

MINUTES OF A REGULAR MEETING
RIVERHEAD INDUSTRIAL DEVELOPMENT AGENCY
October 5, 2015

Meeting was called to order at 5:03pm by Chairman Thomas Cruso.

Present: Thomas Cruso, Chairman
Elias (Lou) Kalogeras, Vice Chairman
Dawn Thomas, Secretary
Bob Kern, Treasurer
Lori Ann Pipzcynski, Asst. Treasurer

Others in Attendance: Richard Ehlers, Counsel
Tracy Stark-James, Executive Director

By motion of Bob Kern and second by Lori Ann Pipzcynski the proposed agenda was adopted.

The Chairman then took New Business out of order for a discussion with representatives from CAV 896, LLC in regard to the purchase of 896 Old Country Road. Representatives from CAV 896 addressed the board with the issue of the transfer of the property from Theriac Enterprises of Riverhead to CAV 896. Miriam Milgrom, attorney for the group explained that she was not the attorney for the transaction, but a mistake was made in not involving the IDA. Upon discovery, CAV 896 has since submitted an application to the Agency and is requesting to retain the remainder of the benefits that were previously granted to the prior applicant since the project remains the same and CAV 896 intends to fulfill the obligation to the community and the agency. There are four years left on the real property abatement. IDA Counsel explained to the board that the Agency met with the Assessors and had extensive discussion regarding the assessment review and it was determined that they could not remove the exemption from the property, that the IDA board makes that determination. Counsel continued, citing General Municipal Law section 859A. It was determined by the board that a new public hearing was not necessary and directed counsel to draft a resolution for the next board meeting.

Lou Kalogeras motioned to dismiss a public hearing and directed counsel to draft an authorizing resolution for CAV 896 to be considered during the next meeting. Bob Kern seconded. The board unanimously approved.

The chairman resumed the agenda order.

MINUTES

The Board moved to dispense with the reading of and voted on the September 14, 2015 meeting minutes.

#56-15 RESOLUTION APPROVES MINUTES OF REGULAR MEETING OF September 14, 2015.

Lou Kalogeras offered the following resolution, which was seconded by Bob Kern.

RESOLVED, the minutes of the meetings of September 14, 2015 as prepared and e-mailed be and are hereby approved, and

BE IT FURTHER RESOLVED, that copies of said minutes be maintained in the files of the Agency and become a part of the record of the Agency.

Vote: 5 Yes

CORRESPONDENCE: None

TREASURER'S REPORT:

Cash Balance in SCNB as of September	\$60,035.52
Revenue for September	\$8,380.60
Profit and Loss (September)	-\$6,326.20
Accounts Receivable	\$3,233.33
Total Bills Paid for June	\$15,494.56

#57-15 RESOLUTION ACCEPTS REPORT OF EXPENSES AND AUTHORIZES PAYMENT OF BILLS AS OF September 30, 2015

WHEREAS, Denise Cooper, CPA and Tracy Stark-James, Executive Director, submitted a monthly financial report, including a report of expenses, to the Riverhead Industrial Development Agency for the period of September 1 to September 30, 2015 **as attached**,

NOW, THEREFORE, BE IT RESOLVED, that said monthly financial report dated September 30, 2015 covering the month of September, be and are hereby accepted and expenses as listed are authorized for payment.

Lou Kalogeras made a motion to accept Treasurer's Report, which was seconded by Dawn Thomas **Motion approved.**

Vote: 5 Yes

#58-15 RESOLUTION APPROVING BUDGET FOR FISCAL YEAR 01/01/15-12/31/15 FOR THE RIVERHEAD INDUSTRIAL DEVELOPMENT AGENCY

Lou Kalogeras offered the following resolution, which was seconded by Dawn Thomas

WHEREAS, it is recommended accounting practice that an operating budget be established for the Riverhead Industrial Development Agency; and

WHEREAS, Section 2801 of Public Authorities Law provides Budget Reports reporting requirements for state and local public authorities and requires the submission of budget reports not more than 90 days and no less than 60 days before the commencement of their fiscal year; and

WHEREAS, a preliminary budget was prepared and submitted to the Town Board of the Town of Riverhead, Town Clerk and the Town Comptroller for review and comment.

NOW, THEREFORE BE IT RESOLVED, that the attached is hereby adopted as the Operating Budget of the Riverhead Industrial Development Agency for fiscal year 01/01/16 through 12/31/16; and

BE IT FURTHER RESOLVED, copies of this resolution be and hereby are authorized to be filed with all necessary parties as described by law.

Vote: 5 Yes

COMMITTEE REPORTS:

- A. Audit: None
- B. Governance: None
- C. Personnel: The personnel evaluation is complete.
- D. Finance: None

OLD BUSINESS: None

NEW BUSINESS:

- a. CAV 896 was addressed above.
- b. The ED distributed correspondence from two companies requesting consideration to waive late compliance late fees.

RESOLUTION #59-15 RESOLUTION CONSIDERING REQUEST FOR LATE COMPLIANCE REPORT WAIVER Riverhead Village Preservation

Lori Ann Pipzcynski offered the following resolution which was seconded by Dawn Thomas.

Whereas, the Agency has in place a Fee Waiving Policy, and

Whereas, Riverhead Village Preservation has submitted a request to waive the late compliance report fees implemented in accordance with the agency policy, and

Whereas, the board did not consider the request reasonable and determined that the request to waive the late compliance report fee is not consistent with the board policy.

Now, Therefore, Be it Resolved, that the Riverhead Village Preservation be notified that the request to waive the late compliance reporting fee is denied and to promptly remit the payment due.

Vote: 5 Yes

RESOLUTION #60-15 RESOLUTION CONSIDERING REQUEST FOR LATE COMPLIANCE REPORT WAIVER East End Emergency Veterinary Center

Dawn Thomas offered the following resolution which was seconded by Lori Ann Pipzcynski.

Whereas, the Agency has in place a Fee Waiving Policy, and

Whereas, East End Emergency Veterinary Center/RGR has submitted a request to waive the late compliance report fees implemented in accordance with the agency policy, and

Whereas, the board did not consider the request reasonable and determined that the request to waive the late compliance report fee is not consistent with the board policy.

Now, Therefore, Be it Resolved, that the East End Emergency Veterinary Center be notified that the request to waive the late compliance reporting fee is denied and to promptly remit the payment due.

Vote: 5 Yes

The Chairman informed the board of a recent meeting he had with a gentleman who has intimate experience with "Placemaking" strategies. He discussed whether the board would like to explore organizing constituents and developing a plan to assist in the progress of economic development in the Town.

EXECUTIVE DIRECTOR'S REPORT:

The ED reported that she and Chris Kempner from the CDA had arranged a meeting with the Town Supervisor and Kevin Gremse from the National Development Council (NDC). The NDC is a not for profit economic development organization that offers development assistance and professional training, as well as small business financing and debt and equity for residential, commercial, public and non-profit facilities. They work with municipalities across the country by forming public private partnerships and assist with development projects. After the meeting, they toured Riverhead. NDC has a structure that uses local development corporations, such as RIDA's EJDC to drive down costs on municipal projects. NDC has a contract with Suffolk County and will be able to offer assistance to Riverhead IDA.

The next board meeting is scheduled for November 2, 2015

Lou Kalogeras motioned to adjourn the meeting. Dawn Thomas seconded.

There being no further business, the meeting was adjourned at 5:30pm

Dated: 11/2/15



Secretary/Asst.