

Minutes of a Community Development Agency meeting held by the town board of the Town of Riverhead at Town Hall, Howell Avenue, Riverhead, New York on Tuesday, July 17, 2012 at 7:00 p.m.

**PRESENT:**

Sean Walter,	Chairman
John Dunleavy,	Member
James Wooten,	Member
George Gabrielsen,	Member
Jodi Giglio,	Member

**ALSO PRESENT:**

Chris Kempner,	Director
Diane M. Wilhelm,	Town Clerk
Robert Kozakiewicz,	Town Attorney

Public hearing for the consideration of whether the YMCA should be designated the qualified and eligible sponsor for the redevelopment of approximately 7.3 acres of EPCAL and whether said property should be leased to and thereafter a transfer of title upon approval of the EPCAL reuse plan and completion of the subdivision.

Frank Isler: "And the reason for that change was the board is now sitting as the governing body of the Community Development Agency and that is who's holding this hearing."

Chairman Walter: "Let me open this hearing up again. I apologize, I should have seen that in the beginning."

This is 7:05 having arrived. This is a public hearing for the consideration of whether the YMCA should be designated the qualified and eligible sponsor for the development of approximately 7.3 acres of EPCAL and whether said property should be leased to and thereafter a transfer of title upon the approval of the EPCAL reuse plan and completion of the subdivision.

Frank Isler, works for the town of Riverhead, if you

could- "

Frank Isler: "I'm going to re-wind and Ground Hog Day do it again.

Okay. As I said, I'm Frank Isler. I'm a local attorney handling this matter for the town.

The Community Development Agency implements urban renewal plans and projects in the town and they're considering tonight a project which would provide that the YMCA would construct a YMCA facility on 7.3 acres in ESCAL.

The town would provide the land for that construction and use and in exchange, the Y at its own expense build the facility, take care of all the costs attendant to it such as sewer and water, and would provide the town and town residents with specified benefits including a \$25,000 per year financial assistance to Riverhead residents to defray membership costs.

They would offer quarterly vocational classes free of charge to all Riverhead residents and bi-monthly recreational programs for youth and young adults free of charge to Riverhead residents.

And all of this project would be consistent with the urban renewal plan in place for the Calverton site.

The purpose of tonight's hearing is for the YMCA to present to the board its background, experience, financial ability, integrity and responsibility to show that it would be a qualified entity to construct and operate this facility.

One of the requirements of the project would be that they build the project and operate the project. In the event they do not do one or the other, the agreement would provide for the reverter of the title or possession of the property to the town.

So one of the concerns the Community Development Agency always considers on a project like this is that the applicant will be a qualified entity and I believe we have representatives here tonight from the Y to make their presentation."

Chairman Walter: "Okay, thank you, sir. Mr. Trinklein, who will be presenting for the Y?"

Okay, Diane, do you— are we swearing people in for this, Frank? Okay. If our— Cablevision— I guess we're going to direct our attention to the screen."

(Video presentation - The Y is for building people up. The Y is for caring. The Y is for (inaudible)).

My daughter is just old enough (inaudible). They really have learned a lot and they're really a lot more confident.

The Y is for being with friends and making new friends. It's almost unreal to be surrounded by people that are constantly motivating you to do better in reaching for goals.

The Y is for my community. I think it's very important that we have this connection here at the Y. It is helping me through a lot of things in my life, emotionally and spiritually.

The Y is for helping neighbors. The Y is a place to come and get healthy. The Y is a good place to walk to stay young. When you give to the Y, you're strengthening the foundation of your community.

The Y is looking to meet the needs of any community that it's in. That's exciting to me.

Your donation helps make the Y affordable and accessible for all. It's important to give to your Y because it helps not only children, it helps adults, families that come from all walks of life. Nobody is actually turned away. They will find a way for you to be a member of the Y. Give a little bit. Give what you can. But it's very important to take care of our youth.

As a child of the Y, my mom didn't have that and when people gave that allowed all eight of us of her children to be able to come to the Y. So I think it's very important because those children don't always have the outlet of someone else and when you're giving to the Y, that makes it possible for them.

The Y is for my kids. The Y is for the kid I was and the

man I am today. The Y is for you. The Y is for me, thank goodness.

The Y is for everyone.)

Scott Sammis: "Hello. I'm Scott Sammis. I'm the current chairman of the board of the YMCA of Long Island, also known as the chief volunteer officer.

With me tonight are a bunch of wonderful volunteers who will explain to you why and demonstrate that we are not only qualified and eligible, but ready, willing and able to bring a wonderful YMCA to this deserving community.

I'm going to lay out the names of the people first, and then I'm going to— I want to talk about that wonderful video for a second. And I have a few more things to show you as well.

The first thing, you're going to hear from after me is Gordon Siess, our wonderful finance committee chairperson who is going to present our financials, briefly. You are going to have copies to look at, to show that we're solid as a rock financially and very willing and able to build this building.

Next will be Pete Mastaglio (phonetic) who is our chairman of the board of trustees for the Long Island YMCA to talk about the powerful benefits to Riverhead of building this new facility.

Next is Claudia Pillato Maetta (phonetic), a former board chair of our East Hampton facility who will discuss along with Juan Castro who is the current exec over there, the process of the conversion of a town-run rec center to a YMCA run and how wonderful that's been.

After that, Joe Van de Wettering and Rex Farr, key volunteers here in Riverhead will talk about the 15 year dream of bringing the Peconic Y to a reality."

Chairman Walter: "Wait a minute. Rex Farr is part of this?"

Scott Sammis: "Yes. Will that disqualify us?"

Chairman Walter: "Go ahead, sorry."

Scott Sammis: "No worries. Rounding out the speakers tonight will be Fritz Tinklein who you all know, the YMCA Long Island Riverhead's development director, ombudsman, advocate and organizer who's going to describe the projected facility and our fund raising and financial status."

Also with us is Bill Arasa- Bill, where are you? In the corner. Bill has had experience in three of our Y's, Huntington, Patchogue Roe and Glen Cove and he's available for the Q & A at the end of the evening.

I will ask, so we can get through this in 45 minutes, that we all hold questions, just jot them down, save them, and we'll take care of all of them at the same time at the Q & A at the end. That will be great.

Okay. Let me talk about that video. Now despite our historical name, the YMCA is as you can see in that video, certainly not only young men or Christian. There's every type of person on the planet in that video and the Y is for everybody.

And this to me is the best single part about the YMCA. Our hundreds of volunteers and staff spend uncounted hours every year, not paid, raising money. We raise nearly- or actually more than two million dollars to provide scholarships for the kids and parents who cannot afford to come to the Y.

We really want to make it as accessible and as affordable as possible by turning nobody away. That's the best part of the Y as far as I am concerned. Excuse me.

First, do we have another slide show? I want to talk about the- some of the building projects we've done and completed recently and I want to show you some pictures. They're better than words.

While we get these up, yeah, this is the Glen Cove Y. Also you will see Huntington and Patchogue, all of which were completed within the last three years. This is the Martone (phonetic) center in Glen Cove. It's a child care center. We raised- in these projects, we raised 75% of the money, we borrowed 25, we completed the construction on time, all three,

and have paid off about half the debt already in two years. We'll have the debt paid off in two or three years.

Here's the Huntington Y getting ready for a bite from the earth mover. And that's our executive director and local chairman of the board. Who is that? Oh, that's the Sammis family. I think that's me, too. This is the girders going up. It's a wintertime project.

The amazing thing about the Huntington project was it was completed as the Y was operating. We had classes going throughout the entire event, didn't miss a beat.

This is about a seven million dollar project. We completed in a year.

This is the workout center, the fitness center, 7,000 square feet. On top of it is classrooms. This is Judge McCord (phonetic), opening up the facility. Again, the director, Eileen Kanower (phonetic).

Ribbon cutting. It's a happy day. And there's the new facility.

Now here is the crown jewel. That's our executive director and some of the board members. This is right in downtown Patchogue. I hope some of you folks have had a chance to look at it, but it is an amazing facility. It's about 50,000 square feet.

There goes the girders. So as you can see, we're well acquainted with raising buildings and completing them on time. And there's the facility as it looks now. Opening ceremony. The school is now full after barely a year. We're breaking even and it's jammed full of people.

If you build it, they will come. That's what we found out.

Basketball court, the track around the outside- have a little court. This is sort of a fancy Y. You guys aren't going to get one quite this fancy unless we raise nineteen million bucks."

Member Gabrielsen: "I just have a question while you're

- can you go back to the last photo?"

Scott Sammis: "This is stressing us out."

Chairman Walter: "Why don't we wait 'til the end?"

Member Gabrielsen: "I just have a question on the photo, one back. The Riverhead proposed facility wouldn't have a basketball- "

Scott Sammis: "Not at the moment, unless we can raise the money. We'd love to build it. We need to raise the money. That's the only question."

Member Gabrielsen: "So that's not in the construction."

Scott Sammis: "Are we done Fritz? This is it? Do they get balloons too if we build it? Do they get balloons?"

All right, thank you very much.

What you don't see here is the wonderful, great South Bay and the East Hampton Rec centers. These were completed several years ago, 20 and back then.

But what the five facilities have in common is the stunning impact they all have on their individual communities. In all cases when the Y was built, communities flourished. A new pride developed, the businesses were bolstered and relationships were connected.

I'm certain that all of that will happen and more when our Riverhead Y gets built.

I've only got about a minute left, I'm trying to move things along here. And I want to say that as professional, efficient and effective as the small corporate office of the Long Island Y is, this Long Island Y is volunteer driven and decentralized.

Each branch has its own board of managers drawn from local business people, community leaders and Y members. These volunteers work closely with a local executive board- director, and Y employees decide to run the Y.

What we found out and the YMCA of Long Island is successful because we tailor our programs to the needs of the communities. They're different from Y to Y to Y.

The local board, volunteers are donors, they're facility members, and they're the eyes and the ears of the community. They talk constantly with people out there to get new ideas. That's how it's going to be in Riverhead as well. It's a local- intensely local operation. It's a model that works.

One final note. Every day Newsday chronicles the drum beat of budget cuts, program cuts and unemployment stress. This affects the Y too. As money gets harder to raise, the demand for services goes up so a lot of non-profits are squeezed.

The need for a YMCA in Riverhead has never been more acute. Wonderfully though, the Long Island YMCA has never been stronger or more able to step up and step in. We appreciate your offering us this partnership. We can get it done.

Thank you very much.

I want to turn it over to Gordon Siess. Let's talk about the numbers."

Chairman Walter: "How are you doing, Mr. Siess? Can you just spell your last name?"

Gordon Siess: "Sure. It's S-I-E-S-S."

Chairman Walter: "And, Scott, how did you spell your last name?"

Scitt Sammis: "S-A-M-M-I-S."

Chairman Walter: "Thank you, sir."

Gordon Siess: "Good evening. Thank you for having me. Thank you for having us."

Chairman Walter: "Thank you for coming."

Gordon siess: "The- as Scott mentioned, I'm the- and Fritz introduced earlier, I'm the current treasurer of the YMCA

of Long Island, chairman of the finance committee. I've had the role for about five years now and I've been a board member with the Y for the past 10, 11 years. I've been involved with the Y for probably the last 15 years.

In my non-volunteer capacity, I'm a CPA. I am a partner in a large firm in Long Island. I head up not for profit services in the firm and am very happy to be associated with the YMCA of Long Island.

I would like to review with you this evening really the financial statements of the Y. I think Fritz handed our earlier the annual report and I think the financial statements really spell out the financial strength of the organization.

And in that annual report there's a page that's call the statement of activities and it really shows the operating results for a year— for the year ended December 31, 2010 and it also shows the net assets that are available, that the organization has accumulated over the years.

The— as you could see for the year ended December 30, 2010 and 2011 is very similar to this. It was a year with a surplus. But for 2010 we had an excess of revenues over expenses of \$2,355,000. The Y has had surpluses every year that I've— since I've been involved, that's been at least 15 years.

And they have a track record as you've seen these projects that Scott showed you the video and the slides of, of reinvesting those monies back into the community, back in really to support our services.

The— looking at the bottom of this page, that spells out some of the financial strength of the organization. You see the net assets, which is— if you were looking at a set of financial statements for a commercial entity, that's the equity of the organization. It's what's really there to support future operations.

Our net assets are \$48,903,000. Now mind you some of that— a lot of that is tied up in brick and mortar. If you were to back out the buildings and the related debt, that leave about an \$8,000,000 cushion in unrestricted net assets to support future operations and show it goes to the strength that

the organization has really to be able to support projects like this and to make sure that they get completed, completed on time, and have everything they need to continue operations.

In addition to the unrestricted net assets that you see there, are \$44,000,000 or temporarily restricted net assets of \$1,586,000 which has really been raised, really a lot of that has to do with debt reduction.

As Scott mentioned earlier, we— the debt we took on to build those facilities that you just saw the pictures of, which we're paying down rapidly, really ahead of schedule, and you can see we also have permanently restricted net assets in there.

What that is are funds in an endowment setting where we don't spend that money, the corpus of that money, but we really benefit from the interest and investment income that's earned off of that annually.

I think another key financial point of the Y is how much of it it really spends on program. You can see the financial statements here, the expenses are broken down functionally, program service expenses, fund raising expenses, and general administrative expenses.

You can see that the program service expenses of \$22,901,000 really represent 84% of total expenses. What that boils down to is really \$.84 out of every dollar spent goes back into program and the Y's mission.

From a control standpoint, the YMCA is subject to a financial statement audit every year. We receive clean opinions on our financial statements every year. We do get some federal funding for one of our other sites and because of that the Y is subject to an audit according to government auditing standards as well, (inaudible), 133 which requires that the audit really focus on financial— in terms of controls over financial reporting.

I'm very happy to report that those opinions we've received on the internal control over financial reporting have all been unqualified opinions as well. Again, I think that just points to the fact that we have a well designed and effectively operating system of financial internal controls.

And finally I really just wanted to point out that we do have a successful record of reinvesting amounts back into the community an constructing new Y's as again Scott gave us a lot of detail on.

So with that, I think I'm going to turn it over to Peter Mastaglio."

Chairman Walter: "Peter, if you could just spell your last name?"

Peter Mastaglio: "M-A-S-T-A-G-L-I-O. Mastaglio."

Chairman Walter: "Thank you, sir."

Peter Mastaglio: "I think I've probably been on the board the longest and, therefore, they asked me to say a few things about our contributions, what we intend to contribute.

I think maybe looking back on the Y a little bit might be helpful.

And I look back about 25 to 30 years, we had maybe five branches. Huntington was probably the most successful. We had one in Glen Cove. I remember we had a gentleman in Bay Shore who was interested in possibly looking at the YMCA and seeing what it could do in Bay Shore. And came over to Huntington and he saw what a terrific operation that was, 25 - 30 years ago, and he committed to a very substantial sum of money which got the fund raising program going in Bay Shore and as you are probably aware, we took the old Bay Shore theater which I think was the biggest theater in Suffolk County and we turned it into a YMCA.

Bay Shore became a terrific operation within a couple of years. Shortly later, when we had an operation in Holtsville which is on the town of Brookhaven property, a 99 year lease, one dollar a year from the town of Brookhaven, and the people in Holtsville and the people in Patchogue decided that they would like to look at the possibility of a YMCA in Patchogue, and they came to Bay Shore and they saw what we were doing there and we got a very, very large commitment as you are all probably aware from a family in Bay Shore and we were able to put up this beautiful building that you've just seen.

And then we have a lot of wonderful folks here in Riverhead who have done the same thing. They've come to our facilities, they've seen what we could do, and they're committed to raise the funds.

So it's a wonderful history. It's somebody who begat somebody who begat somebody and it just kind of works that way.

And as far as our commitments, as Scott indicated there are probably every year and I think the last year we have on record is 2010, the Y contributes approximately, in that year, almost \$2.2 million dollars toward free scholarships for people who need them. So as Scott indicated, there's nobody as far as we know who wants the Y who is unable to afford it. Everybody comes that's all money that's been raised at the various branches, raised through fund raising, but there's been— I think the total over the 10 or 11 years before that, the total amount of scholarships is approximately \$21,000,000 and the number of people who were affected by that is about 356,000. Obviously many of them (inaudible), but that's a pretty big number.

And that will be available here in Riverhead and Riverhead will get its fair share of that and, hopefully, with another branch in operation, we'll be able to raise more money for scholarship purposes.

Another I think very significant commitment that the Y is making with respect to this branch is we have an endowment fund. I think actually that's outside of the numbers that Gordon was talking about, but there's an excess of \$4,000,000 in our endowment fund that we've committed and we've advised the local donors that \$1,000,000 of that \$4,000,000 amount will be designated for this Riverhead YMCA which is a substantial commitment on the part of the YMCA.

So that is a number that kind of gets the fund raising going and obviously they've had a great deal of success as you well know in going beyond that.

Above and beyond that we have I think a pretty great thing, and you all probably may have heard of it and that's called teen nights and pre-teen nights where free of charge, young teenagers are invited to the YMCA. They come and maybe because it's not their teachers, maybe it's just because it's a

stranger, they don't have to worry about.

It's a safe, good environment. They come, there are things for them to do and they-- it's been a very successful program so far. No cost at all.

We also provide a lot of subsidized and free programs for all types of people. For example, and I know of this because I think it's-- there's some federal funding that we get through the national YMCA, but there's a diabetes prevention program for people at high risk of developing diabetes. And that's available.

We have a live strong program which provides wellness activity programs for post cancer victims. And we have a fall prevention program which helps seniors develop better balance to help prevent injury. These are all programs that are subsidized by the YMCA by the corporation and are available to the people in all of our branches and will be available here in Riverhead.

So that's just a little indication of kind of what we bring to the table.

And I think that's it for me and it's my pleasure to introduce Claudia Pilato-Maietta and Juan Castro from the East Hampton branch.

Thank you."

Claudia Pilato-Maietta: "Hi. Thank you for having us. Spell the last name?"

Chairman Walter: "Yes. If you would, I'm sorry."

Claudia Pilato-Maietta: "That's all right. Pilato. P-I-L-A-T-O and then M-A-I-E-T-T-A.

I think I'm here tonight as an example, a neighbor of yours with a very successful YNCA, and a really viable town, village, partnership with this organization.

I think as you've heard so far, most of the people who are here are volunteers and once you're a volunteer with the Y, you sort of never leave. You just keep working.

The YMCA, East Hampton Rec Center started out as a private initiative to raise money and build a building. We did that, the town actually tried to operate it for a little while and found that it didn't have either the resources or really the expertise to do that.

So in 2001 the Y came in as the managing agent and since then it has just really blossomed. We have tremendous relationships, partnerships with the schools, with the village, with the town. We're- we have the only aquatic center and, hopefully, we won't be the only aquatic center on the east end when you build your Y, but that allowed the high school, for example, to have a swim team which we didn't have before.

We started programs for drown-proofing. I mean we have all these kids out here on the east end, you know. This was an opportunity to really provide really sound programs to drown-proof as many kids as we could.

The physical education programs at the schools started coming to the Y. We looked for every opportunity to bring people in from all parts of the community to be part of the YMCA.

Today we've got 6,000 members, youth members, senior members, all sorts of really important programs that are working really, really well.

So I am- I was the board president. I've just recently stepped down. Obviously I am still very involved because it's the cornerstone of our community, our YMCA.

So I'm going to let Juan take this from here because without him, I mean, the Y staff- I guess I can attest to that, are tremendous.

Just one other thing is that when you work with the Y, you're tapping in to actually a national group of resources, training for employees, camp programs. They bring to the table their expertise to all of us and that's I think why the programs and the Y's are so really successful.

So, this is our very special executive director from East Hampton."

Juan Castro: "In case you're wondering why we're here together, we've been together since 2004."

Claudia Pilato Maietta: "All right. That's right."

Juan Castro: "That's the way we do things, staff and volunteers."

My name is Juan Castro, fairly easy to spell, I think. I'm a resident of East Hampton and the executive director of the YMCA East Hampton Rec Center.

The land that we're on is owned by the village of East Hampton. The property that we use is owned by the town. This is a town recreation run facility. It's their facility. They hire us to run all the programs.

As many of you know, back in 2001 when we went into this first recession, towns, municipalities across the country were looking for cheaper ways to provide quality services to their residents and that really is the genesis of how this all came together.

We have- as Claudia said, we have about 6,000 members, 35% of them are under the age of 18; 30% of them are between the ages of 19 and 61; and 35% of them are over the age of 62. That senior citizens population seems to be booming and growing. All the years that I've been there, I've seen it grow 5, 10% a year.

Core programs at the YMCA East Hampton Rec Center, health enhancement, aquatics, and summer camp. We have some 50 different classes and activities during any given session at the Y.

Looking at trends, significant growth as I said in youth and seniors. So if I were to project in the next four or five years, that 35 in youth is going to go to 40; that senior is going to be 40-45; that middle group seems to be- probably got to pay the bills and don't have enough time to go to the Y, seems to be getting a little smaller.

Public and private partnership, that's what this is. That's what we do in East Hampton. It works because we're committed to collaborations, we're committed to partnerships.

We find ways of making things happen.

So we provide the public and private partnership that we have, we provide high quality programs which meet local community needs in a cost effective manner.

This translates into the YMCA runs the town rec center with financial support from the town.

When the town was running the rec center it used to cost them a million two. Right now the cost of running the rec center to the town is \$590,000 and going down. So significant savings. While at the same time, program services have been going up substantially.

YMCA summer day camp utilizes space from the East Hampton school district for our summer camp. The school district gives us 60,000 square feet so that we run our camp.

To give you a little bit of a background. That camp was actually run by the school district. Back in 2001, decided it's too costly for us to run it. We need to collaborate with an outside agency so that we improve on our day camps, not get out of the business and we'll provide the space. That relationship has been going on since 2001. Today we have over 400 kids in our summer camp.

East Hampton and Sag Harbor school districts have modified their curriculum to include YMCA learn to swim and competitive swims. Because we have two swimming pools, the school districts have said, we're going to take advantage of this and as Claudia stated before we are drown-proofing that entire community.

You learn how to walk, you learn how to run, and the next thing you should all be doing is learning how to swim. And what better place where that learning should happen, just like math, reading and all the rest, it should be coming through the public schools. The schools need additional resources. Our swimming pool provides that for them.

Other community groups use the YMCA rec center. Boy Scouts, Girl Scouts, local civic associations. All they've got to do is ask and provided that we can schedule them in, it's part of the community, they all participate and take advantage.

All youth under the age of 19 are automatically members of the Y. Every youth that lives in the town of East Hampton is a member of the Y, free of charge.

Financially. Town costs in the operation of the East Hampton Rec Center have continually gone down, I stated that before, since 2001. Right today it's 590--they basically have cut their costs in half but that's not telling the whole story.

The Y since 2001 has picked up most of the capital that when I say 590,000, that's operating money. There's also capital expenses. The Y has also picked up capital expenditures for a facility that belongs to the town.

We employ about 100 individuals annually, 40% of them are under the age of 21. We employ youth; we train youth. Summer jobs are important to these kids. The Y is a venue for these summer jobs.

Out of 100 that we employ, two live out of the township. One lives in Sag Harbor, the other lives in Patchogue. We're a local community based agency, supporting governmental efforts, supporting school efforts and it's a collaboration that has worked tremendously since we've been there.

Thank you."

Member Gabrielsen: "I just have one question about that facility out in East Hampton. I have been out there- "

Juan Castro: "Excuse me."

Member Gabrielsen: "On your facility out in East Hampton, do you have an indoor basketball and volleyball rec center?"

Juan Castro: "No."

Member Gabrielsen: "You don't."

Juan Castro: "No. We have fitness facilities, we have a multi-purpose room, we have two- "

Member Gabrielsen: "So it would be similar to this- what we're doing in Riverhead?"

Juan Castro: "Probably very similar to that."

Member Gabrielsen: "Okay, right."

Juan Castro: "Again, in terms of the fund raising, didn't have enough money to complete the gymnasium but we're still raising money and that's part of the future plan."

Member Dunleavy: "Yeah, I just wanted to make a statement. I just want to know who negotiated your contract with the YMCA with the town? It sounds like it's a pretty good contract in contrast to what we have."

Juan Castro: "Well, I don't know what we you have. I can tell you that- "

Chairman Walter: "All right. Let's hold questions."

Juan Castro: "-- I can tell you that that contract was negotiated back in 2001 before I was there. I started in 2004. But I think it was well thought out. I think it's a stretch for the town, it's a stretch for the Y and we make it work and it's been working very well.

As a matter of fact, we balanced our budget since 2001 every single year and some years we return money back."

Member Dunleavy: "I have to call you."

Chairman Walter: "All right. Joe Van de Wattering."

Juan Castro: "Thank you."

Joe Van de Wattering: "Good evening. Would you like me to spell my name?"

Chairman Walter: "No. You're a local."

Joe Van de Wattering: "I've been trying to establish a YMCA in this town since 1997. I see the YMCA to be the community asset together with our library, our athletic sports activities, the East End Arts Council and the schools.

It can be a place where civic groups meet, free of charge. Rex, did you hear that?

Where senior groups can hold meetings or activities. It will be a place where teenagers can hang out in a safe environment. It will help moms with child care programs and, of course, it will teach kids how to swim.

The example I've used before is worth repeating. In my opinion I see mom early in the morning dropping two kids off at the Y on her way to work. The Y takes control and responsibility for both the pre-K and the third grader. The bus arrives at 8:12 to bring the third grader to school.

Lunch is at school. The pre-K child eats at the Y with mom's prepared lunch. The bus returns the third grader to the Y at 3:00 p.m. The kids play games, do homework, eat snacks, work with an array of computers that are available while mom picks up the kids on her way home at 5:30 at night.

Wouldn't it be marvelous if we could do this? That's the intent.

Let me give you another example of what a Y could do. A problem unique to our town is the large non-English speaking residents. We expect to be able to offer English to both school children and to their parents and hope to be able to do this service free of charge.

Thank you."

Chairman Walter: "Thank you, sir. Is that Rex next?"

Rex Farr: "Rex Farr, President of the Greater Calverton Civic Association.

God, does it feel that we just kind of handing down Homer's odyssey or something? This has been going on— how long, Joe?

Anyway from the Calverton Civic Association which is known for naysayers, right, I don't understand why with smokestacks and we want to burn garbage.

But in the meantime on this particular project, it's nice to see your smiling faces ladies and gentlemen. The Calverton Civic, two thumbs up, kids."

Chairman Walter: "Hold on. Who's next? You are ready?"

Unidentified: "-- 1995 we said you know this is a beautiful spot, not only for the United States but for the whole world. It's a wonderful town to live in but it's missing a few things.

Here we are surrounded by water and there's no place for anybody to go and swim or learn to swim. So we talked about maybe this is something that was missing here and that we should address and that's kind of where it started."

(Presentation: The YMCA fits the community that we're in and it's our role to make the community better. The great thing about the YMCA is that we impact all ages of life, whether it's children all the way through adult and then seniors of course. And I worked with summer day camps and children after school programs and that just sort of changed where I saw the benefit of all the things that we were able to do with all the different age groups.

So you know when we're talking about seniors that come in for wellness or for fitness programs, I see the impact that we have on their lives as well.

The one thing we always like to say is that we don't want to add years to your life but we want to add life to your years. So, you know, it's one of the great things that the Y is able to do for any of our population, whether it's kids, adults or seniors.

The YMCA is a community. When you come here, you feel it's a part of family. We care about people. We care about your mental fitness as well as your physical fitness. It's more than just a gym.

There are so many different types of classes each week. There's yoga, zumba, you can go swim in the pool, and outside in the summertime there's many activities, too, so it's just a fun place to work out.

But there are more- it's more than just fitness classes too. There's birthday parties, mommy and me classes and dance classes. So everyone from the community can benefit.

The YMCA I think builds a total person. I mean belonging to the YMCA, being part of several things that the YMCA does, it's not just about the swimming, it's not just about water safety, it's not just about you know playing sports but there are other programs within the YMCA to help you grow as a person and it's all about the people, the YMCA.

And this facility is all about people. When I love about this, is it is grass roots. It's the residents of the town. It's others that have come to me and said, listen, we want to build a YMCA. It was not a corporate entity saying that's where it's going to be.

What it comes down to with the addition of the YMCA in the town of Riverhead, we're being- bringing people together. Young people need an avenue. Anything to do, especially in their teen years, you know, more so than staying home and playing video games.

You know, I always like to see the children not only exercise their minds; I'd like to see them exercise their bodies, and to build their communication skills too with others in the community.

The connotation I have with the YMCA is not necessarily in the four walls but being a partner in the community like a library or a school district, it's going to offer services not only in the building but outside the building.

It takes people helping people for this to happen. The siting of the YMCA has been established but we need to overcome that because at the end of day it all comes back to if we work together as a community, it will create a common vision of a great community and will transcend our individual concerns, we can do great things.

In order to get this YMCA built, we need everybody's support. We need the big donors who have the significant means to help us but we also need you. We need anybody that can help. We need your support from a \$10.00 donation on line all the way up to volunteering to help us get this project (inaudible).

Fritz Trinklein: "Don't I have a great job? This is fun. And I just want to applaud this group of people, of

volunteers and some staff that came out from long distances today to talk about the Y, to bring this message to everybody assembled here today.

I'm very proud to be a representative of this group. They are philanthropic from every part of themselves, you know, from our leader, Scott Sammis, who as you can see is doing a great job as a volunteer. He is a significant contributor and his example continues to radiate throughout Long Island and we're so eager and looking forward to having that experience here in Riverhead.

The last part of the presentation relates to what's being built and all of the things that have been mentioned this evening are up here for people to take samples if they would like to take a look at the financials and program brochures from Patchogue, for example, that are representative.

Also a little brochure that talks about where we're located and the different programs offered.

And finally we have the Riverhead brochure that shows the projected phase I facility with about a 40,000 square foot building complete with a swimming pool, classrooms, strength training center, community rooms and locker rooms.

So we see this as a living, growing type of facility that we hope to have additional phases done as soon as we can afford them.

So as volunteers and contributors come forward, as we have access to more monies, we do expect to see this embellished over the years.

We're very thankful for the opportunity of proceeding with the help of this board, with this gift of property to start the process rolling and we appreciate your continuing advocacy and partnership as we move forward.

So at this time, we would like to open this up for questions and we direct to all the assembled volunteers here to respond as appropriate in their areas of expertise."

Chairman Walter: "Okay. Fritz, first of all, I support this, the YMCA. I've supported it here; I've supported it in

other locations but this seems to be the location of choice. I think it's a wonderful location. I think it's— provide a wonderful kick start to that Calverton Industrial Park that we're planning to build.

I even like the way it sort of matches the business incubator so it kind of ties into what's built there.

What I— I guess I really wanted to hear just a little bit more about, and you determine who's going to present this. It's an \$8,000,000 facility. How many— what is the number of pledges you have and, Andy Mitchell, even though he appeared on the video with me doesn't get his parking garage."

Fritz Trinklein: "Okay."

Chairman Walter: "I'm kidding. Put that in the press. But seriously what are your donations to date and what is the total build out of the facility in your estimation?"

Fritz Trinklein: "We haven't had a specific bidding process lately for the building itself, so the \$8,000,000 estimate we're working with until we come up with a little bit further down the road that we're close to to get estimates. So saying \$8,000,000 - we have six and a half million dollars accounted for at this point in writing.

We have significant additional donors expressing verbal interest but have said that they don't want to commit in writing until there has been land agreed to and acquired. So we're very confident at this point that the goal is very attainable through the expressions of interest on top of those monies that have already been committed."

Chairman Walter: "Wow. That's significant. I wish some of the other projects at EPCAL had that significant backing.

I open it up to the board. Does the board have questions?"

Member Dunleavy: "I just want to say I support it 100%. And when we get into the land and negotiations, I'd like to talk about specific things for the town."

Chairman Walter: "I would also say that John volunteers

for everything so this is a guy to get on your YMCA- "

Fritz Trinklein: "Terrific."

Chairman Walter: "George?"

Member Gabrielsen: "We have any idea what the fees would be- similar to Patchogue's?"

Fritz Trinklein: "We know that- "

Member Gabrielsen: "Because we get asked that all the time, what's the family, would it be similar?"

Fritz Trinklein: "As Scott had mentioned earlier, the governance of the branch and all those decisions are made by the local board. So the local board of volunteers sits down and looks at the income and expense to run the facility with the help of the executive director that's hired.

Representatively speaking, the Patchogue branch gives an idea. We do expect the cost to be somewhat less because as you move east, costs are generally less in our experience in our different branches. So it's a guideline but I don't think you can be too specific with those numbers."

Member Gabrielsen: "Right. Because I think- does Patchogue have an inside gym?"

Fritz Trinklein: "Yes."

Member Gabrielsen: "All right. We wouldn't so it would be less- "

Fritz Trinklein: "Yes. Right. That's a good example. You have less overhead expense- "

Member Gabrielsen: "We're offering less and we've got to understand in certain areas of Riverhead there is no disposable income. So it's very important. They're like the fellow from East Hampton who I think said anyone 18 and under goes free."

Member Giglio: "Nineteen."

Member Gabrielsen: "Nineteen and under. As a member."

Fritz Trinklein: "As a member. Then they pay- there's an extra programming fee for a specific program. So you can be a member but yet for example if you want to go to summer camp--"

Member Gabrielsen: "Certain programs you pay for, right."

Fritz Trinklein: "Exactly."

Chairman Walter: "Okay. Anybody else from the board?"

Member Giglio: "Yes. You said that the East Hampton, the Town of East Hampton pays \$590,000 per year towards the facility I guess for recreation programs and they also- they donated the facility?"

Fritz Trinklein: "That was the nice part. I mean we'd love for Riverhead to build this for us. It would be tremendous, we'd be happy to run it."

Member Giglio: "And Brookhaven, you said you have a 99 year lease for \$1.00 a year."

Fritz Trinklein: "Right."

Member Giglio: "Did they contribute to the Y?"

Fritz Trinklein: "I don't believe so. No."

Member Giglio: "And how many classrooms are you proposing?"

Fritz Trinklein: "In this design, we have eight."

Member Giglio: "Eight. And how many- "

Fritz Trinklein: "And they're multi-purpose rooms actually. So it's not classrooms per se. It could be babysitting, child care, multi-purpose rooms, but they will be set up to be able to handle children in a classroom type setting."

Member Giglio: "And the teen nights. I guess, you know, how many nights a week are you proposing to do that? Is it going to be on the weekends? Is it going to be, you know, from

8:00 until midnight? I'm trying to establish the public benefit for the town donating the property to the YMCA where it hasn't, you know, the town has actually retained ownership in East Hampton and Brookhaven and the Y has built the facility on the town property. And you're asking for something different from us.

So I'm just curious as to what the public benefit would be other than having a Y, which is a great thing I think we all agree upon."

Fritz Trinklein: "Right. Okay. As a matter of fact, I might take this opportunity to introduce one of the famous characters on the screen, Billy Arasa, to come and talk about teen centers.

He is the associate director out of the Huntington Y, one of our big bustling branches, very familiar with the teen nights and can describe what those programs are all about and the people that attend.

By the way, this-- in the fully-- the ultimate plan will incorporate more teen nights than what we initially expect to have at this facility. I believe we've guaranteed at least eight-- it's either eight or nine per year to start but it grows again.

So we're at a starting point. We expect to run a deficit operationally to begin with and this is subsidized by the Long Island Y as this gets off the ground over a three to five year period. But ultimately we do expect it not only to be self-sustaining but with the help of the community, to be able to surplus, to be able to grow and enhance, but Bill Arasa."

Billy Arasa: "Hello, and thank you for having us. Bill Arasa, A-R-A-S-A. I'm currently working at the Huntington YMCA and all of our branches, I've worked at four of them so far and all of our branches run similar programs but, again, you've heard we key them to the community.

So a typical teen night at all of our branches, we run on Saturday evenings. All of our branches usually close our building down to our members at that point so it's just open to our teens. And at that point is where the teen nights change a little from branch to branch.

Most branches are for eighth graders through twelfth graders. We, you know, provide programming with the, you know, in our fitness center so we, you know, teach children in that age group how to use the fitness center correctly. We have swimming; we do games in the pool. We'll offer all sorts of, you know, dance classes in some of our program areas depending, of course, on the facility as well.

And the other neat thing that all of our branches do is we do a pre-teen center so the pre-teen center might be for a typical branch might do it for fourth grade through seventh grade; fifth grade through eighth grade, trying to incorporate some of the younger kids.

And similar to our teen center, we do all different types of programming depending on the facility. And the nice thing that I always like to tell everybody is both of those programs are at all of our branches, are free to the members or non-members. Anyone in the community can come on down to those two programs at any of our facilities that are running them."

Member Dunleavy: "Thank you."

Chairman Walter: "Anybody else? All right."

Member Giglio: "I just one more question. Do you have a schedule as to what your priorities are when you do start running in the black and what you would be building first? Would you be building a recreation center first? Would you strive towards these free teen nights? Would you, you know, do you have a list of priorities as to when you do get out of the red, the deficit, what you would be prioritizing spending?"

Fritz Trinklein: "Oh, so what the next stage would be? What would be included in the next stage?"

Member Giglio: "Yes."

Fritz Trinklein: "Again the local board of managers would be very key and instrumental in determining that next phase so they always are in touch with the needs expressed by the residents to say this is what we'd like to do. Then you look at the finances of what it costs to build, what it costs to maintain, what kind of revenue might be generated through that activity, and then a decision is made to proceed."

So it's not a given set of next steps. Gymnasium I know is an issue that comes up. Certainly that is a high priority, we'd love to have a gym, no question about it."

Member Giglio: "So as far as expanding the classroom or the multi-purpose room space, I mean you are starting out with eight classrooms slash multi-purpose rooms, so I guess the next phase would be either a new building mixed in with some of these free programs to provide the public benefit in exchange for the donation of the land?"

Fritz Trinklein: "Oh, you mean- well the public benefit comes right from this first construction. So right out of the gate what we've come up with this arrangement with the town of the \$25,000 a year minimum financial aid to Riverhead residents who are in need of financial support and the free teen and teen nights and vocational programming offered free of charge to the entire population of Riverhead throughout the year, is the combination of services that will be available on- right after construction."

Member Giglio: "Okay, great."

Fritz Trinklein: "So besides that, just a side note, I understand that the town of Riverhead may have some property for sale nearby this facility and certainly local realtors have told me that- and our experience has been that a YMCA establishment certainly improves property values in the surrounding area in a very significant way because of the coming and going of the retail trade."

Member Giglio: "Thank you."

Member Gabrielsen: "And I'd just like to follow up on what Councilwoman Giglio said.

I can't stress enough that the town of Riverhead, we have a recreation advisory committee. We really need indoor basketball, volleyball, tennis, that's very important for our township so that's something we are really looking for in phase II. That's a priority."

Fritz Trinklein: "Thank you, Councilman. As a matter of fact, I would like to- and the YMCA administration has authorized me to continue to pursue that goal throughout this

process.

It doesn't have to wait until construction is complete before you move to that goal. So we hope that that's interactive and we're very eager to meet some additional funding sources that might be able to offer that opportunity."

Member Gabrielsen: "Excellent, thank you."

Chairman Walter: "I'm going to say that my prediction is not only is this going to be hugely successful in this area of the town, that you're going to meet your funding goals, that you're going to build the gym, and that the minute this is open, the residents of the town are going to have tremendous benefits just from the pool alone is huge.

That editorial comment aside, I'd like to open this up to the public. Does anybody from the public wish to be heard on this?

Yes, Mr. Van de Wattering."

Jack Van de Wattering: "Jack Van de Wattering. First of all I just want to just go back a little bit. My brother Joe, not only has he started the dream of the Y, but he's been involved with the Peconic Hospital, put that together. Because he was Grumman, he put the aircraft together. He has done the airplane flybys over here and he's done numerous other things.

But that wasn't- he wasn't satisfied with that enough. So he and I were just kind of talking, what else can he do? He was so successful in these other endeavors that the Y came up.

Why? Because he belonged to the Y in Jamaica and I attended the Y in Jamaica and Joseph said why don't we don't we go for that?

Fifteen years ago. And it's finally happening."

Chairman Walter: "It's going to happen."

Jack Van de Wattering: "Joe, it's going to happen. Because also the business community is behind this and when the business community is behind it that means the financials are there for you to get them by.

So as far as I'm concerned, you've got it. And thank you."

Member Dunleavy: "Thank you."

Chairman Walter: "Thank you, Jack. Anybody else wish to be heard?"

All right. Not seeing anybody what I'm going to do is close the public comment portion of the meeting and leave it open for written comments until the 27<sup>th</sup> of July at 4:30 in the town clerk's office.

Frank, what's our time frame for decisions on this? Are we under any time frame? I'd like to move if the board— if it's good— "

Frank Isler: "It's really at the board's discretion how quickly you move and have the final (inaudible)."

Chairman Walter: "Okay. If the board so chooses and we don't have any adverse comments between now and the 27<sup>th</sup>, I would like to— for the first meeting in August if we can move that quickly, that would be— my goal is to try and get a resolution at the first meeting in August.

All right. Thank you, sir.

Okay, YMCA, you're on your way. That's my prediction. Thank you for coming out folks.

Okay, oh, Fritz, you've got to take your computer here. You don't want to make that as a gift to the town, do you? We could use it.

Okay."

Meeting adjourned