

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

TOWN OF BROOKHAVEN  
INDUSTRIAL DEVELOPMENT AGENCY

- - - - -x

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

- - - - -x

April 15, 2020  
10:04 a.m.

TRANSCRIPT OF PROCEEDINGS

\* \* \*

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

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

ALSO PRESENT: JOCELYN LINSE,  
EXECUTIVE ASSISTANT IDA  
STACEY L. GOLDSTEIN, ESQ.,  
RIVKIN RADLER

\* \* \*

1

2

MS. MULLIGAN: It's 10:04 on

3

April 15th. I'm going to read the public

4

hearing notice for the record.

5

Because of the Novel Coronavirus

6

(COVID-19) Emergency State and Federal bans on

7

large meetings or gatherings and pursuant to

8

Governor Cuomo's Executive Order 220.1 issued

9

on March 12, 2020 suspending the Open Meetings

10

Law, the Public Hearing scheduled for

11

April 15, 2020 being held by the Town of

12

Brookhaven Industrial Development Agency (the

13

"Agency") in accordance with the provisions of

14

Article 18-A of the New York General Municipal

15

Law with respect to 14 Glover, LLC (the

16

"Applicant") regarding the real property

17

located at 14 Glover Drive, Yaphank, New York

18

(the "Project") will be held electronically

19

via conference call instead of a public

20

hearing open for the public to attend.

21

Members of the public may listen to the Public

22

Hearing, and comment on the Project and the

23

benefits to be granted to the Applicant by the

24

Agency during the Public Hearing, by calling

25

(712)770-5505 and entering access code

1

2

884-124.

3

4

5

6

Comments may also be submitted to the Agency in writing or electronically. Minutes of the Public Hearing will be transcribed and posted on the Agency's website.

7

NOTICE OF PUBLIC HEARING

8

9

10

11

12

13

14

15

16

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 Town of Brookhaven Industrial Development Agency (the "Agency") on the 15th day of April, 2020, at 10:00 a.m., local time, electronically by calling (712-770-5505), and entering access code 884-124, in connection with the following matters:

17

18

19

20

21

22

23

24

25

The Agency previously assisted 14 Glover, LLC, a limited liability company organized and existing under the laws of the State of New York (the "**Company**"), whose sole member is Brookhaven Health Care Services Corporation, a New York not-for-profit corporation and an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "**Corporation**"), in

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

1

2

Brookhaven Memorial Hospital Medical Center

3

(the "**Hospital**") and various other tenants yet

4

to be determined for out-patient clinical

5

care, office space, assisted living/memory

6

care and substance abuse services, or other

7

medical related uses. The Facility is owned

8

and managed by the Company.

9

The Agency has received a request from

10

the Company for the Agency's assistance to

11

provide benefits in connection with an

12

additional abatement of real estate taxes, and

13

the extension of time in which to complete the

14

acquisition, construction, renovation and

15

equipping of the Facility and to create and

16

maintain employment at the Facility.

17

The Agency will continue to hold a

18

leasehold interest in the Land and

19

Improvements and title to the Equipment, and

20

will lease or sublease the Facility to the

21

Company.

22

The Agency contemplates that it will

23

provide financial assistance to the Company in

24

the form of exemption of real property taxes,

25

consistent with the policies of the Agency.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

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 location or nature of the Facility. Prior to the hearing, all persons will have the opportunity to review on the Agency's website (<https://brookhavenida.org>) the application for financial assistance filed by the Company with the Agency and an analysis of the costs and benefits of the proposed Facility.

Dated: April 4, 2020

TOWN OF BROOKHAVEN  
INDUSTRIAL DEVELOPMENT AGENCY

By: \_\_\_\_\_

Lisa MG Mulligan  
Title: Chief Executive Officer

Has anyone else joined the call?

(No response.)

MS. MULLIGAN: Stacey, did you have anything that you wanted to add?

MS. GOLDSTEIN: No, I just wanted to

1

2

hear what was going to be happening with

3

respect to the application. Rivkin Radler is

4

outside counsel for 14 Glover and I just

5

wanted to hear and see if the agency was going

6

to provide the extension of time in order to

7

complete the project.

8

MS. MULLIGAN: Okay.

9

Just so you know, we're actually going

10

to be adjourning this public hearing -- I'll

11

officially state this at the end of the public

12

hearing -- until April 21st at ten a.m., so

13

we're going to give it a little more time, but

14

for now, we could just sort of sit and see if

15

anybody joins us.

16

MS. GOLDSTEIN: Sure, no problem.

17

MS. MULLIGAN: Okay.

18

(Pause.)

19

MS. MULLIGAN: So it's almost 10:45.

20

I'm going to adjourn this public hearing. So

21

far there's been no comment and so due to a

22

Coronavirus related oversight, this public

23

hearing is adjourned until April 21st at ten

24

a.m., when written and verbal comment will be

25

accepted.



1

2

I guess we'll give it another minute  
and then actually close it at 10:45, unless  
anybody has any comment that they would like  
to share.

5

6

MS. GOLDSTEIN: No comments, just thank  
you.

7

8

MS. MULLIGAN: Okay.

9

10

Well, thank you for participating.  
You're welcome to call back in on April 21st  
at ten a.m., same call-in information that you  
used to get into this one.

11

12

13

MS. GOLDSTEIN: Wonderful. Thank you  
so much.

14

15

MS. MULLIGAN: Thank you so much.

16

17

It's 10:45. I'm going to officially  
adjourn this public hearing.

18

19

(Time noted: 10:45 a.m.)

20

21

22

23

24

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.

25

---

JOANN O'LOUGHLIN