

Town of Riverhead Community Development Agency

Resolution # 11

Authorizes Matching Funds Towards Historic Preservation Grant for Vail-Leavitt Music Hall

Member KENT offered the following resolution,

which was seconded by Member LULL

**WHEREAS**, the Vail-Leavitt Music Hall, constructed in 1881, is the only 19<sup>th</sup>-century "upstairs opera house" of its type in the New York metropolitan area; and

**WHEREAS**, the Vail-Leavitt Music Hall was designated as a local landmark on May 1, 1979 and registered as a National and State Historic Place on September 19, 1983; and

**WHEREAS**, Historic Preservation grant funding under the Environmental Protection Act of 1993 and the Clean Water/Clean Air Bond Act of 1996 is available through the New York State Office of Parks, Recreation and Historic Preservation; and

**WHEREAS**, a sprinkler system is greatly needed to insure the protection of the Vail-Leavitt Music Hall for the enjoyment of future generations; and

**WHEREAS**, a handicapped pedestrian lift will provide greater accessibility to the Vail-Leavitt Music Hall for Town of Riverhead residents and visitors; and

**WHEREAS**, the Council for the Vail-Leavitt Music Hall is applying for grant funds in the amount of \$150,000 towards a total project cost of \$300,000; and

**THEREFORE, BE IT FURTHER RESOLVED**, that the CDA Board hereby commits \$150,000 (50% of the total project cost) in town funding from available development mitigation fees to the proposed sprinkler installation and handicapped lift project contingent upon approval by the New York State Office of Parks, Recreation and Historic Preservation of the \$150,000 grant requested.

**THEREFORE, BE IT FURTHER RESOLVED**, that the Town Clerk shall provide a certified copy of this resolution to Community Development Director Andrea Lohneiss and the Council for the Vail-Leavitt Music Hall.

The Vote:

- Member Cardinale
- Member Kent
- Member Kwasna
- Member Lull
- Chairman Villella

Yes  
 Yes  
 Yes  
 Yes  
 Yes

6/2/98

Town of Riverhead Community Development Agency

Resolution # 12

Authorizes Chairman to Execute Contract with FR Acquisitions Inc. (First Industrial Real Estate Investment Trust)

Member Lull \_\_\_\_\_ offered the following resolution,

which was seconded by Member Kent \_\_\_\_\_ :

**WHEREAS**, the Community Development Agency (CDA) anticipates receiving title to the Naval Weapons Industrial Reserve Plant (NWIRP) site from the U.S. Navy in the immediate future; and

**WHEREAS**, FR Acquisitions Inc. (First Industrial Real Estate Investment Trust) has made a competitive offer to purchase the industrial core of approximately 525 acres, inclusive of buildings and the 10,000 foot runway; and

**WHEREAS**, said the terms of the proposal include a full cash payment at closing that would provide significant income to the Town of Riverhead; and

**WHEREAS**, the sale of a portion of the property to a master owner/developer will further provide additional revenue to the Town of Riverhead through the payment of real property taxes levied upon land improvements; and

**WHEREAS**, said purchase would obviate the Town of Riverhead from operation and maintenance responsibilities, anticipated to approach \$3 million annually, as well as infrastructure improvements estimated at \$5 million; and

**WHEREAS**, the RDC and the CDA will continue to market the balance of the property (2,400 acres less the 400 acres in the Pine Barrens core) to other parties; and

**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 pursuant to an approved Comprehensive Reuse Plan; and

**WHEREAS**, the RDC Board of Directors by Resolution #4 unanimously recommended to the CDA the execution of a letter of agreement with First Industrial REIT based on the substantial merits of their proposal and supported by evaluation and recommendation of the real estate advisor and legal counsel.

**WHEREAS**, by Resolution #7 the CDA did authorize the execution of said Letter of Intent on March 17, 1998; and

**WHEREAS**, the RDC by Resolution #5 on May 11 has recommended the approval and execution of the contract of sale between the CDA and FR Acquisitions Inc. (First Industrial Real Estate Investment Trust); and

**WHEREAS**, information has been available for public review from May 14 and May 27, and public comment has been heard at a public hearing on May 27 beginning at 6:30 p.m. and continued until 5 p.m. on June 2.

**THEREFORE, BE IT RESOLVED**, that the CDA authorizes the Chairman to execute a contract with FR Acquisitions Inc. (First Industrial REIT) as described.

**AND BE IT FURTHER RESOLVED**, that the Town Clerk shall provide a certified copy of this resolution to the First Industrial REIT Senior Regional Director Jan Berman and Community Development Agency Director Andrea Lohneiss.

**The Vote:**

Member Cardinale  
Member Kent  
Member Kwasna  
Member Lull  
Chairman Villella

No  
Yes  
Yes  
Yes  
Yes

6/2/98

# Adopted

## Town of Riverhead Community Development Agency

### Resolution # 13

#### Authorizes Expenditure of Funds for the Rail Road Museum of Long Island

Member KWASNA offered the following resolution,

which was seconded by Member LULL:

**WHEREAS**, the Rail Road Museum of Long Island has obtained a grant in the amount of \$800,000 from the federal ISTEPA Program, and a 20% matching grant from Suffolk County for restoration of Engine 39; and

**WHEREAS**, the Rail Road Museum of Long Island has been gifted a parcel of property known as Nassau-Suffolk Lumber located at Griffing Avenue adjacent to the Long Island Railroad for the restoration project and for development of a museum and visitors center; and

**WHEREAS**, volunteers have contributed labor and materials to accomplish the clearance and renovations of existing buildings; and

**WHEREAS**, in order to meet building code requirements for public access, the provision of handicapped accessible restroom facilities is necessary; and

**WHEREAS**, it is the desire of the Riverhead Town Board, in recognition of the importance of the Rail Road Museum of Long Island as an attraction in downtown Riverhead, consistent with the goals and objectives of the Rail Road Street Urban Renewal Plan and the goals and objectives of the East Main Street Urban Renewal Plan, to support the efforts of the Rail Road Museum of Long Island project and specifically the provision of handicapped accessible restrooms at the gift shop; and

**THEREFORE, BE IT RESOLVED**, that the Riverhead Town Board, in its capacity as the CDA, does hereby authorize the expenditure of \$5,000 to the Rail Road Museum of Long Island for construction of said restroom facilities to support the downtown attraction.

**AND BE IT FURTHER RESOLVED**, that the Town Clerk shall provide a certified copy of this resolution to the Rail Road Museum of Long Island, Financial Administrator Jack Hansen and Community Development Agency Director Andrea Lohneiss.

**The Vote:**

Member Cardinale  
Member Kent  
Member Kwasna  
Member Lull  
Chairman Villella

Yes  
Yes  
Yes  
Yes  
Yes