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TOWN OF BROOKHAVEN  
INDUSTRIAL DEVELOPMENT AGENCY

- - - - -x

PUBLIC HEARING  
HELD BY CONFERENCE CALL  
RE: SUN RIVER TOWN HOMES LLC

- - - - -x

February 2, 2021  
10:00 a.m.

TRANSCRIPT OF PROCEEDINGS

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

**TOB IDA:** LISA MG MULLIGAN, CEO  
JOCELYN LINSE, EXECUTIVE ASSISTANT

**ALSO PRESENT:** PETER L. CURRY, ESQ.,  
FARRELL FRITZ, P.C.  
CHRISTINE LINSALATO,  
HEATHERWOOD COMMUNITIES  
WILLIAM F. WEIR, ESQ.,  
NIXON PEABODY

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MS. MULLIGAN: It is ten a.m. on February 2, 2021. This is the public hearing for the Town of Brookhaven Industrial Development Agency for the Sun River LLC project. I'm going to read the public hearing into 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 February 2, 2021, at 10:00 a.m., local time, being held by the Town of Brookhaven Industrial Development Agency (the "**Issuer**"), in accordance with the provisions of Article 18-A of the New York General Municipal Law will be held electronically via conference call instead of a public hearing open for the public to attend. Members of the public may 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 Issuer 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 code

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884-124. Comments maybe also submitted to the

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Issuer in writing or electronically. Minutes

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of the Public Hearing will be transcribed and

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posted on the Issuer's website, all in

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connection with the following matters:

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Sun River Town Homes LLC, a limited

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liability company organized and existing under

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the laws of the State of New York, on behalf

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of itself and/or the principal of Sun River

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Town Homes LLC and/or an entity formed or to

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be formed on behalf of any of the foregoing

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(the "**Company**"), has applied to the Agency to

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enter into a transaction in which the Agency

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will assist in (A) the acquisition of multiple

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parcels totaling approximately 27.0 acres of

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land located North of Sunrise Highway between

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Jerusalem Hollow Road and Moriches-Middle

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Island Road, Manorville, New York (the

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**"Land"**), (B) the construction, equipping and

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furnishing of approximately 198,399 square

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2 feet of residential space across multiple  
3 buildings which will provide for one-hundred  
4 twenty-five (125) apartment units (described  
5 as approximately thirty-three (33) 3-Bedroom  
6 Townhouse units, approximately twelve (12)  
7 2-Bedroom ranch units, approximately Forty  
8 (40) 3-Bedroom Upper Flat units and  
9 approximately Forty (40) 2-Bedroom Lower Flat  
10 units, at least 10% of the units will be  
11 Affordable units at 80% of Area Median Income  
12 ("**AMI**") and at least 10% of the units will be  
13 Workforce units at 120% of AMI), together with  
14 the acquisition, installation and equipping of  
15 improvements, structures and other related  
16 facilities attached to the Land (the  
17 "**Improvements**"), and (C) the acquisition and  
18 installation therein of certain equipment and  
19 personal property including, but not limited  
20 to, including shared common areas and other  
21 amenities and the furnishing thereof  
22 including, but not limited to, furniture,  
23 appliances, structures, equipping and personal  
24 property in the units (the "**Equipment**"; and  
25 together with the Land and the Improvements,

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2

the "**Facility**"), the residents of the Facility

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will have access to all amenities inside

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Villas @ Pine Hills an existing community

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including a pool and outdoor recreation space,

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which Facility is to be subleased by the

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Agency to the Company to be known as and used

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by the Company to provide housing for the

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residents of Manorville and Long Island (the

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**"Project"**). The Facility will be initially

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owned and managed or operated by the Company.

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The Agency will acquire a leasehold

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interest in the Land and the Improvements and

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title to the Equipment and lease the Facility

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to the Company. The Agency contemplates that

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it will provide financial assistance to the

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Company in the form of exemptions from

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mortgage recording taxes in connection with

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the financing or any subsequent refinancing of

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the Facility, exemptions from sales and use

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taxes in connection with the construction and

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equipping of the Facility and exemption of

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real property taxes consistent with the

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uniform tax exemption policies ("**UTEP**") of the

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Agency.

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A representative of the Issuer 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 Issuer's website (<https://brookhavenida.org/>), the application for financial assistance filed by the Company with the Issuer and an analysis of the costs and benefits of the proposed Facility.

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Dated: January 23, 2021

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TOWN OF BROOKHAVEN

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INDUSTRIAL DEVELOPMENT AGENCY

18

By: Lisa MG Mulligan

19

Title: Chief Executive Officer

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Would anyone like to make comment on

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this project?

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(No response.)

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MS. MULLIGAN: Hearing none, I'm going

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to leave this open in case anyone joins to

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make comment.

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(Pause.)

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MS. MULLIGAN: It's 10:15 a.m. on February 2, 2021. This is the Town of Brookhaven Industrial Development Agency public hearing for the Sun River Town Homes LLC project.

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Has anyone joined the call who would like to make comment?

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(No response.)

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MS. MULLIGAN: Hearing none, I'm going to keep this open in case someone joins.

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(Pause.)

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MS. MULLIGAN: It's 10:30 a.m. on February 2, 2021. This is the Town of Brookhaven Industrial Development Agency public hearing for the Sun River Town Homes LLC project.

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Has anyone joined the call that would like to make comment?

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(No response.)

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MS. MULLIGAN: Hearing none, I'm going to close this public hearing.

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Thank you.

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(Time noted: 10:30 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.

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JOANN O'LOUGHLIN