

VILLAGE OF BREWSTER

County of Putnam, State of New York

RESOLUTION 010417-1

RESOLUTION OF ADOPTION OF THE VILLAGE OF BREWSTER REDEVELOPER
REQUIREMENTS AND DESIGNATION PROCEDURES POLICY

INTRODUCED BY: MAYOR SCHOENIG

SECONDED BY: DEPUTY MAYOR PICCINI

DATE OF CONSIDERATION/ADOPTION: JANUARY 4, 2017

WHEREAS, on May 18, 2016 the Board of Trustees of the Village of Brewster (hereinafter referred to as the "Board" or the "Village") adopted an Urban Renewal Plan for the Brewster Urban Renewal Area of the Village of Brewster, which sets forth the proposed actions and objectives related to the development of the urban renewal area of the Village of Brewster as defined therein, in order to implement the Comprehensive Plan of the Village of Brewster adopted by the Board of Trustees on June 17, 2015, in conjunction with the zoning amendments of the Village of Brewster adopted by the Board of Trustees on November 18, 2015; and

WHEREAS, the Village entered into a certain Memorandum of Understanding (the "MOU") with Covington Development LLC dated July 22, 2013, whereby Covington was authorized, upon completion of the CPU or, at its option, concurrently with the CPU process, to develop a conceptual planning and program analysis (a "Designed Development Plan"), subject to the acceptance and approval of the Village, for the redevelopment of those areas of the Village within the Project Area, and which designated Covington as the "preferred developer" for the Village's urban renewal project described in the MOU and in the Urban Renewal Plan adopted subsequent thereto by the Village Board of Trustees by resolution dated May 18, 2016 (the "Urban Renewal Plan" or the "Project"); and

WHEREAS, the MOU, *inter alia*, provided that the Village and Covington will enter into a public-private partnership pursuant to a land acquisition and development agreement ("LADA") setting forth the rights and obligations of the Parties for the implementation of a Designed Development Plan; and

WHEREAS, the Village desires to proceed with the preparation, negotiation and execution of a land acquisition and development agreement with Covington to implement the master development plan (the "MDP"), entitled "Envision Brewster," prepared by Tecton Architects and Covington, without public auction or sealed bids consistent with the applicable provisions of the New York General Municipal Law ("GML") including, without limitation, Section 507 thereof; and

WHEREAS, the Village, therefore, finds it to be in the best interest of the health, safety and general welfare of the Village of Brewster to adopt certain rules and procedures for Covington to be designated by the Village as a "qualified and eligible sponsor" to which the Village may dispose, by sale, lease or other disposition, any land or buildings now owned or hereafter acquired by the Village, including land and buildings acquired by condemnation pursuant to the New York Eminent Domain Procedure Law, in compliance with Article 15 of the GML; and

WHEREAS, in furtherance of the objective set forth above, the Board has developed the "Village of Brewster Redeveloper Requirements and Designation Procedures Policy," a copy of which is annexed hereto as Exhibit "A" (hereinafter referred to as "the Policy"); and

WHEREAS, in accordance with Article 8 of the Environmental Conservation Law (the State Environmental Quality Review Act) and 6 NYCRR Part 617 of the implementing regulations the action under consideration constitutes a TYPE II action and therefore requires no further review under 6 NYCRR Part 617; and

THEREFORE BE IT RESOLVED that the Board of Trustees of the Village of Brewster hereby adopts the Policy in the form annexed hereto as Exhibit "A."

VOTE:

Mayor Schoenig AYE

Deputy Mayor/ Trustee Piccini AYE

Trustee Bryde AYE

Trustee Meagher Recused

Trustee Boissonnault AYE

VOTE: RESOLUTION CARRIED BY A VOTE OF 4 TO 0

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

I, PETER BREWSTER HANSEN, Village Clerk of the Village of Brewster, do hereby certify that the above is a true and exact copy of a Resolution adopted by the Board of Trustees of the Village of Brewster at a meeting of said Board on January 4, 2017.

DATED: January 4, 2017



PETER BREWSTER HANSEN, Village Clerk