
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York State General Municipal Law will be held by the Town of Brookhaven Industrial Development Agency (the “**Agency**”) on the 17th day of November, 2015, at 9:30 a.m. local time, at the Town of Brookhaven Division of Economic Development, 2nd Floor, One Independence Hill, Farmingville, New York 11738, in connection with the following matters:

The Agency has previously assisted in the acquisition of an approximately 13.5 acre parcel of land located at 28 Barretts Avenue, Holtsville, Town of Brookhaven, Suffolk County, New York (the “**Land**”), the construction and equipping of an approximately 92,000 square foot building located thereon (the “**Original Improvements**” and the “**Original Equipment**”; and together with the Land, the “**Original Facility**”), which Original Facility is currently being leased by the Agency to Scheff Family Realty Co., LLC, a New York limited liability company (the “**Company**”), and subleased by the Company to The Burmax Company, Inc., a business corporation organized and existing under the laws of the State of New York (the “**Sublessee**”), and used by the Sublessee as a warehouse, office space and distribution center for the wholesale importing and redistribution of beauty products.

The Agency previously assisted the Company and the Sublessee in the construction and equipping of an approximately 12,000 square foot addition, located adjacent to the Original Facility (the “**2009 Facility**”), which 2009 Facility is used by the Sublessee as additional warehouse space.

In connection with the 2009 Facility, the Agency has granted the Company and the Sublessee abatement of real property taxes on the 2009 Facility pursuant to a certain Amended and Restated Payment-in-Lieu-of-Tax Agreement, dated as of February 1, 2009 (the “**2009 PILOT Agreement**”), by and among the Agency, the Company and the Sublessee.

The Company and the Sublessee have now requested the Agency’s assistance with respect to the acquisition, construction and equipping of an approximately 26,000 square foot addition to the Original Facility (the “**2015 Facility**”; and together with the Original Facility and the 2009 Facility, the “**Facility**”). The 2015 Facility will be initially owned, operated and/or managed by the Company.

The Company and Sublessee have also requested the Agency’s consent to an extension of the 2009 PILOT Agreement and the abatement of real property taxes on the 2009 Facility for a period to run coterminous with the abatement of real property taxes on the 2015 Facility.

The Agency will acquire a leasehold interest in or title to the 2015 Facility and lease the 2015 Facility to the Company for further subleasing to the Sublessee. The Agency contemplates that it will provide financial assistance to the Company and the Sublessee in the form of exemptions from sales and use taxes in connection with the construction and equipping of the 2015 Facility, exemptions from mortgage recording taxes in connection with the financing or any

subsequent refinancing or permanent financing of the Facility, abatement of real property taxes on the 2015 Facility and an extension of the abatement of real property taxes on the 2009 Facility, all consistent with the policies of the Agency.

A representative of the Agency will at the above-stated time and place hear and accept written comments from all persons with views in favor of or opposed to either the proposed financial assistance to the Company and the Sublessee or the location or nature of the 2015 Facility.

Dated: November 6, 2015

TOWN OF BROOKHAVEN INDUSTRIAL
DEVELOPMENT AGENCY

By: Lisa MG Mulligan
Title: Chief Executive Officer