
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 22nd day of January, 2019 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, 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 Boss Facility Services Inc., a corporation organized and existing under and pursuant to the laws of the State of New York (the "Sublessee") and/or entities formed or to be formed on behalf of Boss, including without limitation, 60 Adams LLC, a limited liability company organized and existing under and pursuant to the laws of the State of New York (the "Company", and collectively with the Sublessee, the "Applicant") consisting of: (A)(1) the acquisition of an interest in an approximately 2.28 acre parcel of land located at 60 Adams Avenue, Hauppauge, Town of Smithtown, Suffolk County, New York (Tax Map #800-182-1-10.012) (the "Land") and the renovation of an approximately 31,154 square-foot (including mezzanine space) existing building on the Land (the "Improvements"); and the acquisition and installation therein of certain equipment (not part of the Equipment, as such term is defined herein) (the "Facility Equipment"; and, together with the Land and the Improvements, the "Company Facility"), which Company Facility is to be leased and subleased by the Agency to the Company, with approximately 51% thereof further subleased by the Company to the Sublessee and approximately 49% thereof further expected to be subleased by the Company to the following subtenants: the Long Island Network of Community Services ("LINCS"), Long Island Association for AIDS Care, Inc. ("LIAC") and Stony Brook University ("SBU" and collectively with LINCS and LIAC, the "Subtenants") and/or other entities; and (2) 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 as its corporate headquarters and administrative operations facility for Sublessee's property management business providing facility maintenance and repair services to businesses in the U.S., Canada and Puerto Rico; and by the Subtenants as tenant space for their respective operations; (B) the granting of certain "financial assistance" (within the meaning of section 854(14) of the Act) with respect to the foregoing limited to potential exemptions from certain sales and use taxes, transfer taxes, mortgage recording taxes and real property taxes (collectively, the "Financial Assistance") and (C) the lease (with an obligation to purchase) or sale of the Company Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency and the lease (with an obligation to purchase) or sale of the Equipment to the Sublessee or such other person as may be designated by the Sublessee and agreed upon by 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 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: January 12, 2019

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