

7/18/1995minutes

Minutes of the meeting of the Community Development Agency held by the Town Board of the Town of Riverhead, held in Wading River, New York, on Tuesday, July 18, 1995, at 7:00 p.m.

Present:

James Stark,	Councilman and Deputy Supervisor
Victor Prusinowski,	Councilman
Frank Creighton,	Councilman
Harriet Gilliam,	Councilwoman

Also Present:

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

Deputy Supervisor Stark called the meeting to order at 7:02 and the Pledge of Allegiance was recited.

Deputy Supervisor Stark: "I would ask Andrea Lohneiss if she would come to the podium.

Let the record show that the time is 7:02 and I call the meeting to order of the CDA Agency. I recognize Andrea Lohneiss, Secretary of the CDA, Director of the CDA, Department Head, to read a resolution for the Board's consideration."

Andrea Lohneiss: "The Resolution before you tonight authorizes the execution of a contract to (inaudible) consulting firm."

Deputy Supervisor Stark: "Would you read the resolution and if you could bring that particular mike right to you, I would appreciate it."

Andrea Lohneiss: "WHEREAS, the Calverton Air Facility Joint Planning and Redevelopment Commission has been created by the Riverhead Town Board for the purpose of planning for the reuse and redevelopment of the Naval Weapons Industrial Reserve Plant at Calverton, subsequent to conveyance to the Town of Riverhead Community Development Agency by the U.S. Navy pursuant to Federal Legislation 103-c-337, Section 2833; and

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WHEREAS, after carefully evaluating responses to its Request for Proposals for development of a Comprehensive Land Use and Reuse Plan for the 2,900 acre Calverton property, the Planning Commission has recommended the team lead by the firm of Hamilton, Rabinovitz and Alschuler to prepare this essential planning plan;

THEREFORE, BE IT RESOLVED that the CDA Board authorizes the Vice Chairman to execute a contract with the HR&A for preparation of said Plan."

Deputy Supervisor Stark: "Is there a motion?"

Councilman Prusinowski: "So moved."

Deputy Supervisor Stark: "Is there a second?"

Councilman Creighton: "And seconded."

Deputy Supervisor Stark: "Is there any discussion?"

Councilwoman Gilliam: "I have discussion. At the work session, I had requested a meeting with HR&A to meet them and hear from them directly as to the proposal and also just to get an idea as to how they would approach the project.

I did meet with them on Friday morning and one of the questions that came up at the end of the meeting I had was the existence of an actual contract, and it was my understanding that this resolution would be amended to reflect that the Town Board would receive and review the contract for approval and authorization of the Deputy Supervisor to sign. That that would be a condition of the resolution."

Deputy Supervisor Stark: "Desiree, we're in discussion on the motion. Would you give me a minute, if you would, please.

Are you making it in the form of a motion that you want to amend this resolution to read that?"

Councilwoman Gilliam: "Well, I would amend the resolution to read that if the Board so desires to act on the resolution tonight, that it should at the very least be amended to reflect that this is subject to receipt of a contract and subject to review of said contract by the

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Board, and actual execution by the Deputy Supervisor."

Deputy Supervisor Stark: "Is that in the form of a motion to amend?"

Councilwoman Gilliam: "So moved."

Deputy Supervisor Stark: "So moved. Is there a second to the amendment to the motion?"

Councilman Prusinowski: "I'll second the amendment."

Deputy Supervisor Stark: "The motion has been moved and seconded. Is there any discussion?"

Councilman Prusinowski: "Just so it's clear what we're doing. We're amending the resolution so that prior to the Deputy Supervisor or the Vice Chairman signing the contract, copies will be reviewed by the Town Board. Is that correct?"

Deputy Supervisor Stark: "This is correct."

Councilman Prusinowski: "Okay."

Deputy Supervisor Stark: "Any other discussion? Would the Clerk please call the roll on the amendment of the resolution."

The Vote: "Member Gilliam, yes; Member Creighton, yes; Member Prusinowski, yes; Member Stark; yes."

Deputy Supervisor Stark: "The amendment has carried. Would the Clerk please now call the roll-- any further discussion on the motion? If not, please call the roll on the motion as amended."

The Vote: Member Gilliam.

Councilwoman Gilliam: "Notwithstanding the fact that the resolution has been amended, I will abstain at this time because I do believe that an actual review of the contract could be critical to this project, especially in light of the fact that the Town has previously received proposals from the Related Management Company, which would have done many of the same things that are being contracted for now without

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having to use the federal grant money that the Town has available.

I have some concerns also about, during my discussion with HR&A, their mentioning of the fact of again studying the feasibility of a cargo port at the Calverton site. I think during this phase one that would be contracted for where they are identifying goals and objectives that I have some concerns in terms of how they are approaching that, but I think an actual review of the contract and a comparison of that contract with the option agreement that we have been presented by Related, would enable me to make a more informed decision. So until that time, I will abstain."

The Vote (Cont'd.): Member Creighton.

Councilman Creighton: "I have no trouble distinguishing between the proposal made by the Related Company which the Town Board turned down after a long period of review and discussion and analysis. The fundamental difference is Related Company wanted an exclusive option which they could back out of for a 99 year lease without any factual way of determining what kind of revenues the Town, in fact, would receive on this over the period of time because there were so many uncertainties with respect to the planning factors at Calverton, the environmental conditions, the zoning that won't be in place for another few months, the-- we still don't know what kind of environmental limitations the Navy is going to place on it and that sort of thing.

These were two very different projects in my mind from the time they were conceived, one an unsolicited proposal and the other a contract where we solicit a proposal to do a study for us and help us do our-- do diligence on the site. So I see there's no comparison between these two deals. So I vote yes."

The Vote (Cont'd.): Member Prusinowski.

Councilman Prusinowski: "The fact of the matter is on the Related deal, the Town and the Planning Commission and our consultants, our attorneys in New York City, we couldn't come to a business arrangement. I believe the deal was misrepresented in the press, not by the press themselves but by the proponents of the Related Housing Corporation. It was a no risk, no up front capital contribution from the corporation.

Also, in my mind, did not want to involve competitive bidding

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which I think being in the business, competition is very important to get the best deal for the taxpayers. In any event, we would have to hire these consultants to do the due diligence. I read through their documentation. I spoke to them. The Planning Commission has recommended them to be appointed. They have vast experience all around the country. They have-- a part of their team has done several military bases around the country. They already have experience in doing this and some of them they've come up with some fascinating concepts and don't-- this should not be misconstrued as voting for a cargo port or a jetport because that's not the instructions we've given them. I vote yes."

The Vote (Cont'd.): "Member Stark.

Deputy Supervisor Stark: "In the essence of time and everything else I have the greatest confidence in the Commission. I vote yes."

Andrea Lohneiss: "The resolution is adopted."

Deputy Supervisor Stark: "All right. Without objection, I'll declare the CD Agency meeting closed."

Meeting closed: 7:11 p.m.

* * *

Barbara Guttman
Town Clerk

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Adopted

TOWN OF RIVERHEAD CDA RESOLUTION #6

AUTHORIZES EXECUTION OF CONTRACT WITH CONSULTING FIRM

MEMBER PRUSINOWSKI offered the following resolution, which was seconded by MEMBER CREIGHTON.

WHEREAS, the Calverton Air Facility Joint Planning and Redevelopment Commission (Planning Commission) has been created by the Riverhead town Board for the purpose of planning for the reuse and redevelopment of the Naval Weapons Industrial Reserve Plant at Calverton, subsequent to conveyance to the Town of Riverhead Community Development Agency (CDA) by the U.S. Navy pursuant to Federal Legislation 103-c-337, Section 2833; and

WHEREAS, after carefully evaluating responses to its Request for Proposals for development of a comprehensive Land Use and Reuse Plan for the 2,900 acre Calverton property, the Planning Commission has recommended the team lead by the firm of Hamilton, Rabinovitz and Alschuler (HR&A) to prepare this essential planning plan;

THEREFORE, BE IT RESOLVED that the CDA Board authorizes the Vice Chairman to execute a contract with HR&A for preparation of said Plan subject to receipt of a contract and subject to review of said contract by the CDA Board.

BE IT FURTHER RESOLVED that the Town Clerk is hereby authorized and directed to send a certified copy of this resolution to CDA Director Andrea Lohneiss and Calverton Air Facility Joint Planning and Redevelopment commission Chairman Jesse R. Goodale III.

	The Vote	
Gillam	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Creighton	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Stark	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Prushowski	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

abstain

The Resolution is therefore
declared duly adopted

TOWN OF RIVERHEAD
CDA Resolution # 6

7/18/95

Authorizes Execution of Contract with Consulting Firm

Member Prusinowski offered the following resolution,

which was seconded by Member Creighton:

WHEREAS, the Calverton Air Facility Joint Planning and Redevelopment Commission (Planning Commission) has been created by the Riverhead Town Board for the purpose of planning for the reuse and redevelopment of the Naval Weapons Industrial Reserve Plant at Calverton, subsequent to conveyance to the Town of Riverhead Community Development Agency (CDA) by the U.S. Navy pursuant to Federal Legislation 103-c-337, Section 2833; and

WHEREAS, after carefully evaluating responses to its Request for Proposals for development of a Comprehensive Land Use and Reuse Plan for the 2,900 acre Calverton property, the Planning Commission has recommended the team lead by the firm of Hamilton, Rabinovitz and Alschuler (HR&A) to prepare this essential planning plan;

THEREFORE, BE IT RESOLVED that the CDA Board authorizes the Vice Chairman to execute a contract with HR&A for preparation of said Plan subject to receipt of a contract and subject to review of said contract by the CDA Board.

BE IT FURTHER RESOLVED that the Town Clerk is hereby authorized and directed to send a certified copy of this resolution to CDA Director Andrea Lohneiss and Calverton Air Facility Joint Planning and Redevelopment Commission Chairman Jesse R. Goodale III.

Vote

Member Gilliam Abstained

Member Creighton Yes

Member Prusinowski Yes

V. Chairman Stark Yes

The Resolution is Adopted

State of New York)
County of Suffolk)
Town of Riverhead)

ss: THIS IS TO CERTIFY that I, the undersigned, Secretary/Treasurer of the Riverhead Community Development Agency, Town of Riverhead, County of Suffolk, have compared the foregoing copy of this resolution with the original resolution now on file in this office and which was duly filed on the 18th day of July, 1995, and that the same is a true and correct transcript of said and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and the official seal of the said Riverhead Community Development Agency, this 27th day of July, 1995

Andrea Lohneiss
Secretary/Treasurer of the Riverhead Community Development Agency