

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Title 1 of Article 18-A of the New York State General Municipal Law will be held by the Town of Brookhaven Industrial Development Agency (the "Agency") on the 20th day of July, 2015, at 10:00 a.m., local time, at Town of Brookhaven Division of Economic Development, 1 Independence Hill, Second Floor, Farmingville, New York 11738, in connection with the following matters:

J-CAD Realty LLC, a limited liability company on behalf of itself and/or the principals of J-CAD Realty LLC-and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Owner"), and MAYNE CONSTRUCTION OF LONG ISLAND, INC. and CENTER MANAGEMENT CORP., a New York business corporations on behalf of themselves and/or principals of MAYNE CONSTRUCTION OF LONG ISLAND, INC. or CENTER MANAGEMENT CORP. and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Sublessees"), have applied to the Agency to enter into a transaction in which the Agency will assist in (a) the acquisition of an approximately 2.8 acre parcel of land (the "Land"), the renovation of the 20,000 square foot building and other improvements thereon (the "Improvements"), and the acquisition and installation therein of certain equipment not part of the Equipment (as defined herein) (the "Facility Equipment") located at 664 Blue Point Avenue, Holtsville, Town of Brookhaven, Suffolk County, New York (and further identified as Tax Map No. 200-805-1-7.9 (collectively, the Land, Improvements and Facility Equipment may be referred to as the "Owner Facility"), to be leased by the Agency from the Owner and subleased by the Agency to the Owner and further subleased by the Owner to the Sublessees for their respective general construction business and commercial maintenance service business, and also further subleased to third party sublessees ("Third Party Sublessees"), including Keen's Machine Repair Inc. for making, finishing and repairing machines and machine parts, and Prime Engineering P.C. for rendering of professional engineering services, and (b) the acquisition of certain equipment and personal property (the "Equipment," together with the Owner Facility, the "Facility") to be leased by the Agency to one or more of the Sublessees for their respective uses described above. The Owner Facility will be initially owned, operated and/or managed by the Owner and the Equipment will be initially owned, operated and/or managed by one or more of the Sublessees.

The Agency will acquire leasehold title to the Owner Facility and title to the Equipment, lease from the Owner and sublease to the Owner the Owner Facility, and lease the Equipment to one or more of the Sublessees.


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

A representative of the Agency will, at the above-stated time and place, hear and accept written comments from all persons with views in favor of or opposed to either the proposed financial assistance to the Owner and the Sublessee or the location or nature of the Facility. At the hearing, all persons will have the opportunity to review the application for financial assistance filed by the Owner and the Sublessee with the Agency and an analysis of the costs and benefits of the proposed Facility.

Dated: July 9, 2015

TOWN OF BROOKHAVEN
INDUSTRIAL DEVELOPMENT AGENCY

By:


Lisa MG Mulligan

Title: Chief Executive Officer