

SCIDA PROJECT ABSTRACT

MEETING DATE: September 27, 2012

CONTACT: Philip L. Fava, President

PHONE: [REDACTED]

APPLICANT NAME: Suffolk Industrial Recovery Corp. d/b/a PK Metals
AND ADDRESS 3542 Route 112
Coram, NY 11727

PRINCIPALS: Lucy Ronga Family Trust (39%); Lucy Ronga (28%); Rosemarie Fava (11%);
Diane Smith (11%); Janice Delalio (11%)

PRODUCT/SERVICES: Recycling of ferrous, non-ferrous metals, plastic, cardboard and electronic waste.

PRESENT FACILITIES: Own Lease Acreage 10.75 Sq. Ft. 24,500

NEW LOCATION/TAX MAP #: 140 Corporate Drive, Holtsville, NY 11742
(Tax Map # 200-805-1-7.011)

PROJECT DESCRIPTION: Purchase, renovate and equip an existing 56,173 sq. ft. building on 7 acres to be used for recycling of E-Waste and industrial plastic.

PROJECT COSTS: AUTHORIZATION SOUGHT: \$4,449,106 Lease Transaction

REFINANCING BONDS	
EXISTING BUILDINGS	\$3,550,000
REHAB. OF EXISTING BUILDINGS	
CONSTRUCTION NEW BUILDING	
ADDITION OR EXPANSION	
ENGINEERING & ARCHITECTURAL FEES	110,000
EQUIPMENT	754,106
INSTALLATION OF EQUIPMENT	35,000
FINANCE CHARGES	
OTHER FEES/CHARGES	
RESERVE (DEBT SERVICE & OPERATING)	
 TOTAL PROJECT COSTS	 \$4,449,106

EMPLOYMENT:

	<u># OF EMPLOYEES</u>	<u>ANNUAL PAYROLL</u>	<u>AVERAGE SALARY</u>
PRESENT (Worldwide)	73	\$3,600,000	\$49,315
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 PROPOSED 1ST. YEAR	 93	 \$4,586,301	 \$49,315
2ND. YEAR	98	\$4,832,877	\$49,315

COMMENTS: 9/27/12 – Inducement resolution approved for an approximate \$4,449,106 lease transaction.
Voting: 5 (DR,PZ,SR,KH,GH) – 0. Absent: 2 (EC,JM).
10/23/12 – Public hearing held.
10/25/12 - Final resolution approved for an approximate \$4,449,106 lease transaction.
Voting: 7 (DR,PZ,SR,EC,KH,GH,JM) – 0. Absent: None.
12/12/12 - Project closed.

140 Corporate Drive LLC

3542 Route 112
Coram NY 11727
631-732-6403

April 25, 2022

Mr Anthony Catapano, Executive Director
Suffolk County Industrial Development Agency
100 Veteran Highway
PO Box 6100
Hauppauge, NY 11788

Re: Battery Energy Storage Project at 140 Corporate Drive, Holtsville

Dear Tony,

We are in discussions with Hexagon Energy to place a Battery Energy Storage Facility on our site at 140 Corporate Drive in Holtsville. A summary of the history of our site and details about the project follow:

Property History:

- 140 Corporate Drive was purchased in 2012 by 140 Corporate Drive LLC
- The site is 7.4 acres with a 56K square foot building
- The current tenants of the building are our own affiliated businesses E-Green Recycling Management LLC (an electronic waste recycler) and PK Metals (Plastics Recycling division)
- 140 Corporate Drive entered into an agreement with the Suffolk County IDA in December 2012 in which 140 Corporate Drive received a declining 12 year tax abatement in return for maintaining agreed upon employment levels. This agreement expires on November 30, 2025.

Proposed Battery Energy Storage Project:

- 140 Corporate Drive LLC is in discussions with Hexagon Energy to place a 5 megawatt battery energy storage facility on the southernmost section of the property adjacent to the court on Corporate Drive. This section of the property is bordered by other commercial property and Corporate Drive. The footprint of the facility will be approximately .25 acres.
- The terms of the lease contract between 140 Corporate Drive LLC and Hexagon Energy are being finalized. These companies would initially enter into an option agreement under which Hexagon would contact all of the required local authorities to determine the feasibility of gaining approval for the installation of the Battery Energy Storage facility. At any point during the option period, Hexagon may terminate their option or decide to enter into a long-term lease with 140 Corporate Drive LLC.

Who Is Hexagon Energy:

- Hexagon is an independent energy development company that was established in 2015. Their principals have a long history of developing and financing operating energy projects in 17 states. They are headquartered in Charlottesville, Virginia. A copy of their qualifications is attached.

Benefits of a Battery Energy Storage Facility:

- This facility will help to improve the stability and efficiency of the electrical grid by allowing surplus electricity to be stored & distributed instantaneously as demand requires.
- Battery Energy Storage Facilities foster the growth of renewable/alternative energy solutions by storing energy generated by intermittent energy resources (such as wind & solar), & distributing it when demand is highest.

Based upon our current contractual relationship with the Suffolk County IDA, we are requesting your consent to the proposed option agreement on the land so that the feasibility of installing a Battery Energy Storage Facility on the land can be determined.

Please contact me if you have any questions. Thank you for your assistance.



Philip Fava
Managing Member
631-732-6403
pfava@egreenmgmt.com

CC: Kelly Morris, Deputy Executive Director