TOWN OF BROOKHAVEN
INDUSTRIAL DEVELOPMENT AGENCY
- - - - - - - - - - - - - - - - - - - - - - - - - - - -
PUBLIC HEARING
HELD BY CONFERENCE CALL
RE: 14 GLOVER, LLC
- - - - - - - - - - - - - - - - - - - - - - - - - - - -

April 15, 2020
10:04 a.m.

TRANSCRIPT OF PROCEEDINGS

*   *   *

21
22
23
24
25
APPEARANCES:

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. GOLDBEIN, ESQ.,
RIVKIN RADLER

*   *   *
MS. MULLIGAN: It's 10:04 on April 15th. I'm going to read the public hearing notice for the record.

Because of the Novel Coronavirus (COVID-19) Emergency State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 220.1 issued on March 12, 2020 suspending the Open Meetings Law, the Public Hearing scheduled for April 15, 2020 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 Law with respect to 14 Glover, LLC (the "Applicant") regarding the real property located at 14 Glover Drive, Yaphank, New York (the "Project") 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 the Project and the benefits to be granted to the Applicant by the Agency during the Public Hearing, by calling (712)770-5505 and entering access code
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.

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 (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:

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
connection with (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 currently 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 is owned and managed by the Company.

The Agency has received a request from the Company for the Agency's assistance to provide benefits in connection with an additional abatement of real estate taxes, and the extension of time in which to complete the acquisition, construction, renovation and equipping of the Facility and to create and maintain employment at the Facility.

The Agency will continue to hold a leasehold interest in the Land and Improvements and title to the Equipment, 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 exemption of real property taxes, 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.
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
hear what was going to be happening with respect to the application. Rivkin Radler is outside counsel for 14 Glover and I just wanted to hear and see if the agency was going to provide the extension of time in order to complete the project.

MS. MULLIGAN: Okay.

Just so you know, we're actually going to be adjourning this public hearing -- I'll officially state this at the end of the public hearing -- until April 21st at ten a.m., so we're going to give it a little more time, but for now, we could just sort of sit and see if anybody joins us.

MS. GOLDSTEIN: Sure, no problem.

MS. MULLIGAN: Okay.

(Pause.)

MS. MULLIGAN: So it's almost 10:45. I'm going to adjourn this public hearing. So far there's been no comment and so due to a Coronavirus related oversight, this public hearing is adjourned until April 21st at ten a.m., when written and verbal comment will be accepted.
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.

MS. GOLDSTEIN: No comments, just thank you.

MS. MULLIGAN: Okay.

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.

MS. GOLDSTEIN: Wonderful. Thank you so much.

MS. MULLIGAN: Thank you so much.

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

(Time noted: 10:45 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