

**MINUTES OF THE MEETING
RIVERHEAD INDUSTRIAL DEVELOPMENT AGENCY**

December 4, 2017

Meeting was called to order at 5:04PM by Chairman Thomas Cruso.

Present: Thomas Cruso, Chairman
Lori Ann Pipczynski, Secretary
Robert (Bob) Kern, Treasurer
Anthony Barresi

Absent: Elias (Lou) Kalogeras, Vice Chairman

Signifying a quorum.

Others in Attendance: Tracy Stark-James, Executive Director
Richard Ehlers, IDA Counsel
John Dunleavy, TOR Liaison

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

Consideration of Resolution

The following resolution was offered by Member Anthony Barresi, who moved its adoption, seconded by Member Lori Ann Pipczynski, to wit:

#51-17 A RESOLUTION RATIFYING THE PUBLICATION OF NOTICE OF A PUBLIC HEARING WITH RESPECT TO THE PROVIDING OF FINANCIAL ASSISTANCE BY THE TOWN OF RIVERHEAD INDUSTRIAL DEVELOPMENT AGENCY TO CALVERTON ADDICTION AND TREATMENT LLC

WHEREAS, the Town of Riverhead Industrial Development Agency was created by Chapter 624 of the Laws of 1980 and is a public benefit corporation and an industrial development agency of the State of New York (the "Agency") having those powers set forth in, and subject to the requirements of, Article 18-A of the General Municipal Law; and

WHEREAS, the Agency has received an application for financial assistance from Calverton Addiction and Treatment LLC, a limited liability company qualified to do business in the State of New York, as Owner of the Project, and EBDK at Calverton, LLC, a limited liability company qualified to do business in the State of New York, as User of the Project (collectively known as the "Applicant"), with respect to the demolition of an existing 2,000 square foot building, along with construction, furnishing and equipping and associated site improvements of approximately 134,000 square feet of research and treatment facility consisting of six buildings on an approximate 39.736 acre parcel located at Jan Way, Calverton, New York (S.C.T.M. No. 0600-135.00-01.00-007.56) for use as rehabilitation, treatment, dining, recreational, housekeeping and other services to be provided to its residents in conjunction with scientific research, inquiry, and education regarding opioid, alcohol and other forms of addiction. The Applicant will purchase research equipment and software, kitchen equipment, furniture for the units and throughout the facility, exercise equipment for the residents, recreational equipment, computers, telephone systems and audio/visual equipment at an estimated total project cost of \$59,062,000 (the "Project"); and

WHEREAS, Section 859-a of the General Municipal Law, being part of Article 18-A of the General Municipal Law, provides that, prior to providing financial assistance to any applicant with respect to any project, industrial development agencies, including the Agency, must hold a public hearing with respect to the project and the proposed financial assistance being contemplated to be provided by the agency; and

WHEREAS, it is now desired to authorize the publication of notice of public hearing with respect to the application for financial assistance and the Project and the

proposed financial assistance now being contemplated by the Agency to be provided to the Applicant with respect to the Project.

NOW, THEREFORE, BE IT RESOLVED, by the Members of the Town of Riverhead Industrial Development Agency, Suffolk County, New York, as follows:

Section 1. A public hearing will be held at the Riverhead Town Hall, 200 Howell Avenue, in Riverhead, New York, on December 4, 2017 at 5:00 p.m. prevailing time with respect to the Project and the proposed financial assistance now being contemplated to be provided to the Applicant by the Agency with respect to the Project, as described in Section 4 of this Resolution, and to hear all persons interested in the subject thereof, concerning the same. At said public hearing, interested parties shall be provided reasonable opportunity, both orally and in writing, to present their views with respect to the Project and the providing of financial assistance now being contemplated to be provided to the Applicant by the Agency with respect to the Project.

Section 2. The Agency has declared itself "lead agency", in accordance with the provisions of the State Environmental Quality Review Act with respect to the Agency's providing financial assistance to the Applicant with respect to the Project, as described in Section 4 of this Resolution and as authorized pursuant to Article 18-A of the General Municipal Law, and has determined that the provision of said financial assistance will not have a significant effect on the environment.

Section 3. It is hereby determined that a general, functional description of the Project is as follows: the demolition of an existing 2,000 square foot building, along with construction, furnishing and equipping and associated site improvements of approximately 134,000 square feet of research and treatment facility consisting of six

buildings on an approximate 39.736 acre parcel located at Jan Way, Calverton, New York (S.C.T.M. No. 0600-135.00-01.00-007.56) for use as rehabilitation, treatment, dining, recreational, housekeeping and other services to be provided to its residents in conjunction with scientific research, inquiry, and education regarding opioid, alcohol and other forms of addiction. The Applicant will purchase research equipment and software, kitchen equipment, furniture for the units and throughout the facility, exercise equipment for the residents, recreational equipment, computers, telephone systems and audio/visual equipment at an estimated total project cost of \$59,062,000 (the "Project").

Section 4. It is hereby determined that the financial assistance that the Agency is now contemplating providing to the Applicant with respect to the Project is (i) the provision of an exemption from Sales and Compensating Use Taxes on certain property, including tangible personal property, and (ii) a partial abatement of real property taxes, and (iii) the provision of an exemption from Mortgage Recording Taxes. The financial assistance described in (i), (ii) and (iii), above, would be consistent with the uniform tax-exemption policy adopted by the Agency pursuant to Subdivision 4 of Section 874 of the General Municipal Law.

Section 5. The Secretary of the Agency is hereby authorized and directed to cause a copy of this resolution to be published once in the November 23, 2017 edition of The News Review, the newspaper hereby designated as the official newspaper of the Agency for this purpose, and being a newspaper having a general circulation in, and available to residents of the Town.

Section 6. This resolution shall take effect immediately.

Vote: 4 Yes
1 Absent

Lori Ann Pipczynski motioned to recess the regular meeting of the board at 5:06pm
Bob Kern seconded. The board meeting was recessed to conduct a public hearing at
5:06pm

Lori Pipczynski motioned to open the Public Hearing at 5:06pm. Bob Kern seconded.

PUBLIC HEARING – Calverton Addiction and Treatment, LLC

Peter Curry, Attorney for the applicant, began with the request of the Agency for assistance noting that the project his applicants are proposing meets a critical community need, brings an economic boon to Riverhead and is proposed to be located within an Urban Renewal Area.

Andrew Drazen, a principal in the project, spoke about the number one health crisis in the US – substance abuse disorder and the impact to Suffolk County in particular. 175 people die daily in the US. Tens of billions of dollars impact the US and Suffolk County leads NY in fatalities. He explained that the group's vision goes back 6.5 years ago and he and his partners wanted to make a change in how they treat addiction. They decided there was a need for research and treatment at one facility. Northwell Health, one of the largest private employers in NYS will be a partner. He compared the facility for Riverhead to the likes of Cold Spring Harbor and Brookhaven National Lab by projecting that the facility will put Riverhead on the map for changing how treatment and care are done for addiction. The facility will house a 200 seat auditorium for education, seminars and conferences. They intend on working with education facilities and existing programs. They are hoping for preliminary site plan approval in a couple weeks for a 120 bed facility with a gym, auditorium, and cafeteria. They have already received a license from OASIS.

Steve Kreiger from the Long Island Council of Alcoholism and Dependency spoke next, advocating for this assistance locally as the White House has declared this a national emergency. He is encouraged that the best practice will be based on empirical data and work on an evidence based practice.

Rich Terenzi who spent 40 years as the Chief of North Shore University stressed the need to explore the treatment needs of each individual, what treatments may modify brain chemistry. He is encouraged with the affiliation with the University Hospital System because they can train new people in the field and introduce new techniques for the entire nation.

Alec McCaully, noting he was in recovery himself, spoke to the importance of recovery options.

The proposed project will require a \$36 million dollar hard cost expenditure and an overall \$60 million dollar investment into Riverhead. They anticipate 50 new jobs in 2 years averaging \$100,000 in salaries and benefits per employee.

Peter Curry reviewed some of the highlights from the economic impact study done on the project noting a \$65 million dollar direct impact and a \$31 million dollar annual economic impact. The project will be paying \$666,000 in permit and hookup fees to the municipality alone.

Mr. Curry said there was a change in the project since the initial presentation to the IDA board. The applicants will now be purchasing the property and dedicating 50 acres for use by the Boy Scouts in perpetuity for non-development. Mr. Curry went on further to

clarify references being made that the project applicants would not seek assistance through the IDA. He referred to a discussion that occurred during a zoning board meeting when the applicants agreed that if the project owners formed a Not For Profit entity then they would negotiate some form of a PILOT payment to the town versus becoming wholly tax exempt. He emphasized that the applicant never said they would not seek real property tax deferment through the IDA. They would like to bring a regionally significant project to Riverhead and they are a start-up company not without risk. Without the affiliation with Northwell as an equity partner providing clinical expertise, they would not be able to raise the necessary capital and attract investment as they have. They are requesting a 20 year real property tax deferment on the entire parcel, sales tax exemption and a mortgage recording tax exemption.

Ron Fischer from the Riverhead School Board commented that he thought the project was a very good one, but asked the IDA board to consider the implications with regard to the 2% tax cap. Mr. Curry responded that the project will not bring any additional school children into the district and the school should realize a lot of money as a result of the facility being built as the property will be producing significantly more tax revenue through the PILOT than it is producing now.

Laurie Downs representing the school board spoke next and reiterated how poor the school district is and to please give more consideration to the requested deferment of tax revenue.

Being no further comments from the public, Lori Ann Pipczynski motioned to close the public hearing at 6:19pm. Bob Kern seconded. The public hearing was closed at 6:19pm.

The Board reopened the regular meeting at 6:19pm with a motion from Lori Ann Pipczynski and a second by Bob Kern.

Lou Kalogeras motioned to recess the regular meeting of the board at 5:51pm. Lori Ann Pipczynski seconded. The board meeting was recessed to conduct a public hearing at 5:51pm.

Lou Kalogeras motioned to open the Public Hearing. Bob Kern seconded. Public Hearing opened at 5:52pm for Calverton Distr. Rte 25, LLC

PRESENTATIONS

Representatives from Lenape Associates, also known as Dr's Path Apartments or D&F Group gave a brief presentation to the board and requested authorization to refinance its operations while maintaining the current PILOT agreement. Frank Davis of Forcelli and Deegan represents D&F developers and Peter Fiori a principal provided an historical overview of the project. Drs. Path was originally town owned property that became 100% project based section 8 housing back in the 1980's. The Town of Riverhead granted a 40 year PILOT agreement. In 2005 the project was purchased by the current owners who performed a 1 million dollar rehabilitation and was financed through the IDA. The PILOT was kept in place by RIDA and is set to run until 2021, however RIDA split the PILOT and now distributed the revenue to all the impacted taxing jurisdictions versus all the revenue going to the Town.

Mr. Fiori explained that at the mercy of HUD, there were nominal increases to the rent. The developer fee had to be paid off in 15 years which remained on the books until this year. He explained there has been zero cash flow for 15 yrs. They had investors and tax credits. He is requesting to refinance to pay off investors and do some rehabilitation to the property. There is approximately \$2 million in debt and 4 million in refinance. They will secure a reduction in the interest rate to 4.45%. There will be \$946,000 in proceed surplus which they will go into operating account for other community based projects 520,000 toward the renovations to Riverhead. It was agreed that there would be no mortgage recording tax exemption for funds going into the operating account.

At this time the Chairman took Old Business out of order to consider John Wesley Village LP. Before voting Bob Kern asked for confirmation on where the appraisal came from which was used to estimate the assessment and to confirm the reason for the 20 year PILOT. Richard Ehlers explained that the appraisal resulted from 2 official appraisals submitted to the Supreme Court for approval of the sale by the Not For Profit to the new entity. In the event that John Wesley Village LP pays off the mortgage, the PILOT will be terminated.

Jim Moore vocalized from the audience that the 20 year PILOT term (phasing them onto the tax rolls) coincides with the HAP requirement.

Lori Ann Pipczynski who motioned to approve the resolution, stated that she was happy to support the approval of Resolution #55-17 noting that the action maintains a needed service to the community and revitalizes the property all while putting the property onto the tax rolls for the first time.

Bob Kern seconded the motion.

Resolution # 55-17 A RESOLUTION AUTHORIZING THE PROVISION OF FINANCIAL ASSISTANCE BY THE TOWN OF RIVERHEAD INDUSTRIAL DEVELOPMENT AGENCY TO JOHN WESLEY VILLAGE LP

WHEREAS, the Town of Riverhead Industrial Development Agency was created by Chapter 624 of the Laws of 1980 and is a public benefit corporation and an industrial development agency of the State of New York (the "Agency") having those powers set forth in, and subject to the requirements of, Article 18-A of the General Municipal Law; and

WHEREAS, the Agency has received an Application for Financial Assistance from John Wesley Village LP, a New York limited partnership qualified to do business in the State of New York (referred to herein as "Applicant"), with respect to the acquisition and renovation of an existing 115-unit senior subsidized housing rental facility located at

Middle Road, Riverhead, New York (SCTM No. 0600-082.000-0002-004.006). The renovation shall include kitchen and bathroom replacements, removal of natural gas ranges and replacement with electric ranges, replacement of obsolete breaker panels, replacement of medical pull cord distress system with new wireless, central station monitored system, sidewalk area improvements, upgrade of site and walkway lighting, installation of rooftop photovoltaic solar panels, resurfacing of certain parking areas, and drilling and installation of irrigation wells for on-site landscaping use at an estimated cost of \$1,900,000. The facility will be purchased and renovated by John Wesley Village LP at a total project cost of \$12,804,393 (the "Project"). All Housing and Urban Development Agency contracts will be maintained and there will be no change in tenant eligibility or selection. All tenants will remain in place during the renovations; and

WHEREAS, a public hearing pursuant to Section 859-a of the General Municipal Law was held by the Agency on November 6, 2017 with respect to the application for financial assistance and the Project and the proposed financial assistance requested by Applicant with respect to the Project; and

WHEREAS, the Agency provided notice of the public hearing to the chief executive officer of each affected tax jurisdiction within which the Project is located; and

WHEREAS, at the Public Hearing all interested parties were provided with reasonable opportunity, both orally and in writing, to present their views with respect to the Project and the providing of financial assistance therefore, as set forth in the notice of Public Hearing; and

NOW, THEREFORE, BE IT RESOLVED, by the Members of the Town of Riverhead Industrial Development Agency, Suffolk County, New York, as follows:

Section 1. Based upon the record of the proceedings of this application the Board makes the following findings necessary to provide a reasonable basis for the decisions of the Agency made herein. The total Project will be the acquisition and renovation of an existing 115-unit senior subsidized housing rental facility located at Middle Road, Riverhead, New York (SCTM No. 0600-082.000-0002-004.006). The renovation shall include kitchen and bathroom replacements, removal of natural gas ranges and replacement with electric ranges, replacement of obsolete breaker panels, replacement of medical pull cord distress system with new wireless, central station monitored system, sidewalk area improvements, upgrade of site and walkway lighting, installation of rooftop photovoltaic solar panels, resurfacing of certain parking areas, and drilling and installation of irrigation wells for on-site landscaping use at an estimated cost of \$1,900,000. The facility will be purchased and renovated by John Wesley Village LP at a total project cost of \$12,804,393 (the "Project"). All Housing and Urban Development Agency contracts will be maintained and there will be no change in tenant eligibility or selection. All tenants will remain in place during the renovations.

The Board hereby finds and determines that the Project was placed in service in 1980 and since that time has provided safe, sanitary, and affordable housing for qualified Riverhead seniors. The Project has been exempt from taxation of school, county, town, and fire levies from 1980 continuing through present time. The Project will result in causing the Applicant to pay through the term of Agency benefit period \$2,175,000 to the school, county, town, and fire taxing jurisdictions and the Project shall

be fully assessed on the tax roll at the conclusion of Agency benefit period. The Project improvements as detailed in the application for financial assistance will benefit all existing and future senior citizen residents of the Project. These Project improvements would not be available to the senior citizen residents without Agency approval of the Project.

A cost benefit analysis has been prepared and reviewed by the Agency.

The Applicant, John Wesley Village LP, has demonstrated ability and experience in the construction, maintenance and operation of Projects similar in nature to the Project.

The Board also finds that the Applicant has certified that the Project, as of the date of the Application, is in substantial compliance with all provisions of Article 18-A of the General Municipal Law of the State of New York, including, but not limited to GML section 859-a and section 862. The Board also finds that the Applicant has certified it is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations. This resolution is not effective until it is dated and countersigned by the Applicant as set forth at the foot hereof, certifying the truth of this finding and all other statements of facts and findings made by the Agency in this resolution based upon information provided by the Agency.

Section 2. It is hereby determined that the Agency shall provide Applicant with the following financial assistance with respect to the Project: (i) the provision of an exemption from Sales and Compensating Use Taxes on certain property, including tangible personal property in an amount not to exceed a total value of eligible goods and services in the amount of \$1,900,000, and (ii) the real property is currently exempt from

school, county, town and fire taxation. During the term of the project benefit period the Applicant shall pay PILOT payments for school, county, town and fire taxes totaling \$2,175,000 as set forth on the attached Schedule A, and shall pay on an assessed value as determined by the Riverhead Board of Assessors all special district taxes for sewer, water, street lighting, ambulance, and sewer rent as paid by annual tax bill effective the 2018/2019 tax year, and (iii) the provision of an abatement of the Mortgage Recording Tax on a mortgage not to exceed \$12,000,000. The following mortgage shall be exempt from all mortgage recording taxes except that tax attributable to the Metropolitan Region Mortgage Transportation Tax, currently %.30: Federal Housing Agency Mortgage not to exceed the amount of \$12,000,000. The Executive Director of the Agency is hereby directed to proceed, at the expense of Applicant, to cause agreements and documents to be prepared that will enable the aforesaid benefits to be provided to Applicant, and to submit such agreements and documents to the Agency for approval. The financial assistance authorized hereby shall not be effective until closing.

Section 3. The Agency has declared itself "lead agency", in accordance with the provisions of the State Environmental Quality Review Act with respect to the Agency's providing financial assistance to the Applicant with respect to the Project, as described in Section 4 of this Resolution and as authorized pursuant to Article 18-A of the General Municipal Law, and has determined that the provision of said financial assistance will not have a significant effect on the environment.

Section 4. The Chairperson or Vice Chairperson of the Agency is hereby authorized, on behalf of the Agency, to execute and deliver standard Agency documents including, but not limited to the Project Agreement, Ground Lease, Lease, Mortgage if

necessary, PILOT, and Guarantees, necessary to grant the financial assistance set forth herein upon payment of the Agency fee in the amount of \$82,011 and all reasonable Attorney fees of the Agency. Closing shall occur no later than one year from the date hereof.

Section 5. This resolution shall take effect upon immediately.

Vote: 4 Yes
1 Absent

The Chairman then resumed the regular order of the agenda.

MINUTES

The Board moved to dispense with the reading of and voted on the November 6, 2017 meeting minutes.

#52-17 RESOLUTION APPROVES MINUTES OF REGULAR MEETING OF November 6, 2017

Lori Ann Pipczynski offered the following resolution, which was seconded by Bob Kern

RESOLVED, the minutes of the meetings of November 6, 2017 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: 4 Yes
1 Absent

CORRESPONDENCE: None

TREASURER'S REPORT:

Cash Balance in as of November 30	\$261,264.21
Revenue for November	\$133,077.75
Profit and Loss	\$110,258.46
Accounts Receivable	\$0
Total Bills Paid	\$42,913.42

#53-17 RESOLUTION ACCEPTS REPORT OF EXPENSES AND AUTHORIZES PAYMENT OF BILLS AS OF November 30, 2017

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 November 1 to November 30, 2017 **as attached**,

NOW, THEREFORE, BE IT RESOLVED, said monthly financial report dated December 1, 2017 covering the month of November, be and are hereby accepted and expenses as listed are authorized for payment.

Bob Kern made a motion to accept Treasurer's Report, which was seconded by Anthony Baressi. **Motion approved.**

Vote: 4 Yes
1 Absent

At this time the board recessed the regular meeting. Bob Kern motioned to recess the board meeting to enter into a Finance Committee meeting and Lori Ann Pipczynski seconded. The board meeting was recessed at 7:02 pm

The Board reopened the regular meeting at 7:16pm with a motion from Lori Ann Pipczynski and a second from Bob Kern.

COMMITTEE REPORTS:

There were no reports on the Audit or Governance Committee.

The Finance Committee reported on its meeting.

Bob Kern reported that the finance committee recommends changes to the Agency Fee schedule as follows:

- An additional tier will be added to the Reporting/Compliance Fee for Mixed Use/Multifamily housing projects with 21 or more units and/or 3 or more commercial tenants.
- Agency Late Pilot Fee will commence on day 6.
- Payment of additional stenography and incidental expenses associated with reprocessing an application will be borne by the applicant as part of the Re-Notification Fee

RESOLUTION #61-17 AMENDS FEE SCHEDULE

Bob Kern offered the following resolution, which was seconded by Lori Ann Pipczynski.

RESOLVED, that the following is established as the fee schedule of the Riverhead Industrial Development Agency based upon total project cost and subsequent administrative expenses. All costs of issuance of bonds, including local counsel and bond counsel, shall be borne separately by the applicant.

A non-refundable application fee of \$2,000 for applications under \$5 million and \$4,000 for applications over \$5 million is required at the time of application. This fee will be credited to the

Agency's Administrative Fee, payable at closing. The **Administrative Fee** charged by the Agency at closing is as follows:

¾ of 1% of the financial assistance on the first \$10 million.

¼ of 1% of the financial assistance between \$10 million and \$20 million.

1/10 of 1% of the financial assistance over \$20 million.

1% of the financial assistance for amended applications post initial financial approval.

Reporting/Compliance Fee:

State law requires that the Town of Riverhead Industrial Development Agency file certain financial and compliance reports with the State of New York. Much of the information within these reports is required to be furnished by your company and the IDA is obligated to meet a state submission deadline.

Annual Compliance Reporting fee for Lease Projects \$250 annually

Annual Compliance Reporting fee for Bond Projects \$300 annually

Annual Compliance Reporting fee for Mixed Use/Multi Family Housing Projects \$500 (with 21 or more residential units and/or 3 or more commercial tenant spaces)

*Compliance fees apply to each phase of a project which necessitates a separate NYS filing for reporting.

Late Reporting/Compliance Fee: commencing the day following report due date

State law requires that the Town of Riverhead Industrial Development Agency file an Annual Financial and Compliance Report with the State of New York. Much of the information within this report is required to be furnished by your company and the IDA is obligated to meet a state submission deadline. In order to meet this deadline, the Agency will impose a \$500 penalty for late filings (applied the day immediately following the due date) with an additional two hundred and a \$250 pro-rateable fee for every 30 days thereafter until the submission of the report or benefit recapture provision is implemented.

Processing Fee:

During the course of IDA ownership/involvement, the Agency may occasionally be required, by the company, to consent to a variety of items, i.e. prepayment of bonds, sales tax extension, etc. The Agency will charge a \$250 processing fee for each request.

Assignments & Assumptions:

Occasionally, the IDA is asked to transfer benefits that were assigned to the original company, i.e. PILOT or mortgage recording tax benefits, to a different company, typically upon the sale of the IDA property. The new company often wishes to continue IDA involvement to maintain the viability of the project and needs to retain the incentives. The Agency will charge a \$4000 fee for each of these transactions if requests are made prior to any transfer, otherwise the assignment/assumption will require a full administrative fee of ¾ of 1%.

Reprocessing/Refinance Fee:

During the course of IDA ownership/involvement, the Agency may be required, by the company, to consent to a variety of simple refinancing mechanisms i.e. second mortgages, additional secured financing, refinancing, etc. The Agency will charge a

\$2500 processing fee for each request and reserves the right to increase the fee to reflect the complexity of each transaction, but not to exceed the basic administrative application fee.

Late PILOT Payment:

In addition to requirements of GML 874(5), the Agency shall impose its own 5% penalty, plus \$1000 administrative fee for delinquent PILOT payments that are 5 days late, commencing on the sixth day.

Re-Notification Fee

Occasionally, an applicant will cause an adjournment of a public hearing. The IDA will charge a fee of \$100 per requested adjournment to re-notify and repost public notice and payment by the applicant of any necessary stenography or incidental costs associated with the reprocessing.

- All Agency fees are non-refundable and are as amended from time to time.

Vote: 4 Yes
1 Absent

OLD BUSINESS:

Consideration of Calverton Distr. Rte. 25, LLC

#54-17 RESOLUTION RECOGNIZES WITHDRAWAL OF APPLICATION FOR FINANCIAL ASSISTANCE OF CALVERTON DISTR. RTE. 25 L.L.C.

Lori Ann Pipczynski offered the following resolution, which was seconded by Bob Kern.

WHEREAS, by letter dated November 27, 2017, Gary P. Krupnick, Managing Member of West Rac Contracting Corp. requested that the application for financial assistance of Calverton Distr. Rte. 25 L.L.C. dated August 18, 2017 be withdrawn.

NOW, THEREFORE, BE IT RESOLVED, that the application of Calverton Distr. Rte. 25 L.L.C. dated August 18, 2017 be and is hereby marked withdrawn and the matter is closed, and

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to Gary P. Krupnick.

VOTE: 4 Yes
1 Absent

NEW BUSINESS: Lori Ann Pipczynski motioned to authorize Resolutions #56-17 through Resolution #60-17. Bob Kern seconded. Resolutions #56-17 through #60-17 were adopted.

a. Consideration of Official Paper

#56-17 RESOLUTION DESIGNATES THE NEWS REVIEW AS OFFICIAL NEWSPAPER

Lori Ann Pipczynski offered the following resolution, which was seconded by Bob Kern.

RESOLVED, that The News Review be and is hereby designated as the official newspaper of the Riverhead Industrial Development Agency, and be it further

RESOLVED, that a certified copy of this resolution shall be forwarded to The News Review.

Vote: 4 Yes
1 Absent

b. Consideration of Meeting Notice

#57-17 RESOLUTION AUTHORIZES PUBLICATION OF NOTICE OF MEETING

Lori Ann Pipczynski offered the following resolution, which was seconded by Bob Kern

RESOLVED, that the following Notice of Meeting shall be published once in The Riverhead News Review:

PUBLIC NOTICE

PLEASE TAKE NOTICE, that the meetings of the Riverhead Industrial Development Agency and the Riverhead IDA Economic Job Development Corporation shall take place on the first Monday of each month at 5:00pm at the Riverhead Town Hall, 200 Howell Avenue, Riverhead, New York. The annual meetings will take place in January of the calendar year. If a legal holiday should occur on the first Monday of a month then the meeting will be held on the second Monday of that month, unless otherwise amended by resolution of this Board.

2018 Meeting Schedule

January 8, 2018
February 5, 2018
March 5, 2018
April 2, 2018
May 7, 2018
June 4, 2018
July 9, 2018
August 6, 2018
September 10, 2018
October 1, 2018
November 5, 2018

December 10, 2018

Vote: 4 Yes
1 Absent

c. Consideration of Designating Depository

#59-17 RESOLUTION DESIGNATES PEOPLES UNITED BANK AS OFFICIAL DEPOSITORY FOR THE RIVERHEAD INDUSTRIAL DEVELOPMENT AGENCY

Lori Ann Pipczynski offered the following resolution, which was seconded by Bob Kern.

RESOLVED, that Peoples United Bank be and is hereby designated as the official depository of the Riverhead Industrial Development Agency for the year 2018.

Vote: 4 Yes
1 Absent

d. Consideration Engagement Letters

#60-17A RESOLUTION APPOINTS RICHARD A. EHLERS AS LEGAL COUNSEL TO AGENCY

Lori Ann Pipczynski offered the following resolution, which was seconded by Bob Kern.

RESOLVED, that Richard A. Ehlers, be and is hereby appointed as general legal counsel to the Agency for 2018 at an hourly rate of \$150 per hour, to be paid upon presentation of an itemized statement.

Vote: 4 Yes
1 No

#60-17B RESOLUTION APPOINTS DENISE M. COOPER AS CHIEF FINANCIAL OFFICER TO THE RIVERHEAD IDA

Lori Ann Pipczynski offered the following resolution, which was seconded by Bob Kern.

RESOLVED, that Denise M. Cooper, be and is hereby appointed as Chief Financial Officer for 2018 to the Riverhead IDA at an hourly rate of \$75 per hour, to be paid upon presentation of an itemized statement.

Vote: 4 Yes

1 Absent

#60-17C RESOLUTION APPOINTS NORTON ROSE FULBRIGHT LLP AS BOND COUNSEL TO THE AGENCY

Lori Ann Pipczynski offered the following resolution, which was seconded by Bob Kern.

RESOLVED, that Norton Rose Fulbright US LLP be and is hereby appointed as Bond Counsel to the Agency for 2018 to be paid upon the presentation of an itemized statement.

Vote: 4 Yes
1 Absent

The board did not consider the tenant for the Firehouse Project.

EXECUTIVE DIRECTORS REPORT

The ED briefed the board on the Paid Family Leave act coming into effect January of 2018 and pointed to information within their board packets. She noted it does not required by government entities, but the board may consider it.

The ED updated the board on the efforts toward the retention and expansion of Island Industries, as well as the progress on a couple of new potential projects.

The ED noted a negative and inaccurate Opinion Piece written in a local electronic media website and requested to respond to correct the inaccuracies. The ED also noted that the negative press needs to be addressed with some public relations efforts. The board instructed the ED to draft a response for approval.

The ED reminded the board that there was a meeting scheduled for the following night with the School Board Liaison Committee.


The next board meeting is currently schedule for January 8th

Bob Kern motioned to adjourn the meeting. Lori Ann Pipczynski seconded.

There being no further business, the meeting was adjourned at 7:35pm

Dated:

1/8/18


Secretary/Asst.