

**RESOLUTION NO. 973 -2016, AUTHORIZING FUNDING OF
INFRASTRUCTURE IMPROVEMENTS AND OVERSIGHT OF
REAL PROPERTY UNDER THE SUFFOLK COUNTY
AFFORDABLE HOUSING OPPORTUNITIES PROGRAM
(PECONIC CROSSING)**

WHEREAS, Local Law No. 13-2000 as amended in its entirety by Local Law No. 17-2004, known as Suffolk County Administrative Code (“SCAC”) Article XXXVI, as amended, found and determined that there was a need for the County to provide assistance in creating affordable housing and established the Suffolk County Affordable Housing Opportunities Program; and

WHEREAS, SCAC § A-36-2 provides a statutory framework for land to be acquired and infrastructure improvements for the development of affordable housing through the use of capital bond proceeds; and

WHEREAS, the County Department of Economic Development and Planning, the Town of Riverhead together with the Community Development Corporation of Long Island, a New York not-for-profit corporation and Conifer Realty, LLC (the “Developers”) have identified a site in the County of Suffolk which would be appropriate for development as affordable housing and is identified by Suffolk County Tax Map Number: 0600-128.00-03.00-068.002 (the “Subject Premises”); and

WHEREAS, the affordable housing development will be known as Peconic Crossing and contemplates the construction of 45 affordable rental units, as more particularly described in Exhibit 1 attached hereto; and

WHEREAS, the Subject Premises will require infrastructure improvements to facilitate the construction of the affordable housing development and, in connection therewith, the Developers have requested infrastructure funding from the County in the amount of up to Three Hundred and Fifty Thousand (\$350,000) Dollars; and

WHEREAS, the Developers and the County are negotiating the terms of a Development Agreement, which shall be executed; and

WHEREAS, Resolution No. 950-2014, appropriated the proceeds of \$2,500,000 in Suffolk County Serial Bonds to fund the infrastructure improvements in connection with the properties acquired, funded, constructed, reconstructed or rehabilitated in connection with the Affordable Housing Opportunities Program subject to further Legislative approval of a resolution authorizing the funding of specific infrastructure improvements to be made in connection with such affordable housing developments; now, therefore be it

1st **RESOLVED**, that the Suffolk County Legislature, on behalf of the County, hereby finds and determines that the development of Peconic Crossing meets the requirements of the Suffolk County Affordable Housing Opportunities Program and the need to fill the critical shortage of affordable housing in the County and, accordingly, authorizes the development of Peconic Crossing and the requested funding thereof in the amount of up to Three Hundred and

Fifty Thousand (\$350,000) Dollars for infrastructure improvements in accordance with the Development Plan; and be it further

2nd **RESOLVED**, that the County Executive, the Department of Economic Development and Planning, its Commissioner, its Director of Real Estate and the County Attorney are authorized, empowered and directed to negotiate, execute and deliver the Development Agreement, and each other document contemplated to be executed and delivered in connection therewith, with such changes thereto as may be necessary or desirable, consistent with the Development Plan, in order to effectuate this overall affordable housing project and transactions contemplated hereby; and be it further

3rd **RESOLVED**, that the County Executive, the Department of Economic Development and Planning, its Commissioner, its Director of Real Estate and the County Attorney are authorized, empowered and directed to take such further actions and execute such additional documents as may be necessary or desirable, consistent with the Development Plan, in order to effectuate the purposes and intent of the foregoing resolution, including, but not limited to, payment of expenses such as costs associated with surveys, appraisals, environmental audits, title reports and insurance; and be it further

4th **RESOLVED**, that, subject to the terms of the fully executed Development Agreement, the County Comptroller and County Treasurer are hereby authorized to reserve and pay up to Three Hundred and Fifty Thousand (\$350,000) Dollars in connection with infrastructure costs associated with the development of Peconic Crossing from previously appropriated funds in Capital Project No. 525-CAP-6411.313; and be it further

5th **RESOLVED**, the Planning Board of the Town of Riverhead, as lead agency, on October 1, 2015, issued a negative SEQRA declaration which completed the environmental review; and further the negative declaration issued by the Planning Board of the Town of Babylon is binding on the County, as an involved agency, pursuant to Title 6 of the New York Codes, Rules and Regulations (NYCRR) § 617.6 (B) (3) (III) and, therefore, SEQRA is complete.

DATED: November 22, 2016

APPROVED BY:

/s/ Steven Bellone
County Executive of Suffolk County

Date: November 29, 2016