

**RESOLUTION NO. 761 -2020, AMENDING THE 2020 CAPITAL BUDGET AND PROGRAM AND APPROPRIATING FUNDS IN CONNECTION WITH THE SEWER INFRASTRUCTURE PILOT PROGRAM FOR INCLUSIVE HOUSING TO PROVIDE FUNDING FOR GEORGICA GREEN VENTURES (8724.311)**

**WHEREAS**, Georgica Green Ventures, LLC (“Developer”) has identified a site in the County of Suffolk which would be appropriate for development as affordable housing and is currently identified by Suffolk County Tax Map Number 0600-12900-01000-22001 (the “Subject Premises”); and

**WHEREAS**, the housing development to be known as Riverhead Apartments also known as Riverview Lofts contemplates the construction of one hundred sixteen (116) affordable housing units, consisting of 31 studios, 57 one-bedroom apartments, and 28 two-bedroom apartments reserved for tenants with income limits ranging from 60% to 130% of the AMI, plus 1 two-bedroom apartment which will be reserved for an on-site superintendent; and

**WHEREAS**, ten (10) rental units will be designated for eligible individuals with a disability as determined by the Office for People with Developmental Disabilities (OPWDD) (“Inclusive Housing Units”); and

**WHEREAS**, the Subject Premises requires infrastructure improvements to facilitate the construction of the housing development and in connection therewith, the Developer has requested sewer infrastructure funding from the Suffolk County Sewer Infrastructure Committee in the amount of up to Five Hundred Thousand (\$500,000); and

**WHEREAS**, Local Law No. 31-2014, which was approved by voter referendum on November 4, 2014, authorized the County of Suffolk to use excess monies in the Assessment Stabilization Reserve Fund to fund wastewater upgrades; and

**WHEREAS**, the funds for the Sewer Infrastructure Pilot Program for Inclusive Housing are maintained within the Sewer Infrastructure Program Fund (“Fund 406”); and

**WHEREAS**, there are sufficient funds within Fund 406 for the implementation of the purposes of Local Law No. 31-2014; and

**WHEREAS**, the Sewer Infrastructure Committee approved the creation of a \$2 Million Sewer Infrastructure Pilot Program for Inclusive Housing at its April 18, 2019 public meeting; and

**WHEREAS**, wastewater treatment upgrades are critical because nitrogen pollution has led to the degradation in the local water quality, and has harmed groundwater, drinking water, wetlands and surface waters throughout the County; and

**WHEREAS**, the Sewer Infrastructure Committee evaluated and unanimously approved the Georgica Green Ventures, LLC request for funding from the Suffolk County Sewer

Infrastructure Pilot Program for Inclusive Housing in an amount of up to Five Hundred Thousand and 00/100 Dollars (\$500,000) at its August 13, 2020 meeting; and

**WHEREAS**, the recommended project constitutes a permitted use of Sewer Infrastructure Funds pursuant to Local Law No. 31-2014; and

**WHEREAS**, Resolution No. 471-1994, as revised by Resolution No. 461-2006, established a priority ranking system, implemented in the 2019 Adopted Capital Budget and Program, as the basis for funding capital projects such as this project; and

**WHEREAS**, there are insufficient funds available in the 2020 Capital Budget and Program for this program; and

**WHEREAS**, there are sufficient funds available within Fund 406 to support the appropriation of the recommended project; now, therefore be it

**1<sup>st</sup> RESOLVED**, that sufficient funds exist within Fund 406 Sewer Infrastructure Program Fund component to cover the cost of the County’s share for these projects; and be it further

**2<sup>nd</sup> RESOLVED**, that the County Executive, the Department of Economic Development and Planning, its Commissioner, its Director of Planning and the County Attorney are authorized, empowered and directed to negotiate, execute and deliver all documents contemplated to be executed and delivered in connection therewith, in order to effectuate this housing project and transactions contemplated hereby; and be it further

**3<sup>rd</sup> RESOLVED**, that the Adopted 2020 Capital Budget be and hereby is amended and that the interfund transfer be and hereby is appropriated from Fund 406 Sewer Infrastructure Program Fund as follows:

**EXPENDITURES:**

<u>Fund</u>	<u>Dept</u>	<u>Approp</u>	<u>Unit</u>	<u>Activity</u>	<u>Object</u>	<u>Description</u>	<u>Amount</u>
406	IFT	ODE	E525	0000	9600	Transfer to Capital Fund	\$500,000

and be it further

**4<sup>th</sup> RESOLVED**, that the interfund revenues be and hereby are transferred and accepted in the Capital Fund as follows:

**REVENUES:**

<u>Fund</u>	<u>Dept</u>	<u>Approp</u>	<u>Group</u>	<u>Unit</u>	<u>Rev Source</u>	<u>Description</u>	<u>Amount</u>
525	CAP	X	0000	IFTR	R406	Transfer from Fund 406	\$500,000

and be it further

**5<sup>th</sup> RESOLVED**, that the 2020 Capital Budget and Program be and they are hereby amended as follows:

Project Nos.: 8724.311

Project Title: Georgica Green LLC Riverhead Apartments/Riverview Lofts

	Total Est'd Cost	Current 2020 Capital Budget & Program	Revised 2020 Capital Budget & Program
3. Construction	\$ <u>500,000</u>		\$ <u>500,000 (406)</u>
TOTAL	\$ 500,000	\$0	\$ 500,000

and be it further

**6<sup>th</sup>** **RESOLVED**, that the interfund revenues in the amount of \$500,000 be and hereby are appropriated as follows:

<u>Project No.</u>	<u>JC</u>	<u>Project Title</u>	<u>Amount</u>
525-CAP-8724.311	35	Georgica Green Ventures LLC Wastewater Treatment	\$500,000

and be it further

**7<sup>th</sup>** **RESOLVED**, that the County Comptroller is hereby authorized and directed to accept these interfund revenues and effectuate these interfund transfers, including the associated cash transfers to finance this capital project; and be it further

**8<sup>th</sup>** **RESOLVED**, a State Environmental Quality Review Act ("SEQRA") coordinated review, that included Suffolk County, was conducted by the Town of Riverhead and the Town of Riverhead was determined to be the Lead Agency for the Riverview Lofts/Georgica Green Ventures LLC project; and be it further

**9<sup>th</sup>** **RESOLVED**, The Town of Riverhead Board, as SEQRA Lead Agency, after classifying the project as a Type I Action under SEQRA and reviewing the completed Voluntary Draft Environmental Impact Statement, determined, via duly adopted Resolution No. 658-2017 on August 15, 2017, that the Riverhead Lots/Georgica Green Ventures LLC project will result in no significant adverse environmental impacts and issued a Negative Declaration pursuant to SEQRA; and further, the Negative Declaration is binding on the County, as an Involved Agency, pursuant to Title 6 of the New York Code of Rules and Regulations (NYCRR) 617.6(b)(3)(iii) and therefore, SEQRA is complete.

DATED: October 6, 2020

APPROVED BY:

/s/ Steven Bellone  
County Executive of Suffolk County

Date: October 19, 2020