



Steven Bellone
Suffolk County Executive

PUBLIC HEARINGS

October 24, 2017

9:30 A.M. & 12:00 P.M.

Josh Packaging, Inc.

(Notice of Public Hearings – October 13, 2017)

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that two public hearings pursuant to Article 18-A of the New York State General Municipal Law will be held by the Suffolk County Industrial Development Agency (the “Agency”):

- (1) on the 24th day of October, 2017 at 9:30 a.m., local time, at the Suffolk County Industrial Development Agency, H. Lee Dennison Building, 3rd floor, 100 Veterans Memorial Highway Hauppauge, New York 11788, and
 - (2) on the 24th day of October, 2017 at 12:00 p.m., local time, at the Suffolk County Department of Information Technology, Conference Room A, Building 50, North Drive, William J. Lindsay County Complex (North County Complex), Veterans Memorial Hwy., (at the northeast intersection of Old Willets Path and Veterans Memorial Hwy.), Hauppauge, New York,
- in connection with the following matter:

Josh Packaging, Inc. (the “Operating Company”), Josh Equities, LLC (the “Marcus Boulevard Company”), and Josh Equities II, LLC (the “Rabro Drive Company” and together with the Marcus Boulevard Company, the “Real Estate Companies”), on behalf of themselves and/or entities formed or to be formed on behalf of the foregoing, have presented an application to the Agency, a copy of which was presented at a meeting of the Agency on September 28, 2017 and copies of which are on file at the office of the Agency, requesting that the Agency consider undertaking a project (the “Project”) consisting of the following: (A)(i) the acquisition of an interest in approximately 2.55 acres of land located at 245 Marcus Boulevard, Hauppauge, NY 11788 (Tax Map #0800-185-1-3.1) in the Town of Smithtown, Suffolk County, New York (the “Marcus Boulevard Land”), (ii) the renovation of an approximately 37,500 square foot building located thereon (the “Marcus Boulevard Improvements”) and (iii) the acquisition and installation in the Marcus Boulevard Improvements of certain equipment not part of the Equipment (as such term is defined herein) (the “Marcus Boulevard Equipment” and together with the Marcus Boulevard Land and the Marcus Boulevard Improvements, the “Marcus Boulevard Facility”), which Marcus Boulevard Facility is to be leased and subleased by the Agency to the Marcus Boulevard Company and further subleased by the Marcus Boulevard Company to the Operating Company; (B)(i) the acquisition of an interest in approximately 2.7 acres of land located at 40 Rabro Drive, Hauppauge, NY 11788 (Tax Map #0500-23.00-02.00-019.000) in the Town of Islip, Suffolk County, New York (the “Rabro Drive Land”), (ii) the renovation of an approximately 47,000 square foot building located thereon (the “Rabro Drive Improvements”), and (iii) the acquisition and installation in the Rabro Drive Improvements of certain equipment not part of the Equipment (the “Rabro Drive Equipment” and, together with the Rabro Drive Land and the Rabro Drive Improvements, the “Rabro Drive Facility”), which Rabro Drive Facility is to be leased and subleased by the Agency to the Rabro Drive Company and further subleased by the Rabro Drive Company to the Operating Company; and (C) the acquisition and installation in the Marcus Boulevard Facility and the Rabro Drive Facility of certain equipment and personal property (the “Equipment”, and together with the Marcus Boulevard Facility and the Rabro Drive Facility, the “Facilities”), which Facilities will be used by the Operating Company for the manufacturing and distribution of plastic bags and printed roll sock.

The Marcus Boulevard Company will be the initial owner of the Marcus Boulevard Facility and the Operating Company will be the initial operator of the Marcus Boulevard Facility.

The Rabro Drive Company will be the initial owner of the Rabro Drive Facility and the Operating Company will be the initial operator of the Rabro Drive Facility. A portion of the Rabro Drive Facility will be leased on a temporary basis to tenants for warehousing.

In connection with the Project, the Agency will (A) lease the Marcus Boulevard Facility from the Marcus Boulevard Company and sublease the Marcus Boulevard Facility back to the Marcus Boulevard Company; (B) lease the Rabro Drive Facility from the Rabro Drive Company and sublease the Rabro Drive Facility back to the Rabro Drive Company; and (C) obtain an interest in the Equipment from the Operating Company and lease the Equipment back to the Operating Company. The Agency contemplates that it will provide financial assistance to the Real Estate Companies and the Operating Company in the form of exemptions from sales and uses taxes, mortgage recording taxes, if a mortgage is required, transfer taxes and abatements 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 Real Estate Companies and the Operating Company or the location or nature of the Facilities.

Dated: October 13, 2017

SUFFOLK COUNTY INDUSTRIAL
DEVELOPMENT AGENCY
By: Anthony Catapano
Title: Executive Director