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January 21, 2010

The Town Board of the Town Of Corinth held a workshop meeting on January 21, 2010 at 4:30PM at the Town Hall.

Present: Richard Lucia, Supervisor  
Charles Brown, Councilman  
John Major, Councilman  
Edward Byrnes, Councilman  
Mitchell Saunders, Councilman-Excused  
Fred Mann, Code Enforcement Officer  
Shawn Eggleston, Highway Superintendent-Excused  
Rose E. Farr, Town Clerk

Public: Jim Murray, and Sigrid Koch.

After Roll Call the following business was conducted:

Supervisor Lucia introduced Mr. Kenneth Green newly hired consultant for the Town of Corinth. Supervisor Lucia gave a little background on why the Town employed Mr. Green to work with the Town. Supervisor Lucia said that even with the economy the way it was the Board insisted that Supervisor Lucia put \$10,000.00 in this years budget to hire a consultant to work with Corinth (not the just the Town of Village but Corinth as a whole) to promote economic development. Supervisor Lucia said that the board thought something needed to be done to put Corinth, New York on the map again and they hired Mr. Green to assist them with this.

Mr. Green told the board that he was here to listen more than speak at this meeting. He said that he has over twenty (20) years history of understanding the community and the ends and flows of business over the years and the challenge with the mill. He said that the most important thing about the board is that they have continued to strive and no one has given up. He said the Town Board is resilient; they love their community and are willing to invest, even in times of trouble, to do something better. He said he is honored to be a part of that team to bring any resources and ideas. Mr. Green said you have to have a dream before you have a vision before you can have reality. He said he is probably one of biggest dreamers. Mr. Green said that it was his dream to bring technology jobs to upstate New York and Saratoga County. He spent ten years of his life selling that dream.

Mr. Green said that the community of Corinth needs to have a dream. He said that sometimes people are going to think we're crazy or think that we are too far away from reality. Mr. Green said that that was okay. He says that if a person continues to do the same things every day they get the same results. Mr. Green said that that means you have to do things different if you want different results. Mr. Green said that the board under his leadership is going to embark on some brainstorming and embark on some collaborative thinking. He said that then we are going to develop some goals, some objectives and some task plans that will allow for a diversity of ideas,

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input from various parts of our communities and has the end result of people of like mind going in a like direction.

Mr. Green said that the winning formula for any community is having a vision, a plan and the people behind you going in the same direction to accomplish that effort. He said those communities that fail at it are those that can't seem to find the way to go in the same direction.

Mr. Green said he was not coming here to tell the board what to do. He said he was coming here to help the board to build good frame work. He said that he has continued to stay in contact with the business world. He also said he had numerous contacts and he has been staying on top of waste to energy industry, solar industry and the agriculture industry. Mr. Green said he has been studying what is necessary to attract those industries. He said that we can't put all our eggs in one basket and try to find one big industry. He said he hopes that at the end of this plan Corinth will have a plan that has some diversity to it; recognizes the recreational capabilities that Corinth has; recognizes the tourism capabilities; recognizes some of the support services that Corinth doesn't have that it needs; recognize new job creation and tax base development. Mr. Green said htat these are some of the things that he thinks Corinth should work toward.

Supervisro Lucia said that he had heard from Jon Kelley who could not be here and he asked that Supervisor Lucia tell the board that if Mr. Kelley was able to be here he would be behind Ken Green 120 percent for this job for Corinth.

Supervisor Lucia said that the board members will give some of their ideas regarding planning and economic development. Supervisor Lucai told Mr. Green that he willgive Mr. Green a copy of the Comprehensive Plan. He also told Mr. Green that the Town has a new committee that is looking into revision of the Zoning.

### **Councilman Byrnes**

Councilman Byrnes asked what they can do to help Mr. Green. Mr. Green said that empowering him to develop some strategies and some thought and bring them back to the board. He said having the board be the sounding board. Mr. Green said that being the kind of board that can give and take. He also said that the only way we can be successful in community economic development is by the input of investment. He said it takes money from the local business community, money from the county, the state and federal resources. Mr. Green said we have to pool all the resources we can. He said when it comes to a lack of infrastructure or a lack of downtown beautification or some capacity that we don't have the board has to be aggressive and go after every pot of dollars there is out there.

Mr. Green said he had been watching the City of Mechanicville being tenacious and applying for every grant application that comes along, every beautification that comes along and for every planning dollar that comes along. He said that they have a grant writing firm that is working with them and they win some and they loose some.

Mr. Green said that Corinth has to go after every dollar there is out there to bring more resources to the table. He said branding an effort is pretty important and we need to think about branding this effort.

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Councilman Byrnes said that there are both negative and positive people in our community. He asked Mr. Green how the board should go about bringing the negativity and making it more positive. Councilman Byrnes said we need to get people to talk positive about our own community and not be negative. Councilman Byrnes said that we are going to need that positive energy. He said he didn't know how we were going to change the negativity to being positive but he thought this is very important.

Mr. Green said the first thing that needs to be done is a study of the attitudes of the existing condition that we are in. He said that one of the things they did with the Luther Forest project was to do a study of the concerns of the community really are through a survey. He said that gave them a base case of where the public was in Stillwater and Malta. Councilman Byrnes said that this is what the Comprehensive Plan survey did. Mr. Green said he would look at that. Mr. Green said once we know where we are at we can start to put campaign in process and then we could go back and see if we made any progress. Mr. Green said this is an excellent approach. He said that we don't have the money to seek professional assistance. However, he said he does have access to some volunteer thoughts and assistance from people that he had money to pay in previous projects who could be brought back in on a volunteer basis. He mentioned Lynn Mueller who was a strategist and a communication specialist. He said he came in for free on the Luther Forest project and he did a workshop at Jack's Place. He said there was also another gentleman who was the Public Relations Director for the National Environmental Protection Agency and was also the advance man for the president for any dignitaries that came into the country. Mr. Green said that he needs to spend his time making sure where Corinth is at and reviewing the Comprehensive Plan.

### **Councilman Saunders**

Councilman Saunders mentioned the purchase of the railroad to assist the mill property. Mr. Green said he remembered speaking to Supervisor Lucia and Town Counsel. He said the number one reason for the purchase of the railroad was to save that one line for industry. Supervisor Lucia said that that was the reason we purchased it. Councilman Saunders said that if that is so it got lost in the message because it seemed we were going for tourism. Councilman Saunders said this brought negativity in Corinth. He said these are the things that need to be part of this. Councilman Saunders said that we have to take risks at this point. He mentioned the downtown and the vacant buildings, etc. He said we need to do something about the curb appeal in Corinth and we need to do something about the negativity in Corinth. Councilman Saunders said that when we look at attendance at Town and Village Board meetings.

Supervisor Lucia said that originally the railroad was going to be tore up by CP Rail. He said that we knew there was a spur to the mill property. He said right now if Warren County tears their tracks up from Antone Mountain north we still have our railroad and the spur for freight.

Councilman Saunders that is a big step for a community this size. He said when we look at the railroad and we look at hiring a consultant we are going along in good shape. He said that one of the items in the Comprehensive Plan was to hire a full time consultant and the Town could not afford that but have gone ahead and hired a part time consultant. Councilman Saunders said the new committee formed is very dedicated people who are diving in full force in the revisions needed for the Zoning in Corinth.

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Supervisor Lucia said that Councilman Saunders is liaison on the new committee. He told Mr. Green that the LA Group is working in conjunction with that committee. Mr. Green asked who the liaison was from the LA Group and Supervisor Lucia told him it was Jim Martin. Supervisor Lucia spoke about the new committee's commitment and dedication of this new committee. Councilman Saunders said that this committee is to start looking at the Zoning Law and see how the Cinergy happens between our zoning and Wilton and Greenfield zoning to prepare for the Foundry group. Councilman Saunders said that if we can get the message out about what we are doing now and how these will affect the community in a positive way.

Supervisor Lucia said that no taxpayers' money has been spent for the railroad. He said up to this point it has all been grant money. Supervisor Lucia said this year there will be the expense of taxes in Greenfield and Saratoga. Mr. Green said that there may be other ways to get around that such as changing the boundaries so that it might lessen the burden.

### **Councilman Brown**

Councilman Brown said he liked the idea of a vision. He said he also liked the idea of diversity since we went so long without anything. He said that there is the IP site to develop since IP says they are not going to develop it. Councilman Brown said that along with the IP site there is another 284 acres that could be developed in the Town of Corinth. He said for three years we have talked about having someone like Ken Green on board and we finally did it. Councilman Brown said he thought that Mr. Green was the man to do this.

Supervisor Lucia said that this is being done for all of Corinth. He said maybe when the Village budget comes up they will put some money aside for this. A short discussion of Alpine Industrial Park and how it has the railroad and it has power. Ken Green said that this could be a real nice spot for some support companies to come along with the larger technology.

Councilman Brown said that if he told the group what his vision was it would be clean industry buildings without smoke stacks.

### **Councilman Major**

Councilman Major said he just wanted Mr. Green to be aware of the Comprehensive Plan and the downtown development plan that are in effect. Mr. Green said that he would like to attend the meeting of the new revision committee. Councilman Saunders said he would check with Secretary Sullivan for the next date. Mr. Green was told that the chairman of the committee was Glenn Tearno. Supervisor Lucia said he would give Mr. Green a list of all the members with their contact information.

Councilman Major talked about the LDC that was recently formed and the struggles they have had. Councilman Major said that the balance between residential and commercial. He said the Comprehensive Plan has done a great job with this. Councilman Major said we have the rail line and that is a plus. He spoke about the Wilton Mountain-Exit 16 concept.

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Councilman Major said that the way he sees economic development some places want the government to just go ahead and do it. He said he feels that if we put the correct foundations in and we build things correctly it allows business to prosper and grow in our community.

Councilman Major said he knew there were expansion plans for Exit 16 but he was not sure if they were still out there or not. Mr. Green said he went to a meeting of the Local Job Development Corporation. He said this is a volunteer board. Mr. Green said he has the disc of that plan. Mr. Green said that they have identified what they want to happen and where they want to go. He said one of the challenges they have is water and sewer are not on the other side of the Northway. Mr. Green said that they had the vision to dry line the sewer double so that it had capacity when they put in the Target project. Mr. Green said anything that Corinth can do to tie itself to Exit 16 would have an influence on our community.

Mr. Green said Wilton does not have a downtown but it does have a mall. He said Corinth does and it is beautiful community with architecture and it is quaint. Mr. Green said not everybody wants to go to the mall and not everybody wants to spend a lot of money shopping in Saratoga Springs. He said perhaps there are initiatives there for people to travel north to spend their money instead of going south.

Mr. Green said that it has already been placed in Global Foundry families that they get a better quality for less money if they go north. He said that is South Glens Falls, Moreau, Corinth, Glens Falls, on up that way will be a target for those people. Supervisor Lucia said that Greenfield is pretty well built up. Mr. Green said that they that Greenfield has been a little restricted in their zoning and density. He said that is Greenfield's vision of what they want to be and that is fine.

Ken Green said the market is starting to show life. He said the investors move before the market moves so now is the time they are looking at preparations for 2012 and 2013. He said when someone from Austin, Texas or Germany is hired as one of the first to work in Gobal Foundry they do not have any preconceived knowledge of Corinth. He said we can never count ourselves out.

Councilman Saunders said that he believes money will soon loosen up on the shovel ready projects.

Supervisor Lucia said that there have been companies way out in the western states looking at Corinth, New York and our railroad. He said that one of our greatest selling points in our school system. Councilman Saunders said that they just received an award for being in the top 15% across the state.

Councilman Byrnes said that there are a lot of volunteers in this community and there are a lot that want to volunteer who are not at this time. He said that they love this community but they just don't know what to do.

**Highway Superintendent**

Highway Superintendent Eggleston said that he know he has spoke to Superintendent of Highways for Wilton and he has been speaking to his Town Board about going to the County over Wilton Mountain. Highway Superintendent Eggleston said that Wilton spends over one-third of his salt budget just on Wilton Mountain Road (\$80,000.00). Councilman Major said that the Wiltom Mountain Project would be a cost savings for the school districts.

**Councilman Saunders**

Councilman Saunders said that the benefit factor if we could come up with one consensus and we keep adding money to this then people will join in.

**Councilman Major**

Councilman Major said that hiring Mr. Green is one step in the Comprehensive Plan.

Mr. Green asked where most of the information in the community comes from. Supervisor Lucia told him that there are websites, Pennysaver, Post Star, Merchants Association, etc. He said that if you are going to change opinions, reach people with new visions you have to have some kind of a voice that reaches them. Supervisor Lucia said that there are a ton of people that follow the minutes on the Town and Village website. Councilman Byrnes said that there is the Chronicle.

Mr. Green said that the fact of him having both the City of Glens Falls and the Town of Corinth as clients. He said people will question how he can sell Glens Falls at the same time he is selling Corinth. Councilman Saunders said he thought it was two different entities. He said Glens Falls is a city and Corinth is a small community. He said that there are certain qualities people like in a small community as opposed to a large city. Supervisor Lucia said the Town Board knew about this and they had no problem when they chose Mr. Green. Mr. Green said he understood the difference and has the integrity to handle the two entities. He said that there may be times when Corinth isn't ready for some assets and Corinth will be chosen because the customer makes the decision. They may look at the assets in Glens Falls and try them out but decide that Corinth has a vacant building or a piece of property that meets their needs better. He said the client makes the decision at the end of the day.

Mr. Green said economic development does not occur when a company moves 30 miles or 15 minutes away that is not growth. He said if they are leaving the community and we can keep them by moving them down the road that that is different.

Supervisor Lucia said that one of the advantages of having Ken Green is that Mr. Green has worked with Corinth since when Jon Kelley was on the board and has been involved with Corinth ever since.

Mr. Green asked what each member would want on the IP site if they could have exactly what they would want. Councilman Saunders said he was very comfortable with the trash burning plant. Councilman Byrnes said an industrial park with a number of different businesses. Supervisor Lucia said an industrial park with diversity. Councilman Saunders said that the reason he said trash burning was when he looks at EPCOR with their hydro producing electricity

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and he looks at Indeck with their co generation producing electricity. He said he knew that garbage isn't the best thing we could have but it is not the worst thing either. He said he looks at all three of these producing energy, all green energy, and then promote this into the schools with an engineering class in BOCES with their money and you start building this as an energy sector in the northeast he thinks then you get those photocell, solar panel companies. He said you need something big for companies to look at. Councilman Saunders said he wished we could get all the clean industry but he wanted to clarify why he said that. He said if we could get something better to put in there he would be all for it. Councilman Saunders said that if you contact DEC, look at the EPA and if you look at all the data this was the only site on the east coast that was shovel ready for that type of industry and that is why they were here. Councilman Saunders said you could have spun this as an energy sector and he said that the power consumption in Saratoga County is going to double with the Global Foundries. He said that is why he said he was for the trash burning plant. He said it was not the best but it was not the worst thing that could have happened in Corinth. Supervisor Lucia said that if he had a dollar for every person that has come in and said that they wished Corinth has let the trash burning come here because the school was guaranteed \$1,000,000.00 a year and it would have helped with infrastructure. Councilman Saunders said that if we had a man like Ken Green in place to explain everything to the citizens and come out with that it was not the best but it was far from the worst thing that could have come to Corinth.

Councilman Brown said that since the IP property has that 284 additional acres he would like to see diversity. He said that is lots of room for many different kinds of industries, etc.

Councilman Major said he agrees with diversity. He said that one of the hurdles is the landfill that is on the IP property. Councilman Major said that having the landfill could be a positive thing when it comes to having diversity of many different industries to use. He said that he does agree that high tech industries may not be a bad thing. Councilman Major also said not to forget our local economy. He said that such an industry as a pellet manufacturer would employ some of our local unemployed individuals.

Highway Superintendent Eggleston said he would like to see some sort of power generation done on that site. He said he spoke to one of the people with American ReFuel and he said that they don't realize what comes with this power generation is one of their wastes is steam a plywood company feeds off that steam and the pellet company feeds off the pallet company's waste. Highway Superintendent Eggleston said that person he was talking to said that American ReFuel doesn't have a lot of jobs but the industries that come with it does and that could have meant jobs for our local citizens. Highway Superintendent Eggleston said that he hoped we now have a man that can sell the businesses this area needs before they get blown out of contact and leave the area.

Code Enforcement Mann said he agreed with diversity. He also agreed with what Councilman Byrnes said that we need to get the positivity out there and do away with the negativity. He said that he also agreed that if we had had a man such as Ken Green here when the trash burning plant came he might have been able to have changed what happened.

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Supervisor Lucia said that the Town is looking at attracting local developers that will bring Senior Housing and affordable housing with them. Ken Green said that he has connections with contractors who do this.

Supervisor Lucia said that the next meeting he would leave up to Mr. Green. It was decided that the third Thursday of the month at 4:30 PM would be the best time for Mr. Green to report to the Town Board.

Mr. Green said he never stopped selling the mill property. He said that the Town Board thoughts are in line with what his thoughts are. He said he believes that an energy project will be the catalyst of the project that the diversity that the board speaks of. Mr. Green said that this is the best area in northeast for energy production. Mr. Green said that if this comes down to being selected for those types alternative energy projects that are best and will produce the best cinergy for other companies to come. He said it is not to far to think that some of the big energy companies could not put together something that would work in this area. He said he spoke to an entity about the Corinth Energy Park and they were very interested. He said that they believe that there are some other very large entities that are interested in look at the Corinth Energy Park.

Mr. Green said that it will require political backbone from this board to do what is best for this community in the face of negative voices. He said the longer term good of the community will have to win the day and the short term bunch of voices coming at you that spring fear without knowledge will have to be overtaken.

## **SUPERVISOR**

Supervisor Lucia told the Town Board that the trailer that the Town had under the CBDG grant that went to Antone Mountain Mobile Home Park is back. Supervisor Lucia said that the owner of the trailer was found dead this past weekend. Supervisor Lucia said he is discussing the matter with Attorney Hafner and will keep the board apprised of future happenings.

## **RESOLUTION #85**

### **MOTION TO ADJOURN**

On a motion of Councilman Brown and seconded by Councilman Major the following resolution was

ADOPTED	Ayes	5	Lucia, Brown, Major, Byrnes and Saunders
	Nays	0	

RESOLVED that the board adjourns at 6:00 PM to executive session on a particular person with no decision to be made.

Respectfully submitted,

Rose E. Farr, RMC  
Town Clerk

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At 6:15PM after Executive discussion on a particular person, the board reconvened and by a motion by Mitchell Saunders and seconded by Edward Byrnes, approved by 5-0, that in the organizational minutes of 2010 that the salary of Gary Fuller be grand fathered because of his circumstances of his job, remain a salary of \$7,966.00 wit payments to be made semi-monthly on the 15<sup>th</sup> and the last day of the month.