

The Town of Huntington

Economic Development Corporation

100 Main Street, Huntington, New York

Tuesday, June 17, 2013, at 7 pm

Huntington Town Hall

100 Main Street, Huntington, NY 11743

2013

COMBINED MEMBER / BOARD OF DIRECTORS

MEETING

AGENDA

1. Call meeting to Order.
2. Determine if Quorum present.
3. Presentation of Huntington Station Development Strategy, Ryan Porter, Renaissance Downtowns, LLC
4. Organizational Matters.
 - a. Resolution 6-17-2013 (1): Approval of the Meeting Minutes of April 15, 2013, with resolution ratifying and confirming all of the corporate resolutions made and approved thereafter.
 - b. Resolution 6-17-2013 (2) Authorizing a grant to Long Island Community Agriculture Network/Open Space Institute (LICAN/OSI) in the amount of \$4,221 to train and sponsor a summer intern at Gateway Community Garden.
 - c. Resolution 6-17-2013 (3) Authorizing funding in the amount of \$2,000 for EDC sponsorship of 2013 Huntington Awareness Day Parade & Fair
 - d. Resolution 6-17-2013 (4) Recognizing and supporting the Huntington Town Board's adoption of the Development Strategy for Phase II of the revitalization of Huntington Station, and the Development Strategy's intended use to complement, strengthen, and build upon the Corporation's efforts to date
5. Distribution of Treasurer's Report
6. Updates:
 - a. Huntington Village Parking Study Consortium review of draft recommendations and May 23rd meeting.

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- b. Canon USA Video
 - c. Melville Corridor Study
 - d. Huntington Station Plaza completed and dedicated on May 22nd
 - e. Street trees planted in front of Gateway Community Garden. Streetlights on the list.
 - f. Business Incubator: 5 day Excellence in Entrepreneurship series presented in May. 32 residents registered for the program. New concept for operation of incubator in development.
 - g. Renaissance July 13th Community event
 - h. Mark your calendars to carry the EDC banner as marchers in the Saturday, September 7th Huntington Awareness Day Parade!
 - i. Merksamer property closing scheduled this week. 58 ½ Lowndes Avenue sold privately.
 - j. Schedule EDC summer retreat to review goals/current and future projects?
7. Adjournment, via Resolution 6-18-2012 (5)

Resolution 6-17-2013 (1):

Resolution offered by _____, and seconded by _____.

WHEREAS, the Corporation's Directors and Members have reviewed the attached draft corporate minutes of the Corporation's April 15, 2013 combined Member / Director meeting; and

WHEREAS, the Corporation wishes to ratify and confirm all of the corporate resolutions made and approved thereat.

NOW, *THEREFORE, BE IT RESOLVED*, that the Corporation hereby authorizes and approves the attached corporate minutes as the official corporate record of the Corporation's April 15, 2013 combined Member / Director meeting, and ratifies and confirms all of the corporate resolutions made thereat.

AYE NO ABSTAIN

- Jennifer Casey
- Ken Christensen
- James Kaden
- Peggy Karayianakis
- Michael DeLuise
- David Pennetta
- Rob Ripp
- Johanna Stewart-Suchow
- Dolores Thompson

Resolution 6-17-2013 (2): Authorizing a grant to Long Island Community Agriculture Network, a project of The Open Space Institute, Inc. (LICAN/OSI) in the amount of \$4,221 to train and sponsor an agricultural job training program and summer internship at Gateway Community Garden

Resolution offered by _____ and seconded by _____

WHEREAS, As part of LICAN/OSI's effort to realize the potential of the Gateway Community Garden for economic development and job training, the organization recently reached out to the Corporation for sponsorship assistance; and

WHEREAS, LICAN/OSI has hired a Huntington resident who for 18 weeks, beginning on Wednesday, June 19, 2013, will receive agricultural job training at Fox Hollow Farm in Huntington and then apply those skills at Gateway Park's Community Garden by helping to maintain the garden, cultivate beds planted specifically for vegetable donations to the community, and assist in maintaining beds for the collaborative program with Tri-CYA (The Tri-CYA program combines classes at the Tri-CYA Center with hands-on gardening at Gateway for children); and

WHEREAS, this internship furthers the Corporation's mission to promote job training/career development and also advances the ongoing programmatic development of Gateway Park, which was originally proposed by the EDC as part of Huntington Station's revitalization;

WHEREAS, the Corporation will require documentation with regard to all payments/disbursements made against this internship grant;

NOW, THEREFORE, BE IT RESOLVED, that the Corporation hereby authorizes grant funding to Long Island Community Agricultural Network/Open Space Institute (LICAN/OSI) in the amount of \$4,221 to train and sponsor an agricultural job training/summer internship at Gateway Community Garden in Huntington Station.

AYE NO ABSTAIN

Jennifer Casey

Ken Christensen

James Kaden

Peggy Karayianakis

Michael DeLuise

David Pennetta

Rob Ripp

Johanna Stewart-Suchow

Dolores Thompson

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Resolution 6-17-2012 (3): Authorizing funding in the amount of \$2,000 for EDC sponsorship of Saturday, September 7, 2013 Huntington Awareness Day Parade & Fair

Resolution offered by _____ and seconded by _____

WHEREAS, each year the Corporation serves as a “Unity in the Community” Fair Sponsor of the Huntington Awareness Day Event to promote patronage, appreciation and positive awareness to Huntington Station, and

WHEREAS, the event is attended by thousands who gather in Huntington Station to celebrate community and enjoy a fun day in Huntington Station; and

WHEREAS, the purpose of the event is in keeping with the Corporation’s goals to attract and promote economic development throughout the Town and the revitalization and appreciation of Huntington Station;

NOW, *THEREFORE, BE IT RESOLVED*, that the Corporation hereby authorizes funding in the amount of \$2,000 to become a “Unity in the Community” Fair Sponsor of the Saturday, September 7, 2013 Huntington Awareness Day Parade & Fair.

AYE NO ABSTAIN

- Jennifer Casey
- Ken Christensen
- James Kaden
- Peggy Karayianakis
- Michael DeLuise
- David Pennetta
- Rob Ripp
- Johanna Stewart-Suchow
- Dolores Thompson

Resolution 6-17-2013 (4): Recognizing and Supporting the Huntington Town Board's adoption of the Development Strategy for Phase II of the revitalization of Huntington Station, and the Development Strategy's intended use to complement, strengthen, and build upon the Corporation's efforts to date

Resolution offered by _____, and seconded by _____.

WHEREAS, during April 2011, the Town of Huntington (the "Town"), in cooperation with The Town of Huntington Economic Development Corporation (the "Corporation") and The Town of Huntington Community Development Agency (collectively, the "Requesting Parties"), issued a Request for Qualifications ("RFQ") for a master developer with extensive knowledge and experience in real estate development (a "Master Developer") to help formulate and implement a Phase II plan (i) to complement, strengthen, and build upon existing revitalization concepts and accomplishments to date in Huntington Station, (ii) to formulate and implement new development and redevelopment ideas and strategies for, among other things, the stimulation of job growth and the generation of additional tax revenues and greater economic development opportunities in the years and decades to come, and (iii) to help structure strategic alliances and partnerships to achieve the next level of revitalization in Huntington Station; and

WHEREAS, on June 1, 2011, the Requesting Parties received responses to the RFQ, which responses were reviewed by a selection committee comprised of representatives from each of the Requesting Parties, with said selection committee overwhelming recommending the selection of Renaissance Downtowns LLC ("RD") to serve as Master Developer given its acknowledged expertise and leadership in the holistic and comprehensive redevelopment of suburban downtowns; and

WHEREAS, by Resolution 2011-330 dated July 12, 2011 (the "Resolution"), the Town Supervisor was authorized to execute an agreement with RD as Master Developer in connection with the next phase of the revitalization of Huntington Station; and

WHEREAS, by Resolution 9-4-2012 (4), Rob Ripp in his capacity as President of the Corporation was authorized nunc pro tunc to execute an agreement (and any and all amendments which may be made thereto) with RD (or an affiliate controlled by RD) on terms and conditions deemed by him to be in the best interests of the Corporation; and

WHEREAS, the Corporation entered into that certain "Master Developer Agreement" dated as of April 26, 2012 (the "MDA") made by and among the Town, the Corporation, and Renaissance Downtowns at Huntington Station LLC, a wholly-owned affiliate of RD ("RDHS"), which by its terms contemplated the development of a conceptual Phase II revitalization plan and a "Phase II Action Plan" to complement, strengthen, and build upon redevelopments previously accomplished in Huntington Station; and

WHEREAS, pursuant to the MDA, RDHS committed to study, engage with the community, and, subject to its terms and conditions, redevelop, enhance neighborhoods, and advance economic development within an area bordered on the north by New York Avenue/Woodbury Road/Lewis Court/Crooked Hill Road and Park Avenue, on the east by Park

Avenue, on the west by Oakwood Road, and on the south by Jericho Turnpike/Dix Hills Road (the "Project Area"); and

WHEREAS, as specified in RD's response to the RFQ and as required in the MDA, RDHS has conducted planning, feasibility, and other studies for determining the viability of development and redevelopment within the Project Area in a socially, environmentally, and economically responsible manner, which studies were intended to lead to the formulation of a Development Strategy (as hereinafter defined) that might include project elements such as residential, commercial, retail, office, hospitality, and other potentially appropriate uses (the "Project Elements") in and in the vicinity of the Project Area; and

WHEREAS, the Project Area includes properties owned by the Town and Corporation, as well as (a) properties in private and/or non-governmental ownership, (b) non-Town and non-Corporation owned properties used for transportation-related purposes, and (c) properties owned by other governmental entities (hereinafter collectively referred to as "PAPs"); and

WHEREAS, RDHS has worked collaboratively with the owners of PAPs located within the Project Area utilizing RD's "Unified Development Approach", which has enabled multiple ownership interests to participate in a shared visioning effort that fosters a cooperative framework to align disparate interests in a holistic and comprehensive redevelopment strategy that provides development and redevelopment opportunities and other benefits for participating PAPs and other community stakeholders; and

WHEREAS, RDHS has furthermore utilized the services of Crowdsourced Placemakers LLC, an entity retained by RDHS, to implement a grassroots, public outreach campaign utilizing social media and in-person group meet-ups that are open to the public at large, along with web based forums and an online voting application, which allows community members to put forth ideas and concepts that are socially, environmentally, and economically responsible to assure a sustainable development outcome that will facilitate the ability of community members and stakeholders to provide input and ideas into the planning and development process while demonstrating market demand for uses and amenities that may be included within the Project Area; and

WHEREAS, RDHS, as part of a working group established pursuant to the MDA and working with the Town, the Corporation, and community stakeholders, has produced a development strategy which constitutes the Phase II Action Plan referenced in the Resolution (the "Development Strategy" or the "DS"); and

WHEREAS, throughout the development of the DS, RDHS met with members of the Town's town board (the "Town Board") and representatives from various community groups and other community stakeholders to receive input, feedback, and comments to those ideas presented within and, as applicable, drafts of the DS; and

WHEREAS, the final version of the DS was distributed by RDHS to both the Town and community on April 26, 2013, and it was formally presented by RDHS at a Town Board meeting on May 7, 2013; and

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WHEREAS, the DS describes ideas and means by which to promote and accomplish the redevelopment and revitalization of Huntington Station in accordance with the Project Elements and consistent with the past and present efforts, goals, and objectives of the Corporation towards the revitalization and redevelopment of Huntington Station, and, therefore, which are in keeping with the purpose for and requirements of the MDA; and

WHEREAS, by Resolution 2013-283 dated June 4, 2013, the Town Board unanimously adopted, in its entirety, the above-described Development Strategy for Phase II of the revitalization of Huntington Station, prepared pursuant to the Master Developer Agreement.

NOW, THEREFORE, BE IT RESOLVED, that the Corporation hereby recognizes and supports the Huntington Town Board's adoption of the Development Strategy for Phase II of the revitalization of Huntington Station, and the Development Strategy's intended use to complement, strengthen, and build upon the Corporation's efforts to date.

AYE NO ABSTAIN

- Jennifer Casey
- Ken Christensen
- James Kaden
- Peggy Karayianakis
- Michael DeLuise
- David Pennetta
- Rob Ripp
- Johanna Stewart-Suchow
- Dolores Thompson

Resolution 6-17-2013 (5) : Adjournment

There being no further business to come before the meeting, upon motion duly made, seconded and unanimously carried, the same was adjourned.

Offered by _____, and seconded by _____.

AYE NO ABSTAIN

Jennifer Casey
Ken Christensen
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**OUR NEXT MEETING WILL BE HELD ON
MONDAY, SEPTEMBER 16, 2013
(NOTE NO JULY & AUGUST MEETINGS)
7PM AT HUNTINGTON TOWN HALL
100 MAIN STREET, NEW YORK 11743**

THE OFFICIAL CORPORATE RECORDS OF THE TOWN OF HUNTINGTON ECONOMIC DEVELOPMENT CORPORATION ARE HOUSED AND MAINTAINED BY JOAN CERGOLO, EXECUTIVE DIRECTOR, TOWN OF HUNTINGTON ECONOMIC DEVELOPMENT CORPORATION, WITHIN THE OFFICES OF THE HUNTINGTON COMMUNITY DEVELOPMENT AGENCY.