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TOWN OF BROOKHAVEN
INDUSTRIAL DEVELOPMENT AGENCY

- - - - -x

PUBLIC HEARING
HELD BY CONFERENCE CALL
RE: GLOBAL TISSUE GROUP, INC.

- - - - -x

September 15, 2020
10:35 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: JOCELYN LINSE,
EXECUTIVE ASSISTANT IDA

* * *

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2

MS. MULLIGAN: This is Lisa Mulligan.

3

This is the public hearing for the Brookhaven

4

Industrial Development Agency for Global

5

Tissue Group. It's 10:35 a.m. on

6

September 15th. I'm going to read the public

7

hearing.

8

NOTICE IS HEREBY GIVEN that due to the

9

Novel Coronavirus (COVID-19) Emergency State

10

and Federal bans on large meetings or

11

gatherings and pursuant to Governor Cuomo's

12

Executive Order 202.1 issued on March 12,

13

2020, as amended to date, permitting local

14

governments to hold public hearings by

15

telephone and video conference and/or similar

16

device, the Public Hearing scheduled for

17

September 15, 2020, at 10:30 a.m., local time,

18

being held by the Town of Brookhaven

19

Industrial Development Agency (the "**Agency**"),

20

in accordance with the provisions of

21

Article 18-A of the New York General Municipal

22

Law will be held electronically via conference

23

call instead of a public hearing open for the

24

public to attend. Members of the public may

25

listen to the Public Hearing, and comment on

1

2

the Project (defined below) and the benefits

3

to be granted by the Agency to the Company

4

(defined below) during the Public Hearing, by

5

calling (712)770-5505 and entering access code

6

884-124. Comments may also be submitted to

7

the Agency in writing or electronically.

8

Minutes of the Public Hearing will be

9

transcribed and posted on the Agency's

10

website, all in connection with the following

11

matters:

12

The Agency has previously provided

13

assistance to First Realty Associates LLC, a

14

limited liability company organized and

15

existing under the laws of the State of New

16

York (the "**Company**"), and Global Tissue Group,

17

Inc., a business corporation organized and

18

existing under the laws of the State of New

19

York (the "**Sublessee**"), in the continuing

20

ownership of an approximately 23.4303-acre

21

vacant parcel of land located near the

22

intersection of the northerly side of Long

23

Island Avenue and the westerly side of

24

Patchogue Yaphank Road, West Yaphank, Town of

25

Brookhaven, Suffolk County, New York (further

1
2 identified as Tax Map Nos.
3 0200-663.00-02.00-001.001,
4 0200-703.00-01.00-030.00,
5 0200-704.00-01.00-15.001, and
6 0200-663.00-02.00-003.002), and the
7 construction and equipping thereon of an
8 approximately 166,300 square foot building
9 including, without limitation, the furnishing
10 and equipping of warehouse and distribution
11 space to be used for the manufacturing and
12 distribution of paper products such as facial
13 tissues, bath tissues, napkins and paper
14 towels (collectively, the "**Facility**"), which
15 Facility is leased by the Agency to the
16 Company pursuant to a certain Lease Agreement,
17 dated as of July 1, 2008 (the "**Lease**
18 **Agreement**"), and subleased by the Company to
19 the Sublessee pursuant to a certain Sublease
20 Agreement, dated as of July 1, 2008 (the
21 "**Sublease Agreement**"), for use by the
22 Sublessee in the manufacturing and
23 distribution of paper products for customers
24 of the Sublessee. In connection with the
25 leasing and subleasing of the Facility, the

1

2

Agency, the Company and the Sublessee entered

3

into a certain Payment-in-Lieu-of-Tax

4

Agreement, dated as of July 1, 2008 (the

5

"PILOT Agreement"), whereby the Company and

6

the Sublessee agreed to make payments in lieu

7

of property taxes on the Facility (the **"PILOT**

8

Payments").

9

The Company and the Sublessee have now

10

requested the Agency's assistance in

11

connection with the an extension of the

12

abatement of real property taxes on the

13

Facility for a period of up to six (6) years.

14

The Facility will continue to be initially

15

owned, managed and/or operated by the Company.

16

The Agency contemplates that it will provide

17

financial assistance to the Company and the

18

Sublessee in the form of continued abatement

19

of real property taxes on the Facility

20

consistent with the uniform tax exemption

21

policies (UTEF) of the Agency.

22

A representative of the Agency will, at

23

the above-stated time and place, hear and

24

accept written comments from all persons with

25

views in favor of or opposed to either the

1

2

proposed financial assistance to the Company

3

and the Sublessee or the location or nature of

4

the Facility. Prior to the hearing, all

5

persons will have the opportunity to review on

6

the Agency's website

7

(<https://brookhavenida.org/>), the application

8

for financial assistance filed by the Company

9

and the Sublessee with the Agency and an

10

analysis of the costs and benefits of the

11

proposed Facility.

12

Dated: September 5, 2020

13

TOWN OF BROOKHAVEN

14

INDUSTRIAL DEVELOPMENT AGENCY

15

By: Lisa MG Mulligan

16

Title: Chief Executive Officer

17

Has anyone else joined the call?

18

(No response.)

19

MS. MULLIGAN: Okay. We'll keep this

20

public hearing open in case anyone joins.

21

(Pause.)

22

MS. MULLIGAN: It's 10:45 a.m. on

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September 15th. This is the public hearing

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for the Brookhaven Industrial Development

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Agency Global Tissue project.

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

(No response.)

(Pause.)

MS. MULLIGAN: It is 11 a.m. on September 15, 2020. This is the public hearing, the Brookhaven Industrial Development Agency for the Global Tissue project.

Hearing no comment, I'm going to close this public hearing.

(Time noted: 11:00 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.

JOANN O'LOUGHLIN