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DEPARTMENT OF SUFFOLK COUNTY
GAMING TASK FORCE
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May 1, 2009
10:00 a.m.

William Rogers Legislature Office
725 Veterans Memorial Highway
Smithtown, New York

B E F O R E:

Ray Donnelly, Chairperson

Reported by,
Melissa Powell

1 A P P E A R A N C E S:

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3 John Durso, Member, AFL-CIO, President

4 Mea Knapp, Member

5 Bob Anrig, Member

6 Bryan Galgano, Member

7 Nick Zuba, Town of Babylon

8 Bill Schilling, Appointment For Presiding Officer

9 Thomas Isles, Suffolk County Planning Commission

10 Jim Castellone

11 Philip Brown

12 Robert Fonti

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(WHEREUPON, this proceeding

1 convened at 10:00 a.m.)

2 (Time noted: 10:13 a.m.)

3 CHAIRMAN DONNELLY: I would
4 announce the change status with respect
5 to the names of the trustees of the
6 Shinnecock Bay. You all have a copy of
7 the letter in your packets. So that is
8 the purpose here this morning. We're
9 still trying to clarify with respect to
10 the resolution and alleged status within
11 the Shinnecock Bay of who can hold the
12 seat. Does it have to be a trustee or
13 can the trustee then name somebody that
14 they want to serve? The gentleman
15 Philip Brown is here this morning
16 representing the Shinnecock Tribe and
17 trying to clarify that status and that
18 certainly would be clarified by the next
19 meeting.

20 Not withstanding the letter, I had
21 a good conversation with all three of
22 the gentlemen who signed the letters
23 yesterday, and they expressed their
24 interest in certainly being a part of
25 this, but then for a moment they think

1 their attention is best focused on
2 Washington and the application process.
3 I think we heard a fairly comprehensive
4 and really passionate summary of that at
5 our last meeting.

6 With that in mind, what I wanted to
7 do this morning was take a few minutes
8 because first of all, we all have to
9 come to get sworn in. I don't like have
10 meetings just for the sake of having
11 meetings but the swearing in process
12 needs to be done.

13 (WHEREUPON, all members of the
14 Suffolk County Gaming Task Force were
15 sworn under oath by a Notary Public of
16 the State of New York.)

17 CHAIRMAN DONNELLY: Also,
18 Commissioner Isles has kindly agreed to
19 talk for a few minutes so we can kind of
20 start the juices flowing with respect to
21 leaving aside specific locations. What
22 an RFEI and RFP process might look like
23 and what are some of the broad
24 considerations are that would require
25 any site. I think there are things that

1 are common to wherever this would be
2 located assuming it's approved or
3 assuming the Shinnecock will receive
4 proper status and approval. I think we
5 all know kind of what they are, but I am
6 going to let Tom talk for a minutes
7 about that, and some of the experiences
8 and particularly the County of Yaphank
9 project was one that was interesting and
10 clearly, that was on County land so Tom
11 thought about that. The County of
12 Yaphank project has multiple dimensions
13 as, I think, we would address as well.

14 MR. ISLES: I will walk you through
15 what is happening in the process and,
16 certainly, if you want to take questions
17 afterwards and get a little more focused
18 on how that might apply to this
19 Committee, and what we're doing here.

20 I was involved in the RFP process
21 going back to the redevelopment of the
22 former Central Islip Psychiatric Center
23 and that was back in the 1980's. I was
24 the Planning Commissioner of Islip at
25 that point, and there was a request for

1 expressions of interest and just to
2 solicit some ideas and actually it was
3 when New York Tech was coming in on the
4 property, so it opened up to give
5 everyone a fair shot at the property and
6 so forth. But, as Ray's indicated, what
7 he asked me to speak on more
8 specifically is the County Executive's
9 initiative on certain properties in
10 Yaphank.

11 A certain sense of theirs is that
12 the County has three major centers of
13 government including the County seat in
14 Riverhead which is mainly in the Town of
15 Southampton by the way -- across from
16 Riverhead. The County seat here in
17 Hauppauge and then there was a plan for
18 a major County seat in Yaphank, and the
19 County has land out there that we
20 acquired backed in 1870's for County
21 farm and Amish House. In the 1960's and
22 70's the County added to that and we now
23 have about 900 acres that we own there
24 and what really happened with this --
25 what really happened is there was an

1 expectation in the 1960's -- the
2 expectation was that county population
3 would be about 3,000,000,000 people and
4 that the Pine Barrens, that we all see
5 today, would be developed and,
6 therefore, you would see a need for
7 certain county facilities, government
8 buildings and offices, courts, and
9 things like that. Well, the County
10 population is half of what we're talking
11 about. We're about 1.5 million. It is
12 still a lot of people. We still have
13 some growth; not a lot, so our need for
14 land for municipal purposes is not as
15 great as it was. So what the County
16 Executive directed us to do was to do an
17 analysis of the property to see what are
18 we currently using? What are we
19 currently planning to use? Meaning what
20 is in the capital program in terms of
21 projects and then what should we allow
22 for future unanticipated expansion. We
23 did this document in 2005, which was a
24 site evaluation plan which was to sort
25 out all those questions to review the

1 capital program. For example, the
2 County jail that is now under
3 construction, and then it identified
4 what might be the surplus. We
5 identified that there was a about 400
6 acres that wasn't being used -- not
7 planned to be used in any timeframe that
8 can be identified. We then set aside
9 the third of that for, again,
10 unanticipated future uses, and we
11 identified that about 285 acres went
12 beyond that and were potentially
13 surplus.

14 From that point, the interest was
15 in doing two things: Soliciting the
16 interest of marketplace of the
17 development community, and then also
18 soliciting the reaction in the general
19 public. So the second thing the County
20 did was issue a request for expressions
21 of interest which is kind of like a
22 light version of an RFP. It is a little
23 less demanding. It is a little more
24 general, and it was for the purpose of
25 stating the general goal of the County.

1 We actually had a committee made up of
2 businesses, labor, specific community,
3 town representatives, to help us form
4 this RFEI and put in the goals. What is
5 it that we're trying to achieve at this
6 location to convey that message to the
7 development communities?

8 We also held public meetings at
9 that time. We had over 2,000 people
10 attend those meetings and they were held
11 throughout, not only within the Yaphank
12 community, but also one at the main
13 campus of Suffolk Community College. We
14 had one in South County School District.
15 We tried to make it diverse and look at
16 this not only for its impact and benefit
17 at a local level, but also at a regional
18 level because one of the County
19 Executive's has spoken of creating uses
20 of this location.

21 I am going to tie this back to how
22 it might apply to this committee and to
23 this process in a minute.

24 So, after this back and forth of
25 getting -- soliciting community interest

1 and so forth and getting these RFEI's
2 out there, we got a very good response.
3 We had eleven proposals. I think all of
4 the developers were significant real
5 developers. I will make that point
6 because I remember in Central Islip RFEI
7 we got a total of two responses. One of
8 which was from an organization, I think,
9 in Pennsylvania. I will call it sort of
10 an unusual proposal. They didn't have
11 any development experience. They were
12 talking about some sort of Spiritual
13 Retreat Center, and that is a fine idea
14 but they really didn't have any
15 development activity to show they could
16 take on the cost of this and so forth.
17 But in the case of the Yaphank eleven
18 proposals that were by either local,
19 regional, or national level developers
20 contortion of that, and I can circulate
21 to you -- I bought one document that has
22 a summary of proposals received and this
23 was based upon once the RFEI's came back
24 in, other committees created by the
25 local legislature in legislation to

1 create a committee had then reviewed and
2 evaluated the eleven proposals which
3 then brought forth the recommendation on
4 how to go forward and all of this fed
5 directly into the RFP that was
6 essentially the issue.

7 So rather than just doing an RFP
8 and saying, "Here's what we want, please
9 respond." It gives an opportunity to,
10 again, solicit ideas from developers.
11 The ideas were very broad based. We had
12 ideas that included a horse racetrack,
13 motor sport facility including a drag
14 strip, and a NASCAR racetrack. We have
15 proposals for interestingly for video
16 terminals and gaming terminals and here,
17 again, whole other proposals including
18 residential and including sport arenas
19 which was one of the items that were
20 specifically referred to the County
21 Executive.

22 So, here again, the process of the
23 initial site evaluations. What are the
24 characterizations of this land? What
25 might be considered surplus to start

1 shaping and a targeting the proposal?
2 Then the next step is to do the RFEI and
3 solicit developers interest to see how
4 the development community felt the
5 property could be developed, circulate
6 that to a committee, and have the
7 committee evaluate that and issue
8 recommendations. The next step or the
9 last step would be to do an RFP which is
10 this request for proposals. This was
11 much more targeted and focused on a
12 total of 255 acres, I believe, 30 of
13 which had to be for public recreational
14 uses, so that would be 225 acres that
15 would be developed. So this was issued
16 about two years ago. We received two
17 responses back on that. The responses
18 were generally online with the RFP. It
19 had variations including any variations
20 in a number of residential units if they
21 are higher than the target amount in the
22 RFP. We did give that option, and if
23 you're going to go outside of the RFP
24 parameters provide a rational
25 justification for that.

1 So the RFP -- I brought two extra
2 copies you can hand out today. The way
3 this was approached was the -- a lot of
4 it is standard or stock material that
5 might in any County RFP. So there are
6 certain formalities -- legal formalities
7 and so forth. There are legislative
8 redirected formalities, but we began in
9 terms of defining what the program is on
10 this site in terms of what the County
11 was trying to achieve. We provided
12 background information in terms of
13 demographic economic information that we
14 had from the Yaphank area and this part
15 of Suffolk County. We defined the
16 vision here that was developed and
17 articulated through the process that I
18 described which was the multitude of
19 public meetings, the interaction with
20 the Town, the direct response to the
21 proposals submitted in the RFEI project,
22 and here, again, in that sense of form,
23 this is what we're seeking to do here.

24 We then put together program
25 guidelines, and we had separated the

1 development site into four areas. Each
2 one had its own goals to it, as well as,
3 constraints. We then identified
4 guidelines for the development of those
5 four areas. We then went through and
6 explained to developers the anticipated
7 land use and the final approval process.
8 In this case, this is a development that
9 would be subject to review primarily of
10 the Town of Brookhaven for the zoning
11 approval. There are other agencies, of
12 course, that would be involved and those
13 were outlined, as well. We talked about
14 and did extensive research on available
15 infrastructures and efficiency to the
16 infrastructure, and that certainly is a
17 constraint to development of Suffolk
18 County in terms of available water,
19 sewers, road capacity, railroad
20 capacity, because this is on the main
21 line of the railroad -- there is a train
22 station on this site. All those things
23 to here, again, provide to the
24 developers that are responding as much
25 information for them to make as good a

1 response as possible.

2 We also talked about other goals
3 in terms of green building and
4 sustainable development and then had a
5 whole section on obligations of selected
6 development need and once the developer
7 was selected by the County, there is
8 certain things that they have to do and
9 they had to know that going into this.

10 Second section deals with the
11 submission process which would be in
12 order to make a proposal, it was very
13 specific as to the steps in the process.
14 We had a bidders conference and,
15 obviously, advertisements set at a
16 certain date. Get a process for the
17 exchange of information during the bid
18 process and then -- and then once the
19 bid time was completed, specific
20 requirements for the actual format of
21 the presentation -- we had a limitation
22 on a number of pages. We didn't want to
23 get telephone calls back on the material
24 that was just superfluous to the
25 proposal description. We also had

1 parameters on the graphics. There were
2 site plans and architectural plans that
3 had to be submitted. We also required
4 everything to be submitted
5 electronically so we can post them on
6 the County website and make it
7 available.

8 So the submission requirements
9 were detailed and included the items I
10 just mentioned. It included a
11 description and narrative of the
12 proposal and the demographics. It
13 included a full description of the
14 Respondent, meaning, tell us what your
15 company is, your corporation, your
16 entity. Tell us all of the aspects of
17 that in terms of the financial
18 structure, the partnerships. We
19 requested a full description of that.
20 We wanted a full description of the
21 qualifications and the experience of the
22 development entity, the Respondent, the
23 financing proposal, the marketing plan,
24 the contractors and vendors public
25 disclosure statement. These are things

1 that are here, again, mandated by the
2 County procedure. Living wage forms is
3 another County requirement.

4 The next part was to go through a
5 description of the evaluation process,
6 which was, once the proposals came in,
7 it described what would happen when the
8 -- how the proposals would be evaluated,
9 what the process would be, what the
10 general terms, conditions, and policies
11 and procedures would be. What the
12 criteria would be and so forth. All of
13 that is laid out in the documents. We
14 then provided appendix material
15 including background information on
16 local zoning. A description of the
17 property in terms of the meet and bound
18 survey. We also provided letters from
19 interested agencies that have expressed
20 an interest in this including Brookhaven
21 National Lab, Stony Brook University,
22 Dowling college, and so forth. The idea
23 of that was to make this as cooperative
24 and integrated as possible and invite
25 the developers to make contact with

1 those entities and see if they could
2 make that part of their proposal. We
3 provided -- in this case, the site had
4 some environmental constraints with
5 plumes, not coming from the County site
6 but identifying those in terms of
7 disclosure and what we knew about the
8 property. We provided an extensive
9 inventory photographic and database on
10 the buildings that would be effected or
11 potentially effected by this proposal.

12 So, I can circulate this today for
13 Task Force Members just where we are and
14 then relating this to how this Committee
15 might use this process. The County has
16 not selected a developer in this case
17 and that may sound somewhat unusual but
18 I will tell you that the proposal that
19 was submitted were two very good
20 proposal by highly qualified development
21 companies. The challenge has been
22 uncertain as far as financial times and
23 the access to credit and the due
24 diligence on the County's part to ensure
25 that, again, with the significant global

1 conditions -- financial conditions that
2 we're facing that, that extra care be
3 applied. But in terms of the processes
4 that you have asked, Ray, that's what
5 the process has been.

6 The next step is, if this goes
7 forward, would be for the selection of
8 developer and then a letter of intent.
9 From that, there would then be a
10 contract prepared -- a contract of sale
11 that will outline the details of how
12 this would move forward. That would
13 then be submitted to the Suffolk County
14 Legislature and they would have to
15 consider that and decide whether to go
16 forward and approve the contract. If
17 that occurs, then the next step will be
18 the developers and the contract then be.
19 Then apply for the appropriate approval
20 primarily here, again, through the Town
21 of Brookhaven. I think in terms of the
22 -- obviously, once the approvals of
23 their grant would be closing following
24 that. The RFP and the contract process
25 would adjust for understanding that

1 there may be variation of the plan
2 ultimately considered by the Town as it
3 goes through a land use review process,
4 and it has contingencies for how to
5 adjust that.

6 I think in terms of the process we
7 maybe talked about here and the terms we
8 talked about today, it is a little bit
9 different. We may not necessarily have
10 a specific site. It might be done a
11 little more in reverse which is doing a
12 solicitation and have the developers
13 come forth with proposals indicating, "I
14 have parcel here that I think would be
15 suited for this. Here is what I think
16 would be developed in this project." I
17 think it would be up to somewhat of the
18 Task Force to develop criteria as to
19 describing what are the goals? What are
20 the requirements for accommodating site
21 and the use of this nature? Putting
22 that together and making a solicitation
23 whether that would be RFEI or RFP; that
24 would have to be considered. Then, you
25 know, once that criteria is described;

1 parcel side aspects; environmental
2 aspects; infrastructure aspects;
3 commercial; market aspects in terms what
4 is fine and not fine and so forth. That
5 could then set up a process construction
6 and to receive proposals and to throw it
7 out to the world and to give it the
8 opportunity in terms of a fair place
9 standpoint of enabling anyone that comes
10 forward with an idea that would qualify
11 and meet the criteria and then have a
12 process or an analysis and deliberation
13 and perhaps public process is associated
14 with that of consideration. Certainly
15 we have not talked at this point in
16 terms of this committee, in terms of
17 where they go and what that process may
18 be. Will it be subject to both land use
19 control? I don't know how that would be
20 spelled out and so forth. Certainly, we
21 have to define the project itself. It
22 is still in the early stages, but that
23 is another view of how that is
24 proceeded.

25 I will tell you that it's not an

1 uncommon method. Many municipalities
2 have taken the approach. Two examples
3 that I will give you right here in the
4 New York City, for example, would be a
5 project called Arverne by the Sea which
6 is in the Rockaway area of New York City
7 and Queens, I guess it is -- where the
8 city has a site and they sought to
9 redevelop it. They actually did a
10 planning process. The zoning was in
11 place and then they did this development
12 solicitation. They awarded the bid and
13 the project is under construction as we
14 speak.

15 The next one is the neighborhood.
16 I am trying to remember the name --
17 Bullet Point right next to Shea Stadium
18 or what used to be Shea Stadium which is
19 an area that is here in New York City
20 put out a solicitation for that and that
21 is kind of a hodgepodge of photo shops,
22 junkyards, and so forth -- kind of a
23 marginal area but right next to Flushing
24 Meadows Park and Mets Stadium and so
25 forth and looking at it that as an

1 redevelopment of a rather substantial
2 area. They have used this technique to
3 help generate developer interest, to get
4 ideas in terms of how best to proceed,
5 and are marching forward on that. But
6 here, again, we're working on this. We
7 looked across the Country at a number of
8 other developments and solicitations and
9 so forth, so we were able to find a
10 number of examples where we were
11 welcomed from that standpoint.

12 CHAIRMAN DONNELLY: Is there any
13 key difference that you would be dealing
14 with, with County Land so, in a sense,
15 if you recorded back -- if your land was
16 here, as you said, you almost have to do
17 this in reverse and go out to the
18 community At Large and say, "What are
19 your ideas?" So, I guess, one question
20 I would have relative to the Shinnecock
21 is that have you guys thought about this
22 project? I am sure you have and it is
23 kind of along the lines that you would
24 be thinking with respect to how to draw
25 interest and the commonality influence

1 needed relative to things like sewage
2 treatment and that kind of stuff. I
3 mean, sewers are subject -- we all heard
4 the bad jokes and puns about them but
5 the reality of it, is that it is one of
6 the biggest limitations for development
7 if not the biggest limitation of
8 development we have currently.

9 MR. BROWN: Well the one thing
10 about -- well, they're the first reason
11 and problem -- that all has to be taken
12 into consideration -- you know, where a
13 lot of them are located? How much is it
14 going to be to maintain? So, if you
15 have to bring the main stuff -- if you
16 can locate a site that all taking care
17 of then -- that does fit the criteria a
18 little better. The main thing is a lot
19 of the criteria that you're setting up
20 here now -- a lot of times will have
21 comply with State compact and the
22 national standards. So, you know, a lot
23 of what we're doing now, it helps a lot
24 of times if you guys speak to the tribe
25 first to find out what's necessary and

1 that will allow you to be able to kind
2 of backout and see where things are
3 required to do. Otherwise, it's becomes
4 a lot more of a process than necessary
5 for us to do.

6 CHAIRMAN DONNELLY: Yes. Well,
7 this is all information. Clearly, you
8 guys need to be the lead. I just wanted
9 to give people a sense of RFEI verses
10 the RFP and how the -- the thing I like
11 about it is it is open and transparent
12 and it is probably -- to collect the
13 best pieces of knowledge you have in the
14 area or region to find out how it might
15 unfold.

16 MR. SHILLING: The question that I
17 had at the last meeting was that -- and
18 Phil we had this discussions about some
19 of those issues is that to get a sense
20 of mass and I don't really know what the
21 Tribe wants to build and I don't know if
22 you know yet?

23 MR. ISLES: I don't know either.
24 We don't know more site specifics.

25 MR. SCHILLING: So, I think, we're

1 talking about 50,000 square foot or a
2 100,000 square foot facility or a 200
3 hundred room hotel or whatever -- we
4 don't know that yet. So we don't know
5 what the needs are.

6 We also have some questions as to
7 the property from Southampton as to the
8 radius of and how far out and so on and
9 so forth, so that is another question.

10 CHAIRMAN DONNELLY: Well, there is
11 a lot that has to be resolved. The
12 process though is where it is 15,000 or
13 100,000 or 100 rooms or 300 rooms, I
14 think, what Tom has described here is
15 kind of -- you know, development focus,
16 if you will, and you will probably have
17 some relevance that would take place
18 here reproposing that the application
19 finally gets done right and approved,
20 when it is approve. We would then go
21 side-by-side with the different things.

22 MR. ANRIG: The third point is that
23 I don't know if they do a compact with
24 the State. I mean, I don't know how
25 much -- I really don't know the answer

1 to that -- how much local zoning has to
2 do with it and how much local government
3 has to say about it so that we realize
4 that the Health Department and water and
5 all of that, but I would -- I don't know
6 the answer to that.

7 MR. ISLES: Could be an example
8 from zoning, yes.

9 CHAIRMAN DONNELLY: Well, all of
10 those questions would have to but, I
11 mean, another piece of the project it
12 seems is the partnerships going through
13 with the laborers and with those larger
14 stakeholder like BNL and people like
15 that -- at the beginning of the process
16 going through it rather than somewhere
17 down the road so that everybody got
18 their kind of stake in the ground going
19 forward.

20 Well, this is only information
21 gathering for us anyway.

22 MR. FONTI: Question for you. If
23 you had your druthers, and you were able
24 to reverse engineer it in terms of a
25 timeframe, how would you do it and would

1 it be done in phases? What phases would
2 be done first? Obviously, we as
3 consultants so we sort of reverse
4 engineer everything so we know where
5 everything -- so we don't have to go
6 forward to keep on moving the line in
7 the sand. How would you move forward
8 and what kind of timeframes? What would
9 you build first? Obviously, traffic
10 congestion and sewers are a big part of
11 it, but I am curious to see how that
12 would fit in terms of the model that you
13 were anticipating.

14 MR. ISLES: You're saying for the
15 actual Casino operation?

16 MR. FONTI: Right.

17 MR. ISLES: I don't know the answer
18 to that as to what that phasing would
19 be.

20 MR. FONTI: What about timeframe?
21 The last time, I think, we talked about
22 -- it was mentioned that -- you wanted
23 to mention that by June or May of next
24 year you'll have some type of idea on
25 being recognized; is that right?

1 MR. BROWN: No, that was just a
2 preliminary decision in November but
3 that is just a preliminary. You still
4 have another -- could be year, two,
5 three years for final determination but
6 we should have a plan.

7 MR. FONTI: No way of accelerating
8 that once you know? I am trying to
9 figure out when they say "shovel ready,"
10 obviously, between now and then the Pope
11 could be born in that regard.

12 MR. BROWN: We're dealing with the
13 BIA and --

14 MS. KNAPP: Does preliminary
15 determination give you any rights that
16 you might not have had before you had
17 preliminary determinations?

18 MR. BROWN: Just that there is a
19 clear sign that we're in a certain
20 amount of time that we will be
21 recognized. Usually when the Tribe has
22 gotten a preliminary decision anywhere
23 from a year to -- it could be four or
24 five years before it happens, depending
25 on what takes place in that amount of

1 time.

2 MS. KNAPP: Okay, I guess my
3 question is, has there ever been a tribe
4 who got a positive preliminary
5 determination that didn't --

6 MR. BROWN: Yes, it had taken about
7 a year.

8 MS. KNAPP: Oh, okay.

9 MR. DURSO: Who determines that?
10 There is always one person or one or two
11 people making that -- who are the people
12 that control a determination and what
13 can this body do to be of some
14 assistance in that?

15 MR. BROWN: Well, you're dealing
16 with BIA, Bureau of Indian Affairs and
17 so -- right now there is no president
18 person in place. There is a secretary
19 but he is not in place right. So, now
20 they're making determinations on that
21 type of thing.

22 MR. DURSO: Who do they report to?

23 MR. BROWN: Mr. Salazar. (Phonetic)

24 MR. DURSO: So it's Mr. Salazar who
25 is the one who is appointed. He is the

1 one that -- so I am just trying to find
2 out how --

3 MR. BROWN: Just being supportive
4 in our bid for federal recognition is
5 what we ask. That would be -- saying
6 that you support the Shinnecock Nation
7 for federal regulations -- that would be
8 very helpful to us under the
9 circumstances.

10 MR. SHILLING: Does the Tribe have
11 any economic models that right now as
12 far as gaming establishments and how big
13 it has to be? How many hotel rooms
14 that --

15 MR. BROWN: That is all site
16 specific. The models that we first did
17 over in Westwoods was very small because
18 it was based on the location size.

19 CHAIRMAN DONNELLY: I have read
20 some of the -- there is a couple of
21 books out -- one I am reading called
22 Revenge of the (inaudible) about how
23 this stuff gets done in New England and
24 this is always a work in progress until
25 it's not kind of thing. You go from

1 everything to a bingo hall to something
2 as large as Foxwoods which in my mind --

3 MR. DURSO: I mean how big is
4 Foxwoods? How many acres?

5 CHAIRMAN DONNELLY: I am not sure
6 about how many acres. I think the hotel
7 has about 300 rooms. I think the hotel
8 -- I am not sure about how many acres --
9 a lot of acres is underdeveloped, but
10 the hotel and the plan that it sits on
11 is a 300 room hotel. So as for the
12 Casino -- the Casino supports the 300
13 rooms plus what daily trade they modeled
14 in there a lot of which comes from Long
15 Island which is part of the logic of
16 doing this so we don't keep taking the
17 money to Connecticut. Nothing against
18 Connecticut, but keep it here.

19 So, this is all information
20 gathering and that's what I wanted to
21 plant in everybody's mind today. Many
22 of you have been through the RFP
23 processes before or RFEI process. I
24 know you guys are working with them all
25 the time. Probably everybody here at

1 some point in time has touched an RFEI
2 or RFP process. The difference with
3 this one, perhaps, comes from the fact
4 that there were submission described in
5 a good way of doing development. In our
6 case, though, you almost have to go back
7 to the term Bob used -- you have to us
8 reverse engineering starting out without
9 the piece of land in mind. You have to
10 say, okay, whatever piece of land or
11 whatever site we're going to try to
12 develop it, it has to have these
13 criteria, and the criteria are pretty
14 common. It can get complicated between
15 the different bodies. If you get
16 zonings ways; if you don't get zoning
17 ways. If you have County Health and DPW
18 and all that -- all things to consider
19 for us at sometime probably not until
20 next year but to just keep thinking
21 about it. The one thing I would -- if
22 anybody asks relative to the Task Force
23 and the mission to try and make this
24 whole process as ultimately as
25 transparent as possible and the RFEI is

1 starting with the RFP is one way to do
2 that.

3 You all had a chance to look at the
4 letter. I am happy to take comments
5 now, or if you want, you can send them
6 by e-mail. As I said, I spoke to the
7 three individuals relative to the three
8 individuals that signed the letter. I
9 think they have their own legislative
10 process. They're a separately
11 constituted legislative body and we're
12 here to support them and whatever they
13 wanted to do, as well.

14 Other than that, we're going to
15 get the meeting minutes from the last
16 meeting and now this meeting to
17 everybody, forthwith, I hope.

18 We had set a date for a June
19 meeting that will confirm to you when we
20 send out the meeting minutes.

21 MR. SCHILLING: When is that?

22 CHAIRMAN DONNELLY: June 12. We
23 will confirm that to you. Again, I
24 don't want to have meetings for the
25 purpose of just having meetings. If we

1 can get a speaker to come in and talk to
2 us who has done Casino development, we
3 will probably have a meeting in June.
4 If not, we're probably not reconvening
5 until the Fall. I figure we take July
6 and August -- only so much we can do
7 until the Shinnecock project at least
8 has -- at least with preliminary
9 approval, we feel like we have
10 something. There is some terra firma to
11 build on. Right now it is so abstract
12 and those kinds of things. We're
13 rooting for you.

14 (WHEREUPON, this meeting of May 1,
15 2009, was adjourned until June 12,
16 2009.)

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C E R T I F I C A T I O N

STATE OF NEW YORK)

:ss

COUNTY OF SUFFOLK)

I, MELISSA POWELL, a Shorthand Reporter and
Notary Public of the State of New York, do hereby
certify:

That the within transcript was prepared by me and is
a true and accurate record of this hearing, to the best
of my ability.

I further certify that I am not related to any of the
parties to this action by blood or by marriage and that
I am in no way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand this
_____ day of _____ 2009.


MELISSA POWELL