

RIDA Virtual Governance Committee Meeting
Minutes: 2-26-24
Hybrid

Chairwoman Pipczynski (attended virtually) called the meeting to order at 3:39pmam. In attendance was James Farley, Lee Mendelson, and Executive Director Tracy Stark-James. Also in attendance virtually was the Agency Counsel Terance Walsh.

The first order of business was to review the agency policies:

- Fee Schedule
- Disposition of Real Property Policy
- Procurement Policy
- Statement of Board Responsibilities
- Code of Ethics
- Whistlebower
- Bylaws
- Time and Attendance Policy
- Equal Opp & Non discrimination
- Salary & Compensation
- Defense & Indemnification
- Mission Statement and Measurement Report

It was the decision of the committee to recommend the authorization of the policies to the full board for approval. James Farley motioned to make the recommendation to the full board, Lee Mendelson seconded. Motion carried unanimously. The ED noted that the annual reports would be considered during the next committee meeting.

The next item of business had the committee revisit the 203 Riverhead LLC findings and benefit request. Jim Farley discussed his concern with the unlevered yield numbers provided by the company. It was decided the Chairman and Executive Director would meet with the applicant to get more information and the ED would provide the committee with estimates on per apt. assessed values simply based on current AV divided by the apt. numbers as well as a benefit package comparison on the multi-purpose residential buildings..

The ED then briefed the board on the tax exempt status of Restaurant Depot, noting the project is still not off the tax rolls. Counsel reconfirmed that the Assessors do not have the authority to ignore the Real Property Tax Form 412A, that it is ministerial in nature and is used to notify the assessors that the agency has authorized the property as exempt and to remove it from the tax rolls. Counsel has spoken to the restaurant Depot's attorney and they are deciding whether to move forward with any legal action against the Town. In the meantime, there is nothing the agency can do until the property is removed from the tax rolls and will then have to consider amending the PILOT.

The ED then briefed the board on another request for consideration of a project. 12 McDermott had contacted the agency over a year ago to request assistance. It is now coming to completion on site plan and revisiting the need for assistance. The committee agreed to accept the application for consideration.

The committee then discussed the Post and Publish Policy. The ED and counsel will draft a guidance document of open meetings law deadline timelines for the board.

The committee discussed some of the issues that arose during the last public hearing with regard to the school district and how they can be mitigated in the future.

James Farley stated that he would execute the employment contract this week.

Lee Mendelson motion to adjourn the meeting. James Farley seconded.

The meeting adjourned at 6:28pm