

3/3/1998minutes

Minutes of a meeting of the Community Development Agency held by the Town Board of the Town of Riverhead at Town Hall, Howell Avenue, Riverhead, New York, on Tuesday, March 3, 1998, at 7:00 p.m.

Present:

Vincent Villella,	Chairman
Mark Kwasna,	Member
James Lull,	Member
Philip Cardinale,	Member
Christopher Kent,	Member

Also Present:

Barbara Grattan,	Town Clerk
Robert Kozakiewicz, Esq.,	Town Attorney

Chairman Villella called the meeting to order at 7:00 p.m. and the Pledge of Allegiance was recited.

Resolution #4

Andrea Lohneiss: "Resolution #4 of the Riverhead Community Development Agency authorizes the CDA Chairman to execute a letter agreement with John Ehlers for a land survey for the former Naval Weapons Industrial Reserve Plant in Calverton. This survey is necessary for the acceptance of the property from the US Navy."

Member Kent: "So moved."

Member Kwasna: "Seconded."

Chairman Villella: "Moved and seconded."

The Vote: "Member Kwasna, yes; Member Kent, yes; Member Cardinale, yes; Member Lull, yes; Chairman Villella, yes. The Resolution is adopted."

Resolution #5

Andrea Lohneiss: "Resolution #5 authorizes the Chairman of

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the CDA to execute an agreement with Grubb & Ellis for Operations and Maintenance of the Calverton Enterprise Park upon conveyance which is anticipated in the month of April."

Member Lull: "Seconded-- I'm sorry. So moved."

Member Cardinale: "Seconded."

Chairman Villella: "Moved and seconded."

The Vote: "Member Cardinale, yes; Member Kent, yes; Member Kwasna, yes; Member Lull, yes; Chairman Villella, yes. The Resolution is adopted."

Andrea Lohneiss: "That concludes the CDA meeting for this evening."

Chairman Villella: "Thank you Andrea."

Meeting adjourned: 7:45 p.m.

*Barbara Sutton
Tours Club*

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Adopted

Town of Riverhead Community Development Agency

Resolution # 4

Authorizes CDA Chairman to Execute Agreement with John Ehlers, P.L.S., to Prepare Land Survey for the Former Naval Weapons Industrial Reserve Plant (NWIRP)

COUNCILMAN KENT offered the following resolution,

which was seconded by COUNCILMAN KWASNA:

WHEREAS, the Community Development Agency (CDA) anticipates receiving title to the Naval Weapons Industrial Reserve Plant (NWIRP) site from the U.S. Navy on or about March 31, 1998;

WHEREAS, the Riverhead Development Corporation (RDC) is incorporated as a Local Development Corporation pursuant to Not-For-Profit Corporation Law as a Type C Corporation for the purpose of the economic redevelopment of the former Naval Weapons Industrial Reserve Plant (NWIRP) at Calverton through the stimulation of economic growth and commercial, industrial, recreational and tourism development at said site; and

WHEREAS, in order to accept the property by deed the U.S. Navy requires the CDA to produce a perimeter survey; and

WHEREAS, the CDA's legal counsel, Willkie Farr & Gallagher, has reviewed said responses and provided input to the RDC; and

WHEREAS, the RDC has carefully analyzed both responses, as well as the input from Willkie Farr & Gallagher, and has recommended to the CDA that the firm of John Ehlers, P.L.S., be selected to prepare the land survey of the former Naval Weapons Industrial Reserve Plant at a cost of \$73,975; and

WHEREAS, the CDA previously authorized the RDC Board of Director Chairman to execute a letter agreement with the John Ehlers, P.L.S.

THEREFORE, BE IT RESOLVED, that the CDA authorizes the CDA Chairman to execute said letter agreement with John Ehlers, P.L.S., in the amount of \$73,975 for the subject perimeter survey.

AND BE IT FURTHER RESOLVED, that the Town Clerk shall provide a certified copy of this resolution to RDC Chairman Jesse R. Goodale III, Community Development Agency Director Andrea Lohneiss and John Ehlers, P.L.S.

The Vote:

Member Kwasna	<u>X</u>
Member Kent	<u>X</u>
Member Cardinale	<u>X</u>
Member Lull	<u>X</u>
Chairman Villella	<u>X</u>

Adopted

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Town of Riverhead Community Development Agency

Resolution # 5

Authorizes CDA Chairman to Execute Agreement with Grubb & Ellis (Axiom Real Estate Management, Inc.) to undertake Operations and Maintenance of the Calverton Enterprise Park

COUNCILMAN LULL

_____ offered the following resolution,

which was seconded by **COUNCILMAN CARDINALE** _____:

WHEREAS, the Community Development Agency (CDA) anticipates receiving title to the Naval Weapons Industrial Reserve Plant (NWIRP) site from the U.S. Navy on or about March 31, 1998;

WHEREAS, the Riverhead Development Corporation (RDC) is incorporated as a Local Development Corporation pursuant to Not-For-Profit Corporation Law as a Type C Corporation for the purpose of the economic redevelopment of the former Naval Weapons Industrial Reserve Plant (NWIRP) at Calverton through the stimulation of economic growth and commercial, industrial, recreational and tourism development at said site; and

WHEREAS, the conveyance of the 2,900 acre former NWIRP site, now referred to as the Calverton Enterprise Park, is imminent, and as result the CDA, as property owner, must be prepared to operate and maintain said property, including existing infrastructure; and

WHEREAS, in response to a Request for Proposals issued by the Town of Riverhead Community Development Agency (CDA), three proposals were; and

WHEREAS, on February 11, 1998, an RDC subcommittee comprised of RDC Directors and Town of Riverhead personnel conducted interviews of the three firms that submitted proposals.

WHEREAS, the CDA's legal counsel, Willkie Farr & Gallagher, has reviewed said responses and provided input to the RDC and the subcommittee; and

WHEREAS, based primarily on the private sector experience, coordination of marketing and management functions, and price, it is the unanimous recommendation of the RDC subcommittee, as well as Willkie Farr & Gallagher counsel, to pursue a management contract with Grubb & Ellis (Axiom Real Estate Management, Inc.).

WHEREAS, by resolution the RDC Directors have approved the recommendation of the subcommittee to hire Grubb & Ellis (Axiom Real Estate Management, Inc.) to perform specified

operations and maintenance services at the Calverton Enterprise Park for up to one-year with a termination provision in the event a sale or lease of the industrial core and infrastructure and buildings is successfully negotiated during the contract period.

THEREFORE, BE IT RESOLVED, that the CDA hereby the Chairman to execute a management agreement with Grubb & Ellis subject to final terms and conditions as negotiated by Willkie Farr & Gallagher, CDA counsel.

AND BE IT FURTHER RESOLVED, that the Town Clerk shall provide a certified copy of this resolution to RDC Chairman Jesse R. Goodale III and Community Development Agency Director Andrea Lohneiss.

The Vote:

Member Kwasna	<u>X</u>
Member Kent	<u>X</u>
Member Cardinale	<u>X</u>
Member Lull	<u>X</u>
Chairman Villella	<u>X</u>

THERE IS NO CDA RESOLUTION #6.