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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.

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Is there anyone on the call?

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(No response.)

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MS. MULLIGAN: This is Lisa Mulligan.

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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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2

Law will be held electronically via conference

3

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.

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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

13

benefits to be granted by the Agency to the

14

Company (defined below) during the Public

15

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

16

access code 884-124. Comments may also be

17

submitted to the Agency in writing or

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electronically. Minutes of the Public Hearing

19

will be transcribed and posted on the Agency's

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website, all in connection with the following

21

matters:

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Port Jefferson Crossing, LLC, a limited

23

liability company organized and existing under

24

the laws of the State of New York, on behalf

25

of itself and/or the principals and/or equity

1  
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  
11 015.000) (the "**Land**"), the demolition of two  
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  
18 floor of the building to be used for  
19 commercial and/or retail space (the "**Excluded**  
20 **Premises**") (the "**Improvements**"), and the  
21 acquisition and installation therein of  
22 certain equipment and personal property,  
23 including, but not limited to appliances,  
24 elevators and HVAC (the "**Equipment**"; and  
25 together with the Land and the Improvements,

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the "**Facility**"), which Facility will be leased

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by the Company to the Agency and subleased by

4

the Agency back to the Company and will used

5

by the Company as a mixed-use affordable

6

housing apartment complex containing

7

approximately thirty-seven (37) one-bedroom

8

units and eight (8) two-bedroom units, a below

9

grade forty-nine (49) space parking garage for

10

residents, a gym, community room, management

11

office, residential lobby and laundry

12

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

13

be initially owned, operated and/or managed by

14

the Company.

15

The Agency will acquire a leasehold

16

interest in the Land and the Improvements and

17

title to the Equipment from the Company and

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the Agency will sublease the Facility to the

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Company. The Agency contemplates that it will

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provide financial assistance to the Company in

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the form of exemptions from mortgage recording

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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

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and equipping of the Facility and exemption of  
3 real property taxes consistent with the  
4 uniform tax exemption policies ("UTEP") of the  
5 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  
website (<https://brookhavenia.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.

19

Dated: September 5, 2020

20

TOWN OF BROOKHAVEN

21

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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MR. DEEGAN: Okay.

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

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MS. MULLIGAN: Hi.

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MS. LEIS: Hi.

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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.

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

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MS. MULLIGAN: Thank you.

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Is there anyone else on the call?

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(No response.)

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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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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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(No response.)

12

(Pause.)

13

MS. MULLIGAN: This is Lisa Mulligan.

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Did someone just join the call?

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(No response.)

16

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

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MS. MULLIGAN: Hi, Joanna.

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MS. CUEVAS: Hi.

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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 September 15, 2020. This is the public hearing of the Brookhaven Industrial Development Agency for the Port Jefferson Crossing project.

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Has anyone joined that would like to make comment?

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(No response.)

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(Pause.)

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MS. MULLIGAN: It's 10:30 a.m. on September 15, 2020.

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Hearing no comment, I am going to close the public hearing for the Port Jefferson Crossing project through the Brookhaven 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.

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JOANN O'LOUGHLIN