

Minutes of a Community Development Agency Meeting held by the Town Board of the Town of Riverhead at Riverhead Town Hall, Howell Avenue, Riverhead, New York on Tuesday, October 18, 2005, at 7:00 p.m.

Present:

Philip Cardinale,	Chairman
Edward Densieski,	Member
George Bartunek,	Member
Barbara Blass,	Member
Rose Sanders,	Member

Also Present:

Andrea Lohneiss,	Director
Barbara Grattan,	Town Clerk
Dawn Thomas, Esq.,	Town Attorney

Chairman Cardinale: "If there is no other comment on the resolutions, we'll consider the resolutions. And we can start— Andrea, you're here on the CDA. Why don't you come up and I can tell you that— if you've waited for this moment, you're going to be sorely disappointed because Andrea was here to introduce Resolution 20 and 21. We got the proposal just about 3:00 and not all the board members had a chance to read it carefully.

I must tell them though it's not as bad as it looks. Most of this is simply repetition of the zoning code and demographics of the community. There's only 13 new pages, but because I have said that I want to make this a unanimous effort, even Ed, so he wants to look at it carefully, if he wants to change it or broaden it or make sure it's not geared to Wilpon or any other deal which is the best deal for Riverhead, we're going to do this Thursday.

We're going to have a special meeting after the work session at 4:00 and we'll consider this once everybody has had a chance to read it and advise you of any changes."

Andrea Lohneiss: "Jack O'Connor is scheduled to be here at 3:30 for any discussion of it— "

Chairman Cardinale: "So, good."

Andrea Lohneiss: "-- any questions on it."

Chairman Cardinale: "So he'll be around if we have any questions."

Andrea Lohneiss: "Then we could make changes to it. If you're going to have a special board meeting, it wasn't going to be released until Friday anyway, so we really are not off track."

Chairman Cardinale: "Good. So I think--I really do mean it when I say that I want everybody to be on board, that it's fair and straightforward, and request all proposals that are out there consistent with our zoning.

So rather than pass it now and then have it passed but in draft form, why don't we pass it in final form on Tuesday after we've spoken among ourselves-- Thursday, after we've spoken among ourselves then. And to Jack and Eddie can look at it and think about it. Okay? So thank you for hanging around. But we'd like to then have a motion to table 20 and 21 from somebody."

Andrea Lohneiss: "So you're not going to withdraw? You're just going to table?"

Chairman Cardinale: "No. We're going to table and then we'll pick it up-- I'm telling everybody now the press included, at 4:00 at the work session we're going to have a special board meeting of the CDA to pass this RFP in its final form which will go out and be returnable November 28th to see if there-- what other deals if any are out there consistent with our zoning. To put to rest I hope finally that there's a better deal that is just lurking. If there is we win, if there isn't, we go back to the drawing board with what we've got. Okay?"

Andrea Lohneiss: "Is there a motion-- "

Member Bartunek: "I make a motion to table resolutions 20 and 21, CDA resolutions 20 and 21."

Chairman Cardinale: "CDA resolutions 20 and 21."

Member Sanders: "Seconded."

Chairman Cardinale: "Seconded. May we have a vote to table 'til Thursday, 4:00 p.m.?"

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes."

Andrea Lohneiss: "Okay, resolutions 20 and 21 are both tabled."

Chairman Cardinale: "Thank you. You did that so well."

Meeting adjourned

*Barbara Lutton
Town Clerk*

10/18/05

TOWN OF RIVERHEAD
COMMUNITY DEVELOPMENT AGENCY

RESOLUTION # 20

Tabled

Adopted

10/20/05

**AUTHORIZES RE-ISSUANCE OF REQUEST FOR PROPOSALS FOR
RECREATIONAL PROJECT AT THE CALVERTON ENTERPRISE PARK**

COUNCILMAN BARTUNEK

offered the following resolution, which was

seconded by **COUNCILMAN DENSIESKI**

WHEREAS, in June 2004, the Town of Riverhead Community Development Agency (CDA), in conjunction with its then-designated real estate broker, CB Richard Ellis, prepared a *Request for Proposals (RFP)* for the acquisition and development of a 20-50 acre portion of the 2200 acre recreationally-zoned portion of the Calverton Enterprise Park for a hotel/conference center project; and

WHEREAS, the RFP also permitted the developer/responder to propose a 140-400 acre golf facility as defined in the Planned Recreational Park zoning district however this use was permitted to be proposed only in addition to the hotel/conference center use as an all-inclusive project and would not be considered independently of a hotel/conference center project; and

WHEREAS, the CDA received several proposals which were duly considered by the town, its broker, and the Riverhead Development Corporation; and

WHEREAS, only one proposal adhered to the requirements set forth in the RFP however the CDA board, after lengthy negotiations, determined the terms of the offer to be unacceptable; and

WHEREAS, following the deadline for submission of projects, additional proposals were submitted that were broader in scope and acreage than those specified in the RFP; and

WHEREAS, the Town Board has since determined to rezone approximately 600 acres of the Calverton Enterprise Park east of the 10,000 foot runway for office park and industrial uses, providing expanded job creation opportunities and tax revenue generation for the Town of Riverhead; now

THEREFORE, BE IT RESOLVED, that the CDA Board hereby determines that it is in the best interests of the town, the taxpayers and the development community to issue a revised *Request for Proposals (RFP)* for the 755-acre area west of the Planned Industrial

Park (PIP) for acquisition and development projects consistent with the Planned Recreational Park District (PRP) zoning applicable to the site; and

BE IT FURTHER RESOLVED, that the CDA Board authorizes the CDA Director to issue a revised RFP with responses due to the CDA by the November 28, 2005; and

BE IT FURTHER RESOLVED, that the CDA Board authorizes the Town Clerk to provide a certified copy of this resolution to Andrea Lohneiss, CDA Director, Bobby Goodale, Chairman, Riverhead Development Corporation and Jack O'Connor, Newmark Real Estate, 201 North Service Rd., Suite 100, Melville, NY 11747.

The question of the adoption of the foregoing resolution was duly put to vote on roll call, which resulted as follows:

Member Bartunek	_____
Member Sanders	_____
Member Blass	_____
Member Densieski	_____
Member Cardinale	_____

THE VOTE
Bartunek yes ___ no Sanders yes ___ no
Blass yes ___ no Densieski yes ___ no
Cardinale yes ___ no
THE RESOLUTION ___ WAS ___ WAS NOT
THEREFORE DULY ADOPTED.

Tabled

Adopted

10/20/05

10/18/05
10/18/05

TOWN OF RIVERHEAD
COMMUNITY DEVELOPMENT AGENCY

Tabled
Adopted

Resolution # 21

AUTHORIZES PUBLISHING AND POSTING OF A PUBLIC NOTICE REGARDING 10/20/05
REQUEST FOR PROPOSALS

COUNCILWOMAN SANDERS offered the following resolution, which

was seconded by COUNCILWOMAN BLASS :

WHEREAS, the Town of Riverhead has adopted a Comprehensive Plan for the Town and a Comprehensive Reuse Plan for the Calverton Enterprise Park, property now known as "EPCAL", providing the basis for the rezoning of the former Grumman property; and

WHEREAS, the Town Board desires to encourage the development of well-funded projects for a 755-acre portion of the EPCAL Site located within the Planned Recreational Zoning Park District in order to encourage economic development consistent with the Comprehensive Plan for the Town of Riverhead and the Comprehensive Reuse Plan for the Calverton Enterprise Park; and

WHEREAS, the subject property is also governed by the Calverton Enterprise Park Urban Renewal Plan pursuant to which the Community Development Agency ("CDA") has undertaken aggressive marketing efforts to encourage projects that will result in 1) job creation, 2) generation of tax revenues and 3) preservation of the quality of life of Town of Riverhead residents; and

WHEREAS, the CDA has developed a **Request for Proposals (RFP)** to solicit interest from private developers in the portion of the Calverton Enterprise Park that lies in the Planned Recreational Park Zoning District and the preparation of substantive, innovative and funded proposals for consideration by the Town of Riverhead; and

WHEREAS, proposals may be for either a portion of the 755-acre site for a hotel conference center or for a variety of uses allowed under current zoning for the entire 755-acres, which can include a hotel conference center; NOW

THEREFORE, BE IT FURTHER RESOLVED, that the CDA Board hereby authorizes the publishing and posting of the attached public notice once in the News-Review, once as a display ad in Newsday and once as a display ad in the Metro Region section of the New York Times; and

BE IT FURTHER RESOLVED, that the Town Clerk shall provide a certified copy of this resolution to Community Development Agency Director Andrea Lohneiss.

**TOWN OF RIVERHEAD
PUBLIC NOTICE**

PLEASE TAKE NOTICE THAT the Community Development Agency of the Town of Riverhead is seeking proposals for high-quality development of up to 755 acres at the Calverton Enterprise Park. The Property is located within the Planned Recreational Park Zoning District. The Request for Proposals (RFP) is available from the Riverhead Town Clerk, Riverhead Town Hall, 200 Howell Avenue, Riverhead, NY 11901. Proposals are due on December 7, 2005. Brief telephone inquiries can be directed to (631)727-3200 extension 287.

Dated October 20, 2005

Barbara Grattan
Riverhead Town Clerk