

Minutes of a Community Development Agency meeting held by the Town Board of the Town of Riverhead at Town Hall, 200 Howell Avenue, Riverhead, New York, on Tuesday, December 21, 2004, at 2:00 p.m.

**Present:**

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

**Also Present:**

Barbara Grattan,	Town Clerk
Dawn Thomas, Esq.	Town Attorney

Public hearings opened: 2:26 p.m.

Chairman Cardinale: "Commence the meeting of the Town Board members sitting as members of the CDA, commissioners or whatever we call ourselves, to call the 2:15 hearing and the 2:20 hearing, and those two we are going to call together as discussed, one is for the acquisition of 6,882 square foot of property which we were just discussing from the Parking District to the CDA for assembly to convey to Pike. And the second is to acquire 653 square feet of property which is that round area adjacent- as part of the Woolworth building on the eastern alley so that it would, upon being taken out, avoid or keep that from being a blind alley. Chris, did you want to comment on-- the 2:15 and 2:20 hearings are now open. It's 2:26"

Christopher Kent: "Are you now appropriately wearing your CDA hats?"

Chairman Cardinale: "Right."

Christopher Kent: "Okay. This is an urban renewal project. Pursuant to State law, urban renewal projects are done under this Community Development Agency which is an urban renewal agency under New York State law and has been one since 1993.

What we're doing under this urban renewal project is we're assembling two parcels- we're actually assembling three parcels. The Suffolk Theater is currently owned by the CDA, the Community

Development Agency. The two parcels to be acquired, one is directly north of the Suffolk Theater and it is Public Parking District property, 6,882 square feet which is going to be acquired as we did under the last public hearing by the CDA from the Parking District for \$14,000, if it's approved by you. That's what the public hearing is about. The expenditure of the \$14,000 by the Community Development Agency.

The second proposal is a smaller piece though it's improved with a structure, it's 643 square feet. It's- the best way to describe it is the northwestern corner of the former Woolworth's building. It's a small protrusion that basically blocks the alley which exists now between the Suffolk Theater and the Woolworth's building from emptying out onto- into the Parking District property.

By removing this small structure and assembling it as part of the Suffolk Theater property, it will allow the alleyway to be clear and open from Main Street to the Parking District property. It will also allow the rear expansion of the Suffolk Theater to go- to be a straight building without any jogs around this little protrusion of the Woolworth's building.

Most importantly, it will create- it will take away, it will diminish the blind alley which exists now which has just been a collecting area for people to loiter and do other such things.

So, what these two proposals do is allow- oh, and that- the purchase price of that small portion of the Woolworth's building which is being purchased from Riverhead Enterprises, the owner of the Woolworth's building, will be \$24,000.

Once assembled, the three parcels will be sold to Pike Realty pursuant to a contract of sale which, I think, is also up for a vote today to be authorize- to authorize the Chairman of the CDA to enter into contract with Pike Realty. Those three parcels will be sold pursuant to that agreement of sale for \$707,000."

Chairman Cardinale: "Any public comment in this regard? Did you have a comment, Rob, Rob Pike?"

Rob Pike: "Thank you, Mr. Supervisor. Rob Pike, 138 Ostrander Avenue, Riverhead, New York. I know I've said it before but, again, in the interests of full disclosure, there is no legal involvement of myself or any member of my family in Pike Realty involved in this transaction. Apparently the naming came around not because of my

family but an inspired choice of good fishing grounds and fish.

And, so, the opinion I want to express tonight is my personal one, having been involved with the Suffolk Theater for some time and with the planning of downtown Riverhead ever since I got back from law school. The assemblage of these properties and sale to this particular buyer is not only a no-brainer, it's a complete brainer. It is one of the finer aspects of strategic municipal planning you will see. I think some of you have seen various planning studies for downtown Riverhead that have included, for example, Gary Jachman's (phonetic) idea of visual corridors between Main Street and the river and direct access from the parking lots to the river.

This current alleyway is both lacks that and because of that, creates a safety issue straightening out the alleyway creates direct visual contact from the parking to Main Street and makes it far more likely not only for this project but for all of downtown Riverhead, that people will park behind Main Street, behind the Woolworth building and the theater and come down to Main Street and spend their well earned dollars.

In particular, the expansion of the building backwards is, again, a great idea. It enables what was initially a 1932 art deco theater to be expanded into a full professionally scaled multi performing arts facility in the town of Riverhead. It will be done in a way that allows efficient access to the site, enable back stage production sets, dressing rooms, and a full stage.

This is a direct improvement in one major respect over the prior plan in that the original (inaudible) arch instead of being moved into the audience will be left in position and restored in place. The entire main room of the Suffolk Theater. Therefore, because of this proposal, will be restored in its entirety.

Accordingly, I think that this is not only a good, but a brilliant planning move. It is certainly in the interests of the Community Development Agency. It is certainly in the interests of the citizens of the Town of Riverhead and I wholeheartedly endorse it."

Chairman Cardinale: "Thank you. Is there any other public comment that anyone wishes to make on the two hearings presently open, the 2:10 and the 2:15 hearings? I'm sorry, the 2:15 and the 2:20 hearing.

If not, I'd like to close those hearings at this time, it being

2:32. Leave them as well, the CDA hearings open for five days of written comment if anyone cares to write and encourage Chris to continue his good work on the contract, rather on the purchase. I see that we have the CDA meeting which I'm about to adjourn and reopen when we get to resolutions, has a resolution on it for authorization of the execution of an agreement.

Chris, are you still here? Would you come up for a second? In that regard, the qualified and eligible sponsorship decision, is going to be made another day?"

Christopher Kent: "Yes. I just put that resolution in now because the contract can be executed without doing anything further on the properties or on the designation of qualified and eligible sponsor."

Chairman Cardinale: "Okay."

Christopher Kent: "You may want to table that resolution, if you want to hold it over until you decide on the disposal of the Parking District property, the disposition of the Parking District property and the acquisition by CDA of the two other parcels. You could hold off and approve those all at the same meeting. I just put it in because the agreement is in principle, it's very close. We do have some changes that we are negotiating but nothing that would prevent the Board from authorizing you to enter into a contract at this point."

Chairman Cardinale: "Okay. Is it- it would be, of course, subject to the confirmation of a qualified and eligible sponsor?"

Christopher Kent: "It's one of the representations in the contract that the purchaser would have to be designated a qualified and eligible sponsor."

Chairman Cardinale: "And that plus the contract having been signed and the accomplishment of the transfers contemplated by the last three hearings would put us in a position to close by the end of January."

Christopher Kent: "That's correct. The only thing- the reason I thought we might want to authorize you to sign the contract though the contract is not completely finalized to date, is that it might be finalized prior to the next Town Board meeting- "

Chairman Cardinale: "Okay.

Christopher Kent: "-- which would then allow us to keep the ball rolling in a positive direction, which I think it's been rolling in that direction for about a month now and I don't really want to be moving backward."

Chairman Cardinale: "Okay. Well, very good. We'll reach- the contract that you have- you have the contract with you?"

Christopher Kent: "Yes, I do."

Chairman Cardinale: "Okay."

Christopher Kent: "This is the contract here."

Chairman Cardinale: "Because the resolution refers to an attached contract and I was always sensitive to the fact that I wanted to see the attachment."

Christopher Kent: "Well, the contract has been actually distributed to the Board on one prior occasion."

Chairman Cardinale: "Good."

Christopher Kent: "There had been some changes made. The contract is also on file in the Town Clerk's office for some time now."

Chairman Cardinale: "Good."

Christopher Kent: "And I'm not happy- the final document is not ready yet. If you want to table it and take it up, I think there's a Special Town Board meeting on December 29<sup>th</sup>. That resolution could be taken up that day."

Chairman Cardinale: "Okay. I will- what would the Board prefer? We could do either- I have a 29<sup>th</sup> meeting and then we have- and this is the next meeting, Wednesday, a week from today- a week from tomorrow. Okay. I think- to enable the Board to look- to speak with you at the 28<sup>th</sup>- on the 28<sup>th</sup>, we're going to have a work session from 10 'til like 4. It will probably be our last work session of the year. We'll have a Board meeting on the 29<sup>th</sup> for all year end wrap up. So why don't we meet with you on the 28<sup>th</sup>? You'll have the contract in final form and they'll authorize it and I'll sign it

before the end of the year."

Christopher Kent: "Very good."

Chairman Cardinale: "We're all present on the 29<sup>th</sup>."

Christopher Kent: "Very good."

Chairman Cardinale: "All right. Thank you."

Meeting adjourned

Meeting reopened

Resolution #20

Andrea Lohneiss: "Okay. Resolution #20 would authorize the Chairman to execute the agreement of sale with Pike Realty LLC for the Suffolk Theater.

I understand it would be advisable to hold this- table this resolution and take it up with the definition of sponsor resolution on the 29<sup>th</sup>."

Chairman Cardinale: "That's correct. We would like to see the contract as negotiated at the 28<sup>th</sup> work session. So with that, do we have a motion to table?"

Member Bartunek: "I will move to table Resolution #20 CDA #20."

Member Sanders: "Seconded."

Chairman Cardinale: "Moved and seconded to table for consideration at the 28<sup>th</sup> and then adoption at the 29<sup>th</sup>."

Andrea Lohneiss: "Okay."

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

Andrea Lohneiss: "Okay, Resolution 20 is tabled."

Chairman Cardinale: "Thank you."

Meeting adjourned: 5:21 p.m.

*Barbara Scatton  
Town Clerk*

12/21/04

TOWN OF RIVERHEAD  
COMMUNITY DEVELOPMENT AGENCY

Tabled

Resolution # 20

**AUTHORIZES THE CHAIRMAN TO EXECUTE AN AGREEMENT WITH PIKE REALTY COMPANY, LLC FOR THE SALE OF SUFFOLK THEATRE**

COUNCILMAN BARTUNEK offered the following resolution, was seconded by COUNCILWOMAN SANDERS:

**WHEREAS**, the Town of Riverhead acquired the Suffolk Theatre in January, 1994 for the purpose of restoring and reusing it as a performing arts center consistent with the goals and objectives of the East Main Street Urban Renewal Plan adopted October 19, 1993; and

**WHEREAS**, an offer has been made by Pike Realty Company, LLC to acquire, restore and redevelop the theatre as a performing arts center; and

**WHEREAS**, the Town of Riverhead proposes to dispose of the theatre pursuant to Articles 15 and 15A of the General Municipal Law (Urban Renewal Law); **NOW, THEREFORE**,

**BE IT RESOLVED**, that the Community Development Agency hereby authorizes the Chairman to execute an Agreement of Sale, substantially in the form attached hereto, with Pike Realty Company, LLC, subject to the Purchaser being designated a qualified and eligible sponsor as required by Urban Renewal Law; and be it further

**RESOLVED**, that the Town Clerk is hereby directed to forward a certified copy of this resolution to Pike Realty Company, LLC, c/o Castle Restoration & Construction Inc., 53-22 Thirty-Fifth Street, Long Island City, NY 11101 the Town Attorney, and the CDA Director.

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