TOWN OF BROOKHAVEN
INDUSTRIAL DEVELOPMENT AGENCY

PUBLIC HEARING
HELD BY CONFERENCE CALL
RE: WILLIAMS REALTY HOLDINGS GROUP, LLC

August 19, 2020
10:32 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: JOCELYN LINSE,
EXECUTIVE ASSISTANT IDA

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MS. MULLIGAN: It is 10:32 a.m. on Wednesday, August 19th. This is the public hearing for Williams Realty Holdings Group, LLC. This is Lisa Mulligan. I'm going to read the **NOTICE OF PUBLIC HEARING**.

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 August 19, 2020, at 10:30 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. Members of the public may listen to the Public Hearing, and comment on the Project (defined below) and the benefits
to be granted by the Agency to the Company (defined below) during the Public Hearing, by calling (712)770-5505 and entering access code 884-124. Comments may also be submitted to the Agency in writing or electronically.

Minutes of the Public Hearing will be transcribed and posted on the Agency's website all in connection with the following matters:

Williams Realty Holdings Group, LLC, a limited liability company organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Williams Realty Holdings Group, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Company"), and Interstate Mechanical Services, Inc., a business corporation organized and existing under the laws of the State of New York, and Fabrication Depot, LLC, a limited liability company organized and existing under the laws of the State of New Jersey, and Interstate Storage Services, LLC, limited liability company organized and existing under the laws of the State of New
York, on behalf of themselves and/or the
principals of Interstate Mechanical Services,
Inc., Fabrication Depot, LLC and/or Interstate
Storage Services, LLC., and/or an entity
formed or to be formed on behalf of any of the
foregoing (collectively, the "Sublessees"),
have applied to the Agency for assistance in
the acquisition of an approximately 5.85 acre
parcel of land (the "Land"), the acquisition
and renovation of the approximately 58,710
square foot building and other improvements
thereon (the "Improvements"), and the
installation therein of certain equipment (the
"Equipment"), located or to be located at 355
Sills Road, Yaphank, Town of Brookhaven,
Suffolk County, New York (and further
described on the Suffolk County Tax Map as No.
200-739.00-02.00-002.004 and 003.000)
(collectively, the Land, Improvements and
Equipment may be referred to as the
"Facility"), which Facility is to be leased to
the Agency by the Company, subleased and
leased by the Agency to the Company, and
further subleased by the Company as follows:
(i) to the Sublessees, to be used by the
Sublessees for the manufacture and fabrication
of mechanical systems and mechanical skids and
storage of industrial equipment, and office
space in connection therewith, and (ii)
approximately 6,000 square feet of office
space to a future tenant or tenants yet to be
determined. The Facility will be initially
owned, operated and/or managed by the Company.

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 for
further subleasing to the Sublessees and a
future tenant or tenants yet to be determined.

The Agency contemplates that it will
provide financial assistance to the Company
and the Sublessees in the form of exemptions
from mortgage recording taxes in connection
with the financing or any subsequent
refinancing financing of the Facility,
exemptions from sales and use taxes in
connection with the renovation and equipping
of the Facility, and exemption of real
property taxes, consistent with the policies 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.

Dated: August 10, 2020

TOWN OF BROOKHAVEN
INDUSTRIAL DEVELOPMENT AGENCY

By: Lisa MG Mulligan
Title: Chief Executive Officer

Has anyone joined the call?
(No response.)

MS. MULLIGAN: Hearing none, we'll keep this open for about 30 minutes.
MS. MULLIGAN: It's 10:44 a.m. on Wednesday, August 19th. This is the Williams Realty Holdings Group, LLC public hearing through the Town of Brookhaven IDA.

Has anyone joined the call?

(No response.)

MS. MULLIGAN: Hearing no one, we will keep this public hearing open for 15 or so more minutes.

(Pause.)

MS. MULLIGAN: It's 11 a.m. on Wednesday, August 19th. This is the Williams Realty Group public hearing through the Town of Brookhaven IDA.

There has been no comment on this project.

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

(No response.)

MS. MULLIGAN: Hearing none, I'm going to close this public hearing at 11:01 a.m.

Thank you.
(Time noted: 11:01 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