

The Town of Huntington

Economic Development Corporation

100 Main Street, Huntington, New York

Monday, September 19, 2016 at 7pm in Room 304

Huntington Town Hall

100 Main Street, Huntington, NY 11743

AGENDA

1. Call meeting to Order.
2. Determine if Quorum present.
3. Huntington Station Revitalization Update, Ryan Porter, Renaissance
4. Organizational Matters.
  - a. Resolution 9-19-2016 (1): Approval of the Meeting Minutes of June 20, 2016, with resolution ratifying and confirming all of the corporate resolutions made and approved thereafter.
  - b. Resolution 9-19-2016 (2): Resolution authorizing the Chair to transfer Northridge property back to the Town of Huntington by appropriate legal instrument for development under terms of the Master Developer Agreement by and between the Town of Huntington, Town of Huntington Economic Development Corporation and Renaissance Downtowns at Huntington Station, LLC
  - c. Resolution 9-19-2016 ( 3): to authorize an amendment to Article IV of the Corporation's By-Laws to provide that the Annual Meeting of the Members of the Corporation shall be held in October of each year.
5. Treasurer's Report
6. Additional Updates/FYIs:
  - a. Official Designation of Huntington BOA
  - b. Huntington Opportunity Resource Center
  - c. EDC Annual Meeting to be held on October 17, 2016
7. Adjournment, via Resolution 9-19-2016 (4)

**Resolution 9-19-2016 (1): Approval of June 20, 2016 Meeting Minutes**

Resolution offered by \_\_\_\_\_, and seconded by \_\_\_\_\_.

WHEREAS, the Corporation's Directors and Members have reviewed the attached draft corporate minutes of the Corporation's June 20, 2016 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 June 20, 2016 combined Member / Director meeting, and ratifies and confirms all of the corporate resolutions made thereat.

AYE

NO

ABSTAIN

Jennifer Casey

Ken Christensen

Thomas D. Glascock

Lisa Hargrove

James Kaden

Peggy Karayianakis

Rob Ripp

Dolores Thompson

**Resolution 9-19-2016 (2):** Resolution authorizing the Chair to transfer title to the Northridge Property back to Town of Huntington by appropriate legal instrument for development under the terms of the Master Developer Agreement made by and among the Town of Huntington, Town of Huntington Economic Development Corporation, and Renaissance Downtowns at Huntington Station, LLC

Resolution offered by \_\_\_\_\_, and seconded by \_\_\_\_\_.

WHEREAS, The Town of Huntington Economic Development Corporation (“the Corporation”) is a New York not-for-profit corporation formed to benefit, promote, further and accomplish economic, business and job development and redevelopment within the Town of Huntington; and

WHEREAS, the Town of Huntington and the Corporation are united in their efforts to redevelop Huntington Station’s downtown in partnership with Renaissance Downtowns at Huntington Station, LLC, in its capacity as Master Developer (“Renaissance Downtowns”); and

WHEREAS, the Town of Huntington, in 2004, transferred legal title to a certain parcel located at New York Avenue and Northridge Street (known as the “Northridge Property” or SCTM: 0400-99-4-009) to the Corporation for development, however, said property, in 2012, became subject to development by Renaissance Downtowns; and

WHEREAS, in order to facilitate development in the near term of the Northridge Property the Corporation wishes to transfer said property for the purpose of developing a mixed-use building at that site under such terms as specified under the Master Developer Agreement made by and among the Town of Huntington, the Corporation and Renaissance Downtowns; and

WHEREAS, said transfer and development of the Northridge Property is consistent with the goals and mission of the Corporation, and shall be subject to the oversight by the Contracting Officer of the Corporation, Peggy Karayianakis, as per the Corporation’s policy regarding the Disposition of Personal Property under Section 2897 of New York State Public Authorities Law; and

WHEREAS, the deed made during 2004 transferring from the Town to the Corporation legal title to the Northridge Property contained certain covenants and restrictions intended to make certain the property’s appropriate development, and it is understood that like measures would be taken by the Town in its transfer of legal title to the Northridge Property to Renaissance Downtowns pursuant to the Master Developer Agreement;

*NOW, THEREFORE, BE IT RESOLVED:*

That The Town of Huntington Economic Development Corporation hereby authorizes its Chair to transfer legal title to the property located at New York Avenue and Northridge Street (SCTM: 0400-99-4-009) to the Town of Huntington by appropriate legal instrument for development under terms of the Master Developer Agreement made by and among the Town of Huntington, The Town of Huntington Economic Development Corporation and Renaissance Downtowns at Huntington Station LLC.

AYE NO ABSTAIN

Jennifer Casey  
Ken Christensen  
Thomas D. Glascock  
Lisa Hargrove  
James Kaden  
Peggy Karayianakis  
Rob Ripp  
Dolores Thompson

**Resolution 9-19-2016 (3): Amendment to Article IV of the Corporation's Bylaws**

Resolution offered by \_\_\_\_\_, and seconded by \_\_\_\_\_.

WHEREAS, The Chair called for an amendment to Article IV the Corporation's Bylaws to change the month of the Annual Meeting from May to October;

NOW, THEREFORE, BE IT RESOLVED, that the Corporation hereby authorizes an amendment to Article IV Meetings, Section 1 – Annual Meetings, as follows: “The Annual Meeting of the Members of the Corporation shall be held in **October** of each year, on such day, at such hour and place, within the County of Suffolk, Town of Huntington, State of New York, as the Board of Trustees shall determine.

AYE NO ABSTAIN

Jennifer Casey  
Ken Christensen  
Thomas D. Glascock  
Lisa Hargrove  
James Kaden  
Peggy Karayianakis  
Rob Ripp  
Dolores Thompson

**Resolution 9-19-2016 (4) 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
- Thomas D. Glascock
- Lisa Hargrove
- James Kaden
- Peggy Karayianakis
- Rob Ripp
- Dolores Thompson

**OUR NEXT MEETING (ANNUAL MEETING) WILL BE HELD ON  
MONDAY, OCTOBER 17, 2016  
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.