

TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR CONSENT TO SUBLEASE

APPLICATION OF: Brookhaven Logistics Center, LLC (“Company”)

FOR CONSENT TO SUBLEASE TO

Home Depot U.S.A., Inc. (“Subtenant”)

FACILITY/PROJECT: NP/Winters Long Island Industrial, LLC 2021

Please respond to all items either by filing in blanks, by attachment (by marking space “see attachment number 1”, etc.) or by N.A., where not applicable. Application must be filed in two copies. A \$750.00 non-refundable application fee is required at the time of submission to the Agency.

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

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:

NAME: Brookhaven Logistics Center, LLC

ADDRESS: 3315 N. Oak Trafficway, Kansas City, MO 64116

CONTACT: Andrew Villari

POSITION: Development Manager

PHONE: [REDACTED]

FEDERAL EMPLOYER I.D.: [REDACTED]

B. RELATED USERS OF THE FACILITY:

NAME	RELATIONSHIP
N/A	

C. COMPANY COUNSEL:

FIRM NAME: Farrell Fritz, P.C.

ADDRESS: 100 Motor Parkway, Suite 300, Hauppauge, NY 11788

INDIVIDUAL ATTORNEY: Peter L. Curry, Esq.

PHONE: (516) 227-0722

D. PRINCIPAL STOCKHOLDERS, MEMBERS OR PARTNERS, IF ANY, OF COMPANY AND RELATED USERS (5% OR MORE EQUITY):

NAME	PERCENT OWNED	COMPANY/ RELATED USER
N/A		

E. 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

II. PROJECT/FACILITY DATA

A. LOCATION OF PROJECT:

ADDRESS: Parcel "B&C" Sills Road, Yaphank, NY 11980

S.C. TAX MAP: District 0200, Section 664, Block 2, Lot 059.001
District 0200, Section 704, Block 3, Lot 013.001

DISTRICT 0200 SECTION 663.00 BLOCK 3.00 LOT 029.001

B. PROJECT SITE:

1. ACREAGE:

50.64 Acres

2. BUILDING:

A) SIZE

414,000 sq ft

B) CURRENT OCCUPANTS, AREA OCCUPIED AND USES

CURRENT OCCUPANT	AREA OCCUPIED (Sq. Ft.)	USE
N/A		

III. PROPOSED SUBTENANT

A. NAME AND ADDRESS

Home Depot U.S.A., Inc.

2455 Paces Ferry Road, Atlanta, GA 30339-4024

B. AFFILIATES' NAMES AND ADDRESSES

Refer to Exhibit A

C. CURRENT LOCATION

Headquartered at 2455 Paces Ferry Road, Atlanta, GA 30339-4024

D. NAME AND ADDRESS OF PRINCIPALS OF SUBTENANT AND AFFILIATES

HD Operations Holding, Company, Inc. (100%)

Principal address at 2455 Paces Ferry Road, Atlanta, GA 30339-4024

E. RELATIONSHIP OF SUBTENANT TO COMPANY

Unrelated

F. PROPOSED AREA TO BE OCCUPIED

414,000 Square Feet

G. PROPOSED USE BY SUBTENANT

Warehouse and Distribution Center utilizing light rail located on Premises

H. DOES PROPOSED USE AND OCCUPANCY COMPLY WITH ALL PLANNING, ZONING, BUILDING, HEALTH AND ENVIRONMENTAL LAWS, REGULATIONS AND REQUIREMENTS, AND ALL COVENANTS, AGREEMENTS AND DECLARATIONS OF RECORD?

Yes

I. PROPOSED SUBLEASE TERMS

TERM:

15 years

COMMENCEMENT DATE:

May 2027

GUARANTORS:

N/A

BASE RENT:

\$23.40/sqft

BASE RENT INCREASES:

1.75%

COMMON AREA RENT:

REAL ESTATE TAXES:

IMPROVEMENTS TO PROPOSED DEMISED AREA TO BE MADE BY
COMPANY

DESCRIPTION: Construction of 414,000 sq ft distribution center,
installation of rail track, construction of outdoor paved parking and material
storage area.

COST: \$157,000,000

SOURCE OF PAYMENT: Partnership cash equity and construction financing.

IMPROVEMENTS TO PROPOSED DEMISED AREA TO BE MADE BY
SUBTENANT

DESCRIPTION: The tenant will construct and install all operational, structural, mechanical,
electrical, and logistics system and associated office and workforce support spaces.

COST: \$11,000,000

SOURCE OF PAYMENT: Cash

FAIR MARKET RENT EVALUATION
IS RENT TO BE CHARGED FAIR MARKET?

Yes

HOW WAS FAIR MARKET RENT DETERMINED? (ATTACH
SUPPORTING DOCUMENTATION)

Fair Market Rent was determined using a percentage of the estimated
project cost.

DOES OR WILL ANY OF THE “FINANCIAL ASSISTANCE” PROVIDED BY
THE AGENCY, INCLUDING REAL ESTATE TAX EXEMPTION, SALES
AND USE TAX EXEMPTION AND MORTGAGE RECORDING TAX
EXEMPTION, BENEFIT THE SUBTENANT IN ANY MANNER? IF SO,
EXPLAIN.

Yes, refer to Exhibit B.

**ATTACH COPY OF EXECUTED SUBLEASE (MAY BE CONDITIONED
UPON AGENCY APPROVAL).**

J. HOW MANY FULL-TIME EQUIVALENT EMPLOYEES (FTES) ARE THERE
NOW

0

HOW MANY ADDITIONAL FTEs ARE EXPECTED IN REGARDS TO THIS
APPLICATION

200 FTE (includes Subtenant direct jobs & third party logistics jobs operating on site)

Salary and Fringe Benefits: **See Salary and Fringe Benefit Details in Exhibit C**

Category of Jobs to be Created	Average Salary	Average Fringe Benefits
Salary Wage Earners		
Commission Wage Earners		
Hourly Wage Earners		
1099 and Contract Workers		

What is the annualized salary range of jobs to created? _____ to _____

IV. MORTGAGEES

HAVE THE HOLDERS OF ALL MORTGAGES OF RECORD CONSENTED TO THE PROPOSED SUBLEASE? (ATTACH EVIDENCE THEREOF).

There is no mortgage on the property.

COMPANY CERTIFICATION

Nathaniel Hagedorn [Insert name of chief executive officer/manager/partner of proposed subtenant] DEPOSES AND SAYS THAT HE IS THE Manager of the Administrative Manager [insert title] OF Brookhaven Logistics Center, LLC [insert name of Company], THE COMPANY NAMED IN THE ATTACHED APPLICATION; THAT HE HAS READ THE FOREGOING APPLICATION AND KNOWS THE CONTENTS THEREOF; THAT THE SAME IS TRUE TO HIS KNOWLEDGE.

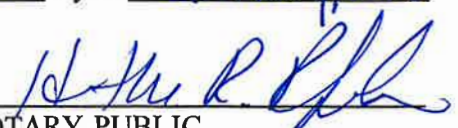
DEPONENT FURTHER SAYS THAT THE REASON THIS VERIFICATION IS BEING MADE BY THE DEPONENT AND NOT BY Brookhaven Logistics Center, LLC [insert name of Company] IS BECAUSE THE SAID COMPANY IS A limited liability company [insert type of entity]. THE GROUNDS OF DEPONENT'S BELIEF RELATIVE TO ALL MATTERS IN THE SAID APPLICATION WHICH ARE NOT STATED UPON HIS 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 DUTIES AS AN OFFICER OF AND FROM BOOKS AND PAPERS OF SAID COMPANY.

Manager of the Administrative Manager
AS AN [insert position, e.g., officer, member, manager, partner] OF SAID COMPANY (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") IN CONNECTION WITH THIS APPLICATION AND ALL MATTERS RELATING TO THE PROPOSED SUBLEASE, INCLUDING THE AGENCY'S ATTORNEYS' FEES, REGARDLESS OF WHETHER OR NOT 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 CONSUMMATE THE SUBLEASE FOR ANY REASON. UPON PRESENTATION OF INVOICES, APPLICANT SHALL PAY TO THE AGENCY, ITS AGENTS OR ASSIGNS, ALL COSTS INCURRED WITH RESPECT TO THE APPLICATION, INCLUDING FEES TO COUNSEL FOR THE AGENCY AND FEES OF GENERAL COUNSEL FOR THE AGENCY.

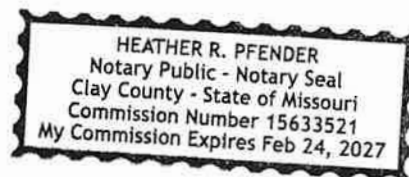


Chief Executive Officer/Member/Manager/Partner
of Company

Sworn to before me this
20th day of January, 2026.



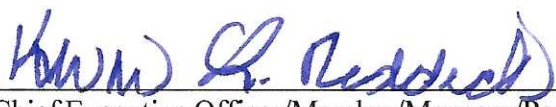
NOTARY PUBLIC



SUBTENANT CERTIFICATION

Kevin Reddick [Insert name of chief executive officer/manager/partner of proposed subtenant] DEPOSES AND SAYS THAT HE IS THE Senior Director - State and Local Tax [insert title] OF Home Depot U.S.A., Inc., THE PROPOSED SUBTENANT [insert name of subtenant] NAMED IN THE ATTACHED APPLICATION; THAT HE HAS READ THE FOREGOING APPLICATION AND KNOWS THE CONTENTS THEREOF; THAT THE SAME IS TRUE TO HIS KNOWLEDGE.

DEPONENT FURTHER SAYS THAT THE REASON THIS VERIFICATION IS BEING MADE BY THE DEPONENT AND NOT BY Home Depot U.S.A., Inc. [insert name of subtenant] IS BECAUSE THE SAID PROPOSED SUBTENANT IS A C Corporation [insert type of entity]. THE GROUNDS OF DEPONENT'S BELIEF RELATIVE TO ALL MATTERS IN THE SAID APPLICATION WHICH ARE NOT STATED UPON HIS 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 DUTIES AS AN OFFICER OF AND FROM BOOKS AND PAPERS OF SAID PROPOSED SUBTENANT.


Chief Executive Officer/Member/Manager/Partner
of Proposed Subtenant

Sworn to before me this
23rd day of January.


NOTARY PUBLIC

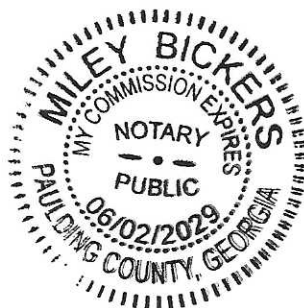


Exhibit A

LIST OF SUBSIDIARIES		
NAME OF SUBSIDIARY	STATE OR JURISDICTION OF INCORPORATION	D/B/A
Home Depot U.S.A., Inc.	Delaware	The Home Depot, blinds.com, The Company Store, Contractors' Warehouse
Home Depot International, Inc.	Delaware	(Not Applicable)
HD Development Holdings, Inc.	Delaware	(Not Applicable)
HD Development of Maryland, Inc.	Maryland	(Not Applicable)
Home Depot Incentives, Inc.	Virginia	(Not Applicable)
Home Depot Product Authority, LLC	Georgia	(Not Applicable)
Home Depot of Canada Inc.	Canada	The Home Depot, The Home Depot Canada
Home Depot Store Support, Inc.	Delaware	(Not Applicable)
HD Supply Holdings, Inc.	Delaware	HD Supply
HD Operations Holding Company, Inc.	Delaware	(Not Applicable)
Home Depot México, S. de R.L. de C.V.	Mexico	The Home Depot, The Home Depot México
SRS Distribution Inc.	Delaware	(Not Applicable)

Certain subsidiaries were omitted pursuant to Item 601(21)(ii) of the SEC's Regulation S-K.

Source: The Home Depot 10-K Annual Report (1/21/2026)

Exhibit B

This project is part of the company's much larger, multi-year North American supply chain expansion plan. The expected outcomes of this significant investment plan are direct to consumer and delivery options for home improvement supplies for both construction companies and personal residences. The company is evaluating various distribution center concepts and is continuing down a path of determining the appropriate number of facilities required to support this important project. Availability of Agency incentives is an important factor with respect to ultimate site selection decision, as well as overall project prioritization with Home Depot's supply chain enhancement plan. The IDA incentives offer a competitive advantage to the Brookhaven site, as compared to the other sites being considered by the company.

Exhibit C

Yaphank – Anticipated The Home Depot Positions	Anticipated Starting Rate
SALARIED	
General Manager 2	\$191,127
Assistant General Manager	\$131,160
Operations Manager	\$93,448
Area Supervisor	\$71,335
ICQA Manager	\$97,697
Maintenance Supervisor	\$80,416
HR Manager	\$120,041
HR Generalist	\$77,202
AP Manager	\$97,702
Delivery Manager	TBD
HOURLY	
GWA	\$23.00
GOA	\$23.00
ICQA Associate	\$24.50
General Maintenance Associate	\$23.00