



TOWN OF ORANGETOWN SPECIAL TOWN BOARD MEETING

Friday June 14, 2024

This Town Board Meeting was opened at 3:30 PM.

Councilperson Paul Valentine	_____
Councilperson Jerry Bottari	_____
Councilperson Brian Donohue	_____
Councilperson Dan Sullivan	_____
Supervisor Teresa M. Kenny	_____

AGENDA ITEMS:

TOWN BOARD

1. APPROVE AMENDED AND RESTATED MEMORANDUM OF UNDERSTANDING / HNA TRAINING CENTER / REVEIL, LLC

WHEREAS, the property located at 334 Route 9W, Orangetown, New York (Tax Lot 78.13-1-1) ("Property") is owned by HNA Training Center NY LLC ("HNA" or "Owner"), which was primarily used and operated as a hotel/conference center; and

WHEREAS, the Property has been vacant and/or not in use as a hotel/conference center for over five (5) years;

WHEREAS, the Town of Orangetown ("Town") has a vision for maximizing, revitalizing, and redeveloping the currently underutilized and vacant Property for the benefit of the community, with a use or uses that will enhance the sound growth of the Town, increasing its tax base, preserving key environmental on-site features, providing public amenities and uses, and encouraging good design standards; and

WHEREAS, the use or mix of uses contemplated for the Property by the Town include, but are not limited to, commercial, recreational, hotel or conference center, spa or wellness center, corporate headquarters, medical office campus, movie studio, residential, live/work community, and/or senior/assisted living; and

WHEREAS, in order to realize this vision, the Town, in cooperation with HNA, issued a Request for Expressions of Interest ("RFEI"), identified Reveil LLC ("Reveil") as its Preferred Developer and entered into a Memorandum of Understanding, dated October 12, 2021 ("MOU"), with Reveil for the development of the Property; and

WHEREAS, the MOU referenced a conceptual “Development Proposal” consistent with the Town’s vision for the Property that the parties envisioned Reveil pursuing approvals for upon securing title to the Property; and

WHEREAS, Reveil has presented the Town with a revised development proposal that includes significant modifications to various aspects of the Development Proposal (“Revised Development Proposal”); and

WHEREAS, the Town Board has not endorsed the Revised Development Proposal or found that it is consistent with its vision for the Property, but nonetheless is willing to amend the MOU to allow Reveil to commence the review of the Revised Development Proposal, provided that certain conditions concerning future conveyances of the Property are included in the amended MOU; and

WHEREAS, the Town Board has been presented with a draft Amended and Restated MOU that references the Revised Development Proposal and the aforementioned acknowledgements/conditions the Town requires in order to amend the MOU.

NOW, THEREFORE, IT IS HEREBY RESOLVED that, upon the Town receiving a version of the annexed Amended and Restated Memorandum of Understanding signed by Reveil, the Town Board hereby authorizes the Town Supervisor to execute the Amended and Restated Memorandum of Understanding reflecting in sum and substance the draft annexed hereto,

BE IT FURTHER RESOLVED, that the Amended and Restated Memorandum of Understanding shall not be of any force or effect unless and until Reveil, LLC shall close on the purchase of the subject property, and the Town shall hold the fully executed Amended and Restated Memorandum of Understanding in escrow, and it shall not be released unless and until Reveil and/or an assignee as approved by the Town, closes on the purchase of the Property.

2. **APPROVE / AUTHORIZE TOWN ATTORNEY TO SIGN SETTLEMENT DOCUMENTS / TAX CERTIORARI PROCEEDING RE. HNA TRAINING CENTER NY LLC V. TOWN OF ORANGETOWN (TAX LOT #78.13-1-1)**

BE IT RESOLVED that, upon the recommendation of the Tax Assessor, approve and authorize Robert V. Magrino, Town Attorney, and any of his Deputy Town Attorneys, to sign settlement documents regarding the tax certiorari proceeding *HNA Training Center NY LLC v. Town of Orangetown* (NYS Supreme Court, Rockland County, Index Numbers 033885/2018, 033808/2019, 032854/2020, 034194/2021, 032860/2022 & 033308/2023), for property commonly known as 334 Route 9W, Palisades (Tax Map Designation: 78.13-1-1), for a total refund by the Town of \$670,358.00, a total refund by the School District of \$1,887,061.00, and a total refund by the County of \$192,234.00. Interest on the Town’s liability, as a result of a property tax assessment decrease or refund, is waived if payment is made within sixty (60) days after a copy of the Court Order, based upon the settlement, is served on the Rockland County Finance Department. This resolution is subject to and expressly conditioned upon the Board of Education of the South Orangetown School District approving of this settlement, and this approval shall not be of any force or effect unless and until Reveil, LLC or an its assignee as approved by the Town shall close on the purchase of the subject property as referenced in Resolution 2024 - _____.

EXECUTIVE SESSION

3. ENTER EXECUTIVE SESSION

RESOLVED, at _____ pm, the Town Board entered Executive Session to discuss matters relating to employment and the proposed acquisition/sale/lease of real property when publicity might affect value.

4. RE-ENTER STBM / ADJOURN

RESOLVED, at _____ pm, the Town Board re-entered the Special Town Board Meeting and adjourned.