

**In The Matter Of:**  
*Town of Mamakating*  
*Planning Board*

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*Be-Eco, LLC*  
*11-22-16*  
*November 22, 2016*

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*Jeric Corporation*  
*Court Reporting Services*  
*P.O. Box 385*  
*Narrowsburg, NY 12764*  
*(845) 252-3515*

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**Min-U-Script® with Word Index**

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COUNTY OF SULLIVAN : TOWN OF MAMAKATING  
PLANNING BOARD

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BE-ECO, LLC  
Indoor Agricultural Complex - Education &  
Center for Innovation & Improvement  
Tax Map Section 26; Block 1; Lot 25  
Light Industrial Office Zone

----- X

Town Hall  
Town of Mamakating  
November 22, 2016  
7:35 P.M.

PLANNING BOARD MEMBERS:

- STANLEY ZAMONSKY, III, Chairman
- MORT STAROBIN, Board Member
- RICHARD GLISSON, Board Member
- LORRENCE GREEN, Board Member
- ERIK COLLIER, Board Member
- LINDA FRANCK, Secretary
- JOHN CAPPELLO, ESQ., Attorney
- STU TURNER, AICP, Planner
- LAWRENCE PAGGI, P.E., Engineer

Also Present: Charles T. Bazydlo, Esq.  
on behalf of Applicant

JERIC CORPORATION  
Court Reporting Services  
P.O. Box 385  
Narrowsburg, New York 12764

Reported by: Rosemary A. Meyer

1 - BE-ECO, LLC -

2 CHAIRMAN ZAMONSKY: The next applicant is Be-Eco, LLC,  
3 Indoor Agricultural Complex Education and Center for  
4 Innovation and Improvement, Tax Map Section 26; Block 1;  
5 Lot 25 in the LIO Zone.

6 MR. BAZYDLO: Good evening, members of the Board. My  
7 name is Charlie Bazydlo. I'm the outside counsel for  
8 Be-Eco, LLC. Be-Eco, LLC is a subsidiary of Beautiful  
9 Earth Group. I have two gentlemen here with me tonight to  
10 introduce the project to the Board and explain what we'd  
11 like to do. Lex Heslin is the founder, CEO, president and  
12 some type of Beautiful Earth Group. Rich Calogero, from  
13 Cornerstone Engineers are the engineering people on the  
14 group.

15 Basically, what this project is, as the Board may  
16 remember, you may know from looking at the submission, this  
17 is the former Yukiguni complex on McDonald Road.

18 Mr. Heslin will explain in a little more detail about what  
19 we're looking to do. But essentially, what we're looking  
20 for is a minor site plan modification to allow for  
21 Beautiful Earth Group's proposed agricultural process. As  
22 the Board knows, this site has gone through -- I think some  
23 of the board members have actually lived through it -- a  
24 rather extensive environmental review. As you'll see from  
25 our presentation, what we're looking to do on the project

1 - BE-ECO, LLC -

2 site is really not that much different, and I think it fits  
3 in pretty nicely with the previous approvals that had been  
4 granted for the project.

5 I'm going to turn it over to Mr. Heslin who will give  
6 a brief description of his company and what we're looking  
7 to do with the site.

8 MR. HESLIN: Good evening, board members and its  
9 experts. I'm Lex Heslin. I'm the founder and CEO of  
10 Beautiful Earth Group. Beautiful Earth is a sustainable  
11 energy project developer and service company which began in  
12 2008 and is headquartered in Brooklyn, New York. For those  
13 of you who did not attend the workshop, I'd like to outline  
14 our plans to move forward on the development of an advanced  
15 mixed use agriculture project in the town.

16 This project is actually part of our larger project in  
17 the town, which is called the Center for Sustainability,  
18 Innovation and Improvement, or CSII. CSII includes the  
19 redevelopment of the old Homowack Lodge in Spring Glen into  
20 an eco resort which will run on some green energy.

21 As Charlie mentioned, our subsidiary, Be-Eco, LLC, is  
22 acquiring the U.S. assets of the previous owner of this  
23 property which is a 47 acre site at Highway 209 and  
24 McDonald Road, as well as all of the permits and the  
25 approvals that the company was granted in its over ten year

1 - BE-ECO, LLC -

2 effort to develop a large factory on this site. What do we  
3 want to build there? Beautiful Earth has submitted to you  
4 plans to revise the approved site plan and develop a very  
5 advanced agriculture center on the site with some really  
6 unique uses. This complex will host a number of different  
7 uses, including a vertical farm which is basically enclosed  
8 growing space that grows high-end leafy greens and  
9 microgreens under LED lights. It is kind of the latest  
10 technology in agriculture right now. The first vertical  
11 farm on the east coast has just been completed in Newark,  
12 New Jersey. It's 90,000 square feet. It's a company  
13 called BrightFarms. They're also building two more 100,000  
14 square foot plus facilities in the northeast. This will be  
15 the first vertical farm in this area. Again, it's  
16 basically growing lettuce and very high value leafy greens.

17 The second type of growing will be high-tech  
18 greenhouses. For us, we're going to be growing tomatoes  
19 and strawberries and some other value added produce which  
20 can be sold as local food in the New York City market. As  
21 many of you know, there's a premium for local food. It's  
22 beginning to take over even from organic food. Local food  
23 is typically defined as food which is consumed within a  
24 hundred miles of where it's produced. Our site is just in  
25 the sweet spot for selling to the New York City premium

1 - BE-ECO, LLC -

2 markets and additionally, into this region as it grows and  
3 develops those markets, as well.

4 This complex will also house a research and  
5 development facility for indoor agriculture, or this new  
6 field, that comprises both the vertical farm and the kind  
7 of high-tech greenhouses we'll have. That's called CEA, or  
8 controlled environment agriculture. There's a new  
9 department at Cornell just specifically for CEA. We're  
10 going to have an R and D facility that explores what's  
11 happening in CEA right now, a test lab for growers and an  
12 advanced distribution facility at the site which will allow  
13 packaging, presorting and loading of the produce onto light  
14 duty box trucks.

15 I think that one of the things that we're going to do  
16 differently at our distribution facility is have to  
17 e-recharging facilities because when you look at local food  
18 and the kind of people who will pay a premium for this,  
19 they're very concerned about what's called food miles.  
20 That's the kind of cradle to grave analysis of the carbon  
21 footprint that goes into producing this food. In addition  
22 to using clean energy to generate, to grow the food, we  
23 want to use that energy for electric trucks. So that would  
24 be very special and kind of increase, add to the brand  
25 value that we're going to generate at this site. So that's

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2 distribution.

3 We will also include a regulatory/agency kind of  
4 office space for USDA, for Kosher and for organic. There  
5 will be a test kitchen for food companies that we're  
6 attracting to the space. There's only two or three test  
7 kitchens in the area, and we'll encourage those food  
8 companies to use that space, as well as a focus group  
9 center which will conduct market research and allow local  
10 residents to come in and take part in market studies and  
11 tastings and questionnaires where they'll be paid nicely  
12 for an hour or two of work.

13 And finally, because there's a lack of high quality  
14 office space in the area, we will build new office space  
15 for the operating companies, as well as other likeminded  
16 companies involved in food, agriculture and sustainability.  
17 Some of that space is going to be devoted to start-up  
18 companies, many of whom are being priced out of the city  
19 right now. There are actually hundreds of companies, food  
20 companies, that are young growing companies just in  
21 Brooklyn alone. They can't go out and get even a thousand  
22 square feet of industrial space to start their companies.  
23 It's so expensive. We hope to attract them to this space  
24 and to give them some better options. Amongst all of the  
25 companies that will go into the office space, we will have

1 - BE-ECO, LLC -

2 an incubator space to encourage the start-up companies, as  
3 well, and bring young people into the area and into this  
4 fast expanding sector.

5 One thing that our company brings to this that's very  
6 unique is that all of these uses will be powered by a green  
7 energy microgrid. By using solar and vertical active wind  
8 turbines and geothermal we'll become one of the first  
9 facilities of this type to run exclusively on green energy,  
10 probably the first of its type in the U.S.

11 How does this compare with the previous plans for the  
12 site? Well, in terms of the size of the facility, for  
13 those of you who were around, you'll know that the original  
14 owner planned to build a towering 1.2 million square foot  
15 facility after they purchased the site back in 2003. That  
16 project was the subject of exhaustive meetings and  
17 litigation. Over the years that project was reduced in  
18 size to 825,000 square feet. As a result of further  
19 pressure from certain groups and local residents, it was  
20 further reduced in terms of its size and impact, and they  
21 were eventually approved for a two-story 428,000 square  
22 foot building and a one story 44,100 square foot building  
23 for the first phase of the development. Our ag project  
24 will substantially reduce the size and the impacts. We  
25 will cut the larger building basically in half, from two

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2 stories to one, and we'll reduce the height from 65 feet  
3 plus 15 feet for utilities to 33 feet plus 12 feet for  
4 utilities, meaning the building goes from 80 feet down to  
5 45 feet. So it's a big change in the height and appearance  
6 of the envelope and impact on the viewshed. As many of you  
7 know that site, also, the site is kind of set down from 209  
8 so you're looking down on it anyway.

9 We will not grow any mushrooms at this site. There  
10 will be no vapor issue that is associated with this. There  
11 will be no smell, there'll be no sawdust. The practice we  
12 normally use will not use any insecticides. Although we  
13 will use the approved geothermal system which is key to a  
14 green facility like this, the net water usage, in other  
15 words, the water usage that goes into the plant, will  
16 decrease from about 70,000 gallons per day to 42,000 which  
17 is about a 40 percent decrease.

18 The sound level and truck traffic will fall. The  
19 facility will employ about 200 people when it's fully built  
20 out, bringing a wide range of new jobs to the town in this  
21 very exciting and expanding field.

22 I think this is a project that'll benefit the town for  
23 many, many years to come. It fits in well with the town's  
24 stated objectives to promote ecotourism and agritourism and  
25 commercial development in the few select areas which

1 - BE-ECO, LLC -

2 balance the economic needs of the town with the beauty and  
3 the nature that we have in Mamakating which I very much  
4 appreciate.

5 I look forward to working with the Planning Board and  
6 to developing this very special project which is  
7 ecologically and environmentally very sensitive.

8 Now I'd like to ask our engineer at Cornerstone, Rich  
9 Calogero, to give you some further details about the  
10 buildings themselves.

11 Thank you.

12 MR. CALOGERO: Hi. I'm Rich Calogero. I'm from  
13 Cornerstone Engineering. I am not a professional engineer,  
14 just to so everyone knows, but I work with them. I am the  
15 project manager on this project. I've been involved for  
16 about 15 years working on it.

17 As Lex said, what we have here is an approved plan,  
18 approved in 2011 and 2012, with the various amendments that  
19 went on. That's the approved plan signed by the Planning  
20 Board. That's the conceptive plan for the full buildout of  
21 this project moving forward. As Lex said, the footprints  
22 of the buildings are the same as what was approved with the  
23 biggest change being that the main building is going to be  
24 half its size. That was a big point of contention, I know.  
25 You're basically looking at the same project, so we're

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2 looking to get approval for a project that's already been  
3 approved, basically.

4 As with the original project which was going to be  
5 built in two phases, so is this one. That was the approved  
6 Phase 1, and this is the Phase 1 for this project going  
7 forward, which the difference that you will notice on this  
8 plan is the greenhouses that Lex spoke about, up to 12  
9 greenhouses, 30 by 100 foot. Basically, they'll fit within  
10 the footprint of the main building, where the main building  
11 eventually would be built. So in time, when we move  
12 forward to build the second phase, those greenhouses would  
13 be removed and the larger building would be constructed.

14 The other difference that Lex mentioned was they're  
15 going to use solar power and wind power to power the  
16 facility. I brought along some information to hand out to  
17 you guys. These may not be the exact products that are  
18 used, but there's a solar, a wind and what the greenhouses  
19 would look like.

20 (Mr. Calogero distributed documents  
21 to the Planning Board.)

22 MR. CALOGERO: As a brief summary, some of the  
23 highlights of the already approved project, as well as  
24 comparison with what this amended plan --

25 (A copy of the document was presented

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2 to Ms. Medley.)

3 MR. CALOGERO: So basically, what we show on this  
4 amended plan, this is on the main building also, the solar  
5 panels are planned to be mounted on the roof; these wind  
6 turbines also mounted on the roof. Whether or not they  
7 generate enough power, Lex has plans to expand his solar  
8 capacities elsewhere. He can tell you guys about that a  
9 little bit more than I could going forward.

10 So basically, what we have here are two plans that are  
11 virtually identical, and we're just looking to move forward  
12 with this project after all these years.

13 CHAIRMAN ZAMONSKY: Thank you.

14 MR. BAZYDLO: Just to reiterate for the Board, the  
15 former YM project, as I'm sure that the board members know,  
16 it went through an extensive environmental review. There  
17 was a full DEIS, a final Environmental Impact Statement.  
18 There was an extensive Finding Statement issued for that  
19 project. That was a Supplemental Finding Statement issued  
20 on that project when we redesigned to use the geothermal  
21 heating cooling system. Subsequent to that, there were  
22 some other site plan revisions and approval resolutions for  
23 that. I bring all that up because I believe all those  
24 actions by this very same board created, if you will, an  
25 environmental envelope of approval for what was looked at

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2 and what potential impacts were mitigated for this project.  
3 We think that this project being proposed now fits well  
4 within that environmental envelope. As a matter of fact,  
5 it doesn't even approach the boundary. As Lex mentioned,  
6 there'll be less consumptive water use, less truck traffic,  
7 less noise generation, so that we believe that the  
8 environmental analysis on this project has pretty much been  
9 done and this project very nicely fits into the previous  
10 approvals. Now, of course, it's something that you need to  
11 look and your consultants need to look at, but that's our  
12 concept of what can be done here. We think we can  
13 hopefully get approval on this in pretty short order.  
14 Certainly, we're open to any questions that the board  
15 members or your consultants may have at this time.

16 BOARD MEMBER STAROBIN: I have a question. On the  
17 greenhouses that you mentioned, the ones that are 3500  
18 feet.

19 MR. HESLIN: Yes.

20 BOARD MEMBER STAROBIN: Did you say these are  
21 temporary?

22 MR. HESLIN: Yes. Yes, they are. We're asking for  
23 your approval to erect 12 temporary greenhouses that would  
24 be 30 by 100, very standard, as a group house, greenhouses.  
25 They're very inexpensive. That's the kind of left-hand

1 - BE-ECO, LLC -

2 side of that drawing that you see with six greenhouses on  
3 each side and a road going down the middle. Frankly, this  
4 is not a high margin business and we need to get the  
5 project up and going ASAP and get growing. So we propose  
6 that those greenhouses would exist within the footprint of  
7 the larger building. Once we start construction on that,  
8 those would come down.

9 BOARD MEMBER STAROBIN: So this is just to kickstart  
10 the project?

11 MR. HESLIN: Exactly; to get the cash flow.

12 BOARD MEMBER STAROBIN: The other question I have is  
13 when I look at produce, I notice it's from Mexico, it's  
14 from Honduras, Costa Rico.

15 MR. HESLIN: Yes.

16 BOARD MEMBER STAROBIN: How competitive is the product  
17 that you're growing in the greenhouse?

18 MR. HESLIN: The a product that we're going to grow  
19 are very high-end products, but we're not competing with  
20 those at all. I mean what you find is that about 90 to 95  
21 percent of, for example, the strawberries that we eat in  
22 New York are imported from California. They're picked well  
23 before they're ripe and put on refrigerated trucks and  
24 shipped across the U.S. burning diesel fuel to get to us in  
25 New York late and never reaching their full potential. We

1 - BE-ECO, LLC -

2 get really poor tasting strawberries here. We're going to  
3 grown strawberries that are optimized for taste and they're  
4 going to taste like the strawberries you ate when you were  
5 a kid or the strawberries you eat maybe you pick here in  
6 the summer. The difference is we're extending the growing  
7 season. So these are varieties of strawberries, the way  
8 they will be grown is certainly more expensive than those  
9 from the places that you just mentioned.

10 One of the really important things about this whole  
11 growing process here is the amount of care that is given to  
12 each one of these pieces of produce. They are treated  
13 basically like newborn babies. There's a lot of training  
14 that goes into -- the people who work there, they're not  
15 just there to yank these vegetables up and throw them into  
16 a basket. These are really going to be very, very taken  
17 care of, and a result, they grow nicely and their  
18 appearance is very good. The market that we're selling  
19 them into is places like Whole Food and kind of high-end  
20 places in the city that have a very deep demand for local  
21 product. This qualifies as a local. It's not even in the  
22 same ballpark as the places that you just mentioned because  
23 they don't qualify as local. We think, based on the type  
24 of product that we're looking to create, the market is  
25 very, very good for it.

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2 BOARD MEMBER STAROBIN: Also, these temporary  
3 structures, initially, are they going to operate year-round  
4 or is it just during the warmer months?

5 MR. HESLIN: Just during the -- oh. We'll operate as  
6 long as they can. It depends on the weather. There's a  
7 point where it's just too cold to grow anything, basically.

8 BOARD MEMBER STAROBIN: How soon would you expect to  
9 build the final structure? What would be your time frame  
10 on this?

11 MR. HESLIN: I'm, of course, the owner and developer  
12 of the project, I'm not a farmer, and I'm working with  
13 operators. So after, presuming that I get approval for  
14 this project, I will then go to make the joint venture and  
15 operating agreement with the operators. I imagine that  
16 full process and documentation and negotiation and so forth  
17 is kind of a six month or so process, after which time we  
18 would go for financing and start construction thereafter.  
19 Within a year we would start construction. I think it  
20 would probably take about, it's a guesstimate, but I'm  
21 thinking it's going to take about two years or so to bring  
22 all of these various components that I mentioned to you  
23 together and kind of figure out how it gels and scale it up  
24 from there. One of the beautiful things about the site is  
25 the ability to scale it up and eventually have sustainable

1 - BE-ECO, LLC -

2 business. You can't really sustain these kind of  
3 businesses if they're not large enough. So we'll get  
4 started and get everybody working together and then grow.  
5 So I think, in total, that it would be maybe three years or  
6 so before we started on the larger building.

7 BOARD MEMBER STAROBIN: So out of the 47 acres,  
8 including the parking lot, it appears to me you'll be using  
9 approximately six or seven acres of the entire parcel?

10 MR. HESLIN: Yes.

11 BOARD MEMBER STAROBIN: And what are the plans for the  
12 rest of the property, then?

13 MR. HESLIN: The previous owner agreed to a lot of  
14 very strict conditions which we're agreeing to, as well.  
15 This doesn't answer your question exactly, but just so you  
16 know, there are wells that will be monitored throughout the  
17 site and certain instrumentation has to be put into the  
18 wells. They have to measure the well water, at minimum,  
19 every 30 minutes. It's monitored and reported to the town  
20 in reports. There are third party engineers that have to  
21 confirm all of it. There's a lot of kind of maintenance  
22 around the perimeter of the site that needs to take place  
23 because the D and H Canal is kind of right along that  
24 southernmost border outside of the property. A berm has to  
25 be built. The previous owner agreed to certain landscaping

1 - BE-ECO, LLC -

2 to protect the viewshed from 209. There's actually very  
3 specific lists of the types of trees and the number of the  
4 trees and so forth that they'll grow. We're going to stick  
5 exactly to that plan. I mean we may grow more. I would  
6 like to make it prettier than was initially envisioned.  
7 But You can be assured that we will do every single plan  
8 that has been agreed to in terms of the site and the plans.

9 MR. CALOGERO: Can I just ...

10 It's more than six acres that's going to be developed.  
11 I don't have the exact number.

12 BOARD MEMBER STAROBIN: I'm just trying to figure out  
13 what the --

14 MR. CALOGERO: It's like 30, 35 percent of the parcel  
15 will ultimately be developed. But then a lot of it is  
16 wetland, then there's uplands along 209 that's never going  
17 to be developed, which is trees. But it's not six acres.

18 MR. HESLIN: Of the 47.8 acres, only 20 is net usable  
19 acreage. Of that 20 net usable, I think the number came  
20 out to like 35 percent.

21 MR. CALOGERO: Thirty-five percent of usable acreage,  
22 yes.

23 MR. HESLIN: Of usable acreage. So you're pretty  
24 close with your number.

25 BOARD MEMBER STAROBIN: Is it possible to make the

1 - BE-ECO, LLC -

2 building look like a strawberry? No.

3 MR. HESLIN: We'll have to take that ...

4 BOARD MEMBER STAROBIN: No. But I was thinking is  
5 there going to be a certain type of uniqueness to the  
6 structure that you're going to build? Is there anything  
7 special about it?

8 MR. HESLIN: Really, the building that is approved is  
9 not so special other than they wanted some stone on the  
10 front. I think personally, we're going to put panels and  
11 very cool vertical active wind turbines on the top which  
12 although they're not prominent and you can't see them,  
13 personally, I think it looks really cool.

14 As far as the exterior of the building, I would really  
15 like to, for example, if you have a basic -- I think it  
16 calls for an earth-colored hue, and so forth, for the  
17 material. I don't know why you wouldn't want to make it a  
18 green wall and grow on it. I mean they're just gorgeous  
19 when you do that. That's something that I'd like to do,  
20 but I don't want to raise that issue and complicate things  
21 any further at this point. But I would love to be able to  
22 come back here at some point and say, We'd like to make  
23 this into more special design wise. I would love to do  
24 that.

25 BOARD MEMBER STAROBIN: Thank you.

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2 CHAIRMAN ZAMONSKY: I think there's a number of items  
3 that the Board needs to look at. I mean I don't think we  
4 can really get into the leads of the technical discussions  
5 or whatnot. In my mind there's a couple big items. One is  
6 where do the approvals stand from the DEC, the Health  
7 Department, the Town, the Zoning Board, Planning Board. I  
8 don't want to go through all of that. I think the  
9 attorneys have to hash that out offline.

10 MR. HESLIN: Okay.

11 CHAIRMAN ZAMONSKY: And then I think the other big  
12 differences are what are the differences from the  
13 previously approved plan. The uses, I mean you're talking  
14 about education and test kitchens. Was that approved? How  
15 does the parking suffice for that? I think there's a  
16 little ways to go here.

17 Linda, do we have a formal application from them yet?

18 MS. FRANCK: Yes.

19 CHAIRMAN ZAMONSKY: We do. Okay. The owner  
20 affidavit, all that's been ...

21 MS. FRANCK: Yes.

22 CHAIRMAN ZAMONSKY: I know there was some on back and  
23 forth on the escrow, as well, which we were trying to get  
24 established.

25 MR. BAZYDLO: Which I believe has been resolved.

1 - BE-ECO, LLC -

2 CHAIRMAN ZAMONSKY: Okay.

3 MR. BAZYDLO: What we would ask is that before the  
4 next meeting, if we can work with your consultants, the  
5 engineer and planner, to answer those questions. I think  
6 that we do have answers for those. I think the answers are  
7 pretty simple, but we'd like to be able to work with them  
8 and be able to come to a resolution on those questions with  
9 the consultants by next month's meeting.

10 CHAIRMAN ZAMONSKY: We encourage that you go to  
11 workshops.

12 I didn't mean to hog it. Does anybody have any other  
13 comments or questions for the Applicant?

14 BOARD MEMBER GLISSON: I think, on a personal note,  
15 it's a very cool thing that you're doing. Sullivan County  
16 should be uniquely competitive in the New York food market  
17 in particular. I've just seen, on the other side of the  
18 county, businesses, particularly from Brooklyn, that are  
19 being priced out, specialty food places. This is an  
20 example of where we can provide real leadership. I commend  
21 you on doing this.

22 You're confident with the financing? I know that that  
23 is particularly sort of tricky. Are you looking for a  
24 private partnership, are you going after government grants?  
25 How do you intend to put this whole piece together?

1 - BE-ECO, LLC -

2 MR. HESLIN: The whole kit and kaboodle. We have a  
3 very advance capital for this project. Specifically, the  
4 debt for the project, there is some really great government  
5 guaranteed debt financing that's available. In fact, USDA  
6 has some programs. And also, on the debt side, as I  
7 mentioned, a big chunk of money will go to installing a  
8 green energy system and the state has NYSERDA which  
9 finances these. Also on the debt side there's the New York  
10 State Green Bank which is looking for these kind of  
11 projects. Basically, whether it's debt or equity, the  
12 lenders and investors, really, the only kind of product  
13 they're giving right now is like solar farms, maybe a  
14 little wind. This is kind of a mixed use complex, is what  
15 they had envisioned and they're not getting. I think from  
16 my initial soundings, there's strong appetite for both the  
17 debt and the equity. The equity is pretty unique for this,  
18 which is what we call slow money. That comes from hedge  
19 funds and private equity companies and equity providers  
20 that typically want like a three year turnaround on their  
21 money. It's really high ROI that this project won't  
22 generate. But both on the debt and moreso on the equity  
23 side, as the green movement has kind of caught on, those  
24 firms have been pressured to slice out a little piece of  
25 their portfolio to devote to these kind of projects. So

1 - BE-ECO, LLC -

2 we're talking to -- and private offices, as well, in New  
3 York City. So it would come from the kind of slow money  
4 carve outs.

5 MR. CAPPELLO: Just a couple of things I want to run  
6 the Board through because I think before we do too much  
7 talking, if we want to really make this go, there's a  
8 public threshold issues. This project was approved as an  
9 agribusiness. I think this goes to Stosh's question. It  
10 was one unified business with offices for the business and  
11 it was an agribusiness. As envisioned now, it's in the  
12 same footprint and it looks like all the same components  
13 are going on, but the research facility that you mentioned,  
14 the incubator, the test kitchen, all of them which look  
15 like, from my initial review of the LIO code, are permitted  
16 uses. It doesn't look like there's anything that's not  
17 permitted, but it is a little bit of a recharacterization  
18 of use. So I would like a real explanation of what areas  
19 are for what so we can get that to Mary and Mary can make  
20 her initial determination, and with that, an analysis of  
21 are there any differences in parking because of a different  
22 component that slightly, change traffic patterns could  
23 slightly change. We really need this expanded with a list  
24 to say, Here's what was approved, here's what we're  
25 proposing, here's how we're changing it. Then if you could

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2 go through each of the areas under SEQRA, as least, before  
3 we determine fully how to proceed, to say, Under air this  
4 is the differences and this is why we believe there'll be  
5 no additional impacts, or if there are, here's how we  
6 mitigate them, and go through all those things. Then if  
7 the Board gets that package, that will make our lives much  
8 easier to go through and render. And with that, a list of  
9 where we are with all the approvals, what are current, what  
10 needs to be updated, did any of the laws change. So then  
11 we'll have a checklist going forward and we could just  
12 start knocking off the boxes and moving forward on that.  
13 The sooner we get that package, then it's up to the Board,  
14 if we had another work session or when it's on a meeting.  
15 But I think that's the first step, is to get that  
16 information to us so we don't have to dig around and we're  
17 all on the same path going forward.

18 MR. HESLIN: Well, we got it. We've already started  
19 on that, actually.

20 I will just mention that the former owner, they did  
21 have a research facility in the plan, in their project, as  
22 well, for the use of extract of the mushrooms for medicinal  
23 purposes. I think you'll find the use to be very  
24 complimentary.

25 CHAIRMAN ZAMONSKY: Okay. Any other questions from

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the Board?

BOARD MEMBER STAROBIN: No.

CHAIRMAN ZAMONSKY: Okay. Very good. Thank you.

MR. HESLIN: Thank you.

(Time noted: 8:13 p.m.)

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REPORTER'S CERTIFICATION

I, ROSEMARY A. MEYER, a Shorthand Reporter and Notary Public in and for the State of New York, do hereby certify:

That the foregoing transcript is an accurate record of the proceedings in the matter of Be-Eco, LLC, to the best of my knowledge and belief, having been stenographically recorded by me and transcribed under my supervision.

I further certify that I am in no way related to any of the parties to this action and that I have no personal interest whatsoever in the outcome thereof.



ROSEMARY A. MEYER

Date Transcribed: December 21, 2016

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