TOWN OF BROOKHAVEN

INDUSTRIAL DEVELOPMENT AGENCY

PUBLIC HEARING

HELD BY CONFERENCE CALL

RE: FRAMERICA CORPORATION

February 16, 2021
10:00 a.m.

TRANSCRIPT OF PROCEEDINGS

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APPEARANCES:

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

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

ALSO PRESENT: GORDON VAN VECHTEN,
FRAMERICA CORPORATION
MARK SKOLNICK, ESQ.,
PLAZTER, SWERGOLD,
LEVINE, GOLDBERG,
KATZ & JASLOW, LLP

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MS. MULLIGAN: It is ten a.m. on February 16, 2021. This is the Town of Brookhaven Industrial Development Agency Notice of Public Hearing for the Framerica 19 Nicholas project. My name is Lisa Mulligan. I'm going to read the NOTICE OF PUBLIC HEARING for the record.

NOTICE IS HEREBY GIVEN that due to the Novel 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 February 16, 2021, 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. PLEASE NOTE THE SPECIAL
PUBLIC HEARING LOGISTICS AND INSTRUCTIONS
INCLUDED AT THE END OF THIS NOTICE.

Framerica Corporation, a business corporation organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Framerica Corporation and/or an entity formed or to be formed on behalf of any of the foregoing (the "Company"), has applied to the Agency to enter into a transaction in which the Agency will assist the Company in (a) the acquisition of a leasehold interest in an approximately 84,156 square foot portion (the "Demised Premises") of an approximately 230,000 square foot building situated on an approximately 29.5 acre parcel of land located at 19 Nicholas Drive, Suite 100, Yaphank, Town of Brookhaven, New York (further identified as Tax Map No. District 0200, Section 703.00, Block 01.00, Lot 049.400) (the "Land"), currently owned by 1516-19 LLC, a Delaware limited liability company (the "Landlord"), (b) the renovation of the Demised Premises (the "Improvements"), and (c) the acquisition and installation
therein of certain equipment including, but
not limited to, office furniture,
manufacturing equipment to produce and
warehouse products and personal property
(collectively, the "Equipment"; and, together
with the Demised Premises and the
Improvements, the "Facility") which Facility
will be subleased and leased by the Agency to
the Company and which Facility will be used in
the manufacturing, warehousing and
distribution by the Company in its primary
business of manufacturing picture frame
moldings, architectural trims, and flooring
transitions.

The Agency contemplates that it will
provide financial assistance to the Company in
the form of exemptions from sales and use
taxes in connection with the renovation and
equipping of the Facility, and abatement of
real property taxes, all consistent with the
uniform tax exemption policies ("UTEP") of the
Agency.

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 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 for financial assistance filed by the Company with the Agency and an analysis of the costs and benefits of the proposed Facility.

Members of the public may listen to the Public Hearing, and comment on the Project and the benefits to be granted by the Agency to the Company during the Public Hearing, by calling (712)770-5505 and entering access code 884-124. Comments may also be submitted to the Issuer in writing or electronically. Minutes of the Public Hearing will be transcribed and posted on the Issuer's website.

Dated: February 4, 2021

TOWN OF BROOKHAVEN
INDUSTRIAL DEVELOPMENT AGENCY
By: Lisa MG Mulligan  
Title: Chief Executive Officer  

I know that we have some guests on the call.  

Would you state your name, spell your name and state your affiliation for the record?  

MR. VAN VECHTEN: Gordon Van Vechten; co-chairman, Framerica Corporation.  

MS. MULLIGAN: Thank you.  

MR. SKOLNICK: This is Mark Skolnick; I am legal counsel for Framerica, the company.  

MS. MULLIGAN: Has anyone else joined the call?  

(No response.)  

MS. MULLIGAN: Would anyone care to make comment?  

(No response.)  

MS. MULLIGAN: Hearing none, I will leave this hearing open.  

(Pause.)  

MS. MULLIGAN: It's 10:19 a.m. on February 16, 2021. This is the Town of Brookhaven Industrial Development Agency
public hearing for the Framerica Corporation project located at 19 Nicholas.

Has anyone joined the call who would like to make comment?

(No response.)

MS. MULLIGAN: Hearing none, I'm going to leave this open for about ten more minutes.

(Pause.)

MS. MULLIGAN: It's 10:30 a.m. on February 16, 2021. This is the public hearing for the Town of Brookhaven Industrial Development Agency for the Framerica Corporation project.

Has anyone joined the call who would like to make comment?

(No response.)

MS. MULLIGAN: Hearing none, I'm closing this public hearing.

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