



MEETING OF THE TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY

July 17, 2018

Agenda

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1. Call the meeting of the Town of Islip Industrial Development Agency to order.
2. To consider the adoption of a Resolution on behalf of the Town of Islip Industrial Development Agency to approve the **Minutes** from the meeting on **June 19, 2018**.
3. To consider the adoption of an Inducement Resolution between the Town of Islip Industrial Development Agency and **55 Paradise Lane Realty, LLC**. Located at 40 Harold Court (55 Paradise Lane), Bay Shore. (0500-181-0300-052007).
4. To consider the adoption of a Preliminary Inducement Resolution between the Town of Islip Industrial Development Agency and **Bay Park Holdings (Senior Affordable Housing)**. Located at 28, 32 & 34 Park Avenue, Bay Shore. (0500-39300-0200-07305), 0500-39300-0200-072000) & (0500-39300-0200-071000).
5. To consider the adoption of a Preliminary Inducement Resolution between the Town of Islip Industrial Development Agency and **US Alliance Paper/Heartland Boys III L.P.** Located at 101 & 111 Heartland Blvd, Edgewood. (0500-13400-0500-003001 & 0500-11200-0300-001018).
6. To consider the adoption of a Inducement Resolution between the Town of Islip Industrial Development Agency and **Brothers Duo 3, LLC/SUSA Soccer Training, LLC**. Located at 0 Carleton Avenue, Central Islip.
7. To consider **any other business** to come before the Agency.

**TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY  
AGENDA ITEMS FOR JULY 17, 2018**

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**AGENDA ITEM # 1**

**TYPE OF RESOLUTION:** CALL TO ORDER

**COMPANY:** N/A

**PROJECT LOCATION:** N/A

**JOBS (RETAINED/CREATED):** RETAINED - N/A -  
CREATE - N/A -

**INVESTMENT:** \$N/A

TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY  
AGENDA ITEMS FOR JULY 17, 2018

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**AGENDA ITEM # 2**

**TYPE OF RESOLUTION:** TO CONSIDER AN ADOPTION OF A RESOLUTION ON BEHALF OF THE TOWN OF ISLIP IDA TO APPROVE THE **MINUTES** FROM THE MEETING ON JUNE 19, 2018

**COMPANY:** N/A

**PROJECT LOCATION:** N/A

**JOBS (RETAINED/CREATED):** RETAINED - N/A -  
CREATE - N/A -

**INVESTMENT:** \$N/A



## MEETING OF THE TOWN OF ISLIP

### INDUSTRIAL DEVELOPMENT AGENCY

June 19, 2018

#### Meeting Minutes

1. Call the meeting of the Town of Islip Industrial Development Agency to order on a motion by Councilman John C. Cochrane Jr. and seconded by Councilwoman Trish Bergin Weichbrodt.

Members Angie M. Carpenter, Councilwoman Mary Kate Mullen, Councilman John C. Cochrane Jr., Councilman James P. O'Connor and Councilwoman Trish Bergin Weichbrodt were present and the Chairwoman acknowledged a quorum.

2. To consider the adoption of a Resolution on behalf of the Town of Islip Industrial Development Agency to approve the **Minutes** from the meeting on **May 15, 2018**. On a motion by Councilman John C. Cochrane Jr and seconded by Councilwoman Mary Kate Mullen, said motion was approved unanimously.
3. To consider the adoption of an Authorizing Resolution for **CPI Aerostructures**. Located at 91 Heartland Boulevard, Edgewood. (SCTM# 05000-13400-0300-005000). On a motion by Councilwoman Trish Bergin Weichbrodt and seconded by Councilwoman Mary Kate Mullen, said motion approved unanimously.
4. To consider **any other business** to come before the Agency. Meeting adjourned by a motion from Councilman James P. O'Connor and seconded by Councilwoman Trish Bergin Weichbrodt.



**TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY  
AGENDA ITEMS FOR JULY 17, 2018**

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**AGENDA ITEM # 3**

**TYPE OF RESOLUTION:** INDUCEMENT RESOLUTION

**COMPANY:** 55 PARADISE LANE REALTY, LLC

**PROJECT LOCATION:** 40 HAROLD COURT, 55 PARADISE  
LANE, BAY SHORE

**JOBS (RETAINED/CREATED):** RETAINED - 00 -  
CREATE - 80 -

**INVESTMENT:** \$14,000,000.00

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL  
DEVELOPMENT AGENCY TAKING OFFICIAL ACTION  
TOWARD APPOINTING 55 PARADISE LANE REALTY LLC,  
A LIMITED LIABILITY COMPANY, ON BEHALF OF ITSELF  
AND/OR THE PRINCIPALS OF 55 PARADISE LANE  
REALTY LLC AND/OR AN ENTITY FORMED OR TO BE  
FORMED ON BEHALF OF THE FOREGOING AS AGENT(S)  
OF THE AGENCY FOR THE PURPOSE OF ACQUIRING,  
CONSTRUCTING AND EQUIPPING THE FACILITY AND  
MAKING CERTAIN FINDINGS AND DETERMINATIONS  
WITH RESPECT TO THE FACILITY.

WHEREAS, 55 Paradise Lane Realty 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 55 Paradise Lane Realty LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Company**”), has applied to the Town of Islip Industrial Development Agency (the “**Agency**”) to enter into a transaction in which the Agency will assist in the acquisition of an approximately 10.75 acre parcel of land located at 40 Harold Court, Bay Shore, New York 11706 (the “**Land**”), the construction of an approximately 180,000 square foot building with an approximately 34,560 square foot mezzanine, for a total of 214,560 square feet of leasable space thereon (the “**Improvements**”), and the acquisition and installation therein of certain equipment and personal property (the “**Equipment**”; and together with the Land and the Improvements, the “**Facility**”), which Facility will be leased by the Agency to the Company, and subleased by the Company to various future tenants (the “**Tenants**”), for use as warehouse and manufacturing space (the “**Project**”); and

WHEREAS, the Agency will acquire a leasehold interest in the Land and the Improvements and title to the Equipment and will sublease and lease the Facility to the Company, all pursuant to Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 47 of the Laws of 1974 of the State of New York, as the same may be amended from time to time (collectively, the “**Act**”); and

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

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company in the form of exemptions from mortgage recording taxes, exemptions from sales and use taxes and abatement of real property taxes on the Facility, consistent with the policies of the Agency, all to be more particularly described in a Final Authorizing Resolution to be adopted by the Agency prior to the closing of the transactions described herein; and

WHEREAS, as of the date of this resolution, no determination for financial assistance has been made; 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, prior to the date of the Hearing (defined below), the Agency will have made a determination for financial assistance; and

WHEREAS, prior to the closing of the transaction described herein, a public hearing (the “**Hearing**”) will be held 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 can be heard; and

WHEREAS, notice of the Hearing will be given prior to the closing of the transaction described herein, and such notice (together with proof of publication) will be substantially in the form annexed hereto as Exhibit A; and

WHEREAS, the minutes of the Hearing are or will be annexed hereto as Exhibit B; and

WHEREAS, the Agency has given due consideration to the application of the Company and to representations by the Company that the proposed financial assistance is either an inducement to the Company to maintain the Facility in the Town of Islip or is necessary to maintain the competitive position of the Company in its industry; 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 (collectively, the “**SEQR Act**” or “**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 and related documents (the “**Questionnaire**”) with respect to the Facility, a copy of which is on file at the office of the Agency; and

WHEREAS, the Questionnaire has been reviewed by the Agency; 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 Town of Islip Industrial Development Agency (a majority of the members thereof affirmatively concurring) that:

Section 1. Based upon the Environmental Assessment Form completed by the Company and reviewed by the Agency and other representations and information furnished by the Company regarding the Facility, the Agency determines that the action relating to the acquisition, renovation, equipping, and operation of the Facility is an “Unlisted” Action, as that term is defined in the SEQR Act. The Agency also determines that the action will not have a “significant effect” on the environment, and, therefore, an environmental impact statement will

not be prepared. This determination constitutes a negative declaration for purposes of SEQR. Notice of this determination shall be filed to the extent required by the applicable regulations under SEQR or as may be deemed advisable by the Chairman or Executive Director of the Agency or counsel to the Agency.

Section 2. The acquisition, construction and equipping of the Facility by the Agency, the subleasing and leasing of the Facility to the Company and the provision of financial assistance on the Facility pursuant to the Act will promote job opportunities, health, general prosperity and the economic welfare of the inhabitants of the Town of Islip and the people of the State of New York and improve their standard of living, and thereby serve the public purposes of the Act, and the same is, therefore, approved.

Section 3. Subject to the provisions of this resolution, the Agency shall (i) acquire, construct and equip the Facility, and (ii) lease and sublease the Facility to the Company.

Section 4. 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 and Project Agreement, dated a date to be determined (the "**Lease Agreement**"), by and between the Company and the Agency. 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 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 5. Counsel to the Agency is authorized and directed to work with Transaction Counsel (Nixon Peabody LLP) to prepare, for submission to the Agency, all documents necessary to affect the transactions described in the foregoing resolution.

Section 6. The Chairman, the Executive Director, the Deputy Executive Director and all members of the Agency are hereby authorized and directed (i) to distribute copies of this resolution to the Company, and (ii) to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this resolution.

Section 7. Any expenses incurred by the Agency with respect to the Facility, including the expenses of Transaction Counsel, shall be paid by the Company. The Company shall agree to pay such expenses and further agree 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 8. This resolution shall take effect immediately.



STATE OF NEW YORK            )  
  : SS.:  
COUNTY OF SUFFOLK         )

I, the undersigned Assistant Secretary of the Town of Islip Industrial Development Agency, DO HEREBY CERTIFY THAT:

I have compared the foregoing copy of a resolution of the Town of Islip Industrial Development Agency (the “**Agency**”) with the original thereof on file in the office of the Agency, and the same is a true and correct copy of such resolution and of the proceedings of the Agency in connection with such matter.

Such resolution was passed at a meeting of the Agency duly convened in public session on July 17, 2018, at Islip Town Hall, 655 Main Street, Islip, New York, at which meeting the following members were:

Present:

Absent:

Also Present:

The question of the adoption of the foregoing resolution was duly put to vote on roll call, which resulted as follows:

Voting Aye

and, therefore, the resolution was declared duly adopted.

The Application is in substantially the form presented to and approved at such meeting.

I FURTHER CERTIFY that (i) all members of the Agency had due notice of said meeting, pursuant to Sections 103a and 104 of the Public Officers Law (Open Meetings Law), (ii) said meeting was open to the general public and public notice of the time and place of said meeting was duly given in accordance with such Sections 103a and 104, (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout.

IN WITNESS WHEREOF, I have hereunto set my hand as of July 17, 2018.

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Assistant Secretary

## EXHIBIT A

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### NOTICE OF PUBLIC HEARING

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NOTICE IS HEREBY GIVEN that a public hearing pursuant to Title 1 of Article 18-A of the New York State General Municipal Law will be held by the Town of Islip Industrial Development Agency on the \_\_\_ day of July, 2018, at \_\_\_ a.m., local time, at the Town of Islip, Offices of Economic Development, 40 Nassau Avenue, Islip, New York 11751 in connection with the following matters:

55 Paradise Lane Realty 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 55 Paradise Lane Realty LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Company**”), has applied to the Town of Islip Industrial Development Agency (the “**Agency**”) to enter into a transaction in which the Agency will assist in the acquisition of an approximately 10.75 acre parcel of land located at 40 Harold Court, Bay Shore, New York 11706 (the “**Land**”), the construction of an approximately 180,000 square foot building with an approximately 34,560 square foot mezzanine, for a total of 214,560 square feet of leasable space thereon (the “**Improvements**”), and the acquisition and installation therein of certain equipment and personal property (the “**Equipment**”; and together with the Land and the Improvements, the “**Facility**”), which Facility will be leased by the Agency to the Company, and subleased by the Company to various future tenants (the “**Tenants**”), for use as warehouse and manufacturing space (the “**Project**”). The Facility will be initially owned, 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 will lease and sublease the Facility to the Company. The Agency contemplates that it will provide financial assistance to the Company in the form of exemptions from mortgage recording taxes and sales and use taxes and abatement of real property taxes on the Facility, all 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. At the hearing, all persons will have the opportunity to review 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: July \_\_, 2018

TOWN OF ISLIP INDUSTRIAL  
DEVELOPMENT AGENCY

By: William G. Mannix  
Title: Executive Director

EXHIBIT B

MINUTES OF PUBLIC HEARING HELD ON  
JULY \_\_, 2018

TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY  
(55 PARADISE LANE REALTY LLC 2018 FACILITY)

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1. \_\_\_\_\_ of the Town of Islip Industrial Development Agency (the “**Agency**”) called the hearing to order.

2. \_\_\_\_\_ then appointed himself the hearing officer of the Agency, to record the minutes of the hearing.

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:

55 Paradise Lane Realty 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 55 Paradise Lane Realty LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Company**”), has applied to the Town of Islip Industrial Development Agency (the “**Agency**”) to enter into a transaction in which the Agency will assist in the acquisition of an approximately 10.75 acre parcel of land located at 40 Harold Court, Bay Shore, New York 11706 (the “**Land**”), the construction of an approximately 180,000 square foot building with an approximately 34,560 square foot mezzanine, for a total of 214,560 square feet of leasable space thereon (the “**Improvements**”), and the acquisition and installation therein of certain equipment and personal property (the “**Equipment**”; and together with the Land and the Improvements, the “**Facility**”), which Facility will be leased by the Agency to the Company, and subleased by the Company to various future tenants (the “**Tenants**”), for use as warehouse and manufacturing space (the “**Project**”). The Facility will be initially owned, 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 will lease and sublease the Facility to the Company. The Agency contemplates that it will provide financial assistance to the Company in the form of exemptions from mortgage recording taxes and sales and use taxes and abatement of real property taxes on the Facility, all consistent with the policies of the Agency.



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:

5. The hearing officer then asked if there were any further comments, and, there being none, the hearing was closed at \_\_\_\_\_ a.m./p.m.

STATE OF NEW YORK     )  
                                      : SS.:  
COUNTY OF SUFFOLK    )

I, the undersigned Assistant Secretary of the Town of Islip 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 Islip Industrial Development Agency (the “**Agency**”) on July \_\_, 2018, at \_\_ a.m., local time, at Town of Islip, Offices of Economic Development, 40 Nassau Avenue, Islip, New York 11751, 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 July \_\_, 2018.

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Assistant Secretary

TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY  
AGENDA ITEMS FOR JULY 17, 2018

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**AGENDA ITEM # 4**

**TYPE OF RESOLUTION:** PRELIMINARY INDUCEMENT  
RESOLUTION

**COMPANY:** BAY PARK HOLDINGS (SENIOR AFFORDABLE  
HOUSING)

**PROJECT LOCATION:** 28, 32 & 34 PARK AVENUE, BAY  
SHORE

**JOBS (RETAINED/CREATED):** RETAINED - 03 -  
CREATE - 00 -

**INVESTMENT:** \$30,369,165.00

PRELIMINARY RESOLUTION OF THE TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL  
ACTION IN CONNECTION WITH BAY PARK HOLDINGS,  
LLC, A NEW YORK LIMITED LIABILITY COMPANY, ON  
BEHALF OF ITSELF AND/OR THE PRINCIPALS OF BAY  
PARK HOLDINGS, LLC AND/OR AN ENTITY FORMED OR TO  
BE FORMED ON BEHALF OF ANY OF THE FOREGOING.

WHEREAS, Bay Park Holdings, LLC, a New York limited liability company, on behalf of itself and/or the principals of Bay Park Holdings, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Company**”) has submitted its application, for financial assistance (the “**Application**”) to the Town of Islip Industrial Development Agency (the “**Agency**”), to enter into a transaction in which the Agency will assist in the acquisition of an approximately 1.17 acre parcel of land located at 28 Park Avenue, Bay Shore, New York; 32 Park Avenue, Bay Shore, New York; and 34 Park Avenue, Bay Shore, New York (the “**Land**”), and the demolition of an existing approximately 10,713 square foot building and the construction of an approximately 86,168 square foot located thereon, including a four (4) story building containing approximately seventy-five (75) units of affordable senior housing and an approximately 8,000 square foot community center (the “**Improvements**”) including, but not limited to, a sprinkler system, HVAC, electrical equipment, plumbing, and elevators (the “**Equipment**”; and, together with the Land and the Improvements, the “**Facility**”), all to be leased by the Agency to, and used by the Company for residential rental units for seniors ages 55 and over with units affordable to households at or below fifty percent (50%), sixty percent (60%), and eighty-five percent (85%) of area median income, as well as a community center (the “**Project**”); and

WHEREAS, the Agency, subject to the provisions of this preliminary resolution, will consider the acquisition of a leasehold interest in the Facility and will lease or sublease the Facility to the Company, all pursuant to Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 47 of the Laws of 1974 of the State of New York, as the same may be amended from time to time (collectively, the “**Act**”);

WHEREAS, subject to the Company’s providing the Agency with a feasibility report (the “**Feasibility Study**”), together with such letters or reports from interested parties and governmental agencies or officials (the “**Letters of Support**”; and together with the Feasibility Study, the “**Requisite Materials**”) to enable the Agency to make findings and determinations that the Facility qualifies as a “project” under the Act and that the Facility satisfies all other requirements of the Act, the Agency will consider the inducement of the Project; 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;

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 (collectively, the “**SEQR Act**” or “**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 and related documents (the “**Questionnaire**”) with respect to the Facility, a copy of which is on file at the office of the Agency; and

WHEREAS, the Questionnaire has been reviewed by the Agency.

NOW, THEREFORE, BE IT RESOLVED by the Town of Islip Industrial Development Agency (a majority of the members thereof affirmatively concurring) that:

Section 1. Based upon the Environmental Assessment Form completed by the Company and reviewed by the Agency and other representations and information furnished by the Company regarding the Facility, the Agency determines that the action relating to the acquisition, demolition, construction, equipping, furnishing and operation of the Facility is an “unlisted” action, as that term is defined in the SEQR Act. The Agency also determines that the action will not have a “significant effect” on the environment, and, therefore, an environmental impact statement will not be prepared. This determination constitutes a negative declaration for purposes of SEQR. Notice of this determination shall be filed to the extent required by the applicable regulations under SEQR or as may be deemed advisable by the Chairman or Executive Director of the Agency or counsel to the Agency.

Section 2. Nothing herein shall be construed as committing the Agency to approve the acquisition, demolition, construction, equipping and financing of the Facility until such time as the Agency has received all Requisite Materials. No final action may be taken before the Agency has received all Requisite Materials.

Section 3. The Chairman, Executive Director, counsel to the Agency and Transaction Counsel (Nixon Peabody LLP), and all members of the Agency, are hereby authorized and directed (i) to distribute copies of this preliminary resolution to the Company, and (ii) to do such further things or perform such acts as may be necessary or convenient to implement the provisions in the foregoing preliminary resolution.

Section 4. This preliminary resolution shall take effect immediately.

STATE OF NEW YORK)

) ss:

COUNTY OF SUFFOLK)

I, the undersigned Assistant Secretary of the Town of Islip Industrial Development Agency, DO HEREBY CERTIFY THAT:

I have compared the foregoing copy of the preliminary resolution of the Town of Islip Industrial Development Agency (the “**Agency**”) with the original thereof on file in the office of the Agency, and the same is a true and correct copy of such resolution and of the proceedings of the Agency in connection with such matter.

Such resolution was passed at a meeting of the Agency duly convened in public session on July 17, 2018, at Islip Town Hall, 655 Main Street, Islip, New York, at which meeting the following members were:

Present:

Absent:

Also Present:

The question of the adoption of the foregoing resolution was duly put to vote on roll call, which resulted as follows:

Voting Aye

Voting Nay

and, therefore, the resolution was declared duly adopted.

The Application is in substantially the form presented to and approved at such meeting.

I FURTHER CERTIFY that (i) all members of the Agency had due notice of said meeting, pursuant to Sections 103a and 104 of the Public Officers Law (Open Meetings Law), (ii) said meeting was open to the general public and public notice of the time and place of said meeting was duly given in accordance with such Sections 103a and 104, (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout.

IN WITNESS WHEREOF, I have hereunto set my hand as of July 17, 2018.

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Assistant Secretary

TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY  
AGENDA ITEMS FOR JULY 17, 2018

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**AGENDA ITEM # 5**

**TYPE OF RESOLUTION:** PRELIMINARY INDUCEMENT  
RESOLUTION

**COMPANY:** U.S. ALLIANCE PAPER/HEARTLAND BOYS III L.P.

**PROJECT LOCATION:** 101 & 111 HEARTLAND BLVD,  
EDGEWOOD

**JOBS (RETAINED/CREATED):** RETAINED - 00 -  
CREATE - 00 -

**INVESTMENT:** \$0.00



PRELIMINARY RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION IN CONNECTION WITH HEARTLAND BOYS III L.P., A NEW YORK LIMITED PARTNERSHIP, ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF HEARTLAND BOYS III L.P. AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING AND U.S. ALLIANCE PAPER, INC., A NEW YORK BUSINESS CORPORATION, ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF U.S. ALLIANCE PAPER, INC. AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING AND MAKING CERTAIN FINDINGS AND DETERMINATIONS WITH RESPECT TO THE FACILITY.

WHEREAS, Heartland Boys III L.P., a New York limited partnership, on behalf of itself and/or the principals of Heartland Boys III L.P. and/or an entity formed or to be formed on behalf of the foregoing (collectively, the “**Company**”) and U.S. Alliance Paper, Inc., a New York business corporation, on behalf of itself and/or the principals of U.S. Alliance Paper, Inc. and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Sublessee**”), submitted their application for financial assistance (the “**Application**”) to the Town of Islip Industrial Development Agency (the “**Agency**”), to enter into a transaction in which the Agency will assist in (a) the acquisition of an approximately 10.55 acre parcel of land located at 101 and 111 Heartland Boulevard, Edgewood, New York 11717 (the “**Land**”), and two approximately 80,000 square foot buildings located thereon (the “**Improvements**”, and together with the Land, the “**Facility**”), and which Facility is to be used by the Sublessee for its business as a manufacturer of paper napkins, towels, and facial and bath tissues; and

WHEREAS, subject to the Company’s providing the Agency with an Environmental Assessment Form (“**EAF**”) and evidence that the Company has received all necessary site plan approvals, architectural review, zoning approvals, permits, with respect to the Facility, the Agency will consider the inducement of the project; and

WHEREAS, the Agency, subject to the provisions of this resolution, will consider the acquisition of title to or a leasehold interest in the Facility and will lease or sublease the Facility to the Company, all pursuant to Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 529 of the Laws of 1971 of the State of New York, as the same may be amended from time to time (collectively, the “**Act**”);

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;

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 (collectively, the “**SEQR Act**” or “**SEQR**”), the Agency constitutes a “State Agency”;

WHEREAS, to aid the Agency in determining whether the Facility may have a significant effect upon the environment, the Company will prepare and submit to the Agency an

Environmental Assessment Form and related documents (the “**Questionnaire**”) with respect to the Facility; and

WHEREAS, as of the date of this resolution, no determination for the Facility been made under SEQR.

NOW, THEREFORE, BE IT RESOLVED by the Town of Islip Industrial Development Agency (a majority of the members thereof affirmatively concurring) that:

- Section 1. At such time as the Company submits to the Agency all necessary information for the Agency to comply with SEQR, the Agency will undertake to review such information. If a “Lead Agency” other than the Agency is declared under SEQR, the Agency shall send written notification to such Lead Agency that the Agency is an “involved agency” with respect to the Lead Agency’s SEQR review. Notice of this determination shall be filed to the extent required by the applicable regulations under that Act or as may be deemed advisable by the Chairman or Executive Director of the Agency or counsel to the Agency.
- Section 2. Nothing herein shall be construed as committing the Agency to approve the acquisition, renovation, equipping and financing of the Facility until such time as (i) all of the requirements of SEQR have been satisfied, and (ii) the Company has provided the Agency with evidence that all necessary site plan approvals, architectural review, zoning approvals, permits, with respect to the Facility have been approved. Rather, the actions undertaken pursuant to this resolution shall be limited to environmental, engineering, economic, feasibility and other studies and preliminary planning necessary to formalize the Action as that term is defined under SEQR. No final action may be taken before the Agency has complied with the requirements of SEQR.
- Section 3. The Chairman, Executive Director, counsel to the Agency and Transaction Counsel (Nixon Peabody LLP), and all members of the Agency, are hereby authorized and directed (i) to distribute copies of this preliminary resolution to the Company, and (ii) to do such further things or perform such acts as may be necessary or convenient to implement the provisions in the foregoing preliminary resolution.
- Section 4. This resolution shall take effect immediately.

STATE OF NEW YORK     )

: ss.:

COUNTY OF SUFFOLK     )

I, the undersigned Assistant Secretary of the Town of Islip Industrial Development Agency DO HEREBY CERTIFY THAT:

I have compared the foregoing copy of a resolution of the Town of Islip Industrial Development Agency (the “**Agency**”), with the original thereof on file in the office of the Agency, and the same is a true and correct copy of such resolution and of the proceedings of the Agency in connection with such matter.

Such resolution was passed at a meeting of the Agency duly convened in public session on July 17, 2018, at Islip Town Hall, 655 Main Street, Islip, New York at which meeting the following members were:

Present:

Recused:

Absent:

Also Present:

The question of the adoption of the foregoing resolution was duly put to vote on roll call, which resulted as follows:

Voting Aye

Voting Nay

and, therefore, the resolution was declared duly adopted.

The Application is in substantially the form presented to and approved at such meeting.

I FURTHER CERTIFY that (i) all members of the Agency had due notice of said meeting, pursuant to Sections 103a and 104 of the Public Officers Law (Open Meetings Law), (ii) said meeting was open to the general public and public notice of the time and place of said meeting was duly given in accordance with such Sections 103a and 104, (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout.

IN WITNESS WHEREOF, I have hereunto set my hand as of July 17, 2018.

---

Assistant Secretary

TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY  
AGENDA ITEMS FOR JULY 17, 2018

---

**AGENDA ITEM # 6**

**TYPE OF RESOLUTION:** INDUCEMENT RESOLUTION

**COMPANY:** BROTHERS DUO 3, LLC/SUSA SOCCER  
TRAINING, LLC

**PROJECT LOCATION:** 0 CARLETON AVE, CENTRAL ISLIP

**JOBS (RETAINED/CREATED):** RETAINED - 52 -  
CREATE - 10 -

**INVESTMENT:** \$9,650,000.00

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL  
DEVELOPMENT AGENCY TAKING OFFICIAL ACTION  
TOWARD APPOINTING BROTHERS DUO 3, LLC, A NEW  
YORK LIMITED LIABILITY COMPANY, ON BEHALF OF  
ITSELF AND/OR THE PRINCIPALS OF BROTHERS DUO 3,  
LLC AND/OR AN ENTITY FORMED OR TO BE FORMED  
ON BEHALF OF ANY OF THE FOREGOING AND SUSA  
SOCCER TRAINING, LLC, A NEW YORK BUSINESS  
CORPORATION ON BEHALF OF ITSELF AND/OR THE  
PRINCIPALS OF SUSA SOCCER TRAINING, LLC AND/OR  
AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF  
ANY OF THE FOREGOING, AS AGENT(S) OF THE  
AGENCY FOR THE PURPOSE OF ACQUIRING,  
CONSTRUCTING AND EQUIPPING THE FACILITY AND  
MAKING CERTAIN FINDINGS AND DETERMINATIONS  
WITH RESPECT TO THE FACILITY

WHEREAS, Brothers Duo 3, 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 Brothers Duo 3, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Company**”) and SUSA Soccer Training, 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 SUSA Soccer Training, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Sublessee**”), have applied to the Town of Islip Industrial Development Agency (the “**Agency**”), to enter into a transaction in which the Agency will assist in (a) the acquisition of an approximately 19.53 acre parcel of land located on the west side of Carlton Avenue and the north side of DPW Drive, Central Islip, New York and an approximately 3.3 acre parcel of land located on the west side of Carlton Avenue and the south side of DPW Drive, Central Islip, New York, for a total of approximately 22.83 acres of land currently owned by the Town of Islip (collectively, the “**Land**”), the construction of approximately five (5) outdoor multipurpose sports fields and the construction of an approximately 4,000 square foot administrative building including, but not limited to, a concession area, locker rooms and associated facilities to be located thereon (the “**Improvements**”), and the acquisition and installation therein of certain equipment and personal property, not part of the Equipment (as such term is defined herein) including, but not limited to, soccer goals, turf maintenance equipment, artificial turf systems, office equipment and furnishings, HVAC units, electrical work and field lighting, and grandstand or bleachers (the “**Facility Equipment**”; and together with the Land and the Improvements, the “**Company Facility**”), which Company Facility is to be leased by the Agency to the Company and will be further subleased by the Company to the Sublessee; and (b) the acquisition and installation of certain equipment and personal property (the “**Equipment**”; and together with the Company Facility, the “**Facility**”), which Equipment is to be leased by the Agency to the Sublessee and which Facility is to be used by the Sublessee as an outdoor recreational facility to include state-of-the-art outdoor playing fields for youth with concession area, locker rooms and associated facilities (the “**Project**”); and



WHEREAS, the Agency will acquire a leasehold interest in the Land and the Improvements and title to the Facility Equipment and Equipment, will sublease and lease the Company Facility to the Company for further sublease to the Sublessee and will lease the Equipment to the Sublessee, all pursuant to Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 47 of the Laws of 1974 of the State of New York, as the same may be amended from time to time (collectively, the “**Act**”); and

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company and the Sublessee in connection with the Facility, consistent with the policies of the Agency, in the form of exemptions from mortgage recording taxes in connection with the financing or any subsequent refinancing of the Facility, exemptions from sales and use taxes and abatement of real property taxes, which proposed abatement of real property taxes is more particularly described in Exhibit D attached hereto, and which all financial benefits are to be more particularly described in a Final Authorizing Resolution to be adopted by the Agency prior to the closing of the transactions described herein; and

WHEREAS, as of the date of this resolution, no determination for financial assistance has been made; 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, prior to the date of the Hearing (defined below), the Agency will have made a determination for financial assistance; and

WHEREAS, prior to the closing of the transaction described herein, a public hearing (the “**Hearing**”) will be held 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 can be heard; and

WHEREAS, notice of the Hearing will be given prior to the closing of the transaction described herein, and such notice (together with proof of publication) will be substantially in the form annexed hereto as Exhibit A; and

WHEREAS, the minutes of the Hearing are or will be annexed hereto as Exhibit B; and

WHEREAS, the Facility will be used for recreational use as outdoor playing fields, and a food court and pro shop and retail space, to customers who personally visit the Facility and would be considered a “recreational facility” as defined in Section 854(9) of the Act and a facility described in the provisions of Section 858 of the Act; and

WHEREAS, based upon the representations and warranties of the Company in the application for financial assistance filed by the Company with the Agency, dated August 7, 2017 (the “**Application**”), the facilities and property that are primarily used in making retail sales of goods and services to customers who personally visit the Facility will not constitute more than one-third (1/3) of the total costs of the Facility in accordance with Section 862(2) of the Act; and



WHEREAS, the Agency has given due consideration to the application of the Company and the Sublessee and to representations by the Company and the Sublessee that the proposed financial assistance is either an inducement to the Company and the Sublessee to maintain the Facility in the Town of Islip or is necessary to maintain the competitive position of the Company and the Sublessee in their respective industries; 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 (collectively, the “SEQR Act” or “SEQR”), the Agency constitutes a “State Agency”; and

WHEREAS, the Agency constitutes an “Involved Agency” (as defined in SEQR); and

WHEREAS, the construction and operation of the Facility is an “Action” under SEQR; and

WHEREAS, pursuant to SEQR, an Environmental Assessment Form (“EAF”) was completed to review the potential environmental impacts for the Action; and

WHEREAS, the Town Board of the Town of Islip (the “Town”), acted as Lead Agency, determined that the Action is a Type 1 Action for SEQR purposes; and

WHEREAS, the Town, as Lead Agency, issued a Positive Declaration for the Action; and

WHEREAS, the Town accepted a Draft Supplemental Generic Environmental Impact Statement (“DSEIS”) for the Action on September 28, 2010; and

WHEREAS, a public hearing on the DSEIS was held on October 28, 2010, and written comments were accepted until November 8, 2010; and

WHEREAS, a Final Supplemental Environmental Impact Statement (“FSEIS”), including the responses to all comments, was accepted by the Town on November 16, 2010; and

WHEREAS, the Town issued its Lead Agency findings statement on November 30, 2010; and

WHEREAS, on November 30, 2010, the Town, as Lead Agency, determined that the Action is one that avoids or minimizes adverse environmental impact to the maximum extent practicable and that adverse environmental impacts will be avoided or minimized to the maximum extent practicable by incorporating, as conditions to the decision, those mitigative measures and operational enhancements and mitigation that were identified as practicable during the environmental review process; and

WHEREAS, the Town, as Lead Agency, determined that, based upon its review of the information, the appropriate criteria for determination of significance, and such other and further information which the Lead Agency felt necessary to review, that the potential presence

of the Facility does not present either newly discovered information or a change in circumstances resulting in potentially significant adverse impacts to the environment that would require a supplemental environmental impact statement, which determination is binding on the Agency; and

WHEREAS, as an Involved Agency, the Agency must make its own findings under SEQR prior to funding, undertaking, or approving an Action; and

WHEREAS, the Agency has reviewed the DSEIS, the FSEIS and the documents incorporated by reference therein, as well as such other documents as the Agency felt it necessary or appropriate to examine to adequately review the proposed Action; and

WHEREAS, the Agency finds that the Findings Statement attached hereto as Exhibit C accurately and adequately examines environmental issues presented by the Action; and

WHEREAS, the Company and the Sublessee have 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 and the Sublessee.

NOW, THEREFORE, BE IT RESOLVED by the Town of Islip Industrial Development Agency (a majority of the members thereof affirmatively concurring) that:

Section 1.

(a) The Findings Statement attached hereto as Exhibit C is hereby accepted and adopted by the Agency.

(b) In response to issues raised by the public, and based upon the other representations and information furnished regarding the Action, on October 28, 2010, the Town, as Lead Agency, determined that, based upon its review of the information, the appropriate criteria for determination of significance, and such other and further information which the Lead Agency felt necessary to review, that the potential presence of the Facility does not present either newly discovered information or a change in circumstances resulting in potentially significant adverse impacts to the environment that would require a supplemental environmental impact statement, which determination is binding on the Agency.

(c) Having considered the DSEIS and FSEIS, and such other documents as may be necessary or appropriate, the Agency certifies that:

(i) The requirements of 6 NYCRR Part 617 have been met;

(ii) Consistent with the social, economic and other essential considerations, from among the reasonable alternatives thereto, the Action is one which minimizes or avoids adverse environmental effects to the maximum extent practicable, including effects disclosed in the environmental impact statement; and

(iii) Consistent with social, economic, and other essential considerations, to the maximum extent practicable, adverse environmental effects revealed in the environmental impact statement will be minimized or avoided by incorporating as conditions those mitigative measures which were identified as practicable.

Section 2. The acquisition, construction and equipping of the Facility by the Agency, the subleasing and leasing of the Company Facility to the Company for further subleasing to the Sublessee, the leasing of the Equipment to the Sublessee and the provision of financial assistance pursuant to the Act will promote job opportunities, health, general prosperity and the economic welfare of the inhabitants of the Town of Islip and the people of the State of New York and improve their standard of living, and thereby serve the public purposes of the Act, and the same is, therefore, approved.

Section 3. Subject to the provisions of this resolution, the Agency shall (i) acquire, construct and equip the Facility; (ii) lease and sublease the Company Facility to the Company; and (iii) lease the Equipment to the Sublessee.

Section 4. The Company and the Sublessee are hereby notified that they 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 and Project Agreement, dated a date to be determined (the "**Lease Agreement**"), by and between the Company and the Agency. The Sublessee shall be required to agree to the terms of Section 875 pursuant to the Agency Compliance Agreement, dated a date to be determined (the "**Agency Compliance Agreement**"). The Company and Sublessee are further notified that the tax exemptions and abatements provided pursuant to the Act and the appointment of the Company and the Sublessee as agents of the Agency pursuant to this 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 and the Agency Compliance Agreement.

Section 5. Counsel to the Agency is authorized and directed to work with Transaction Counsel (Nixon Peabody LLP) to prepare, for submission to the Agency, all documents necessary to affect the transfer of the real estate described in the foregoing resolution.

Section 6. The Chairman, the Executive Director, the Deputy Executive Director and all members of the Agency are hereby authorized and directed (i) to distribute copies of this resolution to the Company and the Sublessee, and (ii) to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this resolution.

Section 7. Any expenses incurred by the Agency with respect to the Facility, including the expenses of Transaction Counsel, shall be paid by the Company and the Sublessee. The Company and the Sublessee agree to pay such expenses and further agree 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 8. This resolution shall take effect immediately.

ADOPTED: July 17, 2018

STATE OF NEW YORK            )  
  : SS.:  
COUNTY OF SUFFOLK         )

I, the undersigned Assistant Secretary of the Town of Islip Industrial Development Agency, DO HEREBY CERTIFY THAT:

I have compared the foregoing copy of a resolution of the Town of Islip Industrial Development Agency (the “**Agency**”) with the original thereof on file in the office of the Agency, and the same is a true and correct copy of such resolution and of the proceedings of the Agency in connection with such matter.

Such resolution was passed at a meeting of the Agency duly convened in public session on July 17, 2018, at Islip Town Hall, 655 Main Street, Islip, New York, at which meeting the following members were:

Present:

Absent:

Also Present:

The question of the adoption of the foregoing resolution was duly put to vote on roll call, which resulted as follows:

Voting Aye

and, therefore, the resolution was declared duly adopted.

The Application is in substantially the form presented to and approved at such meeting.

I FURTHER CERTIFY that (i) all members of the Agency had due notice of said meeting, pursuant to Sections 103a and 104 of the Public Officers Law (Open Meetings Law), (ii) said meeting was open to the general public and public notice of the time and place of said meeting was duly given in accordance with such Sections 103a and 104, (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout.

IN WITNESS WHEREOF, I have hereunto set my hand as of July 17, 2018.

---

Assistant Secretary

EXHIBIT A

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**NOTICE OF PUBLIC HEARING**

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**NOTICE IS HEREBY GIVEN** that a public hearing pursuant to Title 1 of Article 18-A of the New York State General Municipal Law will be held by the Town of Islip Industrial Development Agency on the \_\_\_\_ day of \_\_\_\_\_ 2018, at \_\_\_\_\_.m., local time, at 40 Nassau Avenue, Islip, New York 11751 in connection with the following matters:

Brothers Duo 3, 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 Brothers Duo 3, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Company**”) and SUSA Soccer Training, 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 SUSA Soccer Training, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Sublessee**”), have applied to the Town of Islip Industrial Development Agency (the “**Agency**”), to enter into a transaction in which the Agency will assist in (a) the acquisition of an approximately 19.53 acre parcel of land located on the west side of Carlton Avenue and the north side of DPW Drive, Central Islip, New York and an approximately 3.3 acre parcel of land located on the west side of Carlton Avenue and the south side of DPW Drive, Central Islip, New York, for a total of approximately 22.83 acres of land currently owned by the Town of Islip (collectively, the “**Land**”), the construction of approximately five (5) outdoor multipurpose sports fields and the construction of an approximately 4,000 square foot administrative building including, but not limited to, a concession area, locker rooms and associated facilities to be located thereon (the “**Improvements**”), and the acquisition and installation therein of certain equipment and personal property, not part of the Equipment (as such term is defined herein) including, but not limited to, soccer goals, turf maintenance equipment, artificial turf systems, office equipment and furnishings, HVAC units, electrical work and field lighting, and grandstand or bleachers (the “**Facility Equipment**”; and together with the Land and the Improvements, the “**Company Facility**”), which Company Facility is to be leased by the Agency to the Company and will be further subleased by the Company to the Sublessee; and (b) the acquisition and installation of certain equipment and personal property (the “**Equipment**”; and together with the Company Facility, the “**Facility**”), which Equipment is to be leased by the Agency to the Sublessee and which Facility is to be used by the Sublessee as an outdoor recreational facility to include state-of-the-art outdoor playing fields for youth with concession area, locker rooms and associated facilities (the “**Project**”). The Company Facility will be initially owned, operated and/or managed by the Company. The Equipment will be initially owned, operated and/or managed by the Sublessee.

The Agency contemplates that it will provide financial assistance to the Company and the Sublessee in the form of exemptions from mortgage recording taxes in connection with the financing or any subsequent refinancing of the Facility, exemptions from sales and use taxes in connection with the construction 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 and the Sublessee or the location or nature of the Facility. At the hearing, all persons will have the opportunity to review the application for financial assistance filed by the Company and the Sublessee with the Agency and an analysis of the costs and benefits of the proposed Facility.

Dated: July \_\_\_, 2018

TOWN OF ISLIP INDUSTRIAL DEVELOPMENT  
AGENCY

By: William G. Mannix  
Title: Executive Director



EXHIBIT B

MINUTES OF PUBLIC HEARING HELD ON  
\_\_\_\_\_, 2018

TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY  
(BROTHERS DUO 3, LLC/SUSA SOCCER TRAINING, LLC 2017 FACILITY)

\_\_\_\_\_  
Section 1. \_\_\_\_\_ of the Town of Islip Industrial Development Agency (the “**Agency**”) called the hearing to order.

Section 2. The \_\_\_\_\_ then appointed \_\_\_\_\_, the \_\_\_\_\_ of the Agency, 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:

Brothers Duo 3, 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 Brothers Duo 3, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Company**”) and SUSA Soccer Training, 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 SUSA Soccer Training, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Sublessee**”), have applied to the Town of Islip Industrial Development Agency (the “**Agency**”), to enter into a transaction in which the Agency will assist in (a) the acquisition of an approximately 19.53 acre parcel of land located on the west side of Carlton Avenue and the north side of DPW Drive, Central Islip, New York and an approximately 3.3 acre parcel of land located on the west side of Carlton Avenue and the south side of DPW Drive, Central Islip, New York, for a total of approximately 22.83 acres of land currently owned by the Town of Islip (collectively, the “**Land**”), the construction of approximately five (5) outdoor multipurpose sports fields and the construction of an approximately 4,000 square foot administrative building including, but not limited to, a concession area, locker rooms and associated facilities to be located thereon (the “**Improvements**”), and the acquisition and installation therein of certain equipment and personal property, not part of the Equipment (as such term is defined herein) including, but not limited to, soccer goals, turf maintenance equipment, artificial turf systems, office equipment and furnishings, HVAC units, electrical work and field lighting, and grandstand or



bleachers (the “**Facility Equipment**”; and together with the Land and the Improvements, the “**Company Facility**”), which Company Facility is to be leased by the Agency to the Company and will be further subleased by the Company to the Sublessee; and (b) the acquisition and installation of certain equipment and personal property (the “**Equipment**”; and together with the Company Facility, the “**Facility**”), which Equipment is to be leased by the Agency to the Sublessee and which Facility is to be used by the Sublessee as an outdoor recreational facility to include state-of-the-art outdoor playing fields for youth with concession area, locker rooms and associated facilities (the “**Project**”). The Company Facility will be initially owned, operated and/or managed by the Company. The Equipment will be initially owned, operated and/or managed by the Sublessee.

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

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:

Section 5. The hearing officer then asked if there were any further comments, and, there being none, the hearing was closed at \_\_\_\_\_.

STATE OF NEW YORK     )  
                                      : SS.:  
COUNTY OF SUFFOLK    )

I, the undersigned Assistant Secretary of the Town of Islip 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 Islip Industrial Development Agency (the “**Agency**”) on the \_\_\_\_ day of \_\_\_\_\_, 2018, at \_\_\_\_\_ .m., local time, at 40 Nassau Avenue, Islip, New York, 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 \_\_\_\_\_, 2018.

---

Assistant Secretary

EXHIBIT C

Findings Statement

## EXHIBIT A

### Proposed PILOT Benefits

Schedule for Payments-In-Lieu-of-Taxes: Town of Islip, (including any existing incorporated village and any village which may be incorporated after the date hereof, within which the Facility is wholly or partially located), Central Islip School District, Suffolk County and Appropriate Special Districts

Tax Rate will be fixed at current rate for 2017/2018 Tax Year throughout the term of the PILOT

<u>Year</u>	<u>PILOT Payment</u>
1	\$50,000 prorated based on PILOT commencement date
2	\$50,000
3	\$50,000
4	\$50,000
5	\$50,000
6	100% Tax on the Full Assessed Value ("AV") of the Land, 0% Tax on the buildings, structures and Improvements.
7	100% Tax on the AV of the Land, 0% Tax on the buildings, structures and Improvements.
8	100% Tax on the AV of the Land, 0% Tax on the buildings, structures and Improvements.
9	100% Tax on the AV of the Land, 0% Tax on the buildings, structures and Improvements.
10	100% Tax on the AV of the Land, 0% Tax on the buildings, structures and Improvements.
11	100% Tax on the AV of the Land, 0% Tax on the buildings, structures and Improvements.
12	100% Tax on the AV of the Land, 10% Tax on the buildings, structures and Improvements.
13	100% Tax on the AV of the Land, 20% Tax on the buildings, structures and Improvements.
14	100% Tax on the AV of the Land, 30% Tax on the buildings, structures and Improvements.
15	100% Tax on the AV of the Land, 40% Tax on the buildings, structures and Improvements.
16	100% Tax on the AV of the Land, 50% Tax on the buildings, structures and Improvements.

- 17            100% Tax on the AV of the Land, 60% Tax on the buildings, structures and Improvements.
- 18            100% Tax on the AV of the Land, 70% Tax on the buildings, structures and Improvements.
- 19            100% Tax on the AV of the Land, 80% Tax on the buildings, structures and Improvements.
- 20            100% Tax on the AV of the Land, 90% Tax on the buildings, structures and Improvements.
- 21            Full Taxation

# Islip Town Economic Development Commission | 2018 ~ 2019 CALENDAR

SEPTEMBER 2018						
S	M	T	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

MARCH 2019						
S	M	T	W	Th	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

OCTOBER 2018						
S	M	T	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

Small Business Awards

APRIL 2019						
S	M	T	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

NOVEMBER 2018						
S	M	T	W	Th	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

MAY 2019						
S	M	T	W	Th	F	S
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

DECEMBER 2018						
S	M	T	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

Holiday Party

JUNE 2019						
S	M	T	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

JANUARY 2019						
S	M	T	W	Th	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

JULY 2019						
S	M	T	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

Enjoy your summer!

FEBRUARY 2019						
S	M	T	W	Th	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28		

AUGUST 2019						
S	M	T	W	Th	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Enjoy your summer!



## Notes form the July 5<sup>th</sup> meeting with Bill & John

The dates for the economic development commission meetings were established

The speakers were identified and a month was chosen for each. They are as follows:

- |   |           |   |
|---|-----------|---|
| ✓ | September | Dorian Dale, Suffolk County Land Bank   |
| ✓ | October   | Small Business Awards (10/25/2018)  |
| ✓ | November  | Site Visit – Good Samaritan Hospital  |
| ✓ | December  | Holiday Party (12/13/2018)  |
| ✓ | January   | Frank Frizalone, Cushman Wakefield  |
| ✓ | February  | Workforce Development/Training, A NYS Rep or ESDC, Dept. of Labor speaker                                   |
| ✓ | March     | Alternative Energy topic. Fuel cell, wind, ask Ernie Fazio (Governor mandate, Consultant or not-for-profit) |
| ✓ | April     | Serota, Heartland, Developments in Islip  |
| ✓ | May       | Town Update with Ron Meyer and the Supervisor (RM has been secured, The Supervisor's secretary to respond)  |
| ✓ | June      | CEO Summit  |
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- To be invited to the SBA. Elected, Chambers, R. Amsterdam. SBDC (Farmingdale/Stony Brook) LIMBA
  - Allowed to attend (up to 4 preferred, no more than 20)
  - Distribute nomination form asap