



Lisa M.G. Mulligan
Director of Economic Development
CEO Brookhaven Industrial Development Agency
CEO Brookhaven Local Development Corporation
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

Blue Point Brewing has completed the first phase of our brewery construction; the brewery is in operation. To date we have spent \$34,237,000 and expect to spend an additional \$2,825,000 for the initial brewery phase.

The brewery installation differs from our application description only in that we did not construct an additional 1200 sf extension for housing loading docks. They are incorporated into the existing building, thus the footprint has remained the same.

We are now ready to begin the construction of our restaurant and experiential area which will include: modifications to unfinished portions of the second floor to house a 6,100 sf full service kitchen and restaurant area with cold keg storage, a 2,500 sf tasting room, modifications to an unfinished 950 sf of the first floor and 4500 sf exterior to the building to create guest access and interior reception space, and an 11,800 sf outdoor exterior space, consisting of a plaza and serving area and restroom facilities.

Brewery spent to date	\$ 34,237,000
Additional Brewery cost for initial phase	\$ 2,825,000
Budgeted interior kitchen / restaurant, tasting room and reception area	\$ 5,000,000
Budgeted Exterior Experiential area	<u>\$ 2,500,000</u>
Total Project Cost	\$ 44,562,000

We request consideration of \$890,500 in sales tax exemption in order to complete this project. We anticipate a project completion date of July 31, 2019.

In addition, please advise how our property tax calculation will be affected by this change in project cost. Thank you for your consideration.

Sincerely,

Jenna Lally
President

161 RIVER AVE
PATCHOGUE, NY



BLUEPOINTBREWING.COM