

WAYS & MEANS COMMITTEE
OF THE
SUFFOLK COUNTY LEGISLATURE
MINUTES

A meeting of the Ways & Means Committee of the Suffolk County Legislature was held in the Rose Y. Caracappa Legislative Auditorium of the William H. Rogers Legislature Building, 725 Veterans Memorial Highway, Smithtown, New York on January 26, 2023.

MEMBERS PRESENT:

Leg. Robert Trotta, Chairman
Leg. Leslie Kennedy, Vice Chair
Leg. Bridget Fleming
Leg. Stephanie Bontempi
Leg. Tom Donnelly
Leg. Manuel Esteban

ALSO IN ATTENDANCE:

Presiding Officer Kevin J. McCaffrey, 14th Legislative District
William Duffy, Counsel to the Legislature
Frank Tassone, Clerk of the Legislature
Brett Robinson, Chief Deputy Clerk/Legislature
Chris DeLuca, Aide to the Presiding Officer
And all other interested parties

MINUTES TRANSCRIBED BY:

Gabrielle Severs, Court Stenographer

(The meeting was called to order at 12:38 p.m.)

CHAIRMAN TROTTA:

Please rise for the Way and Means Committee meeting Pledge led by Legislator Donnelly.

(Pledge of Allegiance)

Mr. Clerk, could I have a roll call, please.

(The roll was called by Chief Deputy Clerk Robinson.)

CHAIRMAN TROTTA:

Here.

LEG. KENNEDY:

Here.

LEG. FLEMING:

Present.

LEG. ESTEBAN:

Present.

LEG. DONNELLY:

Here.

LEG. BONTEMPI:

Present.

CHIEF DEPUTY CLERK ROBINSON:

Six.

CHAIRMAN TROTTA:

Do we have any correspondence?

CHIEF DEPUTY CLERK ROBINSON:

All correspondence has been distributed accordingly, Mr. Chairman.

CHAIRMAN TROTTA:

Thank you. We have public portion. We have one speaker. Peter Janow (ph). Are you here?

LEG. KENNEDY:

He spoke at the last meeting.

CHAIRMAN TROTTA:

I guess Peter is not here.

LEG. BONTEMPI:

No. He was at the Public Safety meeting.

CHAIRMAN TROTTA:

Okay. He's not here. I guess we'll move into tabled resolutions.

1136, Adopting Local Law No. -2022, A Local Law to amend the

1 membership of the RFP Waiver Committee. (Trotta). I'll make a
2 motion to table.

3
4 **LEG. KENNEDY:**
5 Second.

6
7 **CHAIRMAN TROTТА:**
8 Second by Legislator Kennedy. All in favor? Opposed?
9 Abstentions? 1736 is tabled.

10
11 **1732, Adopting Local Law No. -2022, A Local Law to amend Chapter 77**
12 **of the Suffolk County Code to prohibit police officers from**
13 **engaging in political activity. (Trotta).** Has to be tabled for
14 public hearing. I'll make a motion to table. Second by Legislator
15 Kennedy. All those in favor? Opposed? Abstentions?

16
17 **CHIEF DEPUTY CLERK ROBINSON:**
18 Six.

19
20 **CHAIRMAN TROTТА:**
21 1732 is tabled.

22
23 **1777, Adopting Local Law No. -2022, A Local Law to restrict the use**
24 **of exotic animals in traveling performances. (Bergin)** I believe we
25 have a request to table at the request of the sponsor, so I'll make
26 a motion to table.

27
28 **LEG. KENNEDY:**
29 Second. All in favor? Opposed? Abstentions?

30
31 **CHIEF DEPUTY CLERK ROBINSON:**
32 Six.

33
34 **CHAIRMAN TROTТА:**
35 1777 is tabled.

36
37 Introductory Resolutions.

38
39 **1958, Authorizing the sale, pursuant to Local Law No. 16-1976, of**
40 **real property acquired under Section 46 of the Suffolk County Tax**
41 **Act Marcus Bullock, as Executor of the Estate of Ethel Mosley a/k/a**
42 **Ethel Bullock (SCTM No. 0900-139.00-01.00-023.000). (Co. Exec.)**
43 Motion to approve and put on the consent calendar. Second by
44 Legislator Esteban. All in favor? Opposed? Abstentions?

45
46 **CHIEF DEPUTY CLERK ROBINSON:**
47 Six.

48
49 **1959, Authorizing the sale, pursuant to Local Law No. 16-1976, of**
50 **real property acquired under Section 46 of the Suffolk County Tax**
51 **Act Lillian O'Brien (SCTM No. 0100-116.00-01.00-071.000). (Co.**
52 **Exec.)** I'll make the same motion, same second, and placed on the
53 consent calendar. All in favor? Opposed? Abstentions?

54
55 **CHIEF DEPUTY CLERK ROBINSON:**
56 Six.

1
2 **CHAIRMAN TROTТА:**

3 1959 is approved and placed on the consent calendar.
4

5 **1964, Sale of County-owned real estate pursuant to Local Law No.**
6 **13-1976 Ron King c/o 9th Street Construction Corp. (SCTM No.**
7 **0500-174.00-01.00-020.000). (Co. Exec.)** I believe we have a motion
8 to approve by Legislator Kennedy. Second by Legislator Esteban.
9 On the motion, if someone here from Real Estate could answer just a
10 quick question about this.

11
12 **MR. JOYNER:**

13 Good afternoon. For the record, Sidney Joyner.
14

15 **CHAIRMAN TROTТА:**

16 Correct me if I'm wrong, this is the one that appraised for 9,000
17 and we're getting 90,000 for it?
18

19 **MR. JOYNER:**

20 That is correct.
21

22 **CHAIRMAN TROTТА:**

23 That's good. Okay. Do we have a motion and a second?
24

25 **CHIEF DEPUTY CLERK ROBINSON:**

26 We do. Legislator Kennedy is the motion and Esteban is the second.
27

28 **CHAIRMAN TROTТА:**

29 We could put that on the consent calendar also. All those in
30 favor? Opposed? Abstentions?
31

32 **CHIEF DEPUTY CLERK ROBINSON:**

33 Six.
34

35 **CHAIRMAN TROTТА:**

36 1964 is approved.
37

38 **1966, Sale of County-owned real estate pursuant to Local Law No.**
39 **13-1976 Sean G. And Farah A. Parker (SCTM No.**
40 **0200-206.00-04.00-029.010). (Co. Exec.)**
41

42 **LEG. KENNEDY:**

43 Motion to table.
44

45 **CHAIRMAN TROTТА:**

46 We have a motion to table from Legislator Kennedy.
47

48 **LEG. BONTEMPI:**

49 I'll second.
50

51 **CHAIRMAN TROTТА:**

52 Second from Legislator Bontempi. Anybody on the motion? All in
53 favor? Opposed? Abstentions?
54

55 **CHIEF DEPUTY CLERK ROBINSON:**

56 Six.

1
2 **CHAIRMAN TROTТА:**
3 1966 is tabled.

4
5 **1967, Authorizing the conveyance of a County-owned parking lot**
6 **having Suffolk County Tax Map No's. Of District 0600 Section 128.00**
7 **Block 05.00 Lots 001.000 and 002.000 for municipal purposes**
8 **pursuant to Section 72-h of the General Municipal Law. (Co. Exec.)**
9 **Motion from Legislator Donnelly. Second by Legislator Esteban. I**
10 **believe this is the parking lot out at the Riverhead jail --**
11 **Riverhead courthouse. All in favor? Opposed? Abstentions?**

12
13 **CHIEF DEPUTY CLERK ROBINSON:**
14 Six.

15
16 **CHAIRMAN TROTТА:**
17 1967 is approved.

18
19 **1968, Authorizing the restatement and extension for the lease of**
20 **premises for use by Department of Health Services. (Co. Exec.)**

21
22 **LEG. DONNELLY:**
23 Motion to approve.

24
25 **LEG. BONTEMPI:**
26 I'll second.

27
28 **CHAIRMAN TROTТА:**
29 **Motion to approve by Legislator Donnelly. Second by Legislator**
30 **Bontempi. Mr. Joyner, could you come up here and answer a couple**
31 **questions on this, please.**

32
33 **MR. JOYNER:**
34 Yes. Good afternoon.

35
36 **CHAIRMAN TROTТА:**
37 **This is the 63,000 square feet of real estate that we're already**
38 **in?**

39
40 **MR. JOYNER:**
41 Correct.

42
43 **CHAIRMAN TROTТА:**
44 **Now I know that you probably don't have a lot to do with this other**
45 **than you just look over it. I'm very critical of this. What are**
46 **the tax ramifications? We have to pay the tax on this?**

47
48 **MR. JOYNER:**
49 **On this particular deal?**

50
51 **CHAIRMAN TROTТА:**
52 Yes.

53
54 **MR. JOYNER:**
55 Yes.

1 **CHAIRMAN TROTТА:**

2 Okay. And that's about \$4 or \$5 a square foot?

3
4 **MR. JOYNER:**

5 Correct.

6
7 **CHAIRMAN TROTТА:**

8 In addition to the \$21 a square foot?

9
10 **MR. JOYNER:**

11 So if you do the quick math, it's about \$30 million over the next
12 20 years?

13
14 **MR. JOYNER:**

15 I believe somewhere around that, yes.

16
17 **CHAIRMAN TROTТА:**

18 Okay. And then we take the next one which is moving into the
19 14,000 square feet. If you do the math on that one, \$25, I think
20 that's about another 15 million, so we're now up to 45 million for
21 20 years.

22
23 **MR. JOYNER:**

24 Yes.

25
26 **CHAIRMAN TROTТА:**

27 Now the reason I'm critical of this is because we just watched
28 Computer Associates, which is 700,000 square feet sell for \$24
29 million. Now as a taxpayer of this county, I'm a little concerned
30 that the -- well, I'm not saying -- maybe it is. You're in charge
31 of Real Estate, right? That we didn't know about that and that we
32 didn't look for another building somewhere else, and I was on a
33 Zoom call with the gentleman from Cushman and Wakefield, and when I
34 asked him, Why didn't we look to buy a building? He said, I wasn't
35 asked to. Now we hire a guy. He's the real estate expert. You
36 would think if you hired someone, he would be the expert and
37 recommend instead that, Oh, instead of spending \$40 million, maybe
38 we should look for a building and buy it, so this is very
39 concerning to me and very concerning to the taxpayers of this
40 county that we have just wasted \$40 million and we're getting
41 nothing for it, and we could have bought a building ten times as
42 big. It's over 700,000 square feet. They could've put a new
43 police headquarters or the entire health department or the county
44 executive building or whatever, and we didn't know about it, and I
45 think it should be concerning to everyone on this horseshoe that
46 this is going to go through. I'm clearly not going to support it,
47 but do you have any explanation for this?

48
49 **MR. JOYNER:**

50 In regards to acknowledging giving the legislature notice, I
51 thought that was taking place. The person who headed that up was
52 Timothy Sheehan and also other members of the Suffolk County EDP
53 department. So the inner workings of that deal, I was not privy
54 to. It was kind of before my time it had germinated, so I wish I
55 could provide a full statement on that. If you want me to come
56 back and provide a more detailed statement, I can do that.

1
2 **CHAIRMAN TROTТА:**

3 I mean, is this the kind of thing that -- can we get out of? Can
4 we look for a competent real estate agent that could find a 75,000
5 square foot building for \$20 million and we can save \$20 million?
6

7 **MR. JOYNER:**

8 I believe at this point, I'm not sure if you can get out of it, but
9 depending upon the market forces that were going on at that time,
10 there was a number of reasons why they entered into that deal, so I
11 wish I could provide you more information on that.
12

13 **CHAIRMAN TROTТА:**

14 You know how many counties there are in the State of New York?
15

16 **MR. JOYNER:**

17 Yes.
18

19 **CHAIRMAN TROTТА:**

20 There's 62.
21

22 **MR. JOYNER:**

23 Right. Yes.
24

25 **CHAIRMAN TROTТА:**

26 And the democratic state comptroller five years in a row voted us
27 either number 62 or 61 for fiscal stability, and this is blatantly
28 the reason -- one of the reasons why.
29

30 **MR. JOYNER:**

31 Okay. I was just given a note that Bob Fonti will be able to add
32 some additional level of details to that.
33

34 **CHAIRMAN TROTТА:**

35 I want you. I don't know where Mr. Fonti works, I don't know what
36 he does for a living, I don't know why he's here, but you are the
37 head of real estate.
38

39 **MR. JOYNER:**

40 Well, you do understand being the head of real estate covers a
41 limited amount not the full amount of the county deals that happen,
42 so within the purview, it doesn't cover everything, all
43 departments.
44

45 **CHAIRMAN TROTТА:**

46 Well, who's in charge?
47

48 **MR. JOYNER:**

49 What do you mean, Who's in charge?
50

51 **CHAIRMAN TROTТА:**

52 Who is in charge of Real Estate?
53

54 **MR. JOYNER:**

55 Well, it depends. As a director of real estate, we cover economic
56 department. There's real estate in different departments that are

1 covered and then there's also certain deals that happen outside of
2 the speck of the director.

3
4 **CHAIRMAN TROTТА:**

5 Okay. That's a very good point, which is the reason why we're 62
6 is because it's not managed correctly. Now whether it be you or
7 the county executive who put people in place or didn't give you the
8 ability to put competent people in place to research these things.
9 Now this body, this legislative body has a responsibility to the
10 taxpayers of this county for making smart, wise decisions. This
11 was not a smart and wise decision in my mind. I'm not real estate
12 baron, but I know that when I can buy -- when I read in the paper
13 that someone bought 700,000 square-foot building on a 65-acre
14 campus with a heliport for half as much money as we're renting
15 70,000 square rent, there's a problem, so I'm not supporting this.
16 I don't know how anybody could. Legislator Kennedy, do you have a
17 question?

18
19 **LEG. KENNEDY:**

20 You said that we couldn't get out of this. Why? Have we signed
21 the contract already?

22
23 **MR. JOYNER:**

24 I believe it was a deal that was close to being signed, so that was
25 approaching.

26
27 **LEG. KENNEDY:**

28 Okay. But they can't sign it until we pass it. Hopefully they
29 didn't sign the contract already.

30
31 **MR. JOYNER:**

32 No. They wouldn't sign it without you agreeing to it, correct.

33
34 **LEG. KENNEDY:**

35 Okay. The additional -- since the pilots are gone, the additional
36 taxes that we will be paying on both sections of this building, is
37 there any way that I can see because I was all for this, and I
38 still feel that the children's -- Handicapped Children Services
39 needs a bigger area. I don't know now if we're saving money on
40 this with the addition of the taxes that we have to pay, so could I
41 see, or could we see before Wednesday a copy of the original lease
42 at 250 and the potential lease for the two sections in Great River
43 so we can go over and look at this and do a little analysis as to
44 are we saving money. I thought it was peculiar that it was a
45 20-year lease; now I find it even more peculiar.

46
47 **MR. JOYNER:**

48 I will be able to produce that; but would you care for a moment to
49 have --

50
51 **LEG. KENNEDY:**

52 Bob Fonti?

53
54 **MR. JOYNER:**

55 Yes.

56

1 **LEG. KENNEDY:**

2 I don't have an issue with that. Do you have an issue with
3 Mr. Fonti?

4
5 **CHAIRMAN TROTТА:**

6 Does he work for the county?

7
8 **MR. JOYNER:**

9 Yes.

10
11 **CHAIRMAN TROTТА:**

12 Okay. Go ahead.

13
14 **MR. FONTI:**

15 Thank you very much. Thank you, Sidney. Good afternoon, Members
16 of the Committee. My name is Bob Fonti. I do work for the county.
17 I am the director of business development and innovation in the
18 administration. This is the second time I'm appearing in front of
19 this legislature, having worked on the other side of the horseshoe
20 for many years. I have a lot of respect for the governing body,
21 the legislators in the committee, and I look forward to answering
22 whatever questions I possibly can. I'm filling in for Tim Sheehan
23 who has since left the county. I was asked to pitch in starting on
24 Monday so it's a crash course in a lot of information, but I'll
25 hopefully be able to answer your questions.

26
27 Just to give you a little background of who I am, if you don't,
28 I've been a real estate broker for over 30 years in property
29 management brokering all types of deals. I've seen the downturn in
30 real estate markets. As a matter of fact, I became very familiar
31 with the downturn and foreclosures as well. Today I wanted to
32 discuss these opportunities that you have in front of you. A lot
33 of real estate and deals like this are based on many factors:
34 Economics, knowledge, opportunity, timing, and even sometimes luck.
35 So to answer your question is there's been your real estate broker
36 that has been retained by the county has done a market analysis
37 based after a needs assessment, and this is what they came up with
38 are these two properties, so it's two properties, if I may.

39
40 The Suffolk County Department of Health services has current space
41 at 3500 Sunrise Highway in Great River. In anticipation of the
42 expiration of the lease, the county, with the assistance of the
43 broker, Cushman and Wakefield approached the landlord at 3500
44 Sunrise Highway to renegotiate this lease. The renegotiated lease
45 reduces the county's remaining rent obligations, lowers occupancy
46 costs, and immediately saves the county \$1.3 million.

47
48 Separately, the Department of Health has also leased space at 50
49 Laser Court in Hauppauge. The space at Laser Court was in need of
50 repairs and upgrades, and after some discussion, the decision was
51 made to consolidate, the Department of Health staff and operations
52 at Laser Court into this one property. To accommodate the new DOH
53 staff and operations at 3500 Sunrise, it was necessary to build out
54 that space prior to the occupancy. Therefore, a temporary
55 seven-month extension to the Laser Court lease was negotiated. Out
56 of the renovations at Sunrise, once the renovations at Sunrise are

1 done, the staff and operations at Laser will be able to move into
2 the space at Sunrise, and the county's occupancy at Laser will
3 terminate so effectively consolidating services under one roof
4 without having a delay in moving of operations and services is very
5 helpful. That handles that one resolution.

6
7 With regard to the restatement and extension of the lease, the
8 county is currently in the space at 3500 Sunrise Highway for 20
9 years with a 10-year option. The option of \$21 a square foot plus
10 camp charges. They were able to reduce that from 25 down to \$21
11 dollars a square foot. Why? Market conditions? There's three
12 types of properties. There's A class properties, B class
13 properties, and C class properties. This is not an A-class
14 property. The market is starting to rebound on the A-class
15 properties. Taking advantage of these B- and C-class properties is
16 very helpful. They were able to save substantial amount of
17 savings.

18
19 Also as part of this lease agreement, they authorized the county to
20 enter into a separate lease agreement at 3500 for the DOH space at
21 50 Laser Court. As I mentioned earlier, consolidating everything
22 into one building, two separate leases plus an extension. We're
23 talking about a savings that was from \$30 a square foot to \$22 a
24 square foot which is approximately 25 to 28 percent savings, so
25 there is substantial savings in moving forward in taking advantage
26 of this -- the market analysis that was provided. There was a deep
27 look into what was out there, and I think it may have been
28 presented to you, but if not, we could certainly provide that
29 information to you on the market analysis.

30
31 Finally -- just give me a second. Resolution 1970 authorizes a
32 seven-month extension for this while they're building out the space
33 at 3500. So it's the anticipated savings is 1.3, maybe \$1.4
34 million in just negotiating, without going to disruption of
35 services, without going into moving and so on, and reconsolidating.
36 That's what you have on the table right here, right now. Thank
37 you.

38
39 **LEG. KENNEDY:**

40 Thank you, Mr. Fonti. Just two quick questions: Are the taxes
41 included in the \$21 per square foot or is there additional?

42
43 **MR. FONTI:**

44 It's plus taxes.

45
46 **LEG. KENNEDY:**

47 Okay. That's what we need on -- that's the numbers we need, what
48 the taxes will be along with a copy of the lease to read. Do you
49 know what they are?

50
51 **MR. FONTI:**

52 I don't have it handy right now, but I will get you any information
53 that you need.

54
55 **CHAIRMAN TROTТА:**

56 You've been in real estate for 30 years. You know the approximate

1 costs of the taxes on a building.

2
3 **MR. FONTI:**

4 Every property is different. Every municipality is different. I
5 do not know specifically. If you give me a few moments, I can
6 refer to my notes or at the end of this hearing, I'll be more than
7 happy to give you the entire lease.

8
9 **CHAIRMAN TROTТА:**

10 I have the lease. What were you paying before in taxes? There was
11 a pilot program before, which I believe in reading the contract
12 that I saw, they weren't even paying taxes. So that you had it
13 reduced to '21, it's really about \$4 or \$5 more a square foot, so
14 someone -- I'm not saying this is you, but it would be disingenuous
15 to say you are saving \$1.3 million if you didn't figure in the four
16 or five dollars of taxes into that building -- four or five dollars
17 per square foot, in fact.

18
19 **MR. FONTI:**

20 Give me a second. I have to -- it's a pretty substantial lease. I
21 have to refer to it. One second.

22
23 **CHAIRMAN TROTТА:**

24 The lease that I saw didn't have it. That's why -- what they sent
25 me didn't have what the taxes were.

26
27 **MR. FONTI:**

28 The lease negotiation?

29
30 **CHAIRMAN TROTТА:**

31 Yeah. I believe it was executed too, but it didn't -- it just said
32 they were paying the taxes, but it wasn't in it, which was
33 concerning.

34
35 **MR. FONTI:**

36 Are you talking about the old lease?

37
38 **CHAIRMAN TROTТА:**

39 No, the new lease.

40
41 **MR. FONTI:**

42 I don't know if the new lease is executed.

43
44 **CHAIRMAN TROTТА:**

45 Well, I got a copy of what was supposed to be executed.

46
47 **MR. FONTI:**

48 Oh. Okay. I don't think it had a rider attached to it.

49
50 **CHAIRMAN TROTТА:**

51 So now to come up here -- and this is not you. You're obviously
52 reading from a script, that you're saving \$1.3 million based upon
53 the \$21 square-foot number. Now if you're paying \$4 or \$5 more a
54 square foot, which I'm told are the taxes on a building like that,
55 you are now way over what you were saving. This is sort of a moot
56 point because, you know, you're in real estate. What would it cost

1 to buy a 73,000 square-foot building clearly less than \$40 million.
2 So it's just mismanagement. It's the reason we're 62, and this
3 will continue because no one seems to care.

4
5 Legislator Kennedy has another question.

6
7 **LEG. KENNEDY:**

8 I have one more question, and then we'll go through. At the
9 beginning of your speech, Mr. Fonti, you talked about it was \$1.5
10 million in savings.

11
12 **MR. FONTI:**

13 1.3, 1.4 approximately. In terms of the free rent, there's free
14 rent in the lease.

15
16 **LEG. KENNEDY:**

17 That's because we're not paying rent in that building. Once we get
18 rid of it, we're not paying rent on it so therefore we're --

19
20 **CHAIRMAN TROTТА:**

21 No, no.

22
23 **MR. FONTI:**

24 The savings I was referring to is what you're not going to be
25 paying in terms of the free rent that does not include other
26 factors like relocation and loss of services and rebuilding because
27 this encompasses consolidation of those buildings, so it's the free
28 rent. It's a reduction in the market conditions --

29
30 **LEG. KENNEDY:**

31 What free rent?

32
33 **MR. FONTI:**

34 I'm sorry.

35
36 **LEG. KENNEDY:**

37 What free rent?

38
39 **MR. FONTI:**

40 In the lease, moving forward in the schedule. I'll provide the
41 lease in the schedule for you. It gives you the amount of rent
42 that -- your savings or not paying, I should say, moving forward.

43
44 **LEG. KENNEDY:**

45 Okay. Thank you.

46
47 **CHAIRMAN TROTТА:**

48 Legislator Donnelly. I'm sorry.

49
50 **LEG. DONNELLY:**

51 Thank you, Rob. This isn't really a real estate question. I think
52 it's going to be more from the administration. I don't know if
53 somebody is here from Health. Just give me a synopsis of what
54 operations from the Department of Health are being consolidated in
55 Hauppauge and then being moved over to Great River.

1 **MS. CAPOBIANCO:**

2 Good afternoon, Members of the Legislature. Christina Capobianco,
3 deputy commissioner for Health Services. So currently our main
4 headquarters is at 3500 Sunrise Highway in Great River. It's the
5 old Grumman Building. We've been there since 2012. We're looking
6 to renew the lease there. Separately, we rent space at 50 Laser
7 Court in Commack or Hauppauge. We've been there for 20 years. The
8 lease has expired. We're paying 30,000 square feet there. That is
9 our division for children with special needs.

10
11 **LEG. DONNELLY:**

12 In Hauppauge, right?

13
14 **MS. CAPOBIANCO:**

15 In Hauppauge, right. So the lease is expired there. There's
16 probably about 50 employees at that location. The Department of
17 Real Property has found additional space at the Sunrise business
18 center that will allow us to move our children with special needs
19 unit to headquarter, so we'll create efficiencies of scale because
20 at headquarters now, we have our administration, we have our
21 general ops, we have central pharmacy, we have patient care, we
22 have public health, public health nursing, all divisions that our
23 children with special needs staff interact with so we'll certainly
24 achieve economies of scale being under one roof, and the rent at
25 our old location at 50 Laser Court was 30,000 square feet. We were
26 renting there, and we'll still be renting, but we'll just be
27 consolidating operations.

28
29 **CHAIRMAN TROTTA:**

30 Thirty dollars --

31
32 **LEG. DONNELLY:**

33 Yeah. I want to stay away from the rent stuff. The real estate
34 piece, I'm more interested in health services. I want to just
35 focus on that. So we're moving children's services from Hauppauge
36 to Great River.

37
38 **MS. CAPOBIANCO:**

39 Yes.

40
41 **LEG. DONNELLY:**

42 So in addition to Great River, does Health have any other satellite
43 offices we have offices around the county?

44
45 **MS. CAPOBIANCO:**

46 We do. We have offices in Yaphank at the old infirmary. We have
47 Division of Environmental Equality there. We own that building.
48 The county owns that building. Public health protection is there.

49
50 **LEG. DONNELLY:**

51 Oh, right. The old -- across the street. That's where the Bureau
52 of EMS is as well, right?

53
54 **MS. CAPOBIANCO:**

55 EMS is there as well, correct.

56

1 **LEG. DONNELLY:**

2 Didn't we just do a capital works project there recently to kind of
3 rehab that building as well?

4
5 **MS. CAPOBIANCO:**

6 Yes, we did. On the first floor, the atrium there.

7
8 **LEG. DONNELLY:**

9 So in terms of moving the children with disabilities from Hauppauge
10 to Great River, we're building out the new area, I guess. Is that
11 part of it? Is that where that's going to go?

12
13 **MS. CAPOBIANCO:**

14 Correct. Right now, it's an open area. It's about 14,000 square
15 feet and they'll build out offices in that area. The other nice
16 thing about moving them to this location, it's right on Sunrise
17 Highway. There's ample parking. We have about 200 families a
18 month come to the division for children with special needs.

19
20 **LEG. DONNELLY:**

21 No, no. I get the area. I get the logistics of it all. Next
22 question is we are talking about the vulnerable population. Not
23 everybody has access to a car. How do the bus routes run as
24 compared to Hauppauge and getting to Great River? Can folks get
25 there via bus?

26
27 **MS. CAPOBIANCO:**

28 Yeah, I'll have to check on the bus routes. I know there is a
29 train station very close to our offices.

30
31 **LEG. DONNELLY:**

32 Can you just look into that? Because folks do use the bus routes.

33
34 **MS. CAPOBIANCO:**

35 Sure.

36
37 **LEG. DONNELLY:**

38 I think particularly the more vulnerable of our population and
39 making sure that they can get there. I don't have a problem with
40 the move. I'm going support all three resolutions, but I am
41 concerned about the logistics that families that don't have access
42 to a vehicle can be able to get this, so if you could help me out.
43 Just shoot me an e-mail.

44
45 **MS. CAPOBIANCO:**

46 Sure. So what other Department of Health operations are in Great
47 River, again a quick synopsis?

48
49 **MS. CAPOBIANCO:**

50 Okay. So in Great River currently, the commissioner's office is
51 there, administration, the finance division is housed there, our
52 general operations unit is there with our central supply. Our
53 central pharmacy is there. That's where we keep medications and
54 storage. We have all the freezers there. Patient care is there.
55 Our immunization action program is housed there, Childhood Lead
56 Prevention program, public health is there. They do all the Covid,

1 communicable diseases, disease surveillance. Public health nursing
2 is there, and mental health's intensive case management is there.

3
4 **LEG. DONNELLY:**

5 And just the last question I guess I have is so public health
6 nursing is there; are there public health nurses in any of the
7 other satellite offices or no?

8
9 **MS. CAPOBIANCO:**

10 No, we've consolidated them. So all the public health nurses are
11 in the Great River location?

12
13 **LEG. DONNELLY:**

14 So all the public health nurses are in the Great River location?

15
16 **MS. CAPOBIANCO:**

17 They are.

18
19 **LEG. DONNELLY:**

20 Okay. Very good. Thank you.

21
22 **CHAIRMAN TROTТА:**

23 Legislator Thorne.

24
25 **LEG. THORNE:**

26 Hi. Thank you. Please don't go away, ma'am. Thank you. So
27 Legislator Donnelly put it -- exactly the question I had is to make
28 sure that our residents can get access to that location via the
29 public transportation. I just want to reaffirm that. I don't sit
30 on this committee, but it's something that I'm concerned with as we
31 have a great need in my district as well. I just wanted to
32 reaffirm it and certainly thank you because you particularly have
33 been very helpful to our office so we appreciate that, but Donnelly
34 covered it well, so that's it. Thank you.

35
36 **MS. CAPOBIANCO:**

37 Thank you, Legislator Thorne. Yes, I'll get you more information
38 on the bus routes, the difference between 50 Laser Court and 3500
39 Sunrise Highway. Thank you.

40
41 **CHAIRMAN TROTТА:**

42 Can someone just tell me when the 63,000-square-foot lease was up.
43 I forgot that number. The one that you're already there, when does
44 that lease expire?

45
46 **MR. FONTI:**

47 It's the end of this year. There's two leases. There's one the
48 end of this year, and there's another one in the spring, a couple
49 months. And if I may, may I come back?

50
51 **CHAIRMAN TROTТА:**

52 Sure. Go ahead.

53
54 **MR. FONTI:**

55 I just want to clarify a couple things. The 25 to 21 does include
56 real estate taxes and CAM charges, so it is inclusive of that, so

1 it's not an extra. From the 25 reduction, it was taking advantage
2 or the market conditions 25 to \$21. It includes CAM and real
3 estate charges.

4
5 **CHAIRMAN TROTТА:**

6 What do you mean by "CAM?"

7
8 **MR. FONTI:**

9 CAM is common area maintenance. It's a general term for cleaning
10 but, it does not include the electric, obviously. The tenant would
11 pay the electric.

12
13 **CHAIRMAN TROTТА:**

14 The lease I saw had plus the taxes. Is that something that
15 changed?

16
17 **MR. FONTI:**

18 I was just informed that it does not. It includes real estate
19 taxes and CAM charges.

20
21 **LEG. KENNEDY:**

22 Is it the present real estate taxes, or is it the ones that are --

23
24 **MR. FONTI:**

25 Yes. It also resets the base year taxes. So in other word, from
26 the existing lease, it would've had a different year. It's a
27 proportion share that goes moving forward, so it resets it to the
28 current year.

29
30 **LEG. KENNEDY:**

31 When did we lose the pilot?

32
33 **CHAIRMAN TROTТА:**

34 It ends this year. It either ended or I don't think it's -- I
35 think it ended in January; January 1st, I think.

36
37 **CHAIRMAN TROTТА:**

38 The lease I have definitely said "plus taxes." Well, I kept
39 asking, what are the taxes, what are the taxes. If they changed it
40 great, that's good.

41
42 **LEG. KENNEDY:**

43 It ended in January.

44
45 **CHAIRMAN TROTТА:**

46 Okay. Well, that's neither here nor there. We have a motion and a
47 second. All in favor? Opposed? Abstentions? Opposed.

48
49
50 **MR. ROBINSON:**

51 Five.

52
53 **1969, Authorizing a new Lease Agreement for use of premises by**
54 **Suffolk County's Department of Health Services. (Co. Exec.) Do I**
55 **have a motion?**

1 **LEG. BONTEMPI:**
2 I'll make a motion.

3
4 **CHAIRMAN TROTTA:**
5 Motion by Legislator Bontempi. Second by Legislator Donnelly. All
6 in favor? Opposed? Abstentions? I'm opposed.

7
8 **CHIEF DEPUTY CLERK ROBINSON:**
9 Five.

10
11 **CHAIRMAN TROTTA:**
12 1969 passes.

13
14 **1970, Authorizing the amendment and extension of the lease for the**
15 **premises for use by the Department of Health Services. (Co. Exec.)**
16 Same motion, same second. All in favor? Opposed? I'm opposed.

17
18 **CHIEF DEPUTY CLERK ROBINSON:**
19 Five.

20
21 **CHAIRMAN TROTTA:**
22 1970 passes.

23
24 **1978, Authorizing the reconveyance of County-owned real estate**
25 **pursuant to Section 215, New York State County Law to Leon J. Bliss**
26 **and Deborah K. Bliss (SCTM No. 0102-003.00-02.00-068.000).**
27 **(McCaffrey)** I'll make a motion to approve and place on consent
28 calendar. Second by Legislator Esteban.

29
30 **CHIEF DEPUTY CLERK ROBINSON:**
31 Six.

32
33 **CHAIRMAN TROTTA:**
34 1978 is approved.

35
36 **MS. ZARIFIS:**
37 Legislator, if I may, I just have a comment.

38
39 **CHAIRMAN TROTTA:**
40 Sure.

41
42 **MS. ZARIFIS:**
43 For IR 1967, at the request of the department, we're actually
44 looking to table that resolution, IR 1967.

45
46 **CHAIRMAN TROTTA:**
47 Counsel, what was that one on?

48
49 **LEG. KENNEDY:**
50 The Riverhead jail.

51
52 **CHAIRMAN TROTTA:**
53 Oh, the Riverhead -- the courthouse parking lot. Okay. So we'll
54 make a motion to reconsider. I'll make a motion to reconsider.
55 Second by Legislator Kennedy. All those in favor? Opposed?
56 Abstentions? 1967 is before us again. I'll make a motion to

1 table. Second by Legislator Bontempi. All those in favor?
2 Opposed? Abstentions? 1976 is taken off the consent calendar and
3 tabled. 1967; I apologize.

4
5 **CHIEF DEPUTY CLERK ROBINSON:**
6 Six.

7
8 **CHAIRMAN TROTTA:**
9 Okay. So now what did I just do after that? What number are we
10 on?

11
12 **CHIEF DEPUTY CLERK ROBINSON:**
13 1984

14
15 **CHAIRMAN TROTTA:**
16 1984. Did we do 1984 or no?

17
18 **CHIEF DEPUTY CLERK ROBINSON:**
19 No.

20
21 **CHAIRMAN TROTTA:**
22 **1984, Sale of County-owned real estate pursuant to Section 72-h of**
23 **the General Municipal Law Town of Southold (SCTM No.**
24 **1000-059.00-01.00-026.000). (Krupski) Motion to approve by**
25 **Legislator Fleming and place on the consent calendar. Second by**
26 **Legislator Donnelly. All those in favor? Opposed? Abstentions?**
27 **1984 is approved and placed on the consent calendar.**

28
29 **1003, Authorizing the reconveyance of County-owned real estate**
30 **pursuant to Section 215, New York State County Law to Vincent**
31 **Pesiri (SCTM Nos. 0200-983.40-15.00-048.000 and**
32 **0200-983.40-16.00-003.000). (Mazzarella) I'll make a motion to**
33 **approve. Second by Legislator Kennedy. Approve and put it on**
34 **consent calendar. All those in favor? Opposed? Abstentions?**
35 **1003 is approved and placed on the consent calendar.**

36
37 We'll have an executive session here right here. I'll make a
38 motion to go into executive session. Second by Legislator
39 Donnelly. All in favor? Opposed? Abstentions? We are in
40 executive session.

41
42 (The committee met in executive session
43 from 1:12 p.m. until 1:34 p.m.)

44
45 Okay. We're out of executive session. In the case Coralis (ph)
46 verse Suffolk County, we find -- we agree to a sum of \$50,000. In
47 the case of Merzik (ph) versus the County of Suffolk, we agree to a
48 sum of 115,000. In the case of Brockington verse Suffolk County,
49 we agreed to a sum of 40,000.

50
51 Seeing nothing further on the agenda, we are adjourned.

52
53 (The meeting was adjourned at 1:34 p.m.)

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