



**Minutes - Business Meeting
Village Hall Conference Room
Tuesday - January 22, 2019 – 3:30 PM**

Approved: Action items 1-9

Approved: Adjourn the meeting at 6:19PM

Mayor Garant called the meeting to order at 3:40PM.

ATTENDANCE:

Mayor Garant, Trustees D'Abramo, Loucks (via teleconference), LaPointe, Miller, Village Attorney Egan, Village Administrator/Clerk Juliano, Village Deputy Clerk Sakovich, Village Treasurer Mordente, Village Deputy Treasurer Ferrante, Assistant to the Village Administrator Carmody

I. APPOINTMENTS:

- 3:30 PM Bob Brown – Regarding Station Street
- 4:30 PM Bob Foxen – Regarding LIPA
- 4:30 PM Lisa Harris - Regarding Easement in Parking Lot behind the GAP

II. BUSINESS MEETING:

Action Items:

1. Approve the Minutes of January 7, 2019.
2. Approve the quote submitted by Championship Tennis Courts, LLC to resurface the Port Jefferson Country Club Tennis Courts for spring 2019 at \$14,000.
3. Approve Brian Macmillan's attendance at the LIGCSA Winter Seminar at Bethpage State Park on 1/23/19.
4. Approve Denise Mordente, Michelle Ferrante and Barbara Sakovich to attend the GFOA Conference in Albany NY March 25 – 29, 2019 at a cost of \$200 per person plus lodging.
5. Approve Robert Juliano and Trustee Miller to attend the NYCOM Winter Legislative Meeting – Sunday February 10 to February 12, at a cost of \$250.00 registration and \$225 lodging and meals one night's stay and half of the registration fee will be reimbursed by the NYS City & Village Clerks Association.
6. Approve the following resolution

SELECTING WALNUT HILLS, LLC AS THE MASTER DEVELOPER FOR QUADRANTS ONE AND TWO OF THE URBAN RENEWAL AREA IN UPPER PORT

The Board of Trustees of the Incorporated Village of Port Jefferson, duly convened, does hereby declare as follows:

WHEREAS, pursuant to Section 504 of the General Municipal Law, the governing body of a municipality may designate an area as an Urban Renewal Area "upon a finding that such area is appropriate for urban renewal as defined in subdivision three of section five hundred two" of the General Municipal Law; and

WHEREAS, at the Board's direction, VHB conducted a blight study of a portion of the Main Street commercial corridor known as Upper Port (the "Blight Study"); and

WHEREAS, in accordance with the recommendations set forth in the Village's 2030 Comprehensive Plan and the Blight Study and by resolution dated May 2, 2016, the Board designated a certain area of Upper Port as an Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, the Board issued an RFQ seeking a qualified master developer to develop the Urban Renewal Area in accordance with the Village's Comprehensive Plan; and

WHEREAS, the RFQ divided the Urban Renewal Area into four quadrants and invited firms to submit proposals for any or all quadrants; and

WHEREAS, after review of the submissions, the Board finds that Walnut Hills, LLC provided the best response for quadrants one and two of the RFQ; and

WHEREAS, Walnut Hills, LLC has demonstrated the necessary experience and financial capability to undertake a redevelopment project in quadrants one and two; and

WHEREAS, under Section 507 of the General Municipal Law, the Village can sell property for the purpose of redeveloping an Urban Renewal Area.

NOW THEREFORE, be it **RESOLVED** by the Board of Trustees:

THAT, the Village selects Walnut Hills, LLC as the master developer for quadrants one and two of the Urban Renewal Area; and

THAT, the Mayor is authorized to negotiate and execute a master developer agreement with Walnut Hills, LLC for the redevelopment of quadrants one and two of the Urban Renewal Area in accordance with the Village's Comprehensive Plan; and

THAT, any agreement with Walnut Hills, LLC must include provision requiring the payment to the Village of any costs, fees, and acquisition damages arising from or relating to a proceeding under the New York Eminent Domain Procedure Law initiated by the Village and involving any property located in quadrant one or quadrant two of the Urban Renewal Area; and

THAT, this Resolution shall take effect immediately.

7. Approve the warrants as presented by Treasurer Mordente and approved by claims auditor Carlson:

| FUND | AMOUNT | DATE | CHECK |
|-----------------------|---------------|----------|---------------|
| General | \$ 207.03 | 01/07/19 | ACH |
| General | \$ 160,743.31 | 01/22/19 | 033818-033863 |
| PJCC | \$ 907.88 | 01/22/19 | ACH |
| PJCC | \$ 26,382.85 | 02/22/19 | 021667-021688 |
| Trust | \$ 4,164.50 | 01/22/19 | 002915-002920 |
| Capital | \$ 34,066.08 | 01/22/19 | 2058-2063 |
| Community Development | \$ 5,100.00 | 01/22/19 | 579-580 |

8. Approve the easement of 115 Main Street, Port Jefferson, 206/012-02-008.200 to Prohibition Dough Company Inc. DBA Prohibition Kitchen for access to Village Property to maintain a garbage dumpster on that site.

9. Approve DPW transfers as requested by Steve Gallagher and approved by Treasurer Mordente:

| From Account# | Transfer Amount | To Account# |
|---------------|-----------------|-------------|
| A5110.405 | \$30,000.00 | A5132.40 |
| A8170.04 | \$12,225.00 | A5132.40 |
| A8170.13 | \$3,597.95 | A5132.40 |

- Motion by Mayor Garant second Trustee LaPointe, to approve Action Items 1-9.
Motion passed 4/0

Adjourn

- Motion by Mayor Garant, second by Trustee LaPointe, to adjourn the meeting at 6:19PM.
Motion passed 4/0

Respectfully Submitted

*Robert J. Juliano
Village Administrator/ Clerk
Inc. Village of Port Jefferson*