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TOWN OF BROOKHAVEN  
INDUSTRIAL DEVELOPMENT AGENCY

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SUPPLEMENTAL PUBLIC HEARING  
HELD BY CONFERENCE CALL  
RE: PORT JEFFERSON CROSSING, LLC

-----x

December 8, 2020  
10:00 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: It's ten a.m. on December 8, 2020. This is the public hearing for Port Jefferson Crossing through the Town of Brookhaven Industrial Development Agency. My name is Lisa Mulligan. I'm going to read the public hearing notice.

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 Supplemental Public Hearing scheduled for December 8, 2020, at 10:00 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 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

1

2

comment on the Project (defined below) and the

3

benefits to be granted by the Agency to the

4

Company (defined below) during the Public

5

Hearing, by calling (712)770-5505 and entering

6

access code 884-124. Comments may also be

7

submitted to the Agency in writing or

8

electronically. Minutes of the Public Hearing

9

will be transcribed and posted on the Agency's

10

website, all in connection with the following

11

matters:

12

Port Jefferson Crossing, LLC, a limited

13

liability company organized and existing under

14

the laws of the State of New York, on behalf

15

of itself and/or the principals and/or equity

16

investors of Port Jefferson Crossing, LLC

17

and/or an entity formed or to be formed on

18

behalf of any of the foregoing (collectively,

19

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

20

assistance in connection with the acquisition

21

of an approximately 0.68 acre parcel of land

22

located at 1609-1615 Main Street, Village of

23

Port Jefferson, New York 11777 (SCTM#

24

0206-21.00-06.00-007.000, 009.002, 009.003 &

25

015.000) (the "**Land**"), the demolition of two

1  
2 (2) existing vacant buildings totaling  
3 approximately 5,158 square feet located  
4 thereon, the construction of a three-story,  
5 approximately 70,000 square foot building  
6 thereon (excluding the approximately 3,100  
7 square foot portion located on the ground  
8 floor of the building to be used for  
9 commercial and/or retail space (the "**Excluded**  
10 **Premises**") (the "**Improvements**"), and the  
11 acquisition and installation therein of  
12 certain equipment and personal property,  
13 including, but not limited to appliances,  
14 elevators and HVAC (the "**Equipment**"; and  
15 together with the Land and the Improvements,  
16 the "**Facility**"), which Facility will be leased  
17 by the Company to the Agency and subleased by  
18 the Agency back to the Company and will be  
19 used by the Company as a mixed-use affordable  
20 housing apartment complex containing  
21 approximately thirty-seven (37) one-bedroom  
22 units and eight (8) two-bedroom units, a below  
23 grade forty-nine (49) space parking garage for  
24 residents, a gym, community room, management  
25 office, residential lobby and laundry

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facilities (the "**Project**"). The Facility will

3

be initially owned, operated and/or managed by

4

the Company.

5

The Agency will acquire a leasehold

6

interest in the Land and the Improvements and

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title to the Equipment from the Company and

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the Agency will sublease the Facility to the

9

Company. The Agency contemplates that it will

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provide financial assistance to the Company in

11

the form of exemptions from mortgage recording

12

taxes in connection with the financing or any

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subsequent refinancing of the Facility,

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exemptions from sales and use taxes in

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connection with the demolition, construction

16

and equipping of the Facility, and exemption

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of real property taxes consistent with the

18

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

19

Agency.

20

The Agency previously held a public

21

hearing on September 15, 2020.

22

A representative of the Agency will, at

23

the above-stated time and place, hear and

24

accept written comments from all persons with

25

views in favor of or opposed to either the

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proposed financial assistance to the company

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or the location or nature of the Facility.

4

Prior to the hearing, all persons will have

5

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

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the Company with the Agency and an analysis of

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the costs and benefits of the proposed

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Facility.

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Dated: November 28, 2020

12

TOWN OF BROOKHAVEN

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INDUSTRIAL DEVELOPMENT AGENCY

14

By: Lisa MG Mulligan

15

Title: Chief Executive Officer.

16

We received a letter dated December 8,

17

2020 from Margot Garant, the Mayor of the

18

Incorporated Village of Port Jefferson,

19

expressing the Village's support of the

20

project and this letter will be made part of

21

the record.

22

Has anyone joined the call?

23

(No response.)

24

MS. MULLIGAN: Hearing no one, I'm

25

going to leave this open in case somebody

1

2 joins to make comment.

3

(Pause.)

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MS. MULLIGAN: It's 10:15 a.m. on  
December 8, 2020. This is the Town of  
Brookhaven Industrial Development Agency  
public hearing for the Port Jefferson  
Crossing, LLC project.

9

Has anyone joined the call?

10

(No response.)

11

12

13

MS. MULLIGAN: Hearing no one, I'm  
going to leave this open for about 15 more  
minutes.

14

(Pause.)

15

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MS. MULLIGAN: It's 10:30 a.m. on  
December 8, 2020. This is the public hearing  
for the Town of Brookhaven Industrial  
Development Agency Port Jefferson Crossing,  
LLC project.

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Hearing no comment, I'm closing this  
public hearing. Thank you.

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(Time noted: 10:30 a.m.)

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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

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TOWN OF BROOKHAVEN  
INDUSTRIAL DEVELOPMENT AGENCY

- - - - -x

PUBLIC HEARING  
HELD BY CONFERENCE CALL  
RE: PORT JEFFERSON CROSSING, LLC

- - - - -x

September 15, 2020  
10:00 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: DANIEL P. DEEGAN, ESQ.,  
FORCHELLI DEEGAN TERRANA  
JESSICA A. LEIS, ESQ.,  
FORCHELLI DEEGAN TERRANA  
JOANNA CUEVAS,  
CONIFER REALTY, LLC

\* \* \*

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MS. MULLIGAN: It's ten a.m. on  
September 15, 2020. This is the public  
hearing for the Brookhaven IDA Port Jefferson  
Crossing project.

6

Is there anyone on the call?

7

(No response.)

8

MS. MULLIGAN: This is Lisa Mulligan.

9

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Hearing no participation, I'm going to  
read the NOTICE OF PUBLIC HEARING into the  
record.

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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  
September 15, 2020 at 10:00 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

4

public to attend.

5

Has someone joined the call?

6

MR. DEEGAN: Yeah, Dan Deegan's here.

7

MS. MULLIGAN: This is Lisa Mulligan,

8

I'm just reading the NOTICE OF PUBLIC HEARING.

9

MR. DEEGAN: Okay.

10

MS. MULLIGAN: Members of the public

11

may listen to the Public Hearing, and comment

12

on the Project (defined below) and the

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benefits to be granted by the Agency to the

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2 investors of Port Jefferson Crossing, LLC  
3 and/or an entity formed or to be formed on  
4 behalf of any of the foregoing (collectively,  
5 the "**Company**"), has applied to the Agency for  
6 assistance in connection with the acquisition  
7 of an approximately 0.68 acre parcel of land  
8 located at 1609-1615 Main Street, Port  
9 Jefferson, New York 11777 (SCTMA#  
10 0206-21.00-06.00-007.000, 009.002, 009.003 and  
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12 (2) existing vacant buildings totaling  
13 approximately 5,158 square feet located  
14 thereon, the construction of a three-story,  
15 approximately 70,000 square foot building  
16 thereon (excluding the approximately 3,100  
17 square foot portion located on the ground  
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19 commercial and/or retail space (the "**Excluded**  
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24 elevators and HVAC (the "**Equipment**"; and  
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the Agency back to the Company and will used

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approximately thirty-seven (37) one-bedroom

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residents, a gym, community room, management

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the Company with The agency and an analysis of

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the costs and benefits of the proposed

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Facility.

19

Dated: September 5, 2020

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TOWN OF BROOKHAVEN

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INDUSTRIAL DEVELOPMENT AGENCY

22

By: Lisa MG Mulligan

23

Title: Chief Executive Officer

24

I think someone else joined the call.

25

Is there anyone else on?



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MR. DEEGAN: Dan Deegan's here, I don't know if you heard me.

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MS. MULLIGAN: I heard you, Dan, thank you.

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6

MR. DEEGAN: Okay.

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8

MS. LEIS: This is Jessica Leis, I'm Dan's associate.

9

MS. MULLIGAN: Hi.

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MS. LEIS: Hi.

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12

MS. MULLIGAN: Just for the record, will you both state and spell your names and your affiliations?

13

14

MR. DEEGAN: Daniel Deegan, attorney for the applicant with the law firm Forchelli Deegan & Terrana.

15

16

17

MS. LEIS: Jessica Leis, an attorney with Forchelli Deegan Terrana.

18

19

MS. MULLIGAN: Thank you.

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Is there anyone else on the call?

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(No response.)

22

23

MS. MULLIGAN: Okay. So we'll just wait to see if anyone has comment that they would like to share.

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(Pause.)

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MS. MULLIGAN: Did someone just join  
the call?

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(No response.)

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6

MS. MULLIGAN: This is the public  
hearing for Brookhaven Industrial Development  
Agency for the Port Jefferson Crossing  
project.

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Is there anyone who would like to make  
a comment?

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11

(No response.)

12

(Pause.)

13

MS. MULLIGAN: This is Lisa Mulligan.

14

Did someone just join the call?

15

(No response.)

16

MS. CUEVAS: Yes, this is Joanna Cuevas  
from Conifer Realty.

17

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MS. MULLIGAN: Hi, Joanna.

19

MS. CUEVAS: Hi.

20

MS. MULLIGAN: Right now other than  
your counsel, there's no one participating in  
the call, but we're just going to leave it  
open for about another 20 minutes in case  
anyone would like to.

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MS. CUEVAS: Okay, that's fine, thanks.

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MS. MULLIGAN: Joanna, would you just state your name, spell your name and your affiliation just for the record, please?

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MS. CUEVAS: Yes. My name is Joanna Cuevas, I'm the senior project director for Conifer Realty, who is the owner and developer of Port Jefferson Crossing.

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(Pause.)

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MS. MULLIGAN: It's 10:20 on

11

September 15, 2020. This is the public

12

hearing of the Brookhaven Industrial

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Development Agency for the Port Jefferson

14

Crossing project.

15

Has anyone joined that would like to

16

make comment?

17

(No response.)

18

(Pause.)

19

MS. MULLIGAN: It's 10:30 a.m. on

20

September 15, 2020.

21

Hearing no comment, I am going to close

22

the public hearing for the Port Jefferson

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Crossing project through the Brookhaven

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Industrial Development Agency.

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Everyone who's still on the call, have

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a nice day. Thank you.

(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.

-----  
JOANN O'LOUGHLIN