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TOWN OF BROOKHAVEN  
INDUSTRIAL DEVELOPMENT AGENCY

- - - - -x

PUBLIC HEARING  
HELD BY CONFERENCE CALL  
RE: INTEGRATED STRUCTURES CORP.

- - - - -x

October 21, 2020  
10:00 a.m.

TRANSCRIPT OF PROCEEDINGS

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A P P E A R A N C E S :

TOWN OF BROOKHAVEN  
INDUSTRIAL DEVELOPMENT AGENCY  
One Independence Hill  
Farmingville, New York 11738

BY: LISA M.G. MULLIGAN,  
CHIEF EXECUTIVE OFFICER

ALSO PRESENT: DANIEL S. DORNFELD, ESQ.,  
FORCHELLI DEEGAN TERRANA LLP

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MS. MULLIGAN: Good morning. This is Lisa Mulligan. It is ten a.m. on October 21, 2020. This is the public hearing for the Town of Brookhaven Industrial Development Agency Integrated Structures project.

I am going to read the public hearing into the minutes.

NOTICE IS HEREBY GIVEN that due to the Nouvelle Coronavirus (COVID-19) Emergency State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 202.1 issued on March 12, 2020, as amended to date, permitting local governments to hold public hearings by telephone and video conference and/or similar device, the Public Hearing scheduled for October 21, 2020, at 10:00 a.m., local time, being held by the Town of Brookhaven Industrial Development Agency (the "**Agency**"), in accordance with the provisions of Article 18-A of the New York General Municipal Law will be held electronically via conference call instead of a public hearing open for the public to attend. Members of the public may

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listen to the Public Hearing, and comment on

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the Project (defined below) and the benefits

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to be granted by the Agency to the Company

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(defined below) during the Public Hearing, by

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calling (712)770-5505 and entering access code

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884-124. Comments may also be submitted to

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the Agency in writing or electronically.

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Minutes of the Public Hearing will be

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transcribed and posted on the Agency's

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website, all in connection with the following

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matters:

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Integrated Structures Corp., a business

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corporation organized and existing under the

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laws of the State of New York, on behalf of

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itself and/or the principals of Integrated

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Structures Corp. and/or an entity formed or to

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be formed on behalf of any of the foregoing

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(the "**Applicant**" and "**Sublessee**") has applied

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to the Agency to enter into a transaction in

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which the Agency will assist the company (as

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defined below) in the acquisition of an

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approximately 3.03 acre parcel of land located

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at 4 Pinehurst Drive, Bellport (the "**Land**"),

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and an existing approximately 20,000 square

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2 foot building located on the Land and the  
3 construction of an approximately 4,000 to  
4 5,000 square foot addition to the existing  
5 building (the "**Improvements**"), and the  
6 acquisition and installation therein of  
7 certain equipment and personal property, not  
8 part of the Equipment (as such term is defined  
9 herein) (the "**Facility Equipment**"; and  
10 together with the Land and the Improvements,  
11 the "**Company Facility**"). The Company Facility  
12 will be leased by an entity formed or to be  
13 formed and an entity related to the Sublessee  
14 and/or the principals of the Sublessee (the  
15 "**Company**"), to the Agency and subleased by the  
16 Agency back to the Company and the Company  
17 will sub-lease the Company Facility to the  
18 sublessee, and (b) the acquisition and  
19 installation of certain equipment and personal  
20 property (the "**Equipment**"; and together with  
21 the Company Facility, the "**Facility**"), which  
22 Equipment is to be leased by the Agency to the  
23 Sublessee and which Facility is to be used by  
24 the Sublessee for the manufacture and  
25 fabrication of structural steel parts (the

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**"Project"**). The Facility will be initially owned and managed or operated by the Company.

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The Agency contemplates that it will provide financial assistance to the Company and the Sublessee in the form of exemptions from mortgage recording taxes in connection with the financing or any subsequent refinancing or permanent financing of the Facility, exemptions from sales and use taxes in connection with the construction and equipping of the Facility, and abatement of real property taxes, all consistent with the uniform tax exemption policies ("**UTEP**") of the Agency.

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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 and the Sublessee 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

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for financial assistance filed by the Company

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with the Agency and an analysis of the costs

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and benefits of the proposed Facility.

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Dated: October 10, 2020

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TOWN OF BROOKHAVEN

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INDUSTRIAL DEVELOPMENT AGENCY

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By: Lisa M.G. Mulligan

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Title: Chief Executive Officer

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Has anyone joined the public hearing?

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MR. DORNFELD: This is Dan Dornfeld on

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behalf of the applicant from Forchelli Deegan

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Terrana.

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MS. MULLIGAN: Thank you, Dan.

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Would you like to make comment?

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MR. DORNFELD: I just want to thank the

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IDA for its support of a project that we

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believe will help create jobs and help drive

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the economy and investment in Brookhaven.

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MS. MULLIGAN: Thank you.

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Has anyone else joined the public

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hearing?

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(No response.)

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MS. MULLIGAN: I plan to leave this

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open for about 25 more minutes if anyone

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joins.

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(Pause.)

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MS. MULLIGAN: It is 10:15 on

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October 21, 2020. This is the Town of

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Brookhaven Industrial Development Agency

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public hearing for Integrated Structures Corp.

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Has anyone joined the call?

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(No response.)

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MS. MULLIGAN: Hearing no one, we'll

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keep this open for about 15 more minutes.

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(Pause.)

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MS. MULLIGAN: It is 10:30 a.m. on

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October 21, 2020. This is the public hearing

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for Integrated Structures Corporation through

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the Town of Brookhaven Industrial Development

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Agency.

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Has anyone joined the call that would

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like to make comment?

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(No response.)

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MS. MULLIGAN: Hearing no comment, I am

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closing this public hearing.

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Thank you.

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(Time noted: 10:30 a.m.)



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I, JOANN O'LOUGHLIN, a Notary Public  
for and within the State of New York, do hereby  
certify that the above is a correct transcription  
of my stenographic notes.

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JOANN O'LOUGHLIN