

Town of Brookhaven

**Local Development Corporation**

Audit Committee

Meeting Agenda

**Wednesday, March 26, 2025 at 10:00 AM**

1. Roll Call

2. Minutes

March 26, 2024

3. CFO's Report

2024 Audit

Town of Brookhaven

**Local Development Corporation**

Meeting Minutes

February 5, 2025

Members Present: Frederick C. Braun, III  
Martin Callahan  
Frank C. Trotta  
Mitchell H. Pally  
John Rose  
Ann-Marie Scheidt (via Zoom)

Excused Member : Felix J. Grucci, Jr.

Also Present: Lisa M. G. Mulligan, Chief Executive Officer  
Amy Illardo, Director of Marketing  
Jocelyn Linse, Executive Assistant  
Annette Eaderesto, LDC Counsel  
Howard Gross, Weinberg, Gross & Pergament, LLP (via Zoom)  
Barry Carrigan, Nixon Peabody, LLP (via Zoom)  
Andrew Komaromi, Harris Beach Murtha, PLLC  
Elysa Goldman, The Beechwood Organization  
John Anzalone, Harris Beach Murtha, PLLC  
Lucia Yu, Key Capture Energy

Chairman Braun opened the LDC meeting at 10:07 A.M. on Wednesday, February 5, 2025, in the Corporation's Office on the Second Floor of Brookhaven Town Hall, One Independence Hill, Farmingville, New York. A quorum was present.

**Meeting Minutes of January 8, 2025**

The motion to approve these Minutes as presented was made by Mr. Callahan, seconded by Mr. Rose, and unanimously approved.

**Long Island Community Hospital – Resolution**

Mr. Braun recused himself from this discussion and left the meeting. Long Island Community Hospital (formerly Brookhaven Memorial Hospital) is merging with NYU Langone and expect to substitute the Master Trust Indenture between Brookhaven Memorial Hospital and US Bank

Trust with a Master Trust Indenture between NYULH and Bank of New York Mellon. They have requested approval of this merger and this Master Trust substitution.

The motion to approve this resolution was made by Mr. Trotta and seconded by Mr. Callahan. All voted in favor.

Mr. Braun returned to the meeting.

The Members were asked to complete their related party confirmations to the auditors, harassment training and financial disclosure forms.

Mr. Callahan made a motion to close the LDC meeting at 10:14 A.M. The motion was seconded by Mr. Rose and unanimously approved.

*The next LDC meeting is scheduled for Wednesday, March 26, 2025.*

Town of Brookhaven  
**Local Development Corporation**  
Audit Committee Meeting Minutes  
March 26, 2024

Members Present: Frederick C. Braun, III  
Martin Callahan  
Felix J. Grucci, Jr. (via Zoom)  
Mitchell H. Pally  
Gary Pollakusky  
Ann-Marie Scheidt

Excused Member: Frank C. Trotta

Also Present: Lisa M. G. Mulligan, Chief Executive Officer  
Lori LaPonte, Chief Financial Officer  
Amy Illardo, Director of Marketing  
Jocelyn Linse, Executive Assistant  
Annette Eaderesto, Counsel  
Barry Carrigan, Nixon Peabody, LLP  
Howard Gross, Weinberg, Gross & Pergament (via Zoom)  
Jeffrey Davoli, PKF O'Connor Davies (via Zoom)  
Elizabeth Casey, PKF O'Connor Davies (via Zoom)

Chairman Braun opened the Local Development Corporation Audit Committee meeting at 12:06 P.M. on Tuesday, March 26, 2024, in the Corporation's Office on the Second Floor of Brookhaven Town Hall, One Independence Hill, Farmingville, NY 11738. A quorum was present.

**Meeting Minutes of September 20, 2023**

The motion to approve these Minutes as presented was made by Mr. Pally, seconded by Mr. Pollakusky and unanimously approved.

**Audit Presentation**

Draft audits were provided to the members in advance of the meeting. Mr. Davoli gave a brief presentation of the audit for 2023 to the Board. An unmodified clean opinion has been issued. Assets are slightly down as well as expenses. No issues have been identified and no deficiencies in internal controls have been found.

Ms. Eaderesto joined the meeting at 12:13 p.m.

The motion to accept the audit was made by Mr. Pollakusky and seconded by Mr. Grucci. All voted in favor.

The motion to close the Audit Committee at 12:17 p.m. was made by Ms. Scheidt, seconded by Mr. Callahan and unanimously approved.

Town of Brookhaven  
**Local Development Corporation**

Meeting Minutes

March 26, 2024

Members Present: Frederick C. Braun, III  
Martin Callahan  
Felix J. Grucci, Jr. (via Zoom)  
Mitchell H. Pally  
Gary Pollakusky  
Ann-Marie Scheidt

Excused Member: Frank C. Trotta

Also Present: Lisa M. G. Mulligan, Chief Executive Officer  
Lori LaPonte, Chief Financial Officer  
Amy Illardo, Director of Marketing  
Jocelyn Linse, Executive Assistant  
Annette Eaderesto, Counsel  
Barry Carrigan, Nixon Peabody, LLP  
Howard Gross, Weinberg, Gross & Pergament (via Zoom)

Chairman Braun opened the Local Development Corporation meeting at 12:27 P.M. on Tuesday, March 26, 2024, in the Corporation's Office on the Second Floor of Brookhaven Town Hall, One Independence Hill, Farmingville, NY 11738. A quorum was present.

**Meeting Minutes of February 27, 2024**

The motion to approve these Minutes as presented was made by Mr. Pollakusky and seconded by Ms. Scheidt. All voted in favor.

**CFO's Report**

Ms. LaPonte noted that the audit was accepted by the Audit Committee.

The motion to accept the recommendation of the Audit Committee was made by Mr. Pollakusky, seconded by Ms. Scheidt and unanimously approved.

LDC Meeting  
March 26, 2024

The PARIS report is due by March 31, 2024. Submission of this report will be delayed due to the loss of access to the Town's tax portal system to review full assessment numbers. It is hoped that this report will be ready for Board approval by the April meeting.

All payroll taxes and related withholdings have been paid timely in accordance with Federal and State guidelines. All regulatory reports have been made in a timely fashion.

The motion to accept the CFO's report was made by Mr. Pollakusky and seconded by Ms. Scheidt. All voted in favor.

### **CEO's Report**

#### **Board Assessments**

Mr. Braun provided the Board with the results of the 2023 board assessments. No major recommendations were made; the results have been sent to the Authority Budget Office.

The motion to close the LDC meeting at 12:44 p.m. was made by Ms. Scheidt, seconded by Mr. Pollakusky and unanimously approved.

*The next LDC meeting is scheduled for Wednesday, April 17, 2024.*

## Long Island Community Hospital renamed, officially becomes NYU Langone's 7th hospital



Long Island Community Hospital in Patchogue, seen in 2021, will become NYU Langone Hospital — Suffolk on Monday. Credit: Barry Sloan

By Victor Ocasio [victor.ocasio@newsday.com](mailto:victor.ocasio@newsday.com) @Victor\_Ocasio Updated March 3, 2025 8:43 am

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After a three-year long process, Long Island Community Hospital has completed its merger with Manhattan-based NYU Langone Health.

Hospital officials said the Patchogue hospital with 306 beds has also changed its name to NYU Langone Hospital — Suffolk, effective March 1. The health system is scheduled to announce the merger's completion later Monday.

Long Island Community Hospital began its merger with Langone in 2022, the health system said. The local hospital, once known as Brookhaven Memorial Hospital Medical Center, will be Langone's seventh hospital.

"This hospital was one of the last free-standing hospitals in the region," Dr. Marc Adler, senior vice president and chief of hospital operations at NYU Langone Hospital — Suffolk, said Friday. "To their credit they were able to provide services to the community. But with the affiliation and now with the merger, we've been able to bring the recipe for success from across the NYU system out here."

To date, Langone has hired more than 100 physicians and other health care providers to work at the hospital; [added robotic surgery offerings](#); reopened the Patchogue facility's long-closed psychiatry unit; and upgraded the hospital's electronic health record system, the health system said.

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Langone has also expanded its ability to treat life-threatening injuries with a Provisional Level II Adult Trauma Center designation from the state, and is in the process of completing renovations on its emergency department, NYU Langone said.

Altogether, the health system said it has shortened patient stays by more than a day since 2022, reduced hospital infection rates by 25%, lowered emergency room wait times by 70%, and the number of operating room procedures have grown by over 50%.

In 2021, the Island hospital and [NYU Langone said they had entered into an agreement](#) to seek a merger of the two health care providers and would be seeking approval from the state Department of Health and the Federal Trade Commission by the end of that year.

The local hospital had previously been in merger talks with Stony Brook Medicine, though a deal was never reached.

In February 2022, NYU Langone [received federal and state approval to become the parent](#) of the Patchogue hospital. Officials with NYU Langone said at the time that a full merger of the two operations would take about three years.

Langone said in 2022 it planned to spend \$100 million on upgrades to the local hospital, which is estimated to treat 400,000 patients a year. Officials with Langone said last week the health system has spent more than that amount in investments into the local facility, but did not provide updated dollar figures.

“This is great news for patients because it’s become an extremely challenging environment for any individual hospital to remain free standing,” said Wendy Darwell, president and CEO of the Suburban Hospital Alliance, a regional trade group representing hospitals on the Island and in the Hudson Valley.

“You have seen this trend not just in New York but across the country,” she said.

Darwell said larger health systems acquiring independent hospitals provide several benefits, including capital resources, negotiating power against health insurance companies, and the ability to provide greater access to health care services.

“You get resources coming into the community that might not have been there otherwise,” Darwell said.

Other health care experts said while consolidation of hospitals and systems can sometimes produce better results for the community, even nonprofits like NYU Langone have to contend with concerns over revenue generation.

“What we know about consolidation in general is there really is no evidence that it improves quality,” said Dr. Vikas Saini, president of the Lown Institute, a Boston area-based think tank focused on health care reforms.

Saini said while nonprofit health systems may not be incentivized to the same extent as for-profit systems to raise profits and cutback on “less profitable” procedures, money considerations still drive decisions.

“Big systems can help these smaller systems but usually it’s a mixed bag,” Saini said.

By [Victor Ocasio](#)