

September 17, 2007

Tabled

Adopted

Town of Riverhead
Community Development Agency

Sept. 19, 2007

Resolution #12

Special Board Meeting

AUTHORIZES CHAIRMAN TO COMMENCE NEGOTIATIONS FOR THE DEVELOPMENT OF A CONTRACT OF SALE FOR A 755+- PARCEL OF PROPERTY WITHIN THE PLANNED RECREATIONAL PARK PORTION OF THE EPCAL SITE

COUNCILMAN BARTUNEK

_____ offered the following resolution, which was

COUNCILWOMAN BLASS

seconded by _____

WHEREAS, On October 20, 2005 the CDA Board did authorize by Resolution #20 the preparation and issuance of a Request for Proposals for the 755 +- recreational portion of the EPCAL property; and

WHEREAS, subsequently, the CDA received additional proposals which have been discussed by the CDA Board in numerous public forums with respect to the criteria set forth in the RFP and through public interviews of the entities and their representatives; and

WHEREAS, it has been determined that proceeding at this time with contract negotiations is in furtherance of the intent of the public law (103-337) authorizing transfer of the property, is consistent with the goals and objectives of the Comprehensive Reuse Plan (1996), is consistent with the goals and objectives of the Calverton Enterprise Park Urban Renewal Plan (1998), the Planned Recreational Park Zoning Use District, and is in the best interests of the Town of Riverhead taxpayers and residents.

THEREFORE, BE IT RESOLVED, that the CDA hereby authorizes the Chairman to retain Smith, Finkelstein, Lundberg, Isler and Yakaboski, LLP as counsel for the commencement of negotiations between the CDA and Riverhead Resorts LLC for the sale of approximately 755 acres of real property located within the Planned Recreational Park Zoning Use District at the EPCAL site, as shown on the attached map.

BE IT FURTHER RESOLVED, that the closing price of \$155 million as set forth in the final offer, as well as the per capita revenue incentive, incorporation of LEED certified construction methods, dedication of additional land adjacent to the town park, and provision of on-site EMS services, are to be incorporated without compromise.

BE IT FURTHER RESOLVED, that the Town Clerk shall provide a copy of this resolution to the CDA, Town Attorney, Planning Department, the law firm of Smith, Finkelstein, Lundberg, Isler and Yakaboski, LLP (456 Griffing Avenue, P.O. Box 389, Riverhead, New York 11901),

THE VOTE

Dunleavy yes no Bartunek yes no
Blass yes no Densieski yes no
Cardinale yes no

THE RESOLUTION WAS WAS NOT

Adopted Tabled

119 2007

alder

SPECIAL BOARD MEETING OF
SEPTEMBER 19, 2007

Councilman Densieski offered the resolution to be brought off the table, seconded by Councilman Bartunek

All members in favor of untabling the resolution.

Councilman Densieski offered the resolution for adoption, seconded by Councilman Bartunek.

The Vote: Dunleavy, yes, Bartunek, yes, Blass, yes, Densieski, no and Cardinale, yes. Resolution was ADOPTED.

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Special Board Meeting on 09-19-07
Not Adopted
09-19-2007

Tabled

September 17, 2007

**TOWN OF RIVERHEAD
COMMUNITY DEVELOPMENT AGENCY**

Resolution No. #13

**AUTHORIZES CHAIRMAN TO COMMENCE NEGOTIATIONS FOR THE
DEVELOPMENT OF A CONTRACT FOR A 755 +/- ACRE PARCEL OF PROPERTY
WITHIN THE PLANNED RECREATIONAL PARK PORTION OF THE EPCAL SITE**

Councilman Densieski offered the following resolution which was seconded by Councilman Dunleavy.

WHEREAS, the Town of Riverhead has received numerous, varied offers to purchase approximately 750 acres of recreational zoned property at EPCAL; and

WHEREAS, Rexcorp/Long Island Destination Group has offered the Town of Riverhead CDA a minimum of 152,484,043.99 million dollars to purchase said property to construct a mixed use family recreational entertainment park known as EPCAL Center; and

WHEREAS, said approximately \$1 billion project would generate over 15 million annually in property taxes; and

WHEREAS, numerous jobs will be created in the original and ongoing development; and numerous industrial opportunities will be created at the Industrial Park in support industries; and

WHEREAS, no permanent residential housing will be permitted on site; and

WHEREAS, Rexcorp/Long Island Destination Group meets the spirit and objectives of the HR & A Reuse study; and

WHEREAS, the EPCAL Center proposal will include at least a community center and an animal shelter to benefit the Riverhead community; and

WHEREAS, profit sharing opportunities may exist for a perpetual revenue stream such as but not limited to parking and ticket sales; and

WHEREAS, the Town Board wishes to begin the process of investigating the merits and financial qualifications of Rexcorp/Long Island Destination Group.

NOW THEREFORE BE IT RESOLVED, that the Town Board authorizes and directs the Supervisor to begin contract negotiations with the Rexcorp/Long Island Destination Group for the sale of approximately 750 acres of recreational zoned property at EPCAL for the purpose of scheduling an eligible and qualified sponsorship hearing, and

BE IT FURTHER RESOLVED, Town Clerk is hereby directed to send notification to Rexcorp/Long Island Destination Group, the Town Board, the Office of the Supervisor and the Office of the Town Attorney.

THE VOTE

DUNLEAVY YES ___ NO BARTUNEK YES ___ NO

BLASS YES ___ NO DENSIESKI YES ___ NO

CARDINALE YES ___ NO

THIS RESOLUTION WAS ___ WAS NOT
THEREFORE DULY ADOPTED

Not Adopted
09-19-07

Tabled

SPECIAL BOARD MEETING OF
SEPTEMBER 19, 2007

Councilman Densieski offered the resolution to be brought off the table, which was seconded by Councilman Dunleavy.

All members in favor of untabling the resolution.

Councilman Densieski offered the resolution for adoption, which was seconded by Councilman Dunleavy.

The VOTE: Dunleavy, no, Bartunek, no, Blass, no, Densieski, yes, and Cardinale, no.

The resolution was thereupon declared NOT TO BE ADOPTED.