



MEETING OF THE TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY
FEBRUARY 24, 2026

Minutes

1. Call the meeting of the **Town of Islip Industrial Development Agency** to order on a motion by Angie Carpenter and seconded by Michael McElwee. Chairwoman Angie Carpenter acknowledged that the motion passed and that a quorum was present. Members in present to Chairwoman Angie carpenter were, Jorge Guadron, Lohn Lorenzo, Michael McElwee and DawnMarie Kuhn.
2. To consider the **Adoption of a Resolution** on behalf of the **Town of Islip Industrial Development Agency** to approve the minutes from January 27, 2026. On a motion by Michael McElwee and seconded by John Lorenzo said motion was approved.
3. To consider the **Adoption of a Preliminary Inducement Resolution** on behalf of **The Town of Islip Industrial Agency and Aurora Carleton Avenue, LLC**. Located at 255 Carleton Avenue Central Islip NY. On a motion by Lohn Lorenzo and seconded by DawnMarie Kuhn said motion was approved.
4. To consider the **Adoption of an Inducement Resolution** on behalf of **The Town of Islip Industrial Development Agency and Broadridge-120 Wilshire**, Located at 120 Wilshire Blvd. Edgewood, NY 11717. On a motion by Jorge Guadron and seconded by Michael McEwee said motion was approved.
5. To consider the **Adoption of an Inducement Resolution** on behalf of **The Town of Islip Industrial Development Agency and Broadridge-300 Executive Drive**, located at 300 Edgewood, NY 11717. On a motion by Jorge Guadron and seconded by Michael McElwee said motion was approved.
6. To consider the **Adoption of a Resolution Authorizing the Town of Islip Industrial Development** to enter into an escrow agreement to help fund the creation of a local development corporation related to the "**MacArthur Park Project**". On a motion by DawnMarie Kuhn and second by John Lorenzo this resolution has been "Tabled".
7. To consider any other business that comes before the agency, there being none the meeting adjourned on a motion by Michael McElwwe and seconded by John Lorenzo.

TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY
AGENDA ITEMS FOR FEBRUARY 24, 2026

AGENDA ITEM # 2

**TYPE OF RESOLUTION: APPROVE THE MINUTES FROM
1-27-2026**

NOW, THEREFORE, on the motion of Michael McElwee, seconded by
John Lorenzo, be it

RESOLVED, that the minutes from the January 27, 2026 meeting of the Town of
Islip Industrial Development Agency are approved.

Upon a vote taken, the result: Approved

TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY
AGENDA ITEMS FOR FEBRUARY 24, 2026

AGENDA ITEM # 3

**TYPE OF RESOLUTION: PRELIMINARY INDUCEMENT
RESOLUTION, AURORA CARLETON AVENUE, LLC**

PRELIMINARY RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION IN CONNECTION WITH A PROJECT FOR AURORA CARLETON AVE LLC, A NEW YORK LIMITED LIABILITY COMPANY, ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF AURORA CARLETON AVE LLC AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING FOR THE PURPOSE OF ACQUIRING, DEMOLISHING, CONSTRUCTING, RENOVATING, AND EQUIPPING THE FACILITY AND MAKING CERTAIN DETERMINATIONS WITH RESPECT TO THE FACILITY

WHEREAS, Aurora Carleton Ave 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 Aurora Carleton Ave 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 (i) the acquisition of an approximately 10.87 acre parcel of land located at 255 Carleton Avenue, Central Islip, New York 11722 (SCTM# 0500-207.00-01.00-004.023) (the “**Land**”), (ii) the demolition of two (2) existing buildings located on the Land totaling approximately 27,418 square feet; (iii) the renovation of three (3) existing cottage buildings located on the Land totaling approximately 33,177 square feet for use as multi-family affordable housing, comprised of approximately twenty four (24) residential units; and (iv) the construction of an approximately 143,590 square foot building or buildings located on the Land for use as multi-family affordable housing apartment building, comprised of approximately one hundred and six (106) residential units (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 is to be used as a multi-family affordable housing apartment complex, comprised of approximately one hundred and thirty (130) total residential units and related improvements, including, but not limited to, new landscaping, gazebos, a bus stop and a dog park (the “**Project**”). The Facility will be initially owned, operated, and/or managed by the Company; and

WHEREAS, the Agency will acquire a leasehold interest in the Land and the Improvements and title to the Equipment, 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 Agency contemplates that it will provide financial assistance to the Company 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, 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, subject to the Company 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, 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 "Local Agency"; and

WHEREAS, to aid the Agency in determining whether the Facility may have a significant effect upon the environment, the Company prepared and submitted to the Agency a short Environmental Assessment Form (the "**EAF**") 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 Agency has reviewed the Questionnaire and such other documents as the Agency felt necessary or appropriate to examine to adequately review the proposed Facility; and

WHEREAS, based upon the Questionnaire and other information, the Facility constitutes a "Unlisted Action" action under SEQR; and

WHEREAS, the Agency constitutes an "Involved Agency" (as defined in SEQR);

WHEREAS, the Town of Islip Town Board reviewed the Facility as "Lead Agency" (as defined in SEQR) pursuant to the provisions of SEQR; and

WHEREAS, on November 17, 2022, the Lead Agency, following coordinated review, determined that the Facility would not have a significant impact on the environment, and adopted a negative declaration for the Facility; 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 EAF completed by the Company and other representations and information furnished regarding the Facility, the Lead Agency determined that, based upon its review of the EAF, the appropriate criteria for determination of significance, and such other and further information which the Lead Agency felt necessary to review the Facility, the Facility is an Unlisted action and will not have a significant effect on the environment and, therefore, an environmental impact statement will not be prepared. That determination constitutes a negative declaration for purposes of SEQR, which is binding on the Agency.

Section 2. Nothing herein shall be construed as committing the Agency to approve the acquisition, demolition, construction, renovation, and equipping 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, Deputy 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. The Agency may publish a notice of a public hearing and conduct a public hearing with respect to the location and nature of the Project and the economic benefits, if any, to be granted by the Agency to the Company, in accordance with the provisions of Section 859-a of the Act.

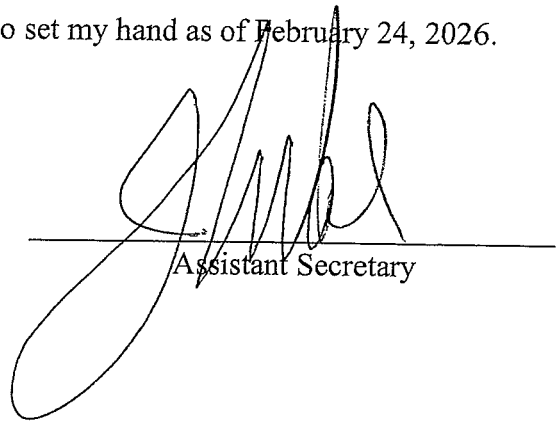
Section 5. This preliminary resolution shall take effect immediately.

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 February 24, 2026.



Assistant Secretary

TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY
AGENDA ITEMS FOR FEBRUARY 24, 2026

AGENDA ITEM # 4

**TYPE OF RESOLUTION: INDUCEMENT RESOLUTION
BROADRIDGE-120 WILSHIRE**

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION TOWARD APPOINTING BROADRIDGE INVESTOR COMMUNICATION SOLUTIONS, INC., A DELAWARE CORPORATION, ON BEHALF OF ITSELF 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, RENOVATING AND EQUIPPING THE FACILITY AND MAKING CERTAIN FINDINGS AND DETERMINATIONS WITH RESPECT TO THE FACILITY.

WHEREAS, Broadridge Investor Communication Solutions, Inc., a Delaware corporation, on behalf of itself and/or the principals of Broadridge Investor Communication Solutions, Inc. 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 10.16 acre parcel of land located at 120 Wilshire Blvd., Edgewood, New York 11717 (the “**Land**”), and the renovation and equipping thereon of an approximately 75,000 square foot portion of approximately 150,000 square foot building located 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, for use as a warehouse and office 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 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 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 in connection with the financing or any subsequent refinancing of the Facility, 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 (as 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 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 “Local 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 (the “**Questionnaire**”) with respect to the Facility, a copy of which is on file at the office of the Agency; and

WHEREAS, the Agency has reviewed the Questionnaire and such other documents as the Agency felt necessary or appropriate to examine to adequately review the proposed action (the “**Action**”); 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 transfer of title to or a leasehold interest in the Facility to the Agency and the lease or sublease of the Facility to the Company; 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 EAF completed by the Company and other representations and information furnished regarding the Facility, the Agency determines that, based upon its review of the EAF, the appropriate criteria for determination of significance, and other such and

further information which the Agency felt necessary to review relating to the Facility, the Action is a Type II action and therefore no further SEQR review is required.

Section 2. The acquisition, renovation 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, renovate 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 Nixon Peabody LLP ("**Transaction Counsel**") 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 February 24, 2026, at 2:00p.m., local time, at Islip Town Hall, 655 Main Street, Islip, New York, at which meeting the following members were:

Present: Chairwoman Angie Carpenter

Absent:

Also Present: Jorge Guadron, John Lorenzo, Micheal McElwee, and DawnMarie Kuhn

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

Angie Carpenter

Jorge Guadron

John Lorenzo

Michael McElwee

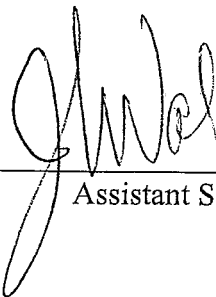
DawnMarie Kuhn

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 February 24, 2026.



Assistant Secretary

**TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY
AGENDA ITEMS FOR FEBRUARY 24, 2026**

AGENDA ITEM # 5

**TYPE OF RESOLUTION: INDUCEMENT RESOLUTION
BROADRIDGE- 300 EXECUTIVE DRIVE**

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION TOWARD APPOINTING BROADRIDGE INVESTOR COMMUNICATION SOLUTIONS, INC., A DELAWARE CORPORATION, ON BEHALF OF ITSELF 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, RENOVATING AND EQUIPPING THE FACILITY AND MAKING CERTAIN FINDINGS AND DETERMINATIONS WITH RESPECT TO THE FACILITY.

WHEREAS, Broadridge Investor Communication Solutions, Inc., a Delaware corporation, on behalf of itself and/or the principals of Broadridge Investor Communication Solutions, Inc. 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 7.32 acre parcel of land located at 300 Executive Drive, Brentwood, New York 11717 (the “**Land**”), and the renovation and equipping thereon of an approximately 70,000 square foot portion of an approximately 120,000 square foot portion of a building located 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, for use as a warehouse and office 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 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 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 in connection with the financing or any subsequent refinancing of the Facility, 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 (as 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 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 “Local 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 (the “**Questionnaire**”) with respect to the Facility, a copy of which is on file at the office of the Agency; and

WHEREAS, the Agency has reviewed the Questionnaire and such other documents as the Agency felt necessary or appropriate to examine to adequately review the proposed action (the “**Action**”); 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 transfer of title to or a leasehold interest in the Facility to the Agency and the lease or sublease of the Facility to the Company; 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 EAF completed by the Company and other representations and information furnished regarding the Facility, the Agency determines that, based upon its review of the EAF, the appropriate criteria for determination of significance, and other such and

further information which the Agency felt necessary to review relating to the Facility, the Action is a Type II action and therefore no further SEQR review is required.

Section 2. The acquisition, renovation 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, renovate 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 Nixon Peabody LLP ("**Transaction Counsel**") 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 February 24, 2026, at 2:00 p.m., local time, at Islip Town Hall, 655 Main Street, Islip, New York, at which meeting the following members were:

Present: Chairwoman Angie Crapenter

Absent:

Also Present: Jorge Guadron, John Lorenzo, Michael McElwee, and DawnMarie Kuhn

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

Angie Carpenter

Jorge Guadron

John Lorenzo

Michael McElwee

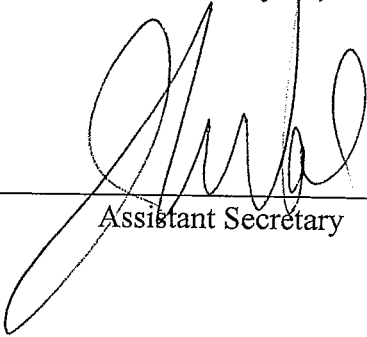
DawnMarie Kuhn

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 February 24, 2026.



Assistant Secretary

TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY
AGENDA ITEMS FOR FEBRUARY 24, 2026

AGENDA ITEM # 6

**TYPE OF RESOLUTION: AUTHORIZING AGREEMENT
TO HELP FUND THE "MACARTHUR PARK PROJECT"**

Date: February 24, 2026

At a meeting of the Town of Islip Industrial Development Agency (the “Agency”) held on the 24th day of February 2026, at 40 Nassau Avenue, Islip, New York 11751, the following members of the Agency were:

Present: Chairwoman Angie Carpenter

Absent:

Also Present: Jorge Guadron, John Lorenzo, Michael McElwee, DawnMarie Kuhn

After the meeting had been duly called to order, the Chair announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to the authorization of entering into an escrow agreement to fund the creation of and certain costs of a Local Development Corporation to aid a proposed mixed-use, transit-oriented development known as “MacArthur Park Project” and the dedication and contribution of Agency funds in connection therewith.

Upon a vote being taken, the result: TABLED

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY (I) AUTHORIZING THE AGENCY TO ENTER INTO AN ESCROW AGREEMENT TO FUND THE CREATION OF AND CERTAIN OTHER COSTS OF A LOCAL DEVELOPMENT CORPORATION TO AID A PROPOSED MIXED-USE, TRANSIT-ORIENTED DEVELOPMENT PROJECT KNOWN AS “MACARTHUR PARK PROJECT” (II) APPROVING THE FORM OF SUCH ESCROW AGREEMENT AND (III) DEDICATING AND CONTRIBUTING AGENCY FUNDS IN CONNECTION THEREWITH

WHEREAS, by 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 may be amended from time to time (collectively, the “**Act**”), the Town of Islip 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, since August 2016, efforts have been made to conduct a robust community planning process for the development of the area directly south and adjacent to the Ronkonkoma Long Island Rail Road Train Station (the “**Train Station**”) in Suffolk County (the “**County**”) and the Town of Islip (the “**Town**”);

WHEREAS, since 2017, the County and the Town have cooperated in furtherance of a project involving the redevelopment of a certain area consisting of approximately 40 acres of County-owned property located immediately south of the Train Station and a 6-acre Town-owned Parcel to the east of the County parcel;

WHEREAS, independently of the MacArthur Park Project, the Town is reaching the end of a process to determine whether to relocate the terminal for the Airport to a site on the north side of the Airport, a concept that has been discussed for decades, adjacent to the MacArthur Park Project;

WHEREAS, if the terminal is relocated to the north side of the Airport, its location would enable the development of an intermodal “Train-to-Plane” connection between the Airport terminal and the Train Station and enhance the desirability of a commercial development at the MacArthur Park site;

WHEREAS, it is further anticipated that the MacArthur Park Project will be developed in a manner that would at all times be consistent with, and complement a proposed new terminal for the Airport located to the north of the current terminal (such new and relocated terminal, the “**North Terminal**”), and would include an intermodal connection between the North Terminal and the Train Station;

WHEREAS, the County and the Town, have conducted community meetings to inform the public regarding the potential uses for the site and will continue to cooperate with

the Local Development Corporation to insure an open process prior to and during the environmental and land use processes;

WHEREAS, it is intended by the Town and the County that the MacArthur Park Local Development Corporation (the “**LDC**”) will be a local development corporation under Section 1411 of the New York State Not-For-Profit Corporation Law with statutory powers to enable the LDC to work closely with the County and the Town and facilitate the MacArthur Park Project;

WHEREAS, the County, the Town, and the Agency, desire that the LDC be created and wish to make it operational so it may pursue the variety of preconstruction actions that are necessary to successfully plan, develop, finance, lease, operate and otherwise advance the MacArthur Park Project and promote the health and economic wellbeing of the residents of the Town, enhance employment in the Town and prevent economic deterioration in the Town (the “**Agency Purposes**”);

WHEREAS, in order to make the LDC operational and capable of furthering the Agency Purposes, and in order to further the Agency Purposes prior to the creation of the LDC, the County, the Town, and the Agency desire to enter into a certain Escrow Agreement (the “**Escrow Agreement**”) pursuant to which certain Costs (as such term is defined in the Escrow Agreement) will be paid, including, without limitation, cost of creating the LDC, and the LDC’s real property appraisal, legal and other professional costs related to the MacArthur Park Project;

WHEREAS, the Agency determined that the Town’s interest in the MacArthur Park Project are consistent with powers and purposes mandated by the Act to promote, develop, encourage and assist in the acquisition, construction, reconstruction, improving, maintaining, equipping and furnishing of projects under the Act, including industrial, manufacturing, warehousing, commercial, research, and recreational facilities located or to be located in the Town in order to promote the health and economic wellbeing of the residents of the Town, enhancing employment in the town and the prevention of economic deterioration in the Town;

WHEREAS, the Agency also determines that entering into the Escrow Agreement and the dedication and contribution of the Agency’s funds as set forth herein to aid the MacArthur Park Project and to assist the Town’s participation therein is consistent with the Agency Purposes;

WHEREAS, in furtherance of the Agency Purposes and in the interest of advancing the MacArthur Park Project and assisting the Town’s participation therein, the Agency desires to dedicate and contribute Agency funds for this purpose, funding One Hundred Thousand and 00/100 (\$100,000.00) Dollars from the funds of the Agency, for the funding of the Escrow Agreement to cover a portion of the Costs;

WHEREAS, it is intended that Suffolk County or SCEDC will contribute \$100,000 of its funds, for deposit under an Escrow Agreement, for a total deposit of \$200,000, which amount will be applied to the Costs; 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”.

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

Section 1. Based upon the above information, requested action may be treated as a Type II action pursuant to 6 NYCRR § 617.5(c)(26) (routine or continuing agency administration and management, not including new programs or major reordering of priorities that may affect the environment), and therefore, no further SEQR review is required.

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 creation of an Escrow Agreement and the contribution of Agency funds furthers the public purposes of the Act by enabling the LDC to facilitate the Project, thereby increasing the number of construction and permanent private sector jobs, enhancing transportation and pedestrian infrastructure, repurposing underutilized areas to create community and business spaces, and generating economic activity by drawing tourism and convention event visitors; and

(c) The Escrow Agreement and the contribution of Agency funds will enable the LDC to promote and maintain job opportunities, health, general prosperity and economic welfare of the citizens of the Town, and the State of New York and improve their standard of living and thereby the public purposes of the Act; and

(d) It is desirable and in the public interest for the Agency to enter into an Escrow Agreement and contribute Agency funds to the LDC to make it operational.

Section 3. In consequence of the foregoing, the Agency determines to (a) enter into an Escrow Agreement, and (b) dedicate and contribute the sum of One Hundred Thousand and 00/100 (\$100,000.00) Dollars from the funds of the Agency, to make available to be deposited under an Escrow Agreement to be used to fund certain of the Costs, in the interest of advancing the MacArthur Park Project.

Section 4. The Chairperson, Vice Chair, Executive Director, Deputy Executive Director or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver an Escrow Agreement in the form the Chairperson, Vice Chairperson, Executive Director, Deputy Executive Director or any member of the Agency shall approve, and such other related documents as may be, in the judgment of the Chairperson, Vice Chairperson, Executive Director, Deputy Executive Director or any member of the Agency

and Agency Counsel, necessary or appropriate to effect the transactions contemplated by this resolution. The execution thereof by Chairperson, Vice Chairperson, Executive Director, Deputy Executive Director or any member of the Agency shall constitute conclusive evidence of such approval.

Section 6. The Agency hereby authorizes and approves the dedication and contribution Agency funds for this purpose, funding One Hundred Thousand and 00/100 (\$100,000.00) Dollars from the funds of the Agency, for the funding of the Escrow Agreement to cover a portion of the Costs (as such term is defined in the Escrow Agreement).

Section 7. 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 Escrow Agreement, 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 Escrow Agreement binding upon the Agency.

Section 8. This Resolution shall take effect immediately.

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

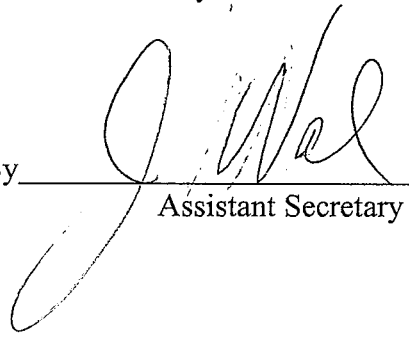
I, the undersigned Assistant Secretary of the Town of Islip Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Town of Islip Industrial Development Agency (the “Agency”), including the resolutions contained therein, held on the 24th day of February, 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.

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 all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand as of the 24th day of February, 2026.

By _____



Assistant Secretary