



September 8, 2026

Home Depot U.S.A., Inc.
2455 Paces Ferry Rd NW
Atlanta, GA 30339
Re: NP/Winters Long Island Industrial, LLC 2021 Facility

Town of Brookhaven Industrial Development Agency
c/o Town of Brookhaven Division of Economic Development
One Independence Hill
Farmingville, New York 11738
Attention: Lisa Mulligan, CEO

Dear Ms. Mulligan,

On behalf of Home Depot U.S.A., Inc. ("Home Depot"), I am writing to update our formal request of March 9, 2026 for sales tax exemptions related to the construction and equipping of a new proposed distribution center in partnership with NorthPoint Development as outlined in the Application for Consent to Sublease for the Town of Brookhaven Industrial Development Agency's (IDA's) consideration.

Since the time of the initial application, Home Depot's estimated budget for its investment in the proposed distribution center at the NP/Winters Long Island Industrial, LLC 2021 Facility has increased due to rising costs.

As such, Home Depot requests the IDA to consider a sales tax exemption to offset approximately \$15,000,000 in investment to prepare and equip the facility. As a reminder, this is in addition to NorthPoint's investment in constructing the building. As the tenant, Home Depot will construct and install all operational, structural, mechanical, electrical, and logistics systems, as well as the associated office and workforce support spaces. Of the total \$15,000,000, Home Depot estimates that \$7,500,000 will be subject to the 8.75% sales tax. As such, the estimated value of the exemption to Home Depot would be approximately \$656,250, depending on actual expenditures subject to sales tax.

Home Depot appreciates the Agency's consideration of this submission and remains committed to working with stakeholders to advance this project.

Sincerely,

DocuSigned by:

Kevin Reddick

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Kevin Reddick

Senior Director – Tax Counsel

Home Depot U.S.A., Inc.