

Minutes of a Community Development Agency meeting held by the town board of the Town of Riverhead at Town Hall, Howell Avenue, Riverhead, New York on Tuesday, February 1, 2011 at 2:00 p.m.

**PRESENT:**

Sean Walter,	Chairman
John Dunleavy,	Member
James Wooten,	Member
George Gabrielsen,	Member
Jodi Giglio,	Member

**ALSO PRESENT:**

Diane M. Wilhelm,	Town Clerk
Robert Kozakiewicz,	Town Attorney

Chairman Walter: "Okay. So now we're in the CDA meeting. Joey, we have a couple resolutions— one resolution— two resolutions. Okay. Go ahead, Joey, call them out."

Joey: "The first one is the house on Horton Avenue (inaudible)."

Chairman Walter: "Wilson Avenue, I think."

Member Wooten: "Actually it's Wilson Avenue."

Resolution #3

Member Dunleavy: "Authorizes publication of notice and issuance for developer of workforce housing unit on Wilson Avenue. And that will be number 27 Wilson Avenue. So moved."

Member Giglio: "And this is actually soliciting written proposals. Correct? Okay."

Member Wooten: "Then I'll second."

Chairman Walter: "Moved and seconded. Vote please."

The Vote: "Giglio, yes; Gabrielsen, yes; Wooten, yes; Dunleavy, yes; Walter, yes."

Chairman Walter: "I like the way you say Wooten."

All right. What's the next one?"

Joey: "Authorizes the chairman- (inaudible). I think it was changed, right?"

Chairman Walter: "It says authorizes the execution of an agreement with- "

(Inaudible comment)

Chairman Walter: "It doesn't say anything. It doesn't say."

It's been changed. It says authorizes the execution of an agreement."

Resolution #4

Member Giglio: "Authorizes the supervisor to execute an agreement with VHB Engineering, Surveying and Landscape Architecture, P.C. So moved."

Chairman Walter: "She's got the wrong one. Okay. Well, I have the one that says authorizes the execution of an agreement with VHB."

You know what? I think we should- no, it doesn't say supervisor. They gave us a different one to substitute. We should just erase this meeting, folks, and go back to 2:00 and (inaudible). She gave us a new one."

Member Giglio: "Authorizes the execution of agreement with VHG Engineering, Surveying and Landscape Architecture, P.C. So moved."

Chairman Walter: "We just took them off the floor. Now we have to vote on them. Those are the same positions we had last year?"

Member Dunleavy: "And seconded."

Chairman Walter: "Moved and seconded. Vote please."

The Vote: "Giglio."

Member Giglio: "I would just like to say a few words before I vote."

Chairman Walter: "Absolutely."

Member Giglio: "And I've been at the grocery store. I've been at my children's activities. And I know there are those that are concerned that we are undertaking a commitment to a consulting contract at a time of austerity here in Riverhead."

This town board is mindful of the costs of this agreement but to those against this plan, I say that there is also another cost in money. And that is as our supervisor said it (inaudible) press release, this cost of missed opportunities.

Just a few short years ago, we went through the largest land boom in the history of Long Island and while everyone else prospered, we never sold even one acre at EPCAL because we must do what the state has been telling us to do since 2005.

We must do the environmental study. We must depict the areas on the site where the wildlife exist. We must go out and count tiger salamander eggs before we can even consider selling or leasing this property.

We must do a subdivision and we must have a plan.

There has never been a plan for this project or this property. While we can barely feel its effects we know that our economy will turn around and we need to be poised to strike when things get better.

It is also important to note that without this study we are at a standstill with the New York State Division of Environmental Conservation and that means we cannot market, develop or use our treasure at EPCAL.

The state mandates this study and we must abide by this mandate.

That's all I want to say."

The Vote: "Giglio, yes; Gabrielsen."

Member Gabrielsen: "For me (inaudible), I think this should have been done a long, long time ago. We're finally able to subdivide and market these parcels off.

We all know you've got a lot bigger audience for 10 acres than you will for 755 acres so the game is going to widen. I think there's a great investment for the future of this town and generations to come. So I think it's an exciting time for Riverhead.

Like I had said the other day, it's a bold move and (inaudible) part of this board to make this happen.

So I vote yes."

The Vote (Cont'd.): "Wooten."

Member Wooten: "Actually part and parcel this has been done in piecemeal by a lot of different people for a lot of different reasons.

Unfortunately I think the mindset years ago was we'd like to have it done but who's going to pay for it and the town never really stepped up to the plate to realize what a gem they had and sometimes you've got to polish the rock yourself.

So this is a good plan, it really is. It's something that's going to put everybody on the same page, everybody on the same-- I like to use food because I like to eat, everybody on the same cookbook and we can all create something up there that can be worthwhile and actually put the jobs back in Riverhead that were lost when Grumman left here.

So I certainly support this endeavor. I vote yes."

The Vote (Cont'd.): "Dunleavy."

Member Dunleavy: "I guess everybody else spoke so I'm going to speak. What the heck?"

Listen, we've done a lot of surveys. I had a phone call, I spoke to people who surveyed this property three times and now we're hiring another engineering and surveying firm to do another survey.

What we need is a committee to get these people together, go talk to the DEC. We can talk to the DEC. Yes, I think a plan has to be formed but I don't know why individuals on this town board or in this town can't get a committee together and go talk to the DEC and say, listen, we want to get this thing going. What do you want us to do and just sit down and talk to them and let them direct us in what they want.

No one has done that. No one has done that. But all these things that Jodi read have already been done. It's just that we've got to put them together.

This is taxpayers' money. I know people are going to say this isn't taxpayers' money. This is taxpayers' money. We just laid off people at the beginning of this year and now we're spending taxpayers' money to do this survey and plan.

And all my questions haven't been answered so I have to vote no."

The Vote (Cont'd.): "Walter."

Chairman Walter: "Well, following that abrupt change in Councilman Dunleavy's vote from Thursday, I vote yes. And here's the thing, folks.

For 12 years we've had this property and if you think we got it right, then I guess you'd be happy with what we have there which is not a whole heck of a lot.

As I've said before, EPCAL seems to be the place where anybody with a dollar and a dream comes to try to do something and most of those dreams get dashed.

We've spent— I spent hours and hours and hours with the deputy supervisor meeting with the DEC, with our attorneys meeting with the DEC, meeting with the regional planning board, meeting with the County health department, meeting with the County Executive and do you know what, the one thing they said at every single meeting was that you have to do what this board is poised to do today. Nothing

more, nothing less.

And when you do that, we will be your partners in the development of this property but until such time as you do these things, you won't do anything and the property will sit.

And so the time is right to do it. We are at the historic low-low point in the real estate market and there's no sense in trying to market the property at a low point. This is a good point to do it.

We collected \$125,000 from Reckler Equities last year for an extension payment. We collected \$7.5 million dollars from Riverhead Resorts in the form of non-refundable contract payments. We've collected \$17 million dollars from the sale of the industrial core.

You know what, folks? Our sum total of the investment if you take out the ballfields into EPCAL of our own money, is less than \$100,000.

So I concur with Jodi. What is the cost of the missed opportunities here? It's very high.

And so, again, I vote yes and wholeheartedly support it."

Diane Wilhelm: "Resolution adopted."

Chairman Walter: "Thanks, Joey."

Can I get a motion to go into- "

Member Dunleavy: "I make a motion we close the CDA meeting and return to the town board meeting. So moved."

Member Wooten: "Second."

Chairman Walter: "Moved and seconded. Vote please."

The Vote: "Giglio, yes; Gabrielsen, yes; Wooten, yes; Dunleavy, yes; Walter, yes."

Meeting adjourned

*Diane M. Wilhelm*  
*Town Clerk*