

The regular meeting of the Board of Trustees was held on 12/14/15 at 6:00 p.m. in the Council Room of Village Hall.

Present: Mayor John Barton
Trustee Thomas VanAernem
Trustee Michael Horrigan
Trustee Robert Cook
Attorney William Nikas

Absent: Trustee James Gallagher, Jr.

Mayor Barton noted that most of 25 to 30 people in attendance were interested in the Courthouse topic. He asked Trustee Cook to give the background and update on the Courthouse as well as the youth center. After Trustee Cook's update the public comment period will be opened.

Trustee Cook advised that since last summer we have been looking for a home for a possible youth center. Assemblywoman Carrie Woerner has been helpful and supportive in the efforts and in fact had pledged to secure funds to help make it work. The first thought was the Village's John Street building. An architect provided a cost estimate to bring the building up to code and to make the space useable for a youth center. It was determined that the potential cost was about \$170,000 which they couldn't justify. That same day they became aware of the availability of the Courthouse which included the annex and parking lots. The immediate thought was the potential for a youth center in the Annex. Assemblywoman Woerner and her staff were invited to tour the building on October 15th and she was particularly impressed with the Courthouse because of its historic significance and architecture. She again indicated she would support efforts to help purchase and rehabilitate the building. At that same time it was reported that there was a potential buyer for the building who was known to Village representatives as someone who doesn't take particularly good care of the properties he owns. They then approached the owner of the Courthouse and asked him to consider giving the Village a six (6) month option to study the purchase of the building. The owner of the Courthouse agreed. So with the support of Carrie Woerner and with real strong support from the rest of the Board, the Board met November 2nd to accept the option agreement which gives the Village six (6) months to review the needs, potential funding sources for both purchase and rehabilitation. That same evening Assemblywoman Woerner was kind enough to come to the Courthouse and hold a public meeting upstairs in the Courthouse to acknowledge her support for our efforts. There were about 100 people in attendance. Since then, Six Flags Great Escape donated employees to clear out the interior of the Annex to make it ready for other uses. The Monahan family donated time and materials to take care of a leaky roof on the Annex. Cassella Waste provided two 30 yard dumpsters at a greatly reduced price and Finch Paper donated the use of their landfill. They have been in contact with Saratoga Economic Development Corporation who were so excited about the possibilities that they sent an engineer to evaluate the building and provide suggestions at no cost to the Village. In addition, a meeting will take place to discuss available private funding sources. The Adirondack Gateway Council has already paid for a Phase I Environmental Study of the building and will pay for a Phase II Environmental Study and have promised to help look for funding for any possible environmental remediation. The concept of the Village buying property and making it work is a new concept but not totally unheard of. Salem has transformed their old Courthouse and the old County Courthouse. It has been leased out to a non-profit organization and has been very successful. This has been done with little or no local tax funds.

Trustee Cook reported that the one downside in all of this is that the original group involved with the youth center has decided that they didn't like the space at the Annex. There are no hard feelings, after all the space at the Annex was not going to be available right away but there are others interested in youth programs. An organization called Youth Advocate Program's regional director talked to them about what they had to offer. The director was very excited about the possibilities the building had to offer for their program. Trustee Cook indicated that these events happened very quickly (between October 15 and November 2nd). Because of this the Village was faced with moving on this or losing the opportunity. Consequently the Village moved toward entering into the six (6) month option.

Trustee Cook introduced Mark Luciano from Assemblywoman Carrie Woerner's Office who was here to provide support to the Village and answer any particular questions the public may have with regards to what the Assemblywoman's office is doing to be supportive.

The meeting was opened to Public Comment.

Jim Johnston, 24 Wright Street inquired as to the Village taking the property off the tax roll and forming a youth center that may or may not work (he referenced an article in the Post Star published on 12/13 where South Glens Falls failed twice at implementing a youth center). Spending \$300,000 plus to acquire a building for a youth center and a building that hasn't had full time tenants in it for years is risky. Restaurants have come and failed. He feels \$300,000 is a lot of money for the Village to throw at a "maybe". He suggested waiting for the Strand to get squared away; see what Mr. Newell can do with his organization and leave the Courthouse property on the tax roll. With the trash plant's assessment cut in half he thinks taxes are going to take a massive hit. The youth are connected through social media with facebook and twitter, they don't need an organization like he did when he was a kid. South Glens Falls couldn't do it and they didn't even have a building. If this fails the Village ends up with a big building on a corner that has been up for sale forever. If a private organization (Amorak) backed out because it was the wrong fit, maybe the building isn't the right fit.

Trustee Cook clarified that the Village isn't buying the building to create a youth center. The Village is purchasing the building to keep an historic structure from falling to pieces. With the efforts done through the Vacant and Abandoned Properties Task Force it became obvious that the only way to keep your properties from falling into disrepair is to get them into the hands of responsible owners. With commercial buildings, when the opportunity arises and you don't take it you lose them for a generation. The Courthouse building has clearly had its ups and downs over the last 20 years. The building is already at the tipping point where it won't take a lot for that building to not only become an eyesore but to become dangerous to the community. With all the positive that has happened (the Rte 4 Construction, The Strand, updates in housing stock) we think that for the future of the community it makes a lot of sense to get that building into the hands of responsible people who will take care of it. It may be risky but we have the backing of a lot of good people. Trustee Cook re-outlined the support they have and noted that there is a tenant in the building so it literally pays for itself. With the help of all the resources the Village has a chance to preserve a very important structure in the community and turn it into something positive but with it comes a risk.

Mr. Lucciano reported that on behalf of the Assemblywoman's Office they think a lot of trying to emulate what goes on in Salem and in looking forward it was found that in Salem there were a multitude of uses which may be a remedy for success. The Assemblywoman is passionate about having a drop in youth center which is why she is trying to secure resources to hopefully offset some of the upfront costs. As far as supporting the Strand Project the Assemblywoman also supports that project. Working with everyone to be sure both projects are successful. The Assemblywoman has a background in preservation and they have met with others who have successful drop in youth centers but to some degree there is always a level of unknown. The Assemblywoman's Office is intent on being supportive in every way if it is what everybody wants to do.

Trustee VanAernem wants to dispel the fact that the Village is going to sit down and write a check for \$300,000. That is not the case. The Village is taking six (6) months to study the project, find funding resources and determine what can be done to build on that. Thousands of dollars worth of work has already been donated. To say that the Village is going to come up with \$300,000 is not a realistic thought. A youth center is much more complicated than just having some ping pong tables, etc... It will require qualified people, because of today's youth. There are different kinds of problems today. At a meeting the school nurse advised that she could probably fill the building with just the overflow from the programs at the high school. So there is a need for a youth center. Two perfect examples where there is a cost to run a youth program. Derby Park was given to the Village by the school district many years ago. Over the years the Village has maintained it, received grants for lights, built baseball fields, have had a new playground funded – it is an expense to keep Derby Park going. Five or six years ago the Town of Kingsbury couldn't afford the swimming pool any longer because they were facing thousands of dollars worth of expense to get it up and running again. The Town gave it to the school district who through their Exel Program were able to improve the pool. That all comes out of the taxpayers. So anything we can do to improve the community we want to do. There are youth that will benefit from this. But the Village will also benefit from the parking. We may have to give up a few dollars in tax revenue but if we can preserve the building and it will benefit the Village. The inside of the Courthouse is beautiful, the outside needs to be painted. It is a very hard property to generate income from. This entire project is not about a few tax dollars and he feels it would be very few because the Village could turn it over to a non-profit; it could possibly be sold after it was developed, at very little cost to the Village and a huge benefit to the community. There are a few months to go but he doesn't feel the Village should pass up the opportunity.

Mayor Barton advised that the advantage to this is that the Village has six (6) months to get all the information and make sure it is the correct thing to do. A lot of people are involved, and with the six months option there is time to get everything in order and make the proper decision.

Mark Lucciano is hopeful that the Assemblywoman will be able to secure the funds prior to the expiration of the six month option. He is pretty certain that in the next couple of weeks we could have paperwork that would establish the commitment that was discussed which will be a good chunk of the purchase price. They are not sure of the exact figure but it will be in or around \$250,000. The same thing is being worked on for the Hudson River Music Hall. As soon as the Assemblywoman's Office knows that the funds have been committed the Village Board will be advised. That may alleviate a lot of the concerns.

Sharon Lowell inquired as to what age level the youth center is going to be geared towards. The Mayor advised that nothing has been established. They are in the formative stages at this point.

Dr. Potvin, Pearl Street is in favor of the six month option. He doesn't want to see another Hotel Madden. He inquired as to whether you can put apartments in an historic building such as the Courthouse.

Attorney Nikas advised that when they were referring to the prospective owner he was considering a commercial use. The Village wouldn't have allowed apartments and the building isn't suitable for apartments. Dr. Potvin asked if apartments could be put in the Courthouse. Mayor Barton advised that they would not be able to put apartments on the first floor. Dr. Potvin is looking forward to seeing what could be done.

Renee Roberge, 55 Pearl Street asked for clarification from Mr. Lucciano on the time frame for the funding. He is concerned about the time the process will take. He indicated that there were two separate grants. What happens if six (6) months is up prior to obtaining commitment on the grants; and whether that would impact the Board's decision? He noted that having a youth center did not generate buying the building, yet it was a big part of the early discussion of getting that building. Concerned a professional organization that wanted to put a youth group in Hudson Falls felt the property was not suitable yet another group felt otherwise. He too is concerned about what could become of the building is concerned about the financial impact.

Mark Lucciano advised that there is a difference between the commitment of the funds and when the funds will be available. There is a process to obtaining the funds which does take time. The Mayor advised that the availability of the funds will impact the Board's decision.

Trustee Cook advised that over a year ago the Youth Advocate Program contacted him and he didn't do a lot at that time because he was busy with other things. His nephew works for a Youth Advocate Program and he filled him in on what they were all about so when the group contacted him again he listened. He set up a meeting with them and found that the Youth Advocate Program has been around for over forty years, they currently have programs in 19 states plus the District of Columbia and half a dozen foreign countries. They just started their 16th program in 16 Counties in New York and are very anxious in coming to Washington County. The Regional Director has family here. They met last Wednesday and had representatives from the Town, the County, and the School District to talk about the kinds of programs they offer, what they could do and how flexible they can be. Prior to the meeting the Regional Director toured the space and his comment was "you got to be kidding, this is great space, we can do a lot with this". If one group decides they don't like the space that is fine but this group feels the space would be terrific and they would be glad to have it.

Renee Roberge asked if this group would use the space differently in terms of how Amorak would use the space. Trustee Cook advised that how they use the space is determined upon how they would put the programs together and our goal is to find out what the need is and then design the program around the need. Consequently, one of the things that is being done is a needs analysis "gap analysis".

Mark Lucciano advised that in representing so many different communities they have seen a lot of different youth center spaces. Everyone has different professional opinions. A lot of people have indicated it is great space – it is in a prime location, on a bus route, parking, etc... He has met with Amorak and the space may not have lined up exactly with the direction they were going. Hopefully with everyone working together we can work towards having a place for young teenagers to go. It takes many hands to make light work.

Trustee VanAernem advised that the Youth Advocate Group advised that it is not just the youth at the space, they try to get to the family. Sometimes the problem may involve the family. It is a lot different now than when he was a kid with the teen canteen-you went to have a good time. They want to do it right so that they can help somebody.

Renee Roberge was looking for clarification regarding the concern Amorak had with regards to the property. His interpretation is that what the Youth Advocate Program is proposing to bring was more than what perhaps Amorak had planned. Trustee VanAernem indicated that may be the case. Mr. Roberge inquired as to whether Amorak understands this because regardless of how this all turns out it would be doing harm to the public because it did seem that Amorak may have been arbitrarily dismissed because they said the space does not work for what they want to do. And this is based on what the Post Star published. He pointed out that the comments on social media provided a negative perception.

Mark Lucciano advised that they sat down with the head of Amorak recently to again let them know the Assemblywoman's support of their organization. He advised them that they would be attending tonight's meeting and that future opportunities may be available. He suggested that anyone concerned should contact Amorak, as far as he knows there are no negative feelings and they are still looking to work with the youth in the Hudson Falls community. If and when the time is right and paths cross again, with the infrastructure of what the Village is doing and what Amorak is offering it could bring more enhanced programming. The Assemblywoman's office is about a team building sense, they work with everybody to make sure everyone's interests and needs are met. If anyone wants to call Mr. Lucciano he has left his business card with his contact information.

John Murray, Country Acres inquired as to whether the grant money being pledged is contingent on the youth center portion of the building. Mr. Lucciano advised that there is more than one dynamic of this building. Originally the Assemblywoman's interest was in the youth center, but the historic preservation portion of the building lead them to look for more resources to add to this project. He is not sure whether they can be separated, and he doesn't have an answer to that question at this time.

John Murray suggested that the Board make the best decision it can at the time it has to make it. Nothing has been spent but you have at least stayed off someone who probably wasn't going to be too kind to the building. The Court house is right in the center of the village, he applauded the Board's efforts in this matter.

Jane Havens, Kingsbury inquired as to Trustee Cook's comments that this has been in the works since August – but as the meeting went on it was said this happened very fast after October 13th. She noted in September of last year Mrs. Havens attended a meeting here at Village Hall with the Hudson River Music Hall, Attorney Nikas, and Trustee Cook about parking. The talk after the meeting included both Attorney Nikas and Trustee Cook noting that the Courthouse was for sale and suggested that Jonathan Newell look into it. That Mr. Dunnigan would be interested in possibly \$300,000 plus tax incentives. Consequently, she feels this did not just happen. She inquired as to who Mr. Dunnigan's Real Estate agent is and if the property is still listed with Realty USA? Attorney Nikas advised that the Village is dealing directly with Mr. Dunnigan. Mr. Dunnigan has represented in the contract that there is no broker involved. The listing agreement with Realty USA had expired. Mrs. Haven's inquired as to whether tax incentives are included in the Village's offer?

Mr. Nikas clarified – last year Mr. Dunnigan was asking over \$500,000 and at one point \$800,000, the proposal was made that he could consider, if the Village were to buy it he could donate a significant portion of the purchase price and get a charitable deduction which would be a tax credit to Mr. Dunnigan if he chose to do so. Attorney Nikas advised that the property has come down to \$300,000 cash with no charitable contribution. It was merely a suggestion to Mr. Dunnigan, "if you think it's worth \$600,000 donate \$300,000 and get a write off", but Mr. Dunnigan chose not to do so and he indicated it was not something he could take advantage of. That was last year, and between last year and this year he has been liquidating properties and intends to leave the area, consequently the price was reduced.

Mr. Havens referenced the picture in the Post Star of the Village trucks in the Courthouse parking lot and the comments that nothing has been spent on this project. The Mayor advised that the Village trucks were in front of the Courthouse because Great Escape Six Flags was doing work in the building and Superintendent Fiorillo asked if they would separate the lumber and metal to be used for Village projects. The materials were given/donated to the Village. The trucks were used for separating and hauling the scrap material to the DPW property.

Stu Kirby, Hudson River Music Hall inquired as to whether the Hudson River Music Hall could also get a written letter of commitment from Assemblywoman Woerner's office for their grant, if it were requested by a bank or lending institution. Mr. Lucciano advised that it may be possible but it depends on what the thresholds and benchmarks are. It would certainly be something where you could say that the Assemblywoman is supporting, etc...

Mr. Kirby also attended the meeting announcing the Village's option to purchase the courthouse and thought he heard it was \$300,000 purchase price with a tax credit in the amount of \$200,000, has that changed since then. Attorney Nikas advised that as of the date of the announcement at the Courthouse, the Village had a signed option agreement with a cash purchase price of \$300,000 (no tax incentive). That option agreement is a public record and anyone is welcome to a copy of it. Mr. Kirby inquired as to the possible presence of asbestos in the building. How was the asbestos taken care of prior to the demolition done by Six Flags Great Escape. Mr. Nikas advised that he had every part of the building tested prior to any person going in. The asbestos was in the basement – pipes insulated with white covering which is known to be asbestos. No work was done in the basement, none of it was disturbed. Analysis was done of the sheetrock, ceiling tiles, paint – the reports show they were clean prior to demolition.

Mark Lucciano advised that the tax credits were not mentioned at any meeting or discussed at any meetings he has been involved in. He has reviewed the agreement and tax credits are not included.

Tim Havens, Kingsbury inquired as to who is covering the liability on the property. Attorney Nikas advised that Mr. Dunnigan is required to maintain insurance on the building. Mr. Havens inquired as to whether Six Flags was covered during the demolition. Mr. Nikas responded - yes absolutely they were covered. Mr. Havens asked if the testing was done by an independent lab and who paid for it. Mr. Nikas advised that the testing was done by an independent lab and he (Mr. Nikas) paid for it.

As a Kingsbury resident he recalls a similar incident when the Town of Kingsbury was trying to keep a buyer from buying the former Dix Avenue Drive-In property. It was done in a very short time, and it consequently created a great deal of problems that the Town of Kingsbury is still not out from under. Having been in business for a long time, he feels if someone rushes they make mistakes. He implored the Village Board to take every minute of the time necessary to do their due diligence on behalf of the taxpayers. Although he doesn't pay taxes in the Village he is a very concerned member of the greater community. He feels Mr. Dunnigan could not get a tax credit because he is selling the property so much in excess of its assessed value.

Attorney Nikas advised that nobody would be giving him a write off, for example if he had \$500,000 into it and he took a loss, he could then take a loss, but we don't know what his tax situation is. Mr. Havens feels it takes a lot of paperwork when your making a charitable contribution. The most simple proof would be the assessed value of the property – that would be the baseline of the property regardless of what he paid in taxes or anything else.

Mr. Havens is further concerned with the historic value of the courthouse. He would like to see it brought back to its original grandeur but it has already been humiliated by being sandblasted through the baked on finish of the brick. It is like taking the bark off a tree, he implored the Board to be cognoscente of this. It may be better off in Mr. Dunnigan's hands after he made the decision to remove its' bark.

Jim Johnston, ask the Board to provide him with examples of what the study of the needs for the youth's needs are. Mayor Barton advised that is why professional groups will be involved in the study. For example the school district has many programs now and understands the needs of youth much better than the Board. Groups such as the school will be involved in advising what the shortcomings are. Mr. Johnston inquired as to whether Code Enforcement could make sure the building didn't fall into disrepair or eminent collapse as described earlier. Trustee Cook advised - that's about all Code Enforcement could do. One of the things he has learned is that Code Enforcement can stop the bleeding it can't turn the property around. Here you have this gorgeous building, Code Enforcement could possibly keep it from falling into total disrepair but that's about the extent of it. They may be able to throw a coat of paint on a building or mow the lawn but it doesn't necessarily keep the building from falling into disrepair.

Mr. Lucciano referred to the question about the needs of the area youth – a great resource is the director of the Glens Falls Youth Center. He has about 25 years of experience and best practices. If we could be compared to them in a few years it would be fantastic. He encourages anyone with interest in youth centers to check out the GF Youth Center. The Director has shared some of his knowledge already and has advised that some of the Hudson Falls youth already take part in their drop in youth center.

Mr. Havens feels the Village Board holds all the cards on the ultimate use of the building between the Zoning Board and the Planning Board. This other conversation that the Board is buying the property away from a so-called slum lord from misdirecting the future use of that property is not a valid argument. You have an active Planning and Zoning Board that controls what the ultimate use of the property can be and that shouldn't be used as a crutch. Maybe Mr. Dunnigan will hold the property for another year or two and determine that \$200,000 or \$150,000 is more

favorable. He knows that the Village Board has the best interest of the Village and would make sure it would never allow it to turn into a flop house.

Brenda Ross, 34 Boulevard feels that what has happened is that the pictures and articles in the Post Star have caused people to make negative comments on social media, etc... She has found there are a lot of questions because there isn't a lot of information provided. Her questions from reading the newspaper and social media are – Realty USA had the listing for a while, is anyone drawing a commission from the transaction. Attorney Nikas advised that when he approached Mr. Dunnigan he asked whether he had a broker because the Realty USA sign was still posted. He was told the listing agreement had expired and he did not have a broker. Mr. Nikas further advised that the option agreement specifically warrants no broker is involved. Mrs. Ross advised that the Post Star doesn't always get things right and misinformation is circulating. Some of the comments were that the Village Board was being sneaky because it was done at a special meeting and the Board went into Executive Session. What the public didn't know was that according to NYS law the Board has the authority to purchase property that the Board feels is beneficial to the entire community. The Board entered Executive Session to keep the terms of the negotiation quiet. Attorney Nikas confirmed that the executive session was to review the terms he had negotiated, after executive session was adjourned the Board approved the contract which had already been signed by Mr. Dunnigan. The Board reviewed the terms of the agreement in executive session but approved the agreement in open session. Much of the negative perception was due to the comment that the purchase was not subject to permissive referendum. Mrs. Ross advised that she has found that the purchase isn't subject to permissive referendum because the board has that power. If any amount of money is bonded over five years it would be subject to permissive referendum. She heard mention of the historic value of the building but it is not on any historic register. At one time the Village considered putting certain buildings on the historic register but that meant the buildings would be restricted when remodeling, painting, etc... so the Board at that time did not move forward with it. There is an historic district and the Courthouse is in that historic district. We do have zoning and planning which is a little more strengthened in the historic district. There was a conversion law in the Village Code at one time that would not allow conversion of any buildings. If someone wanted to convert the first floor to residential it could not be done because the code prohibits it, the second floor would be very restrictive and likely cost prohibitive. Trying to snap this building up from someone who is interested in a bad use of the building is a poor reason for the tax payers to go into debt. She is glad there is a grant and hoping there is enough grant funds to take care of all the needs of this building – it's 142 years old. Mrs. Ross inquired as to how much the village had tied up in bonds currently with the Main Street water line - Mayor Barton reported there is a \$424,000 bond on the Main Street water line. Trustee Horrigan advised that there is also an outstanding bond on the new fire truck. Mrs. Ross advised that the Village could be bonded-out for over a million dollars if we had to get additional bonding for the Courthouse because there is more to this than just the purchase price. Mrs. Ross inquired as to whether the Village of Salem owns their courthouse? Attorney Nikas reported that the Town of Salem owns their courthouse and he believes they lease it to a non-profit organization. If you google Salem Courthouse you will see a very good website which provides the history and from what he has read they have never used a dime of local taxpayer money. That is the model the Village is striving for. Mrs. Ross is concerned with owning the property and sited the Glens Falls Civic Center. Attorney Nikas advised that this is a community effort and there are a lot of people who are interested in volunteering their time. Unless the community wraps their hands around it, it won't work. Members of the group plan to meet with people in Salem, review their situation and learn. Mrs. Ross is disappointed that more people didn't turn-out to get the information that has been provided. She advised that she is behind a youth center but is not behind purchasing the building because of the uncertainties. She hopes the Board makes their decision with their heads and not their hearts.

Sharon Lowell, 10 East LeClaire Street advised that she was at a Board meeting a couple of years ago about the same issue. There is a large Village tree in front of her house. She has been told it is a live tree, however there is moss around the bottom of it. It has uprooted the sidewalk about 2 inches, which is a hazard and is the Village's problem as well as the homeowner's problem. She had a tree removed this summer and was told that any tree limb that hangs over wires or over a roof should be and can be taken down. She is on disability and has limited income. Superintendent Fiorillo and the Mayor are both aware of her complaint. A live tree was removed a week or two ago down the street from her. She has to turn on her heat earlier than everyone else does because of the shade from the tree. Sometimes huge limbs fall off and scratch her truck. She asks that the tree be removed and the Village rectify the situation. It is the biggest tree on the street, the leaves fall into her neighbor's yards and they all have to rake up the leaves. It is getting harder for her every year to rake the leaves.

Christina Putzig, East LeClaire Street advised that she wanted to put solar panels on her house and was unable to because of the tree in question. The solar company advised that the tree may be alive but it is not healthy, it is

likely mush inside. Branches fall into the road and the Village won't pick them up if they are not tied. This tree is costing her thousands of dollars because she is unable to go solar. No one of their block wants it, it doesn't belong in a neighborhood because of its size. The Mayor advised that he would look into it further, he will talk with Superintendent Fiorillo. Ms. Putzig inquired as to whether the neighbors could pitch in and pay to have the tree removed? The Mayor will come up with an answer. Mrs. Lowell feels the tree is a hazard.

Stu Kirby, Hudson River Music Hall reported that they are working with Amorak to create programs for the youth. They have already started some music programs and it is a wonderful alliance. He noted that he thanks his grandparents when he attends every one of these meetings for leaving Russia and coming here.

Superintendent Fiorillo advised that he has staked out the Hall property on Ferry Street to the best of his ability. Mr. Hall has decided to get a survey.

Upon motion made by Trustee Cook, seconded by Trustee VanAernem and carried the minutes of the regular meeting of 11/9/15 and Special Meeting of 11/16/15 were approved as read.

Upon motion made by Trustee Horrigan, seconded by Trustee Cook and carried it is

RESOLVED, that the Mayor be authorized to execute the necessary documentation to list the sale of 95 John Street with Realty USA (Joanne Davidson, Listing Agent) at the suggested list price of \$119,000.

The Mayor reported that he has met with CEO Cortese, Supervisor Lindsay and Supervisor Elect Hogan to discuss code enforcement options. Trustee Horrigan reported that when the Village and Town decided to share Code Enforcement duties it was looked at as a cost saving measure. At that time what wasn't considered was that it essentially provided the Village with part-time code enforcement, which he feels was an error in judgement. The Village has been considering bringing back full-time code enforcement. The proposal is for the County to perform building permits and CEO Cortese enforce local codes such as fence permits and quality of life issues. Our county taxes include code enforcement so this makes sense. Mayor Barton advised that he would meet again with all parties in continuing forward sometime in the beginning of January 2016, it will likely require an intermunicipal agreement. Other communities in Washington County already have such agreements in place. CEO Cortese advised that the plan is to implement this by June 1, 2016 so there is plenty of time to clarify all concerns.

Upon motion made by Trustee Cook, seconded by Trustee Horrigan and carried it is

RESOLVED, that the resignation of Andrew Szostak, Water Maintenance effective 12/31/15 be accepted.

Upon motion made by Trustee VanAernem, seconded by Trustee Cook and carried it is

RESOLVED, that the Village Board of Trustees hereby acknowledges the audit performed by Whittemore, Downen & Ricciardelli, LLC of the Hudson Falls Justice Court Records FYE 5/31/2015.

Upon motion made by Trustee Cook, seconded by Trustee VanAernem and carried it is

RESOLVED, that the request of Superintendent Fiorillo to promote Todd Colomb from Laborer to MEO effective 12/15/15 at the rate outlined in the union contract be accepted.

Upon motion made by Trustee Horrigan, seconded by Trustee Cook and carried it is

RESOLVED, that the request of Superintendent Fiorillo to purchase a 2016 Chevrolet Silverado with Fisher Plow in the amount of \$34,801.60 of the County Contract # E-11-14-PFTH (this is a budgeted item) be accepted.

Upon motion made by Trustee Cook, seconded by Trustee VanAernem and carried, the following budget appropriations be approved:

	<u>Debit</u>	<u>Credit</u>
A-5110.1 Street Maintenance - Personnel	\$7,000.00	
A-7140.1 Village Parks-Personnel		\$7,000.00

Upon motion made by Trustee Horrigan, seconded by Trustee Cook and carried, the following monthly reports were approved as read: Police Department, submitted by Chief Diamond; Justice Court submitted by Justice Matthew Mabb; Code Enforcement submitted by Francis Cortese; and Fire Department, submitted by Chief Michael Fitzgerald.

Upon motion made by Trustee VanAernem, seconded by Trustee Cook and carried the following abstracts were audited and ordered for payment:

General Fund	Check Nos.	29603 - 29694
Water Fund (General Fund)	Check Nos.	29603 - 29694
Water Fund	Check Nos.	5527 - 5532
NYS Main Street Grant	Check Nos.	1017 - 1018
Trust Fund	Check Nos.	6581 - 6595
Payroll Fund	Check Nos.	29012 - 29026

The Mayor announced the Off Street Parking Ban runs December 1st through March 31st [no parking on Village streets between the hours of 1am and 6 am and no parking in Village-owned parking lots for more than 24 hours].

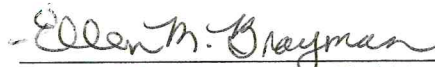
The Mayor noted the Christmas Celebration went well, the park looks great! He thanked all involved in the Christmas Celebration, especially the Christmas Committee, all those who donated toward the Christmas trees and the celebration events, as well as the Fire Department for saving Santa and acknowledge Ken Grant for all he does for the Village, he is a great asset.

The Mayor announced that the Village was awarded a \$600,000 grant through the NYS CDBG Program for a waterline in the Poplar Street, Liberty Street, Beech Street, Elizabeth Street and John Street neighborhoods.

The Mayor asked the Board for their comments – none was given.

The Mayor opened the meeting to Public Comment – none was given.

Upon motion made by Trustee Cook, seconded by Trustee Horrigan and there being no further business to come before the Board the meeting was adjourned at 7:50 p.m.



Ellen M. Brayman, Clerk/Treasurer