

DECEMBER 5, 2012

The Town Board and the Village Board held a joint meeting at the Firehouse, 8 Saratoga Avenue, on December 5, 2012 at 5:00 PM.

Present: Dennis Morreale, Village Mayor  
Timothy Halliday, Village Trustee  
Melanie Denno, Village Trustee  
Mitchell Saunders, Village Trustee  
Karla Buettner, Village Attorney  
Nicole Colson, Village Clerk-Treasurer

Richard B. Lucia, Supervisor  
Charles Brown, Councilman  
Edward Byrnes, Councilman  
Joshua Halliday, Councilman  
Michael Hill, Town Attorney  
Mary Ellen Hill-Pierce, Assessor  
Rose E. Farr, Town Clerk

Absent: Jeffrey Collura, Councilman

After roll call and Pledge of Allegiance the following business was conducted:

Adam Lawrence

Lisa Kaseman, Project Director for Conifer Realty, LLC told the group that Conifer currently owns and manages Adam Lawrence and will continue to do so after the renovations are complete. She said Dale Ann Brown is the current manager of Adam Lawrence. She said they acquired the property in 2008 when approached by USDA Rural Development. USDA, a federal housing agency, holds a mortgage on the property. She said that at that time, the then owner was in financial and physical disarray and USDA and Conifer partnered with the intent to apply for rehabilitation funds to renovate Adam Lawrence for improvements that will allow Adam Lawrence to remain as affordable housing for the next 20 years. She said it was important for the rehabilitation of Adam Lawrence that the first 5 years remain at the current PILOT level in order for the redevelopment to be feasible. Lisa said that Conifer is currently working with State and Federal funding agencies on securing the necessary funds for the rehabilitation and they anticipate full commitments by January 2013.

Lisa said that they are requesting a new PILOT for 20 years instead of 25 years, at the same rates as the present PILOT with increases every five years.

Attorney Hill said his office had reviewed the proposed resolution and proposed new PILOT agreement and has voiced his concerns to the Town Board. He said the Town has the authority to approve the new PILOT but wanted to get the Village Board's input.

Attorney Hill said that the Town signed a PILOT in 1988 and the Village has a separate agreement.

5:10PM - Councilman Joshua Halliday arrived

Trustee Denno asked why this did not go through the IDA. Attorney Hill told her that according the Private Housing Finance Law these type of PILOT agreements usually go through the municipalities.

Trustee Halliday asked what would happen if they did not secure the financing. Lisa told him that they would continue under the present PILOT agreement and hope they could renew that PILOT Agreement..

A question was asked regarding what happens if there is a PILOT Agreement in place and the property is sold and if a non transferable clause could be included. Attorney Hill told the group that his office had sent communications to the Town Board regarding revisions and provisions that his firm thought should be added to the PILOT Agreement and that provision could be added. Attorney Hill said he would send a copy of the proposed agreements, resolutions, etc to Attorney Buettner.

09-11-2013.

Mayor Morreale spoke about the remembrance of September 11th. He said that he wanted to make sure that something would be done this next year. Supervisor Lucia said he felt the same way. Mayor Morreale said that he hoped the Town, Village, Fire Department and the EMS all could get together and do something low keyed.

Reservoir Property

Mayor Morreale spoke about the Reservoir Property and how great the property is. The group spoke about promoting the property and what needed to be done.

Assessor Mary Ellen Hill-Pierce suggested that the Village might want to look into a Forest exemption that would give them an 80% exemption.

### Senior Housing

Gary Olsen spoke to the boards about potential Senior Housing in Corinth. He said that he has been working with Low Income Tax Credit Projects for seven years. He explained what a tax credit project was. He said he developed one of these projects in Saratoga Springs and one in Clifton Park. He told the boards that he is looking at a project of about 40 units for Corinth. He was asked where in Corinth he was looking at and he told the boards that the ideal place he found was the old Firemen's Field.

6:00 PM - Trustee Enekes arrived

Mr. Olsen spoke about partnering with a not-for-profit 501(c)(3) entity and how that would affect the grant application.

Mr. Olsen said that if he got the endorsement of both the Village and the Town he had little doubt that the project wouldn't receive the necessary funding.

Mr. Olsen said that in every unit one person would have to be 55 years or older and the project must remain Senior Housing for at least 25 years.

Mr. Olsen said that if he received the endorsement of the Town and Village he thought that the project application could possibly be submitted by Fall of 2013.

All the board members of both the Town and Village told Mr. Olsen that they thought the Senior Housing Project was a great concept.

On a motion of Trustee Halliday and seconded by Councilman Halliday the meeting was adjourned at 6:25 PM.

Respectfully submitted.

Rose E. Farr, RMC  
Town Clerk