



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

**Minutes**

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1. Call the meeting of the **Town of Islip Industrial Development Agency** to order on a motion by Angie Carpenter and seconded by John Lorenzo. Chairwoman Angie Carpenter acknowledged that the motion passed and that a quorum was present. Members present in addition to Chairwoman Angie Carpenter were, Jorge Guadron, John 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 February 24, 2026. On a motion by Michael McElew and seconded by John Lorenzo said motion was approved.
3. To consider the **Adoption of an Inducement Resolution** on behalf of **The Town of Islip Industrial Agency and International Asbestos Removal, located at 101 Main street Sayville NY**. On a motion by John Lorenzo and seconded DawnMarie Kuhn, Angie Carpenter Abstained, upon a vote being taken, the result was: **TABLED**.
4. To consider the **Adoption of an Authorizing 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 Angie Carpenter and seconded by Jorge Guadron said motion was approved. 5-0
5. To consider the **Adoption of an Authorizing 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 Angie Carpenter and seconded by Jorge Guadron said motion was approved. 5-0
6. To consider the **Adoption of a Resolution Authorizing** Restructuring of the ownership and refinancing of **Vets Hwy-Holbrook, LLC** located at 5050 Veterans Memorial Highway, Holbrook, NY. On a motion by John Lorenzo and seconded by Michael said motion was approved. 5-0
7. To consider any other business that comes before the agency, there being none the meeting adjourned on a motion by Angie Carpenter and seconded by Michael McElwee.

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

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**AGENDA ITEM # 2**

**TYPE OF RESOLUTION: RESOLUTION TO APPROVE  
THE MINUTES FROM 2-24-2026**



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

Minutes

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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.

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

RESOLVED, the minutes from February 24, 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 MARCH 24, 2026**

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**AGENDA ITEM # 3 INTERNATIONAL ASBESTOS  
REMOVAL**

**TYPE OF RESOLUTION: INDUCEMENT RESOLUTION**

Date: March 24, 2026

At a meeting of the Town of Islip Industrial Development Agency (the "Agency") held on the 24<sup>th</sup> day of March 2026, at 655 Main Street, Islip, New York 11751, the following members of the Agency were:

Present: Chairwoman Agnie Carpenter

Absent:

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

After the meeting had been duly called to order, the Chairwoman announced that among the purposes of the meeting was to consider the adoption of an Inducement Resolution on behalf of the Town of Islip Industrial Development Agency and International Asbestos Removal, located at 101 Main Street, Sayville, NY.

**Upon a vote being taken, the result: TABLED**

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION TOWARD APPOINTING 101 MAIN STREET SAYVILLE LLC, A NEW YORK LIMITED LIABILITY COMPANY, ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF 101 MAIN STREET SAYVILLE LLC, AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING, AND INTERNATIONAL ASBESTOS REMOVAL, INC., A NEW YORK BUSINESS CORPORATION ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF INTERNATIONAL ASBESTOS REMOVAL, INC.. 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, RENOVATING, AND EQUIPPING THE FACILITY AND MAKING CERTAIN FINDINGS AND DETERMINATIONS WITH RESPECT TO THE FACILITY

WHEREAS, 101 Main Street Sayville 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 101 Main Street Sayville LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "**Company**") and International Asbestos Removal, Inc., a business corporation organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of International Asbestos Removal, Inc. 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 0.75 acre parcel of land located at 101 Main Street, Sayville, New York 11782 (more particularly described as tax map numbers 0500-382.00-0600-00400) (the "**Land**"), the renovation of an approximately 13,035 square foot existing building thereon (the "**Improvements**"), and the acquisition and installation therein of certain equipment and personal property, not part of the Equipment (as defined below) (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 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 in connection with administrative office space for their business of asbestos removal (the "**Project**"); and

WHEREAS, the Agency will acquire a leasehold interest in the Land and the Improvements and title to the Facility Equipment, will sublease and lease the Company Facility to the Company for further sub-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 sales and use taxes and mortgage recording tax exemptions, 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 prepared a cost/benefit analysis with respect to the proposed 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 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, the Company and the Sublessee will agree 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; 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 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

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 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, renovate and equip the Facility; (ii) lease and sublease the Company Facility to the Company for further sub-sublease to the Sublessee; 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**”), by and between the Sublessee and the Agency. The Company and the Sublessee are further notified that the tax exemptions 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.

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.

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 March 24, 2026.

  
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Assistant Secretary

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

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**AGENDA ITEM # 4 BROADRIDGE 120 WILSHIRE**

**TYPE OF RESOLUTION: AUTHORIZING RESOLUTION**

Date: March 24, 2026

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

Present: Chairwoman Angie Carpenter

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

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to the acquisition of a leasehold interest in a certain industrial development facility more particularly described below (120 Wilshire Blvd. 2026 Facility) and the leasing of the facility to Broadridge Investor Communication Solutions, Inc.

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

Voting Aye

Voting Nay

Abstain

Angie Carpenter  
Jorge Guadron  
Lohn Lorenzo  
Michael McElwee  
DawnMarie Kuhn

and, therefore, the resolution was declared duly adopted.

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY APPROVING THE ACQUISITION, RENOVATION, AND EQUIPPING, THE FACILITY OF A CERTAIN INDUSTRIAL DEVELOPMENT FACILITY AND APPROVING THE APPOINTMENT 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 AN INDUSTRIAL DEVELOPMENT FACILITY AND APPROVING THE FORM, SUBSTANCE AND EXECUTION OF RELATED DOCUMENTS.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 47 of the Laws of 1974 of the State of New York, as 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, 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, 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, by resolution duly adopted on February 24, 2026 (the “**Inducement Resolution**”), decided to proceed under the provisions of the Act; and

WHEREAS, the Agency will acquire a leasehold interest in the Land and Improvements pursuant to a certain Company Lease Agreement, dated as of March 1, 2026, or such other date as the Chairman or the Executive Director of the Agency and counsel to the Agency shall agree (the “**Company Lease**”), by and between the Company and the Agency; and

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

WHEREAS, the Agency will lease the Facility to the Company pursuant to a certain Lease and Project Agreement, dated as of March 1, 2026, or such other date as the Chairman or Executive Director of the Agency and counsel to the Agency shall agree (the “**Lease Agreement**”), by and between the Agency and the Company; and

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company, consistent with the policies of the Agency, in the form of an abatement of real property taxes (as set forth in the PILOT Schedule attached as Exhibit A hereof), consistent with the policies of the Agency; and

WHEREAS, the Agency has given due consideration to the application of the Company and to representations by the Company that the proposed transaction is necessary to maintain the competitive position of the Company in its industry; and

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

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

Section 1. The Agency hereby finds and determines:

- (a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and
- (b) The Facility constitutes a “project”, as such term is defined in the Act; and
- (c) The Facility preserves the public purposes of the Act by preserving or increasing the number of permanent private sector jobs in the Town of Islip; and
- (d) The acquisition, renovation, and equipping of the Facility, the leasing of the Facility to the Company will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of the Town of Islip, and the State of New York and improve their standard of living and thereby serve the public purposes of the Act; and
- (e) The acquisition, renovation, and equipping of the Facility by the Agency is reasonably necessary to induce the Company to maintain and expand its business operations in the Town of Islip; and

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

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

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

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

Section 2. The Agency has assessed all material information included in connection with the Company's application for financial assistance, including but not limited to, the cost-benefit analysis prepared by the Agency and such information has provided the Agency a reasonable basis for its decision to provide the financial assistance described herein to the Company.

Section 3. In consequence of the foregoing, the Agency hereby determines to: (i) lease the Land and the Improvements from the Company pursuant to the Company Lease, (ii) execute, deliver and perform the Company Lease, (iii) lease the Facility to the Company pursuant to the Lease Agreement, (iv) execute, deliver and perform the Lease Agreement.

Section 4. The Agency is hereby authorized to acquire the real property and personal property described in Exhibit A and Exhibit B, respectively, to the Lease Agreement, and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition are hereby approved, ratified and confirmed.

Section 5. The Agency hereby authorizes and approves the following economic benefits to be granted to the Company in connection with the acquisition, renovation, and equipping of the Facility in the form of an abatement of real property taxes (as set forth in the PILOT Schedule attached as Exhibit A hereof), all consistent with the policies of the Agency.

Section 6. Reserved.

Section 7. The Company is hereby notified that it will be required to comply with Section 875 of the Act. The Company shall be required to agree to the terms of Section 875 pursuant to the Lease Agreement. The Company is further notified that the tax exemptions and abatements provided pursuant to the Act and the appointment of the Company, as agent of the Agency pursuant to this Authorizing Resolution, are subject to termination and recapture of benefits pursuant to Sections 859-a and 875 of the Act and the recapture provisions of the Lease Agreement.

Section 8. The form and substance of the Company Lease, and the Lease Agreement to which the Agency is a party (each in substantially the forms presented to or approved by the Agency and which, prior to the execution and delivery thereof, may be redated and renamed) are hereby approved.

Section 9.

(a) The Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Company Lease, the Lease Agreement, and the Loan Documents to which the Agency is a party, all in substantially the forms thereof presented to this meeting with such changes, variations, omissions and insertions as the Chairman, Vice Chairman, 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 Chairman and counsel to the Agency, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the “**Agency Documents**”). The execution thereof by the Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency shall constitute conclusive evidence of such approval.

(b) The Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement).

Section 10. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Agency Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

Section 11. This resolution shall take effect immediately.



EXHIBIT A

Proposed PILOT Benefits

Formula for In-Lieu-of-Taxes Payment: The 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), Brentwood School District, Suffolk County and Appropriate Special Districts.

120 Wilshire Blvd., Edgewood, New York 11717

Tax Map No. 0500-112.00-03.00-1.02

Normal Tax Due = Those payments for taxes and assessments, other than special ad valorem levies, special assessments and service charges against real property located in the Town of Islip, Brentwood School District, Suffolk County (including any existing incorporated village or any village which may be incorporated after the date hereof, within which the Facility is wholly or partially located) which are or may be imposed for special improvements or special district improvements, that the Company would pay without exemption.

Formula: Abatement valued at 50% of assessed value annually for full term of lease (10 year +5 year option?) for portion of building Broadridge occupies (also 50%).

| <u>Tax Year</u>      | <u>Payment Formula</u>                            |
|----------------------|---|
| 1                    | 100% Normal Tax on 50% of the full assessed value |
| 2                    | 100% Normal Tax on 50% of the full assessed value |
| 3                    | 100% Normal Tax on 50% of the full assessed value |
| 4                    | 100% Normal Tax on 50% of the full assessed value |
| 5                    | 100% Normal Tax on 50% of the full assessed value |
| 6                    | 100% Normal Tax on 50% of the full assessed value |
| 7                    | 100% Normal Tax on 50% of the full assessed value |
| 8                    | 100% Normal Tax on 50% of the full assessed value |
| 9                    | 100% Normal Tax on 50% of the full assessed value |
| 10 and<br>Thereafter | 100% Normal Tax on 50% of the full assessed value |

Option years 11 to 15 – 100% normal tax on 50% of the full assessed value, if Company’s lease with property owner is extended.

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

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**AGENDA ITEM # 5 BROADRIDGE 300 EXECUTIVE  
DR.**

**TYPE OF RESOLUTION: AUTHORIZING RESOLUTION**

Date: March 24, 2026

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

Present: Chairwoman Angie Carpenter

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

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to the acquisition of a leasehold interest in a certain industrial development facility more particularly described below (300 Executive Drive 2026 Facility) and the leasing of the facility to Broadridge Investor Communication Solutions, Inc.

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

Voting Aye

Voting Nay

Abstain

Angie Carpenter  
Jorge Guadron  
Lohn Lorenzo  
Michael McElwee  
DawnMarie Kuhn

and, therefore, the resolution was declared duly adopted.

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY APPROVING THE ACQUISITION, RENOVATION, AND EQUIPPING, THE FACILITY OF A CERTAIN INDUSTRIAL DEVELOPMENT FACILITY AND APPROVING THE APPOINTMENT 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 AN INDUSTRIAL DEVELOPMENT FACILITY AND APPROVING THE FORM, SUBSTANCE AND EXECUTION OF RELATED DOCUMENTS.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 47 of the Laws of 1974 of the State of New York, as 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, 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, 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, by resolution duly adopted on February 24, 2026 (the “**Inducement Resolution**”), decided to proceed under the provisions of the Act; and

WHEREAS, the Agency will acquire a leasehold interest in the Land and Improvements pursuant to a certain Company Lease Agreement, dated as of March 1, 2026, or such other date as the Chairman or the Executive Director of the Agency and counsel to the Agency shall agree (the “**Company Lease**”), by and between the Company and the Agency; and

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

WHEREAS, the Agency will lease the Facility to the Company pursuant to a certain Lease and Project Agreement, dated as of March 1, 2026, or such other date as the Chairman or Executive Director of the Agency and counsel to the Agency shall agree (the “**Lease Agreement**”), by and between the Agency and the Company; and

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company, consistent with the policies of the Agency, in the form of an abatement of real property taxes (as set forth in the PILOT Schedule attached as Exhibit A hereof), all consistent with the policies of the Agency; and

WHEREAS, the Agency has given due consideration to the application of the Company and to representations by the Company that the proposed transaction is necessary to maintain the competitive position of the Company in its industry; and

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

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

Section 1. The Agency hereby finds and determines:

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

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

(c) The Facility preserves the public purposes of the Act by preserving or increasing the number of permanent private sector jobs in the Town of Islip. The Company has represented to the Agency that it intends to provide fifty-six full-time employees within the second year after completion of the Facility; and

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

(e) The acquisition, renovation, and equipping of the Facility by the Agency is reasonably necessary to induce the Company to maintain and expand its business operations in the Town of Islip; and

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

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

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

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

Section 2. The Agency has assessed all material information included in connection with the Company's application for financial assistance, including but not limited to, the cost-benefit analysis prepared by the Agency and such information has provided the Agency a reasonable basis for its decision to provide the financial assistance described herein to the Company.

Section 3. In consequence of the foregoing, the Agency hereby determines to: (i) lease the Land and the Improvements from the Company pursuant to the Company Lease, (ii) execute, deliver and perform the Company Lease, (iii) lease the Facility to the Company pursuant to the Lease Agreement, (iv) execute, deliver and perform the Lease Agreement.

Section 4. The Agency is hereby authorized to acquire the real property and personal property described in Exhibit A and Exhibit B, respectively, to the Lease Agreement, and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition are hereby approved, ratified and confirmed.

Section 5. The Agency hereby authorizes and approves the following economic benefits to be granted to the Company in connection with the acquisition, renovation, and equipping of the Facility in the form of an abatement of real property taxes (as set forth in the PILOT Schedule attached as Exhibit A hereof), all consistent with the policies of the Agency.

Section 6. Reserved.

Section 7. The Company is hereby notified that it will be required to comply with Section 875 of the Act. The Company shall be required to agree to the terms of Section 875 pursuant to the Lease Agreement. The Company is further notified that the tax exemptions and abatements provided pursuant to the Act and the appointment of the Company, as agent of the Agency pursuant to this Authorizing Resolution, are subject to termination and recapture of benefits pursuant to Sections 859-a and 875 of the Act and the recapture provisions of the Lease Agreement.

Section 8. The form and substance of the Company Lease, and the Lease Agreement to which the Agency is a party (each in substantially the forms presented to or approved by the Agency and which, prior to the execution and delivery thereof, may be redated and renamed) are hereby approved.

Section 9.

(a) The Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Company Lease, the Lease Agreement, and the Loan Documents to which the Agency is a party, all in substantially the forms thereof presented to this meeting with such changes, variations, omissions and insertions as the Chairman, Vice Chairman, 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 Chairman and counsel to the Agency, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the “**Agency Documents**”). The execution thereof by the Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency shall constitute conclusive evidence of such approval.

(b) The Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement).

Section 10. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Agency Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

Section 11. This resolution shall take effect immediately.



EXHIBIT A

Proposed PILOT Benefits

Formula for In-Lieu-of-Taxes Payment: The 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), Brentwood School District, Suffolk County and Appropriate Special Districts.

300 Executive Drive, New York 11717

Tax Map No. 0500-156.00-03.00-1.07

Normal Tax Due = Those payments for taxes and assessments, other than special ad valorem levies, special assessments and service charges against real property located in the Town of Islip, Brentwood School District, Suffolk County (including any existing incorporated village or any village which may be incorporated after the date hereof, within which the Facility is wholly or partially located) which are or may be imposed for special improvements or special district improvements, that the Company would pay without exemption.

Formula: Abatement valued at 50% of assessed value annually for full term of lease (10 year +5 year option) for portion of building Broadridge occupies (59%).

| <u>Tax Year</u>      | <u>Payment Formula</u>                            |
|----------------------|---|
| 1                    | 100% Normal Tax on 50% of the full assessed value |
| 2                    | 100% Normal Tax on 50% of the full assessed value |
| 3                    | 100% Normal Tax on 50% of the full assessed value |
| 4                    | 100% Normal Tax on 50% of the full assessed value |
| 5                    | 100% Normal Tax on 50% of the full assessed value |
| 6                    | 100% Normal Tax on 50% of the full assessed value |
| 7                    | 100% Normal Tax on 50% of the full assessed value |
| 8                    | 100% Normal Tax on 50% of the full assessed value |
| 9                    | 100% Normal Tax on 50% of the full assessed value |
| 10 and<br>Thereafter | 100% Normal Tax on 50% of the full assessed value |

Option years 11 to 15 – 100% normal tax on 50% of the full assessed value, if Company's lease with property owner is extended.

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

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**AGENDA ITEM # 6 VETERANS HWY-HOLBROOK**

**TYPE OF RESOLUTION: RESOLUTION AUTHORIZING  
OWNERSHIP & REFINANCING.**

Date: March 24, 2026

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

Present: Chairwoman Angie Carpenter

Also Present:

Members, Jorge Guadron, John Lorenzo, Micheal McElwee and DawnMarie Kuhn

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to amendment of a leasehold interest to a certain industrial development facility more particularly described below (Veterans Hwy-Holbrook LLC 2024 Facility) and certain additional financial assistance.

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

Voting Aye

Angie Carpenter

Jorge Guadron

John Lorenzo

Michael McElwee

DawnMarie Kuhn

Voting Nay

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION TOWARD APPROVING A RESTRUCTURING OF THE OWNERSHIP OF A CERTAIN INDUSTRIAL DEVELOPMENT FACILITY, THE AUTHORIZATION OF CERTAIN ADDITIONAL FINANCIAL ASSISTANCE, AND APPROVING THE FORM, SUBSTANCE AND EXECUTION OF RELATED DOCUMENTS.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 47 of the Laws of 1974 of the State of New York, as 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, 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, Veterans Hwy-Holbrook LLC., a limited liability company organized and existing under the laws of the State of New York, (the “**Company**”) and Albert Kemperle LLC a limited liability company organized and existing under the laws of the State of Delaware, (the “**Sublessee**”), previously applied to the Agency to enter into a transaction in which the Agency assisted in (a) the acquisition of an approximately 4.08 acre parcel of land located at 5050 Veterans Memorial Highway, Holbrook, New York 11741 (more particularly described as tax map numbers 0500-194.00-02.00-068.000) (the “**Land**”), the renovations of an approximately 7,500 square foot portion of an approximately 51,540 square foot building located on the Land (the “**Improvements**”), and the acquisition and installation therein of certain equipment and personal property, not part of the Equipment (as defined below) (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 subleased by the Company to the Sublessee; and (b) and the acquisition and installation therein 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 in its business as a wholesale distributor of automotive finishes and supplies (the “**Project**”); and

WHEREAS, the Agency acquired a leasehold interest in the Land and the Improvements pursuant to a certain Company Lease Agreement, dated as of October 1, 2024, (the “**Company Lease**”), by and between the Company and the Agency; and

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

WHEREAS, the Agency subleases and leases the Company Facility to the Company pursuant to a certain Lease and Project Agreement, dated as of October 1, 2024, (the "**Lease Agreement**"), by and between the Agency and the Company; and

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

WHEREAS, the Agency leases the Equipment to the Sublessee pursuant to a certain Equipment Lease Agreement, dated as of October 1, 2024 (the "**Equipment Lease Agreement**"), by and between the Agency and the Sublessee; and

WHEREAS, Sublessee and the Agency entered into a certain Agency Compliance Agreement, dated as of October 1, 2024, (the "**Agency Compliance Agreement**"), whereby the Sublessee will provide certain assurances to the Agency with respect to the Facility; and

WHEREAS, the Company has now requested that the Agency authorize additional financial assistance in the form of exemptions from mortgage recording taxes for one or more mortgages securing an amount presently estimated to be \$8,210,000 but not to exceed \$9,000,000 (the "**Amended Financial Assistance**"), and authorization of certain amendments to the Company Lease and the Lease Agreement to reflect a change in the ownership structure of the Company Facility, pursuant to which the current principals of the Company will each own the Company Facility as tenants in common with separate limited liability companies to be formed (the "**Ownership Restructuring**"); and

WHEREAS, the Company and 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 Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1. The Agency hereby finds and determines:

- (a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and
- (b) The Facility continues to constitutes a "project", as such term is defined in the Act; and
- (c) The Facility continues to preserves the public purposes of the Act by preserving or increasing the number of permanent private sector jobs in the Town of Islip. ; and
- (d) The Project will continue to promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of Town of Islip, and the

State of New York and improve their standard of living and thereby serve the public purposes of the Act; and

(e) The Amended Financial Assistance and the Ownership Restructuring is reasonably necessary to induce the Company and the Sublessee to maintain and expand their business operations in the Town of Islip; and

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

(g) It is desirable and in the public interest for the Agency to consent the Amended Financial Assistance and the Ownership Restructuring ; and

(h) Certain loan documents (the "**Loan Documents**") and amendments to the Company Lease and the Lease Agreement (the "**Amendment Documents**") will be effective instruments whereby the Agency will provide the Amended Financial Assistance and to approve the Ownership Restructuring.

Section 2. In consequence of the foregoing, the Agency hereby determines to: (i) approve the Amended Financial Assistance, (ii) approve the Ownership Restructuring, (iii) grant a mortgage on and security interests in and to the Facility pursuant to the Loan Documents, and (iv) execute, deliver and perform the Amendment Documents.

Section 3. The Company and Sublessee are hereby notified that they will be required to comply with Section 875 of the Act. The Company and Sublessee shall be required to agree to the terms of Section 875 pursuant to the Lease 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 Sublessee, as agents of the Agency pursuant to this Authorizing Resolution, are subject to termination and recapture of benefits pursuant to Sections 859-a and 875 of the Act and the recapture provisions of the Lease Agreement.

Section 4. The form and substance of the Loan Documents and the Amendment Documents (each in substantially the forms presented to or approved by the Agency and which, prior to the execution and delivery thereof, may be redated and renamed) are hereby approved.

Section 5. The Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Amendment Documents and the Loan Documents all in substantially the forms thereof presented to this meeting with such changes, variations, omissions and insertions as the Chairman, Vice Chairman, 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 Chairman and counsel to the Agency, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the "**Agency Documents**"). The execution thereof by the Chairman, Vice Chairman, Executive Director,

Deputy Executive Director or any member of the Agency shall constitute conclusive evidence of such approval.

Section 6. The Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement).

Section 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 Agency Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

Section 8. This resolution shall take effect immediately.

