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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.

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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:

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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

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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

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to be determined, for out-patient clinical

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care, office space, assisted living/memory

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care and substance abuse services, or other

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medical related uses. The Facility is owned

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and managed by the Company.

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The Agency has received a request from

9

the Company for the Agency's assistance to

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provide additional benefits for the Facility.

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The Agency will continue to hold a

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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.

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The Agency contemplates that it will

17

provide financial assistance to the Company in

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the form of exemption of real property taxes,

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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

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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

10

TOWN OF BROOKHAVEN

11

INDUSTRIAL DEVELOPMENT AGENCY

12

By: Lisa MG Mulligan

13

Title: Chief Executive Officer

14

Has anyone joined the call, anyone care

15

to make comment?

16

(No response.)

17

MS. MULLIGAN: Hearing none, I'm going

18

to leave this public hearing open in case

19

anyone does join.

20

(Pause.)

21

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

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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

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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

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

* * *

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MS. MULLIGAN: It's 10:04 on

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

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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

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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

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884-124.

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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.

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NOTICE OF PUBLIC HEARING

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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:

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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,

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consistent with the policies of the Agency.

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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.

15

Dated: April 4, 2020

16

TOWN OF BROOKHAVEN
INDUSTRIAL DEVELOPMENT AGENCY

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18

By: _____

19

Lisa MG Mulligan
Title: Chief Executive Officer

20

21

Has anyone else joined the call?

22

(No response.)

23

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

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25

MS. GOLDSTEIN: No, I just wanted to

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hear what was going to be happening with

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respect to the application. Rivkin Radler is

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outside counsel for 14 Glover and I just

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wanted to hear and see if the agency was going

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to provide the extension of time in order to

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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.

11

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.

12

13

MS. GOLDSTEIN: Wonderful. Thank you
so much.

14

15

MS. MULLIGAN: Thank you so much.

16

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

17

18

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

20

21

I, JOANN O'LOUGHLIN, a Notary Public

22

for and within the State of New York, do hereby

23

certify that the above is a correct transcription

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of my stenographic notes.

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JOANN O'LOUGHLIN

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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

April 21, 2020
10:03 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

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

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MS. MULLIGAN: It is 10:03 a.m. This is the 14 Glover, LLC public hearing for the Brookhaven IDA. This public hearing occurred originally on April 15th and it was adjourned until this morning.

7

Is there anyone else on the call; please state your name and your affiliation?

8

9

MS. GOLDSTEIN: Stacey Goldstein, Rivkin Radler.

10

11

MS. MULLIGAN: Okay.

12

Stacey, did you have any comment?

13

MS. GOLDSTEIN: No, thank you.

14

I did want to just clarify the record.

15

We do represent Long Island Community

16

Hospital, but we are not counsel of record

17

before the IDA.

18

MS. MULLIGAN: Thank you.

19

Okay. So we will wait and see if anybody else joins.

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MS. GOLDSTEIN: Thank you.

22

(Pause.)

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MS. MULLIGAN: It's 10:33 a.m.

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Does anyone have comment for this public hearing?

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(No response.)

MS. MULLIGAN: It's 10:33. We've held
it open for 30 minutes. Hearing no comment,
I'm going to close the 14 Glover, LLC public
hearing.

(Time noted: 10:33 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