
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 Suffolk County Industrial Development Agency (the "Agency") on the 26th day of June, 2018 at 12:30 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, with respect to a certain Facility, as defined below, in connection with the following matters:

The Agency is considering undertaking a project (the "Project") on behalf of Marlmar Associates LLC, a limited liability company organized under and pursuant to the laws of the State of New York ("Marlmar") and/or entities formed or to be formed on behalf of Marlmar (collectively, the "Company") consisting of: (A)(1) the acquisition of an interest in an approximately 2.99 acre parcel of land located at 410 Motor Parkway, Hauppauge, Suffolk County, New York (Tax Map #800-185-2-023.002) (the "Land"), an approximately 41,350 square-foot existing, single story building on the Land to be demolished and the construction of an approximately 35,000 square-foot new industrial development facility (the "Improvements"); and (2) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery, equipment and personal property (the "Equipment", and together with the Land and the Improvements, the "Facility"); and which Facility will be used by the Company as a four-story mixed-use office building with retail food service establishments on the first floor to service the building and the surrounding industrial park, targeting tenants in industries such as technology, media and marketing; (B) the granting of certain "financial assistance" (within the meaning of section 854(14) of the General Municipal Law of the State of New York) with respect to the foregoing, limited to potential exemptions from certain sales and use taxes, mortgage recording taxes and abatement of real property taxes, all in accordance with and pursuant to the Agency's uniform tax exemption policy (collectively, the "Financial Assistance"); and (C) the lease, sublease or assignment of a leasehold interest in the Facility from the Company (or such other person as may be designated by the Company and agreed upon by the Agency) to the Agency and the lease (with an obligation to purchase) or sale of the Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency. The Facility will be initially owned operated and/or managed by the Company.

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 or the locations or nature of the Facility. At the hearings, all persons will have the opportunity to review the application for Financial Assistance filed by the Company with the Agency and an analysis of the costs and benefits of the proposed Project.

Dated: June 15, 2018

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