage Earners		
1099 and Contract Workers		

Note: The Agency reserves the right to visit the facility to confirm that job creation numbers are being met.

- \* User shall continue to comply with all employment obligations as provided for in the existing IDA Documents to which User is a Party.

**Part VII – Representations, Certifications and Indemnification**

1. Is the Applicant in any litigation which would have a material adverse effect on the Applicant's financial condition? (if yes, furnish details on a separate sheet)

Yes  No

2. HAS THE APPLICANT OR ANY OF THE MANAGEMENT OF THE APPLICANT, THE ANTICIPATED USERS OR ANY OF THEIR AFFILIATES, OR ANY OTHER CONCERN WITH WHICH SUCH MANAGEMENT HAS BEEN CONNECTED, BEEN CITED FOR A VIOLATION OF FEDERAL, STATE OR LOCAL LAWS OR REGULATIONS WITH RESPECT TO LABOR PRACTICES, HAZARDOUS WASTES, ENVIRONMENTAL POLLUTION OR OTHER OPERATING PRACTICES? (IF YES, FURNISH DETAILS ON A SEPARATE SHEET)

Yes  No

3. Is there a likelihood that the Applicant would proceed with this project without the Agency's assistance? (If no, please explain why; if yes, please explain why the Agency should grant the benefits requested)

Yes  No

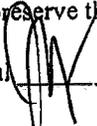
Without continued financial assistance offered through the Brookhaven IDA, Applicant's acquisition of the Property will not be economically feasible.

4. If the Applicant is unable to obtain financial assistance from the Agency for the project, what would be the impact on the Applicant and on the municipality?

Without continued financial assistance offered through the Brookhaven IDA, Applicant's acquisition of the Property will not be economically feasible.

5. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if financial assistance is provided for the proposed project:

§ 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

Initial 

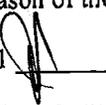
6. The Applicant understands and agrees that in accordance with Section 858-b(2) of the General Municipal Law, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the project will be listed with the New York State Department of Labor, Community Services Division and with the administrative entity of the service delivery area created pursuant to the Workforce Investment Act of 1998 (29 U.S.C. §2801) in which the project is located (collectively, the "Referral Agencies"). The Applicant also agrees, that it will, except as otherwise provided by collective bargaining contracts or agreements to which they are parties, where practicable, first consider for such new employment opportunities persons eligible to participate in federal job training partnership programs who shall be referred by the Referral Agencies.

Initial 

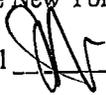
7. The Applicant confirms and acknowledges that the owner, occupant, or operator receiving financial assistance for the proposed project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.

Initial 

8. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.

Initial 

9. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

Initial 

10. In accordance with Section 862(1) of the New York General Municipal Law the Applicant understands and agrees that projects which result in the removal of an industrial or manufacturing plant of the project occupant from one area of the State to another area of the State or in the abandonment of one or more plants or facilities of the project occupant within the State is ineligible for financial assistance from the Agency, unless otherwise approved by the Agency as reasonably necessary to preserve the competitive position of the project in its respective industry or to discourage the project occupant from removing such other plant or facility to a location outside the State.

Initial 

11. The Applicant represents and warrants that to the Applicant's knowledge neither it nor any of its affiliates, nor any of their respective partners, members, shareholders or other equity owners, and none of their respective employees, officers, directors, representatives or agents is, nor will they become a person or entity with who United States persons or entities are restricted from doing business under regulations of the Office of Foreign Asset Control (OFAC) of the Department of the Treasury (including those named on OFAC's Specially Designated and Blocked Persons List or under any statute, executive order including the September 24, 2001, Executive Order Block Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit, or Support Terrorism, or other governmental action and is not and will not assign or otherwise transfer this Agreement to, contract with or otherwise engage in any dealings or transactions or be otherwise associated with such persons or entities.

Initial 

12. The Applicant confirms and hereby acknowledges it has received the Agency's fee schedule attached hereto as Schedule A and agrees to pay such fees, together with any expenses incurred by the Agency, including those of Transaction Counsel, with respect to the Facility. The Applicant 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 project. The IDA fees are based on the total project costs listed in this application. At the completion of the project, you are required to provide both a certificate of completion along with a cost affidavit certifying the final project costs. The IDA fees may be increased as a result of the certified cost affidavit. Monies will not be refunded if the final costs are below the amount listed in the application.

Initial 

13. The Applicant confirms and hereby acknowledges it has received the Agency's Construction Wage Policy attached hereto as Schedule B and agrees to comply with the same.

Initial 

14. The Applicant hereby agrees to comply with Section 875 of the General Municipal Law. The Company further agrees that the financial assistance granted to the project by the Agency is subject to recapture pursuant to Section 875 of the Act and the Agency's Recapture and Termination Policy, attached hereto as Schedule C.

Initial 

15. The Applicant confirms and hereby acknowledges it has received the Agency's PILOT Policy attached hereto as Schedule D and agrees to comply with the same.

Initial 

**Part VIII – Submission of Materials**

1. Financial statements for the last two fiscal years (unless included in the Applicant's annual report).
  - \* Please note, Applicant is a newly formed entity and there are no financial statements yet prepared.
2. Applicant's annual reports (or 10-K's if publicly held) for the two most recent fiscal years.
  - \* Please note, Applicant is a newly formed entity and there are no financial statements yet prepared.
3. Quarterly reports (form 10-Q's) and current reports (form 8-K's) since the most recent annual report, if any.
  - \* Please note, Applicant is a newly formed entity and there are no financial statements yet prepared.
4. In addition, please attach the financial information described in items A, B, and C of any expected guarantor of the proposed bond issue.
5. Completed Long Environmental Assessment Form. \*Per IDA, a Short Environmental Assessment Form is enclosed.
6. Most recent quarterly filing of NYS Department of Labor Form 45, as well as the most recent fourth quarter filing. Please remove the employee Social Security numbers and note the full-time equivalency for part-time employees.
  - \* Please note, the NYS Department Labor Form 45 has already been provided to the Agency in accordance with annual report requirements.

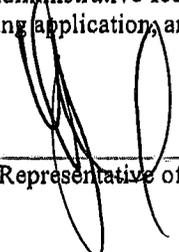
*(Remainder of Page Intentionally Left Blank)*

**Part IX – Certification**

Jeffrey J. Fell (name of representative of company submitting application) deposes and says that he or she is the Managing Member (title) of 10 National Medford LLC, the corporation (company name) named in the attached application; that he or she has read the foregoing application and knows the contents thereof; and that the same is true to his or her knowledge.

Deponent further says that s/he is duly authorized to make this certification on behalf of the entity named in the attached Application (the "Applicant") and to bind the Applicant. The grounds of deponent's belief relative to all matters in said Application which are not stated upon his/her personal knowledge are investigations which deponent has caused to be made concerning the subject matter this Application, as well as information acquired by deponent in the course of his/her duties in connection with said Applicant and from the books and papers of the Applicant.

As representative of the Applicant, deponent acknowledges and agrees that Applicant shall be and is responsible for all costs incurred by the Town of Brookhaven Industrial Development Agency (hereinafter referred to as the "Agency") in connection with this Application, the attendant negotiations and all matters relating to the provision of financial assistance to which this Application relates, whether or not ever carried to successful conclusion. If, for any reason whatsoever, the Applicant fails to conclude or consummate necessary negotiations or fails to act within a reasonable or specified period of time to take reasonable, proper, or requested action or withdraws, abandons, cancels or neglects the application or if the Applicant is unable to find buyers willing to purchase the total bond issue required, then upon presentation of invoice, Applicant shall pay to the Agency, its agents or assigns, all actual costs incurred with respect to the application, up to that date and time, including fees to bond or transaction counsel for the Agency and fees of general counsel for the Agency. Upon successful conclusion and sale of the transaction contemplated herein, the Applicant shall pay to the Agency an administrative fee set by the Agency in accordance with its fee schedule in effect on the date of the foregoing application, and all other appropriate fees, which amounts are payable at closing.

  
\_\_\_\_\_  
Representative of Applicant

Sworn to me before this 1<sup>ST</sup>  
Day of October, 2018  
Donna Marie Vocaturo  
(seal)

DONNA MARIE VOCATURO  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01VO6030686  
Qualified in Queens County  
My Commission Expires September 20, 2021

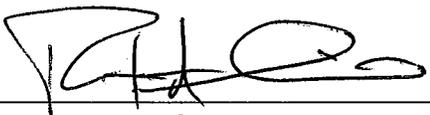
**Part IX – Certification**

Robert Guida (name of representative of company submitting application) deposes and says that he or she is the Executive Director (title) of Intercounty Appliance Corp. the corporation (company name) named in the attached application; that he or she has read the foregoing application and knows the contents thereof; and that the same is true to his or her knowledge.

Deponent further says that s/he is duly authorized to make this certification on behalf of the entity named in the attached Application (the "Applicant") and to bind the Applicant. The grounds of deponent's belief relative to all matters in said Application which are not stated upon his/her personal knowledge are investigations which deponent has caused to be made concerning the subject matter this Application, as well as information acquired by deponent in the course of his/her duties in connection with said Applicant and from the books and papers of the Applicant.

As representative of the Applicant, deponent acknowledges and agrees that Applicant shall be and is responsible for all costs incurred by the Town of Brookhaven Industrial Development Agency (hereinafter referred to as the "Agency") in connection with this Application, the attendant negotiations and all matters relating to the provision of financial assistance to which this Application relates, whether or not ever carried to successful conclusion. If, for any reason whatsoever, the Applicant fails to conclude or consummate necessary negotiations or fails to act within a reasonable or specified period of time to take reasonable, proper, or requested action or withdraws, abandons, cancels or neglects the application or if the Applicant is unable to find buyers willing to purchase the total bond issue required, then upon presentation of invoice, Applicant shall pay to the Agency, its agents or assigns, all actual costs incurred with respect to the application, up to that date and time, including fees to bond or transaction counsel for the Agency and fees of general counsel for the Agency. Upon successful conclusion and sale of the transaction contemplated herein, the Applicant shall pay to the Agency an administrative fee set by the Agency in accordance with its fee schedule in effect on the date of the foregoing application, and all other appropriate fees, which amounts are payable at closing.

This certification is limited to the information of the User, Intercounty Appliance Corp., contained within the foregoing application. The costs for which the User is responsible under this certification is limited to the costs of the Agency incurred with respect to the User, and not Applicant, 10 National Medford LLC; as between the User and the Applicant, in accordance with the Sale and Purchase Agreement among Intercounty Associates II LLC, the User, and the Applicant, the foregoing shall not be construed to obligate the User for any costs of the Agency.

  
\_\_\_\_\_  
Representative of User

9/28/18

Sworn to me before this 28<sup>th</sup>  
Day of September, 2018  
[Signature]  
(seal)

**DANEEN M DAMIANO**  
Notary Public - State of New York  
No. 01DA6241760  
Qualified in Suffolk County  
My Commission Expires May 23, 2019



## SCHEDULE A

### Town of Brookhaven Industrial Development Schedule of Fees

Application -	\$2,000 for projects with total costs under \$5 million \$4,000 for projects with total costs \$5 million and over
Closing/Expansion Sale/Transfer -	¾ of one percent up to \$10 million total project cost and an additional 1/8 of a percent on any project costs in excess of \$10 million. Projects will incur a minimum charge of \$7,500 plus all publication and legal fees.
Annual Administrative -	\$1,000 administrative fee payable with PILOT.
Termination -	Between \$750 and \$2,000
Refinance -	1/10 <sup>th</sup> of one percent of transaction price (project cost) or \$2,500, whichever is greater.
Late PILOT Payment -	5% penalty, 1% interest monthly, plus \$1,000 administrative fee.
Processing Fee -	\$250 per hour with a minimum fee of \$250

Notes: All fees are subject to adjustment by IDA Board members and/or staff on a case-by-case basis.

Failure to abide by the terms and conditions of the PILOT and lease agreement including, but not limited to, rental of space will result in a reduction in abatement with the potential for termination.

Updated: June 15, 2016

## SCHEDULE B

### CONSTRUCTION WAGE POLICY

EFFECTIVE January 1, 2005

The purpose of the Brookhaven IDA is to provide benefits that reduce costs and financial barriers to the creation and to the expansion of business and enhance the number of jobs in the Town.

The Agency has consistently sought to ensure that skilled and fair paying construction jobs be encouraged in projects funded by the issuance of IDA tax exempt bonds in large projects.

The following shall be the policy of the Town of Brookhaven IDA for application for financial assistance in the form of tax-exempt financing for projects with anticipated construction costs in excess of \$5,000,000.00 per site received after January 1, 2005. Non-profit corporations and affordable housing projects are exempt from the construction wage policy.

Any applicant required to adhere to this policy shall agree to:

- (1) Employ 90% of the workers for the project from within Nassau or Suffolk Counties. In the event that this condition cannot be met, the applicant shall submit to the Agency an explanation as to the reasons for its failure to comply and;
- (2) Be governed by the requirements of Section 220d of Article 8 of the Labor Law of the State of New York; and when requested by the Agency, provide to the Agency a plan for an apprenticeship program;

OR

- (3) Provide to the Agency a project labor agreement or alternative proposal to pay fair wages to workers at the construction site.

Furthermore, this policy may be waived, in the sole and final discretion of the Agency, in the event that the applicant demonstrates to the Agency special circumstances or economic hardship to justify a waiver to be in the best interests of the Town of Brookhaven.

Adopted: May 23, 2005

## SCHEDULE C

### RECAPTURE AND TERMINATION POLICY

EFFECTIVE JUNE 8, 2016

Pursuant to Sections 874(10) and (11) of Title 1 of Article 18-A of the New York State General Municipal Law (the "Act"), the Town of Brookhaven Industrial Development Agency (the "Agency") is required to adopt policies (i) for the discontinuance or suspension of any financial assistance provided by the Agency to a project or the modification of any payment in lieu of tax agreement and (ii) for the return of all or part of the financial assistance provided by the Agency to a project. This Recapture and Termination Policy was adopted pursuant to a resolution enacted by the members of the Agency on June 8, 2016.

#### **I. Termination or Suspension of Financial Assistance**

The Agency, in its sole discretion and on a case-by-case basis, may determine (but shall not be required to do so) to terminate or suspend the Financial Assistance (defined below) provided to a project upon the occurrence of an Event of Default, as such term is defined and described in the Lease Agreement entered into by the Agency and a project applicant (the "Applicant") or any other document entered into by such parties in connection with a project (the "Project Documents"). Such Events of Default may include, but shall not be limited to, the following:

- 1) Sale or closure of the Facility (as such term is defined in the Project Documents);
- 2) Failure by the Applicant to pay or cause to be paid amounts specified to be paid pursuant to the Project Documents on the dates specified therein;
- 3) Failure by the Applicant to create and/or maintain the FTEs as provided in the Project Documents;
- 4) A material violation of the terms and conditions of the Project Agreements; and
- 5) A material misrepresentation contained in the application for Financial Assistance, any Project Agreements or any other materials delivered pursuant to the Project Agreements.

The decision of whether to terminate or suspend Financial Assistance and the timing of such termination or suspension of Financial Assistance shall be determined by the Agency, in its sole discretion, on a case-by-case basis, and shall be subject to the notice and cure periods provided for in the Project Documents.

For the purposes of this policy, the term "Financial Assistance" shall mean all direct monetary benefits, tax exemptions and abatements and other financial assistance, if any, derived solely from the Agency's participation in the transaction contemplated by the Project Agreements including, but not limited to:

- (i) any exemption from any applicable mortgage recording tax with respect to the Facility on mortgages granted by the Agency on the Facility at the request of the Applicant;

- (ii) sales tax exemption savings realized by or for the benefit of the Applicant, including and savings realized by any agent of the Applicant pursuant to the Project Agreements in connection with the Facility; and
- (iii) real property tax abatements granted under the Project Agreements.

## **II. Recapture of Financial Assistance**

The Agency, in its sole discretion and on a case-by-case basis, may determine (but shall not be required to do so) to recapture all or part of the Financial Assistance provided to a project upon the occurrence of a Recapture Event, as such term is defined and described in the Project Documents. Such Recapture Events may include, but shall not be limited to the following:

- 1) Sale or closure of the Facility (as such term is defined in the Project Documents);
- 2) Failure by the Applicant to pay or cause to be paid amounts specified to be paid pursuant to the Project Documents on the dates specified therein;
- 3) Failure by the Applicant to create and/or maintain the FTEs as provided in the Project Documents;
- 4) A material violation of the terms and conditions of the Project Agreements; and
- 5) A material misrepresentation contained in the application for Financial Assistance, any Project Agreements or any other materials delivered pursuant to the Project Agreements.

The timing of the recapture of the Financial Assistance shall be determined by the Agency, in its sole discretion, on a case-by-case basis, and is subject to the notice and cure periods provided for in the Project Documents. The percentage of such Financial Assistance to be recaptured shall be determined by the provisions of the Project Documents.

All recaptured amounts of Financial Assistance shall be redistributed to the appropriate affected taxing jurisdiction, unless agreed to otherwise by any local taxing jurisdiction.

For the avoidance of doubt, the Agency may determine to terminate, suspend and/or recapture Financial Assistance in its sole discretion. Such actions may be exercised simultaneously or separately and are not mutually exclusive of one another.

## **III. Modification of Payment In Lieu of Tax Agreement**

In the case of any Event of Default or Recapture Event, in lieu of terminating, suspending or recapturing the Financial Assistance, the Agency may, in its sole discretion, adjust the payments in lieu of taxes due under the Project Agreements, so that the payments in lieu of taxes payable under the Project Agreements are adjusted upward retroactively and/or prospectively for each tax year until such time as the Applicant has complied with the provisions of the Project Agreements. The amount of such adjustments shall be determined by the provisions of the Project Documents.

## SCHEDULE D

### Agency Payment in Lieu of Taxes (PILOT) Policy

An annual fee of \$1,000 will be due to the Agency in addition to the PILOT payment to cover ongoing costs incurred by the Agency on behalf of the project.

1. The Town of Brookhaven Industrial Development Agency (IDA) may grant, or be utilized to obtain a partial or full real property tax abatement for a determined period which can be as long as ten years. To be eligible for this abatement there would be a requirement of new construction, or renovation, and a transfer of title of the real property to the Town of Brookhaven IDA.
2. The Chief Executive Officer (CEO) or their designee shall consult with the Town Assessor to ascertain the amounts due pursuant to each PILOT Agreement. Thereafter, the PILOT payment for each project shall be billed to the current lessees. The lessees can pay the PILOT payment in full by January 31<sup>st</sup> of each year, or in two equal payments due January 31<sup>st</sup> and May 31<sup>st</sup> of each year of the PILOT Agreement. The CEO or their designee shall send all PILOT invoices to the lessees on a timely basis.
3. The Town of Brookhaven IDA shall establish a separate, interest bearing bank account for receipt and deposit of all PILOT payments. The CEO or their designee shall be responsible for depositing and maintaining said funds with input from the Chief Financial Officer (CFO).
4. The CEO or their designee shall remit PILOT payments and penalties if any, to the respective taxing authorities in the proportionate amounts due to said authorities. These remittances shall be made within thirty (30) days of receipt of the payments to the Agency.
5. Payments in lieu of taxes which are delinquent under the agreement shall be subject to a late payment penalty of five percent (5%) of the amount due. For each month, or part thereof, that the payment in lieu of taxes is delinquent beyond the first month, interest shall on the total amount due plus a late payment penalty in the amount of one percent (1%) per month until the payment is made.
6. If a PILOT payment is not received by **January 31<sup>st</sup> of any year or May 31<sup>st</sup>** of the second half of the year the lessee shall be in default pursuant to the PILOT Agreement. The Agency may give the lessee notice of said default. If the payment is not received within thirty (30) days of when due, the CEO shall notify the Board, and thereafter take action as directed by the Board.
7. The CEO shall maintain records of the PILOT accounts at the Agency office.
8. Nothing herein shall be interpreted to require the Agency to collect or disburse PILOT payments for any projects which are not Agency projects.

9. Should the Applicant fail to reach employment levels as outlined in their application to the Agency, the Board reserves the right to reduce or suspend the PILOT Agreement, declare a default under the Lease or the Installment Sale Agreement, and/or convey the title back to the Applicant.
10. This policy has been adopted by the IDA Board upon recommendation of the Governance Committee and may only be amended in the same manner.