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TOWN OF BROOKHAVEN
INDUSTRIAL DEVELOPMENT AGENCY

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PUBLIC HEARING
HELD BY CONFERENCE CALL
RE: 14 GLOVER, LLC

-----x

December 8, 2020
10:31 a.m.

TRANSCRIPT OF PROCEEDINGS

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A P P E A R A N C E S :

TOWN OF BROOKHAVEN
INDUSTRIAL DEVELOPMENT AGENCY
One Independence Hill
Farmingville, New York 11738

BY: LISA M.G. MULLIGAN,
CHIEF EXECUTIVE OFFICER

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MS. MULLIGAN: Good morning. This is Lisa Mulligan. It's 10:31 a.m. on December 8, 2020. This is the Town of Brookhaven Industrial Development Agency public hearing for the 14 Glover, LLC project.

Is there anyone on the call?

(No response.)

MS. MULLIGAN: Hearing no one, I'm going to read the public hearing notice for the record.

NOTICE IS HEREBY GIVEN that due to the Novel Coronavirus (COVID-19) Emergency State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 202.1 issued on March 12, 2020, as amended to date, permitting local governments to hold public hearings by telephone and video conference and/or similar device, the Public Hearing scheduled for December 8, 2020, at 10:30 a.m., local time, being held by the Town of Brookhaven industrial development agency (the "**Agency**"), in accordance with the provisions of Article 18-A of the New York General Municipal

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Law will be held electronically via conference

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call instead of a public hearing open for the

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public to attend. Members of the public may

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listen to the Public Hearing, and comment on

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the Project (defined below) and the benefits

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to be granted by the Agency to the Company

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(defined below) during the Public Hearing, by

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calling (712-770-5505), and entering access

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code 884-124. Comments may also be submitted

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to the Agency in writing or electronically.

12

Minutes of the Public Hearing will be

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transcribed and posted on the Agency's

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website, all in connection with the following

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matters:

16

The Agency previously assisted 14

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Glover, LLC, a limited liability company

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organized and existing under the laws of the

19

State of New York (the "**Company**"), whose sole

20

member is Brookhaven Health Care Services

21

Corporation, a New York not-for-profit

22

corporation and an organization described in

23

Section 501(c)(3) of the Internal Revenue Code

24

of 1986, as amended (the "**Corporation**"), in

25

connection with (i) the acquisition of a

1
2 parcel of land totaling approximately 14.06
3 acres located at 14 Glover Drive, Yaphank,
4 Town of Brookhaven, Suffolk County, New York
5 (the "**Land**"), (ii) the acquisition and
6 renovation of an existing 5-story
7 approximately 185,274 square foot building
8 located thereon, including, but not limited
9 to, the construction and equipping of (a) an
10 approximately 300 square foot addition to the
11 existing building for a total building square
12 footage of approximately 185,574 square feet,
13 and (b) new HVAC systems, plumbing,
14 electrical, lighting, windows, roofing,
15 paving, landscaping (collectively, the
16 "**Improvements**"); and (iii) the acquisition and
17 installation of furniture, fixtures and
18 equipment, including, but not limited to,
19 medical equipment and business office
20 equipment and furniture (collectively, the
21 "**Equipment**"; and, together with the Land and
22 the Improvements, the "**Facility**"), all
23 currently leased by the Agency to the Company
24 for further sublease by the Company to
25 Brookhaven Memorial Hospital Medical Center

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2 (the "**Hospital**") and various other tenants yet
3 to be determined, for out-patient clinical
4 care, office space, assisted living/memory
5 care and substance abuse services, or other
6 medical related uses. The Facility is owned
7 and managed by the Company.

8 The Agency has received a request from
9 the Company for the Agency's assistance to
10 provide additional benefits for the Facility.

11 The Agency will continue to hold a
12 leasehold interest in the Land and
13 Improvements and title to the Equipment, and
14 will continue to lease or sublease the
15 Facility to the Company.

16 The Agency contemplates that it will
17 provide financial assistance to the Company in
18 the form of exemption of real property taxes,
19 consistent with the policies of the Agency.

20 A representative of the Agency will, at
21 the above-stated time and place, hear and
22 accept written comments from all persons with
23 views in favor of or opposed to either the
24 proposed financial assistance to the Company
25 or the location or nature of the Facility.

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Prior to the hearing, all persons will have

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the opportunity to review on the Agency's

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website (<https://brookhavenida.org/>) the

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application for financial assistance filed by

6

the Company with the Agency and an analysis of

7

the costs and benefits of the proposed

8

Facility.

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Dated: November 28, 2020

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TOWN OF BROOKHAVEN

11

INDUSTRIAL DEVELOPMENT AGENCY

12

By: Lisa MG Mulligan

13

Title: Chief Executive Officer

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Has anyone joined the call, anyone care

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to make comment?

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(No response.)

17

MS. MULLIGAN: Hearing none, I'm going

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to leave this public hearing open in case

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anyone does join.

20

(Pause.)

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MS. MULLIGAN: It's 10:45 a.m. This is

22

the Town of Brookhaven Industrial Development

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Agency public hearing for 14 Glover, LLC.

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Has anyone joined the call?

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(No response.)

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MS. MULLIGAN: Hearing none, I'm going to leave this public hearing open for about 15 more minutes.

(Pause.)

MS. MULLIGAN: It is 11 a.m. on December 8, 2020. This is the public hearing for the Town of Brookhaven Industrial Development Agency for 14 Glover, LLC.

Hearing no comment, I'm closing this public hearing, 11:01 a.m. Thank you.

(Time noted: 11:01 a.m.)

I, JOANN O'LOUGHLIN, a Notary Public for and within the State of New York, do hereby certify that the above is a correct transcription of my stenographic notes.

JOANN O'LOUGHLIN