

**Town of Riverhead Industrial Development Agency  
Board Meeting  
December 2, 2024 5:00 pm Riverhead Town Hall**

**P R O P O S E D A G E N D A**

- I. Call to Order**
- II. Welcome New Board Member**
- III. Consideration of Proposed Agenda**
- IV. Consideration of the Minutes:** Consideration of October 7, 2024 minutes.  
**RESOLUTION #31-24**
- V. Correspondence:** 4 Foils from Denise Civiletti, 2 Foils from Newsday,  
1 from Ron Hariri
- VI. Presentation:** None
- VII. Treasurer's Report:**  
  
**RESOLUTION #32-24** Accepts Report of Expenses and Authorizes Payment  
of Bills as of October 31, 2024
- VIII. Committee Reports**
  - a. Audit: None
  - b. Governance: None
  - c. Finance Committee: None
- IX. Old Business –**
  - a. Consideration to Ratify Authorization for LIBDC Conference and  
Membership Resolution #33-24
  - b. Consideration to Accept Amended Application for Island Water Park dba  
Scott's Point Resolution #34-24
  - c. Consideration to Amend RD America PILOT Resolution #35-24
- X. New Business –**
  - a. Consideration of Ratifying Designating Auditors – EFPR Group Resolution  
##36-24
  - b. Consideration to Post and Publish Meetings. Resolution #37-24
- XI. Executive Director Report - Update 205 Osborn**

**TOWN OF RIVERHEAD  
INDUSTRIAL DEVELOPMENT AGENCY  
DATED:** December 2, 2024

**# 33-24 RESOLUTION RATIFYING AUTHORIZATION FOR ATTENDANCE TO  
LIBDC CONFERENCE AND AUTHORIZING MEMBERSHIP FOR 2025**

offered the following resolution, seconded.

**WHEREAS**, the mission of the Long Island Business Development Council is to expand local business, create new jobs, attract new firms to the Island, and help create a viable future for Long Island's young talent, and

**WHEREAS**, the organization hosts informative events and conferences on a monthly basis that are instrumental in regional economic development efforts, and

**WHEREAS**, the Board of Directors finds it necessary and appropriate to join the economic development group in furtherance and consistency with the Agency's mission, and

**WHEREAS**, an individual membership is \$300, and

**WHEREAS**, the Long Island Business Development Council hosted its 2024 Annual Economic Development Conference October 9-11<sup>th</sup> at the Montauk Yacht Club, and

**WHEREAS**, the Board of Directors finds it necessary and appropriate for the representative(s) of the board to attend this informational conference; and

**WHEREAS**, a three day conference was held in Montauk October 9-11<sup>th</sup> 2024, thereby requiring a board member to stay at the Snug Harbor Motel from October 9-10<sup>th</sup> plus the cost of transportation, food and registration to be reimbursed upon submission of receipts in the amount of \$364.74.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Directors approves expenditures for registration and lodging at the Snug Harbor Motel and reimbursement of lodging and registration for the Chairman, James Farley to attend the LIBDC Annual Economic Development Conference in Montauk, NY from October 9<sup>th</sup> through October 11<sup>th</sup>, 2024 and authorizes an annual membership for 2024/2025 for a total of \$664.74 .

**Vote:**

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Date

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Secretary/Asst.

Date: December 2, 2024

At a meeting of the Town of Riverhead Industrial Development Agency (the “**Agency**”), held at Town Hall, 4 West Second Street, in Riverhead, New York, in said Town, on December 2, 2024 at 5:00 p.m. o’clock, Prevailing Time.

Present: James B. Farley, Chairman  
Lee Mendelson, Treasurer  
Doug Williams, Asst. Treasurer  
Lori Ann Pipczynski, Vice Chairwoman

Absent:

Also Present: Tracy Stark-James, Executive Director  
Terance V. Walsh, Esq., Transaction Counsel

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action to accept a revised application for a certain industrial development facility more particularly described below (Island Water Park Corp./Island Water Park Operations, LLC 2021 Facility).

The following resolution was duly moved, seconded, discussed and adopted with the following members voting:

Voting Aye

Voting Nay

RESOLUTION #34-24

DATED DECEMBER 2, 2024

A RESOLUTION AUTHORIZING THE TOWN OF RIVERHEAD INDUSTRIAL DEVELOPMENT AGENCY TO ACCEPT AN APPLICATION FOR A CERTAIN PROPOSED PROJECT AMENDMENT FOR THE AGENCY'S ISLAND WATER PARK CORP./ISLAND WATER PARK OPERATIONS, LLC 2021 FACILITY

WHEREAS, the Town of Riverhead Industrial Development Agency (the "**Agency**") previously provided assistance to Island Water Park Corp., a business corporation organized and existing under the laws of the State of New York (the "**Company**"), and Island Water Park Operations, LLC, a limited liability company organized and existing under the laws of the State of New York (the "**Sublessee**"), for a project originally described as: (a) the acquisition of an approximately 42 acre parcel of land located at 5835 Middle Country Road, Calverton, New York 11933 (SCTM# 0600-135.00-01.00-007.034) (the "**Land**"), the construction of an approximately 75,000 square foot building thereon (the "**Improvements**"), and the acquisition and installation therein of certain equipment and personal property, not part of the Equipment (as defined below) (the "**Facility Equipment**"; and together with the Land and the Improvements, the "**Company Facility**"), which Company Facility is subleased by the Agency to the Company and subleased by the Company to the Sublessee; and (b) the acquisition and installation of certain equipment and personal property, including but not limited to, kitchen equipment, computer and information technology systems, lighting, furniture, televisions, HVAC, plumbing and equipment for its attractions as more fully described below (the "**Equipment**"; and together with the Company Facility, the "**Facility**"), which Equipment is leased by the Agency to the Sublessee and which Facility is used by the Sublessee as an indoor/outdoor extreme water sports park including an indoor surf pool, rock climbing walls, indoor and outdoor volleyball courts, a zip line, spectator seating, obstacle courses, bumper boats, water slides, fitness center, spa, a pro shop, restaurants and recreational facility to be used year-round by visitors of the Town of Riverhead (the "**Original Project**"); and

WHEREAS, the Agency acquired a leasehold interest in the Land and the Improvements pursuant to a certain Company Lease Agreement, dated as of December 1, 2021 (the "**Company Lease**"), by and between the Company, as lessor, and the Agency, as lessee, and a memorandum of Company Lease was to be recorded in the Suffolk County Clerk's office; and

WHEREAS, The Agency currently leases the Facility to the Company pursuant to a certain Lease and Project Agreement, dated as of December 1, 2021 (the "**Lease Agreement**"), by and between the Agency, as lessor, and the Company, as lessee, and a memorandum of Lease Agreement was to be recorded in the Suffolk County Clerk's office; and

WHEREAS, the Equipment is leased to the Sublessee by the Agency pursuant to an Equipment Lease Agreement, dated as of December 1, 2021 (the "**Equipment Lease**"), between the Agency and the Sublessee; and

WHEREAS, The Company is sub-subleasing the Company Facility to the Sublessee pursuant to a certain Sublease Agreement, dated as of December 1, 2021 (the “**Sublease Agreement**”), by and between the Company, as sublessor and the Sublessee, as sublessee; and

WHEREAS, it has since come to the Agency’s attention that the construction and configuration of the project by the Company and the Sublessee deviates substantially from the description of the Original Project that was previously authorized by the Agency; and

WHEREAS, the Agency has determined to afford the Company and the Sublessee with the opportunity to submit an amended application to the Agency describing the project that the Company and the Sublessee now intend to develop; and

WHEREAS, the Company and the Sublessee have submitted an Amended Application for Financial Assistance, received by the Agency on November 13, 2024 (the “**Amended Application**”), to the Agency in order to reflect a change in the description of the Original Project; and

WHEREAS, the Agency, subject to the provisions of this resolution, shall accept the Amended Application for further consideration of the amended project described in the Amended Application (the “**Amended Project**”), all pursuant to Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 624 of the Laws of 1980 of the State of New York, as the same may be amended from time to time (collectively, the “**Act**”); and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facility and to advance the economic development and construction job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law (the “**SEQR Act**”) and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively, the “**Regulations**” and together with the SEQR Act, “**SEQR**”), the Agency constitutes a “State Agency”; and

WHEREAS, as of the date of this due diligence resolution, no determination for the Amended Project has been made under SEQR; and

WHEREAS, based on representations from the Company and the Sublessee in the Amended Application submitted to the Agency, the continued “financial assistance” (as such term is defined in the Act) with respect to the Amended Project in the form of abatement of real property taxes, exemptions from mortgage recording taxes and exemptions from sales and use taxes will be an inducement to the Company and the Sublessee to undertake the Amended Project and there is a likelihood that the Amended Project would not be undertaken but for the granting of such “financial assistance” by the Agency to the Company and the Sublessee; and

WHEREAS, the Company and the Sublessee have agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities that may arise in connection with the Amended Project.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE TOWN OF RIVERHEAD INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. The Agency hereby accepts for review the Amended Application from the Company and the Sublessee, and authorizes the staff of the Agency to undertake such preliminary due diligence and analysis of the Amended Application and to obtain from the Company and the Sublessee and other third parties any information related thereto as staff of the Agency may deem necessary or advisable.

Section 2. Nothing herein shall be construed as committing the Agency to consider the approval of the Amended Project until such time as: (i) all of the requirements of SEQR have been satisfied to the extent applicable, (ii) all necessary and appropriate information related to the Amended Project received and reviewed, and (iii) the Company and the Sublessee have provided the Agency with evidence that all necessary state and local approvals, including but not limited to site plan approvals, architectural review, zoning approvals, environmental approvals, and permits with respect to the Facility have been approved.

Section 3. The Chairman, Vice Chairman or any member of the Agency are hereby authorized and directed (i) to distribute copies of this resolution to the Company and the Sublessee, and (ii) to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this resolution.

Section 4. Any expenses incurred by the Agency with respect to the Original Project or the Amended Project shall be paid by the Company and the Sublessee. By its acceptance hereof, the Company and the Sublessee agree to pay such expenses and further agrees to indemnify the Agency, its members, directors, employees and agents and hold the Agency and such persons harmless against claims for losses, damage or injury or any expenses or damages incurred as a result of action taken by or on behalf of the Agency in good faith with respect to the Facility.

Section 5. The law firm of Nixon Peabody LLP, is hereby appointed transaction counsel to the Agency with respect to all matters in connection with the Project. Counsel for the Agency is hereby authorized, at the expense of the Company and the Sublessee, to work with the Company and the Sublessee, counsel to the Company and the Sublessee, and others to prepare, for submission to the Agency, all documents necessary to effect the transactions contemplated by this Resolution.

Section 6. This Resolution shall take effect immediately.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call which resulted as follows:

<u>James B. Farley</u>	<u>VOTE</u>
<u>Doug Williams</u>	<u>VOTE</u>
<u>Lee Mendelson</u>	<u>VOTE</u>
<u>Lori Ann Pipczynski</u>	<u>VOTE</u>

The resolution was thereupon declared duly adopted.

STATE OF NEW YORK    )  
                                  ) ss.:  
COUNTY OF SUFFOLK    )

I, the undersigned Chairman of the Town of Riverhead Industrial Development Agency, Suffolk County, New York, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Members of said Agency, including the resolution contained therein, held on December 2, 2024, with the original thereof on file in my office, and that the same is a true and correct transcript therefrom and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Agency had due notice of said meeting.

I FURTHER CERTIFY that, pursuant to Section 103 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public.

I FURTHER CERTIFY that, PRIOR to the time of said meeting, I duly caused a public notice of the time and place of said meeting to be given to the following newspapers and/or other news media as follows:

Newspaper and/or other news media	Date given
Riverhead News Review	

I FURTHER CERTIFY that PRIOR to the time of said meeting, I duly caused public notice of the time and place of said meeting to be conspicuously posted in the following designated public location(s) on the following dates:

Designated Location(s) of posted notice	Dated of Posting
Website	

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Agency on \_\_\_\_\_, 2024.

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James B. Farley, Chairman

(CORPORATE  
SEAL)



Date: December 2, 2024

At a meeting of the Town of Riverhead Industrial Development Agency (the “**Agency**”), held at Town Hall, 4 West Second Street, in Riverhead, New York, in said Town, on December 2, 2024 at 5:00 p.m. o’clock, Prevailing Time.

Present: James B. Farley, Chairman  
Lee Mendelson, Treasurer  
Doug Williams, Asst. Treasurer  
Lori Ann Pipczynski, Vice Chairwoman

Absent:

Also Present: Tracy Stark-James, Executive Director  
Terance V. Walsh, Esq., Transaction Counsel

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to the amendment and modification of certain payment-in-lieu-of-tax benefits for a certain industrial development facility more particularly described below (RD America, LLC 2023 Facility).

The following resolution was duly moved, seconded, discussed and adopted with the following members voting:

Voting Aye

Voting Nay

RESOLUTION OF THE TOWN OF RIVERHEAD INDUSTRIAL DEVELOPMENT AGENCY APPROVING AMENDMENT AND MODIFICATION OF THE PILOT BENEFITS OF A CERTAIN INDUSTRIAL DEVELOPMENT FACILITY FOR THE RD AMERICA, LLC 2023 FACILITY, AUTHORIZING THE EXECUTION AND DELIVERY OF AMENDMENTS TO THE LEASE AGREEMENT, AND THE EXECUTION AND DELIVERY OF RELATED DOCUMENTS IN CONNECTION THEREWITH AND APPROVING THE FORM, SUBSTANCE AND EXECUTION OF RELATED DOCUMENTS.

RESOLUTION #35-24

WHEREAS, by Title I of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 624 of the Laws of 1980 of the State of New York, as may be amended from time to time (collectively, the “**Act**”), the Town of Riverhead Industrial Development Agency (the “**Agency**”) was created with the authority and power to issue its special revenue bonds for the purpose of, among other things, acquiring certain industrial development facilities as authorized by the Act; and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facility and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, the Agency previously provided its assistance to RD America, LLC d/b/a Restaurant Depot, a limited liability company organized and existing under the laws of the State of Delaware and authorized to transact business in the State of New York (the “**Company**”) in connection with: the acquisition of an approximately 65,250 square foot portion of an approximately 128,455 square foot building (the “**Demised Premises**”), located on a portion of an approximately 21.89 acre parcel of land located at Riverhead Plaza Shopping Center, 765 Old Country Road, Riverhead, New York 11901 (the Demised Premises are located on portions of SCTM# 0600-104.00-02.00-016.000 and 019.000) (the “**Land**”), the renovation of and equipping of the Demised Premises, located on a portion of the Land (collectively, the “**Improvements**”), and the acquisition and installation therein of certain equipment and personal property including, but not limited to a refrigeration and free equipment, racking, telephones, computers, forklifts and other machinery (collectively, the “**Equipment**”; and together with the Demised Premises and the Improvements, the “**Facility**”), which Facility is leased and subleased by the Agency to the Company for use in its business as a wholesaler of food and restaurant supplies to independent restaurant owners, caterers, delicatessens and not-for-profits (collectively, the “**Project**”); and

WHEREAS, the Agency by resolution duly adopted on February 6, 2023 (the “**Authorizing Resolution**”), authorized the acquisition, construction and equipping of such facility and the execution and delivery of the Agency Documents (as defined therein); and

WHEREAS, the Company currently leases the Facility to the Agency pursuant to a certain Company Lease Agreement, dated as of February 1, 2023 (the “**Original Company**”

**Lease**”), between the Company and the Agency, a memorandum of which Original Company Lease was submitted for recording in the Suffolk County Clerk’s office; and

WHEREAS, the Agency currently subleases the Facility to the Company pursuant to a certain Lease and Project Agreement, dated as of February 1, 2023 (the “**Original Lease Agreement**”), between the Agency and the Company, a memorandum of which Original Lease Agreement was submitted for recording in the Suffolk County Clerk’s office; and

WHEREAS, the Agency’s exemption of the Facility from real property taxes, and the Company’s obligation to make payments in lieu of taxes under the Original Lease Agreement, was intended to commence with the 2023/2024 tax year; and

WHEREAS, due to reasons outside of the control of the Agency or the Company, the Agency’s exemption was not effectuated for the 2023/2024 tax year, and instead will commence with the 2024/2025 tax year; and

WHEREAS, the Company has requested the Agency to amend and modify the payment-in-lieu-of-tax payments, as described in the Original Lease Agreement (the “**Original PILOT Payments**”), in order to delay the start date of the Original PILOT Payments by one year, to begin in the 2024/2025 tax year, and to revise the schedule of payments in lieu of taxes to reflect the most up to date assessment information with respect to the Facility, as shown in Exhibit A hereto (the “**PILOT Amendment**”); and

WHEREAS, to provide for the PILOT Amendment the Agency and the Company will amend the Original Company Lease and the Original Lease Agreement pursuant to an Amendment and Modification Agreement, dated as of December 1, 2024, or such other date as may be determined by the Chairman or Vice Chair of the Agency and counsel to the Agency (the “**Amendment and Modification Agreement**”); and together with the Original Company Lease, the “**Company Lease**”, and together with the Original Lease Agreement, the “**Lease Agreement**”); and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facility and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

NOW, THEREFORE, BE IT RESOLVED by the Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1. The Agency hereby finds and determines:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Facility constitutes a “project”, as such term is defined in the Act; and

(c) Based upon representations of the Company, and its counsel, the Facility continues to conform with the local zoning laws and planning regulations of the Town of

Riverhead and all regional and local land use plans for the area in which the Facility is located; and

(d) The continued leasing of the Facility to the Company, will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of Town of Riverhead, and the State of New York and improve their standard of living and thereby serve the public purposes of the Act; and

(e) The continued leasing of the Facility is reasonably necessary to induce the Company to maintain and expand its business operations in the State of New York; and

(f) The Amendment and Modification Agreement will be an effective instrument whereby the Agency and the Company agree to amend the Original Company Lease and the Original Lease Agreement to reflect the PILOT Amendment;

Section 2. In consequence of the foregoing, the Agency hereby (i) approves the PILOT Amendment, (ii) approves the form and substance of the Amendment and Modification Agreement, and (iii) authorizes the execution and delivery of the Amendment and Modification Agreement and such other related documents as may be necessary or appropriate to effect the PILOT Amendment.

Section 3. The form and substance of the Amendment and Modification Agreement to which the Agency is a party (each in substantially the forms presented to or approved by the Agency and which, prior to the execution and delivery thereof, may be redated) is hereby approved.

Section 4. Subject to the provisions of this resolution,

(a) The Chairman, the Vice Chair, or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Amendment and Modification Agreement in substantially the form thereof presented to this meeting with such changes, variations, omissions and insertions as the Chairman, the Vice Chair, or any member of the Agency shall approve, and such other related documents as may be, in the judgment of the Chairman, the Vice Chair, and Agency Counsel, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the “**Agency Documents**”). The execution thereof by the Chairman, the Vice Chair, or any member of the Agency shall constitute conclusive evidence of such approval.

(b) The Chair, Vice Chair, or any member of the Agency is further hereby authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency.

Section 5. Subject to the provisions of this resolution, the Agency hereby authorizes and approves the following amendments to the Company Lease and the Lease Agreement of to reflect the PILOT Amendment (as set forth in the PILOT Schedules attached as Exhibit A hereof).

Section 6. Counsel to the Agency and Nixon Peabody LLP, Transaction Counsel to the Agency are hereby authorized and directed to prepare, for submission to the Agency, the Agency Documents described in the foregoing resolution.

Section 7. The Chairman, the Vice Chair, and any member of the Agency are each hereby authorized and directed (i) to distribute copies of this resolution to the Company, and (ii) to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this resolution.

Section 8. This resolution shall take effect immediately.

DRAFT

The question of the adoption of the foregoing resolution was duly put to a vote on roll call which resulted as follows:

James B. Farley \_\_\_\_\_ VOTE \_\_\_\_\_

Doug Williams \_\_\_\_\_ VOTE \_\_\_\_\_

Lee Mendelson \_\_\_\_\_ VOTE \_\_\_\_\_

Lori Ann Pipczynski \_\_\_\_\_ VOTE \_\_\_\_\_

The resolution was thereupon declared duly adopted.

STATE OF NEW YORK     )  
   ) ss.:  
 COUNTY OF SUFFOLK    )

I, the undersigned Chairman of the Town of Riverhead Industrial Development Agency, Suffolk County, New York, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Members of said Agency, including the resolution contained therein, held on December 2, 2024, with the original thereof on file in my office, and that the same is a true and correct transcript therefrom and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Agency had due notice of said meeting.

I FURTHER CERTIFY that, pursuant to Section 103 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public.

I FURTHER CERTIFY that, PRIOR to the time of said meeting, I duly caused a public notice of the time and place of said meeting to be given to the following newspapers and/or other news media as follows:

Newspaper and/or other news media	Date given
Riverhead News Review	

I FURTHER CERTIFY that PRIOR to the time of said meeting, I duly caused public notice of the time and place of said meeting to be conspicuously posted in the following designated public location(s) on the following dates:

Designated Location(s) of posted notice Website	Dated of Posting

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Agency on \_\_\_\_\_, 2024.

\_\_\_\_\_  
 James B. Farley, Chairman

(CORPORATE  
 SEAL)

Exhibit A

Proposed PILOT Schedule

Schedule of payments-in-lieu-of-taxes: Town of Riverhead, (including any existing incorporated village and any village which may be incorporated after the date hereof, within which the Facility is wholly or partially located), Riverhead Central School District, Suffolk County and Appropriate Special Districts

Property Address: 765 Old Country Road, Riverhead, New York 11901

Tax Map Nos. p/o 0600-104.00-02.00-016.000 and 019.000

School District: Riverhead Central School District

<u>Year</u>	<u>PILOT Payment</u>
2024/2025	\$ 119,148
2025/2026	\$ 131,588
2026/2027	\$ 144,477
2027/2028	\$ 157,830
2028/2029	\$ 171,658
2029/2030	\$ 185,977
2030/2031	\$ 200,800
2031/2032	\$ 216,141
2032/2033	\$ 232,016
2033/2034	\$ 248,438
2034/2035, and thereafter	Full taxation



**TOWN OF RIVERHEAD  
INDUSTRIAL DEVELOPMENT AGENCY**  
December 2, 2024

**#36-24 RESOLUTION TO RATIFY DESIGNATING EFPR GROUP, CPA'S AS  
OFFICIAL AUDITING FIRM FOR THE RIVERHEAD IDA**

offered the following resolution, which was seconded by

**RESOLVED**, that the Chairman of the Agency is hereby ratifies the authorization to execute a contract with EFPR GROUP, CPA'S as the official auditing firm of this Agency for 2025 and that said books are to be audited annually with a copy of said audit to be provided to the Agency and become part of the record of such Agency.

**Vote:**

Date: \_\_\_\_\_

\_\_\_\_\_  
Secretary/Asst.

DRAFT

**TOWN OF RIVERHEAD  
INDUSTRIAL DEVELOPMENT AGENCY**  
December 02, 2024

**#37-24 AUTHORIZES PUBLICATION OF NOTICE OF MEETING**

offered the following resolution, which was seconded by

**RESOLVED**, that the following Notice of Meeting shall be published once in The Riverhead News Review:

**PUBLIC NOTICE**

**PLEASE TAKE NOTICE**, that the meetings of the Riverhead Industrial Development Agency and the Riverhead IDA Economic Job Development Corporation (RIDA EJDC) shall take place on the first Monday of each month at 5:00pm at the Riverhead Town Hall, 4 West Second Street, Riverhead, New York. The annual meeting will take place during the February meeting of the calendar year. If a legal holiday should occur on the first Monday of a month then the meeting will be held on the second Monday of that month, unless otherwise amended by this Board. One additional meeting is scheduled at the end of March and only held as necessary to meet NYS deadlines.

All meetings will be aired live on Channel 22 and streamed on the Town of Riverhead Website [www.Townofriverheadny.gov](http://www.Townofriverheadny.gov) and available by Zoom.

The meetings will be recorded and minutes will be produced and posted as usual.

The Riverhead IDA and RIDA EJDC may add or remove items from the posted agendas upon its discretion without further notice. The order in which the agenda appears may also be changed at the discretion of the board.

Meeting notice changes are posted to the Riverhead IDA Facebook page and to the website as reasonably practicable.

**BY ORDER OF THE BOARD OF DIRECTORS  
RIVERHEAD INDUSTRIAL DEVELOPMENT AGENCY**

**2025 Meeting Schedule**

January 6, 2025  
February 3, 2025 Annual  
March 3, 2025  
**March 24, 2025**  
April 7, 2025  
May 5, 2025  
June 2, 2025  
**July 14, 2025**  
August 4, 2025  
**September 8, 2025**

October 6, 2025  
November 3, 2025  
December 1, 2025

**Vote:**

Date: \_\_\_\_\_

\_\_\_\_\_  
Secretary/Asst.

DRAFT

**XII. Adjournment**

*November 26, 2024*

**VIRTUAL LINK:**

<https://us02web.zoom.us/j/86586984887?pwd=Nds5VuMWbb0L9GRQnJfm4AvRKRWiSH.1>

DRAFT