
NOTICE OF PUBLIC HEARING

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 on the 16th day of November, 2016, at 8:00 a.m., local time, at the Town of Brookhaven Division of Economic Development, 1 Independence Hill, 2nd Floor, Farmingville, New York, in connection with the following matters:

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**”), has applied to the Town of Brookhaven Industrial Development Agency (the “**Agency**”) to enter into a transaction in which the Agency will assist in: (i) the acquisition of a parcel of land totaling approximately 14.06 acres located at 14 Glover Drive, Yaphank, Town of Brookhaven, Suffolk County, New York (the “**Land**”), (ii) the acquisition and renovation of an existing 5-story approximately 185,274 square foot building located thereon including, but not limited to, the construction and equipping of (a) an approximately 300 square foot addition to the existing building for a total building square footage of approximately 185,574 square feet, and (b) new HVAC systems, plumbing, electrical, lighting, windows, roofing, paving, landscaping (collectively, the “**Improvements**”); and (iii) the acquisition and installation of furniture, fixtures and equipment including, but not limited to, medical equipment and business office equipment and furniture (collectively, the “**Equipment**”; and, together with the Land and the Improvements, the “**Facility**”), all to be leased by the Agency to the Company for further sublease by the Company to Brookhaven Memorial Hospital Medical Center (the “**Hospital**”) and various other tenants yet to be determined, for out-patient clinical care, office space, assisted living/memory care and substance abuse services, or other medical related uses. The Facility will be initially owned and managed by the Company.

The Agency will acquire a leasehold interest in the Facility and will lease or sublease the Facility to the Company. The Agency contemplates that it will provide financial assistance to the Company in the form of exemptions from sales and use taxes in connection with the acquisition, construction, renovation, equipping and financing of the Facility, exemptions from mortgage recording taxes in connection with the financing or any subsequent refinancing or permanent financing of the Facility and abatement of real property taxes, all consistent with the policies of the Agency.

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. At the hearing, all persons will have the opportunity to review 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: November 5, 2016

TOWN OF BROOKHAVEN
INDUSTRIAL DEVELOPMENT
AGENCY

By: Lisa MG Mulligan
Title: Chief Executive Officer