

Date: September 23, 2026

At a meeting of the Town of Brookhaven Industrial Development Agency (the "Agency"), held at 1 Independence Hill, 2nd Floor, Farmingville, New York 11738 on the 23rd day of September, 2026, the following members of the Agency were:

Present: Frederick C. Braun III, Chairman
Martin Callahan, Vice Chair
Mitchell H. Pally, Treasurer
Frank C. Trotta, Asst. Treasurer
Ann-Marie Scheidt, Secretary (via Zoom)
John Rose, Asst. Secretary

Recused:

Excused: Vincent Bonacasa, Member

Also Present: Lisa M. G. Mulligan, Chief Executive Officer
Lori LaPonte, Chief Financial Officer
Jocelyn Linse, Executive Assistant
Annette Eaderesto, Esq., Counsel to the Agency
Barry Carrigan, Esq., Transaction Counsel
Howard Gross, Esq., Transactional Counsel
Andrew D. Komaromi, Esq., Transaction Counsel

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to acquisition of a leasehold interest in and title to a certain commercial facility more particularly described below (Lawrence Aviation Solar Farm, LLC 2026 Facility) and the leasing of the facility to Lawrence Aviation Solar Farm, LLC.

The following resolution was duly moved, seconded, discussed and adopted with the following members voting:

Voting Aye

Braun
Callahan
Pally
Trotta
Scheidt
Rose

Voting Nay

RESOLUTION OF THE TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY APPROVING ADDITIONAL FINANCIAL ASSISTANCE FOR LAWRENCE AVIATION SOLAR FARM, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF LAWRENCE AVIATION SOLAR FARM, LLC, AND THE EQUITY INVESTORS IN, AND ANY TAX CREDIT INVESTORS IN, LAWRENCE AVIATION SOLAR FARM, LLC AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING AS AGENT OF THE AGENCY FOR THE PURPOSE OF ACQUIRING, CONSTRUCTING AND EQUIPPING THE INDUSTRIAL DEVELOPMENT FACILITY (HEREINAFTER REFERENCED), IN CONNECTION WITH THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF SUCH FACILITY AND MAKING CERTAIN FINDINGS AND DETERMINATIONS WITH RESPECT TO SUCH FACILITY AND APPROVING THE FORM, SUBSTANCE AND EXECUTION OF RELATED DOCUMENTS

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 358 of the Laws of 1970 of the State of New York, as amended from time to time (collectively, the "**Act**"), the Town of Brookhaven Industrial Development Agency (the "**Agency**"), was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, Lawrence Aviation Solar Farm, LLC, a Delaware limited liability company, on behalf of itself and/or the principals of Lawrence Aviation Solar Farm, LLC, and the equity investors in, and any tax credit investors in, Lawrence Aviation Solar Farm, LLC 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 in (A) the acquisition of an approximately 36.17-acre parcel of land located at Lawrence Aviation Drive, Port Jefferson, New York 11777 (more particularly described as Suffolk County Tax Map No. 0200-159.00-02.00-019.000 and 0200-159.00-01.00-026.000), (the "**Land**"), (B) the construction of an approximately 7.75 MW DC ground-mount solar photovoltaic facility (the "**Improvements**"), and (C) the acquisition and installation therein of certain equipment and personal property including, but not limited to, concrete ballast blocking systems, approximately 13,360 solar modules, inverters, and electrical equipment (the "**Equipment**"; and, together with the Land and the Improvements, the "**Facility**"), which Facility is to be subleased by the Agency to the Company and used by the Company as a solar power generating facility, which is expected to produce approximately 10.8 million GWh-(Gigawatt-hours) of clean electrical energy per year for the benefit of the Town, which is equivalent to the electric consumption of 1,500 households in Suffolk County (collectively, the "**Project**"); and

WHEREAS, the Company will acquire a leasehold interest in the Land and the Improvements pursuant to a certain Overlease Agreement, dated as of September 1, 2026, or such other date as the Chairman or Chief Executive Officer of the Agency and counsel to the Agency

shall agree (the "**Overlease**"), by and between the Company and Lawrence Aviation Estate, LLC; and

WHEREAS, the Agency will acquire a subleasehold interest in the Land and the Improvements pursuant to a certain Company Lease Agreement, dated as of September 1, 2026, or such other date as the Chairman or Chief Executive Officer of the Agency and counsel to the Agency shall agree (the "**Company Lease**"), by and between the Company and the Agency; and

WHEREAS, the Agency will acquire title to the Equipment pursuant to a certain Bill of Sale, dated the Closing Date (as defined in the hereinafter defined Lease Agreement) (the "**Bill of Sale**"), from the Company to the Agency; and

WHEREAS, the Agency will further sublease and lease the Facility to the Company pursuant to a certain Lease and Project Agreement, dated as of September 1, 2026, or such other date as the Chairman or Chief Executive Officer of the Agency and counsel to the Agency shall agree (the "**Lease Agreement**"), by and between the Agency and the Company; and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facility and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, the Company's application to the Agency states that the Company is seeking an exemption from real property taxes with respect to the Project Facility that constitutes a deviation from the Agency's Uniform Tax Exemption Policy (the "**UTEP**"); and

WHEREAS, pursuant to Section 874(4) of the Act, (A) the Executive Director of the Agency caused a letter dated August 6, 2025 (the "**PILOT Deviation Notice Letter**") to be mailed to the chief executive officer of each affected tax jurisdiction, informing said individuals that the Agency would, at its meeting on August 20, 2025 (the "**IDA Meeting**"), consider a proposed deviation from the UTEP with respect to the payments in lieu of real property taxes to be made pursuant to a payment in lieu of taxes agreement to be entered into by the Agency with respect to the Project Facility; and (B) the members of the Agency conducted the IDA Meeting on the date hereof and reviewed any comments and correspondence received with respect to the proposed deviation from the UTEP; and

WHEREAS, pursuant to Section 859-a of the Act, a public hearing (the "**Hearing**") was held on August 19, 2025, so that all persons with views in favor of or opposed to either the financial assistance contemplated by the Agency or the location or nature of the Facility, could be heard; and

WHEREAS, pursuant to Section 859-a of the Act, notice of the Hearing was given on August 6, 2025; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York ("**NYSDEC**") (collectively, "**SEQR**"), the Agency constitutes a "State Agency"; and

WHEREAS, to aid the Agency in determining whether the Facility may have a significant effect upon the environment, the Company has prepared and submitted to the Agency an Environmental Assessment Form (the "EAF") and related documents (collectively, the "Questionnaire") with respect to the Facility, a copy of which is on file at the office of the Agency; and

WHEREAS, pursuant to SEQRA, to aid the Agency in determining whether the Project may have a significant adverse impact upon the environment, the Agency has completed, received and/or reviewed the: (1) Questionnaire; (2) NYSDEC's Environmental Resource Mapper; (3) New York State Historic Preservation Office's Cultural Resources Mapper; (4) Lawrence Aviation Industries Land Use Plan and related findings statement adopted by the Town of Brookhaven on December 2, 2014; (5) the application of the Company to the Agency; and (6) other relevant environmental information; and

WHEREAS, pursuant to Resolution adopted on August 20, 2026, the Agency determined that the Project will not have a significant adverse impact upon the environment and issued a negative declaration as the sole Involved Agency, as that term is defined under SEQR, determined to deviate from its Uniform Tax Exemption Policy with respect to the financial assistance for the Project and the Agency approved the Project and the provision of the financial assistance therefor in the form of: (i) exemptions from sales and use taxes in an amount not to exceed **\$503,125.00** (the "**Original Sales and Use Tax Exemption Benefits**"), in connection with the purchase or lease of equipment, building materials, services or other personal property with respect to the Facility, and (ii) abatement of real property taxes; and

WHEREAS, by letters dated August 4, 2026 and August 30, 2026, the Company submitted a supplement to its application by which it requested (i) that the Land be permitted to be acquired by Lawrence Aviation Estate, LLC, (ii) membership interests in the Company be transferred to Standard Solar, Inc. and/or an entity affiliated therewith, and (iii) approval of the Company, as the Agency's agent, to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax in an aggregate amount of up to \$10,530,000, which result in New York State and local sales and use tax exemption benefits not to exceed **\$921,375.00** ("**Amended Sales and Use Tax Exemption Benefits**")

WHEREAS, the Amended Sales and Use Tax Exemption Benefits represent an increase in financial assistance from the Original Sales and Use Tax Exemption Benefits in the amount of **\$418,250.00** (the "**Additional Financial Assistance**"); and

WHEREAS, pursuant to Section 859-a of the Act, a public hearing was held on September 22, 2026 (the "**September 2026 Hearing**"), so that all persons with views in favor of or opposed to either the Additional Financial Assistance contemplated by the Agency or the location or nature of the Facility, could be heard; and

WHEREAS, notice of the September 2026 Hearing was given on September 10, 2026 pursuant to Section 859-a of the Act substantially in the form annexed hereto as Exhibit A; and; and

WHEREAS, the report of the September 2026 Hearing is substantially in the form annexed hereto as Exhibit B; and

WHEREAS, in connection with the September 2026 Hearing concerning the Additional Financial Assistance, the Cost Benefit Analysis ("**CBA**") developed by the Agency in accordance with the provisions of Section 859-a(5)(b) of the Act was updated, a copy of which CBA is attached hereto as Exhibit C; and

WHEREAS, the Company has agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities that may arise in connection with the transaction contemplated by the leasing of the Facility by the Agency to the Company;

NOW, THEREFORE, BE IT RESOLVED by the Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1. The Agency determines that the Company's request with respect to previously approved and unchanged Project is a Type II Action pursuant to SEQRA involving "continuing agency administration" which does not involve "new programs or major reordering of priorities that may affect the environment" (6 NYCRR §617.5(c)(20)) and therefore no Findings or determination of significance are required under SEQRA.

Section 2. The Agency hereby finds and determines:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Facility constitutes a "project", as such term is defined in the Act; and

(c) The acquisition, construction and equipping of the Facility and the leasing of the Facility to the Company, will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of Town of Brookhaven, and the State of New York and improve their standard of living and thereby serve the public purposes of the Act; and

(d) The acquisition, construction and equipping of the Facility is reasonably necessary to induce the Company to maintain and expand its business operations in the State of New York; and

(e) the completion of the Project and the leasing of the Facility will not result in the removal of a facility or plant of the Company or any tenant, user or occupant of the Facility from one area of the State of New York (the "State") to another area of the State or in the abandonment of one or more plants or facilities of the Company or any tenant, user or occupant of the Project Facility located in the State but outside the Town of Brookhaven; and

(f) Based upon representations of the Company and counsel to the Company, the Facility conforms with the local zoning laws and planning regulations of the Town of Brookhaven, Suffolk County, and all regional and local land use plans for the area in which the Facility is located; and

(g) It is desirable and in the public interest for the Agency to lease the Facility to the Company; and

(h) The Company Lease will be an effective instrument whereby the Agency subleases the Land and leases the Improvements from the Company; and

(i) The Lease Agreement will be an effective instrument whereby the Agency sub-leases, subleases and leases the Facility to the Company, the Agency and the Company set forth the terms and conditions of their agreement regarding payments-in-lieu of taxes, the Company agrees to comply with all Environmental Laws (as defined therein) applicable to the Facility and will describe the circumstances in which the Agency may recapture some or all of the benefits granted to the Company.

Section 3. The Agency has assessed all material information included in connection with the Company's application for financial assistance, including but not limited to, the CBA prepared by the Agency and such information has provided the Agency a reasonable basis for its decision to provide the financial assistance described herein to the Company.

Section 4. In consequence of the foregoing, the Agency hereby determines to reaffirm its approval to: (i) lease the Land and the Improvements from the Company pursuant to the Company Lease, (ii) execute, deliver and perform the Company Lease, (iii) lease and sublease the Facility to the Company pursuant to the Lease Agreement, and (iv) execute, deliver and perform the Lease Agreement.

Section 5. In consequence of the foregoing, the Agency hereby approves the Additional Financial Assistance.

Section 6. The Agency hereby authorizes and approves the following Additional Financial Assistance to be granted to the Company in connection with the acquisition, construction and equipping of the Facility in the form of exemptions from sales and use taxes in an amount not to exceed **\$921,375.00**, in connection with the purchase or lease of equipment, building materials, services or other personal property with respect to the Facility, as reflected in the updated CBA attached hereto as Exhibit C.

Section 7. Subject to the provisions of this resolution, the Company is herewith and hereby appointed the agent of the Agency to acquire, construct and equip the Facility. The Company is hereby empowered to delegate its status as agent of the Agency to its agents, subagents, contractors, subcontractors, materialmen, suppliers, vendors and such other parties as the Company may choose in order to acquire, construct and equip the Facility. The Agency hereby appoints the agents, subagents, contractors, subcontractors, materialmen, vendors and suppliers of the Company as agents of the Agency solely for purposes of making sales or leases of goods, services and supplies to the Facility, and any such transaction between any agent, subagent, contractor, subcontractor, materialmen, vendor or supplier, and the Company, as agent of the Agency, shall be deemed to be on behalf of the Agency and for the benefit of the Facility. This agency appointment expressly excludes the purchase by the Company of any motor vehicles, including any cars, trucks, vans or buses which are licensed by the Department of Motor Vehicles for use on public highways or streets. The Company shall indemnify the Agency with respect to

any transaction of any kind between and among the agents, subagents, contractors, subcontractors, materialmen, vendors and/or suppliers and the Company, as agent of the Agency. The aforesaid appointment of the Company as agent of the Agency to acquire, construct and equip the Facility shall expire at the earlier of (a) the completion of such activities and improvements, (b) a date which the Agency designates, or (c) the date on which the Company has received exemptions from sales and use taxes in an amount not to exceed \$921,375.00, in connection with the purchase or lease of equipment, building materials, services or other personal property; provided however, such appointment may be extended at the discretion of the Agency, upon the written request of the Company if such activities and improvements are not completed by such time. The aforesaid appointment of the Company is subject to the completion of the transaction and the execution of the documents contemplated by this resolution.

Section 8. The Company is hereby notified that it will be required to comply with Section 875 of the Act. The Company shall be required to agree to the terms of Section 875 pursuant to the Lease Agreement. The Company is further notified that the tax exemptions and abatements provided pursuant to the Act and the appointment of the Company as agent of the Agency pursuant to this Authorizing Resolution are subject to termination and recapture of benefits pursuant to Sections 859-a and 875 of the Act and the recapture provisions of the Lease Agreement.

Section 9. The form and substance of the Company Lease and the Lease Agreement (each in substantially the forms presented to or approved by the Agency and which, prior to the execution and delivery thereof, may be redated and renamed) are hereby approved.

Section 10.

- (a) The Chairman, the Chief Executive Officer of the Agency or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Company Lease and the Lease Agreement to which the Agency is a party, all in substantially the forms thereof presented at this meeting with such changes, variations, omissions and insertions as the Chairman, the Chief Executive Officer of the Agency or any member of the Agency shall approve, and such other related documents as may be, in the judgment of the Chairman and counsel to the Agency, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the "**Agency Documents**"). The execution thereof by the Chairman, the Chief Executive Officer of the Agency or any member of the Agency shall constitute conclusive evidence of such approval.
- (b) The Chairman, the Chief Executive Officer of the Agency or any member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement).

Section 11. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Agency Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee

or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

Section 12. Any expenses incurred by the Agency with respect to the Facility shall be paid by the Company. The Company shall agree to pay such expenses and further agrees to indemnify the Agency, its members, directors, employees and agents and hold the Agency and such persons harmless against claims for losses, damage or injury or any expenses or damages incurred as a result of action taken by or on behalf of the Agency in good faith with respect to the Facility.

Section 13. The provisions of this resolution shall continue to be effective for one year from the date hereof, whereupon the Agency may, at its option, terminate the effectiveness of this Resolution (except with respect to the matters contained in Section 12 hereof).

Section 14. This resolution shall take effect immediately.

STATE OF NEW YORK)

: SS.:

COUNTY OF SUFFOLK)

I, the undersigned Chief Executive Officer of the Town of Brookhaven Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Town of Brookhaven Industrial Development Agency (the "**Agency**"), including the resolutions contained therein, held on the 23rd day of September, 2026, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

That the Agency Documents contained in this transcript of proceedings are each in substantially the form presented to the Agency and/or approved by said meeting.

I FURTHER CERTIFY that public notice of the time and place of said meeting was duly given to the public and the news media in accordance with the New York Open Meetings Law, constituting Chapter 511 of the Laws of 1976 of the State of New York, that all members of said Agency had due notice of said meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand as of the 23rd day of September, 2026.

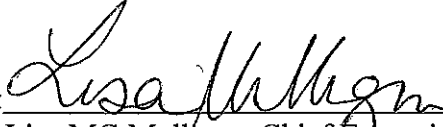
By: 
Lisa MG Mulligan, Chief Executive Officer

EXHIBIT A

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York State General Municipal Law will be held by the Town of Brookhaven Industrial Development Agency (the "**Agency**") on the 22nd day of September, 2026, at 10:30 a.m. local time, at the Agency's offices located at the Town of Brookhaven Town Hall, 2nd Floor, One Independence Hill, Farmingville, New York 11738, in connection with the following matters:

The Agency is considering undertaking a project on behalf of Lawrence Aviation Solar Farm, LLC, a Delaware limited liability company, on behalf of itself and/or the principals of Lawrence Aviation Solar Farm, LLC, and the equity investors in, and any tax credit investors in, Lawrence Aviation Solar Farm, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (the "**Company**"), as hereinafter described.

The Company has supplemented its application to the Agency by (i) requesting that the Land (as hereinafter defined) be permitted to be acquired by Lawrence Aviation Estate, LLC, (ii) membership interests in the Company be transferred to Standard Solar, Inc. and/or an entity affiliated therewith, and (iii) requesting that the Agency grant additional financial assistance in the form of increased potential exemptions from certain sales and use taxes ("**Additional Financial Assistance**") and to continue to consider the Agency's assistance approved by the Agency on August 20, 2025 with respect to a certain project (the "**Project**") consisting of (A) the acquisition of an approximately 36.17-acre parcel of land located at Lawrence Aviation Drive, Port Jefferson, New York 11777 (more particularly described as Suffolk County Tax Map No. 0200-159.00-02.00-019.000 and 0200-159.00-01.00-026.000), (the "**Land**"), (B) the construction of an approximately 7.75 MW DC ground-mount solar photovoltaic facility (the "**Improvements**"), and (C) the acquisition and installation therein of certain equipment and personal property including, but not limited to, concrete ballast blocking systems, approximately 13,360 solar modules, inverters, and electrical equipment (the "**Equipment**"; and, together with the Land and the Improvements, the "**Facility**"), which Facility is to be subleased by the Agency to the Company and used by the Company as a solar power generating facility, which is expected to produce approximately 10.8 million GWh-hours of clean electrical energy per year for the benefit of the Town, which is equivalent to the electric consumption of 1,500 households in Suffolk County. The Facility will be initially owned by Lawrence Aviation Estate, LLC and operated and/or managed by the Company.

The Company would receive the Additional Financial Assistance from the Agency in the form of potential exemptions or partial exemptions from sales and use taxes.

The Agency will acquire a leasehold interest in the Land and Improvements and title to the Equipment and will lease and sublease the Facility to the Company.

The Agency contemplates that it will provide financial assistance to the Company for the Project in the form of exemptions from sales and use taxes in connection with the construction and equipping of the Facility, and exemption of real property taxes.

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.

Dated: September 10, 2026

TOWN OF BROOKHAVEN INDUSTRIAL
DEVELOPMENT AGENCY

By: Lisa MG Mulligan
Title: Chief Executive Officer

EXHIBIT B

MINUTES OF PUBLIC HEARING HELD ON September 22, 2026

TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY (LAWRENCE AVIATION SOLAR FARM, LLC 2026 FACILITY)

Section 1. Lisa MG Mulligan, Chief Executive Officer of the Town of Brookhaven Industrial Development Agency (the "**Agency**") called the hearing to order.

Section 2. Lisa MG Mulligan then appointed herself the hearing officer of the Agency, to record the minutes of the hearing.

Section 3. The hearing officer then described the proposed transfer of the real estate, the other financial assistance proposed by the Agency and the location and nature of the Facility as follows:

The Agency is considering undertaking a project on behalf of Lawrence Aviation Solar Farm, LLC, a Delaware limited liability company, on behalf of itself and/or the principals of Lawrence Aviation Solar Farm, LLC, and the equity investors in, and any tax credit investors in, Lawrence Aviation Solar Farm, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (the "Company"), as hereinafter described.

The Company has supplemented its application to the Agency by (i) requesting that the Land (as hereinafter defined) be permitted to be acquired by Lawrence Aviation Estate, LLC, (ii) membership interests in the Company be transferred to Standard Solar, Inc. and/or an entity affiliated therewith, and (iii) requesting that the Agency grant additional financial assistance in the form of increased potential exemptions from certain sales and use taxes ("Additional Financial Assistance") and to continue to consider the Agency's assistance approved by the Agency on August 20, 2025 with respect to a certain project (the "Project") consisting of (A) the acquisition of an approximately 36.17-acre parcel of land located at Lawrence Aviation Drive, Port Jefferson, New York 11777 (more particularly described as Suffolk County Tax Map No. 0200-159.00-02.00-019.000 and 0200-159.00-01.00-026.000), (the "Land"), (B) the construction of an approximately 7.75 MW DC ground-mount solar photovoltaic facility (the "Improvements"), and (C) the acquisition and installation therein of certain equipment and personal property including, but not limited to, concrete ballast blocking systems, approximately 13,360 solar modules, inverters, and electrical equipment (the "Equipment"; and, together with the Land and the Improvements, the "Facility"), which Facility is to be subleased by the Agency to the Company and used by the Company as a solar power generating facility, which is expected to produce approximately 10.8 million GWh-hours of clean electrical energy per year for the benefit of the Town, which is equivalent to

the electric consumption of 1,500 households in Suffolk County. The Facility will be initially owned by Lawrence Aviation Estate, LLC and operated and/or managed by the Company.

The Agency will acquire a leasehold interest in the Land and the Improvements and title to the Equipment and lease the Facility to the Company. The Agency contemplates that it will provide additional financial assistance to the Company in the form of exemptions from sales and use taxes in connection with the construction and equipping of the Facility.

Section 4. The hearing officer then opened the hearing for comments from the floor for or against the proposed transfer of real estate, the other financial assistance proposed by the Agency and the location and nature of the Facility. The following is a listing of the persons heard and a summary of their views:

N/A

Section 5. The hearing officer then asked if there were any further comments, and, there being none, the hearing was closed at 11:00 a.m.

STATE OF NEW YORK)

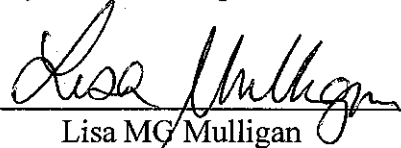
: SS.:

COUNTY OF SUFFOLK)

I, the undersigned Chief Executive Officer of the Town of Brookhaven Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the foregoing copy of the minutes of a public hearing held by the Town of Brookhaven Industrial Development Agency (the "Agency") on September 22, 2026 at 10:00 a.m., local time, in person, with the original thereof on file in the office of the Agency, and that the same is a true and correct copy of the minutes in connection with such matter.

IN WITNESS WHEREOF, I have hereunto set my hand as of September 22, 2026.

A handwritten signature in cursive script, appearing to read "Lisa MC Mulligan", is written over a horizontal line.

Lisa MC Mulligan
Chief Executive Officer

EXHIBIT C

Cost Benefit Analysis

Town of Brookhaven Industrial Development Agency

MRB Cost Benefit Calculator

Date August 8, 2025
 Project Title Lawrence Aviation Solar Farm UPDATED 9.15.26
 Project Location Lawrence Aviation Drive, Port Jefferson Station, NY



Cost-Benefit Analysis Tool powered by MRB Group

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

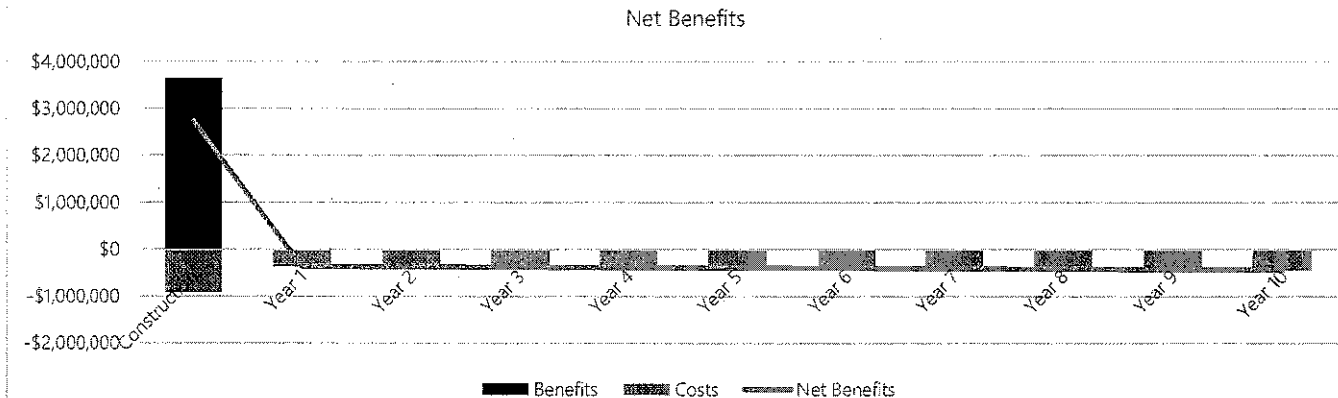
Construction Project Costs

\$16,360,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	14	16	30
Earnings	\$2,197,850	\$1,244,571	\$3,442,422
Local Spend	\$5,726,000	\$4,150,551	\$9,876,551

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	0	0	0
Earnings	\$0	\$0	\$0

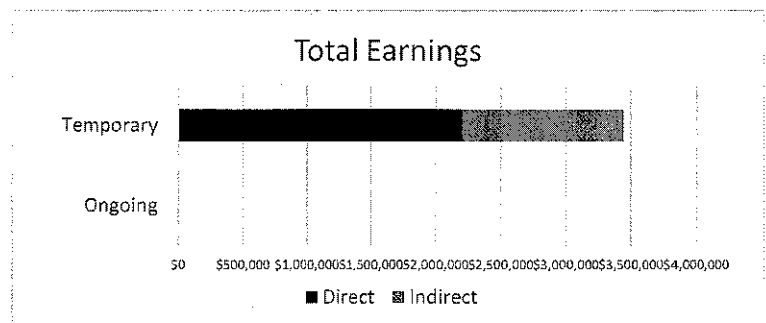
Figure 1



Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2

Figure 3



Fiscal Impacts



MRB
Group

Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$14,986,579	\$10,865,235
Sales Tax Exemption	\$921,375	\$921,375
Local Sales Tax Exemption	\$500,175	\$500,175
State Sales Tax Exemption	\$421,200	\$421,200
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$15,907,954	\$11,786,610

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$3,471,037	\$3,471,037
To Private Individuals	\$3,442,422	\$3,442,422
Temporary Payroll	\$3,442,422	\$3,442,422
Ongoing Payroll	\$0	\$0
Other Payments to Private Individuals	\$0	\$0
To the Public	\$28,615	\$28,615
Increase in Property Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$28,615	\$28,615
Ongoing Jobs - Sales Tax Revenue	\$0	\$0
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$179,006	\$179,006
To the Public	\$179,006	\$179,006
Temporary Income Tax Revenue	\$154,909	\$154,909
Ongoing Income Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$24,097	\$24,097
Ongoing Jobs - Sales Tax Revenue	\$0	\$0
Total Benefits to State & Region	\$3,650,043	\$3,650,043

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$3,471,037	\$11,365,410	:1
State	\$179,006	\$421,200	:1
Grand Total	\$3,650,043	\$11,786,610	:1

*Discounted at the public sector discount rate of: 2%

Additional Comments from IDA

Lawrence Aviation Solar Farm, LLC is a proposed 7.75 MW DC solar installation consisting of approximately 13,360 solar modules to be located at a former Superfund Site, which is currently owned by the Suffolk County Landbank. It is estimated that this project will power over 1,000 homes and result in the 3,337 metric tons of CO2 to be offset annually. The power created by this project will be offered to eligible low- and moderate-income electric customers. As per the IDA's Uniform Project Evaluation Criteria Policy, the criteria met for this project include, but are not limited to, capital investment by the applicant and energy production need for the region. UPDATE - The project requested an increase in sales and use tax based on an addition \$4.78 million dollar of

Does the IDA believe that the project can be accomplished in a timely fashion? Yes

Does this project provide onsite childcare facilities? No