Town of Brookhaven Approves Historic Ronkonkoma Hub Master Developer Agreement with TRITEC
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Farmingville, NY - On August 28, 2012, the Brookhaven Town Board approved the Master Developer Designation Agreement (MDDA) with TRITEC Real Estate Company, LLC (also Trec Ronk Hub, LLC) for the 50-acre Ronkonkoma Hub redevelopment. This is the first time in the Town's history that it has entered into a formal partnership with a master developer to create a vibrant new community in the Town.

The MDDA sets goals and timelines for the redevelopment, including requiring additional environmental analysis on the project and an innovative form-based code, which sets design standards for the TOD. The master developer will invest millions of dollars to turn 50 acres of blighted commercial and industrial property into a new live-work-play destination with restaurants, shops, office space and housing for young people. The project is adjacent to the busiest suburban train station on the Long Island Rail Road and a stone's throw from Long Island MacArthur Airport.

The Town has been advancing the Ronkonkoma Hub for several years and started by developing a land use plan with the community. The Town issued a Request for Expression of Interest and Request for Qualifications for a Master Developer in 2011. TRITEC was unanimously selected through this process by the Design Committee, which included representation from the local civic organization and chamber of commerce as well as planning experts. The Design Committee cited TRITEC's creative vision, financial strength and track record of successful development as reasons why they should partner with the Town to redevelop the Ronkonkoma Hub.

The Ronkonkoma Hub was named a "transformative project" by the Long Island Regional Economic Development Council in 2011 and received a $4 million grant for the design of a regional sewage treatment plant. This summer, the Suffolk County Legislature unanimously added $21 million to its capital budget for construction of the sewage treatment plant. The Town of Brookhaven has also coordinated with the Town of Islip in its efforts to redevelop the hub and entered into a formal inter-municipal agreement with Islip last year.

Supervisor Mark Lesko said, "The Ronkonkoma Hub is a unique opportunity to create a destination unmatched on Long Island. This project enjoys widespread support from the community and our elected leaders on Long Island. I am confident that TRITEC will see this project to the finish line working with the various stakeholders."

Councilman Tim Mazzei said, "This is a huge step forward for the Ronkonkoma Hub and I am confident that TRITEC has the experience and vision necessary to implement the community's vision for Ronkonkoma. I look forward to working with them closely as they carry out the redevelopment."

Deputy Supervisor/Councilwoman Kathleen Walsh said, "We have made significant progress over the past few years to redevelop the Ronkonkoma Hub and I know that with TRITEC as master developer it will continue. The Ronkonkoma Hub will be transformed from a blighted, disconnected area into a revitalized new destination for the community."

"We are very excited about the opportunity to work with the community and municipal agencies to build a transit-oriented- mixed-use-development focused on keeping our young people and seniors on Long Island. Ronkonkoma Train Station is a fantastic location at the intersection of the Long Island Railroad, MacArthur Airport and the Long Island Expressway where we build a vibrant 18 hour a day community offering a mix of housing, retail, entertainment and office," said Bob Coughlan, Principal of TRITEC Real Estate Company.

George Schramm, President of the Lake Ronkonkoma Civic Organization, said, "We have been working with the Town on the Ronkonkoma Hub from the beginning and we look forward to partnering with TRITEC to revitalize our community, bring new businesses and local jobs to the area, improve the infrastructure, expand our tax base and create a sense of place around the train station."

Denise Schwarz, President of the Ronkonkoma Chamber of Commerce, said, "I was confident in TRITEC when I supported them as a member of the Design Committee and I am confident today they will make this project happen. The Ronkonkoma Hub is a wonderful opportunity to increase the number of patrons to all businesses in Ronkonkoma and create a center of economic activity."