

December 12, 2013

The Town Board of the Town of Corinth held a workshop meeting on December 14, 2013 at 6:00PM at the Corinth Town Hall.

Melanie Denno and Lori Hay came before the board and made a presentation regarding the Town's insurance. Melanie Denno told the board that this is the first year that NYMIR has been close to the numbers of Selective.

Karen Buckley of NYMIR spoke to the board and told them all about NYMIR and the insurance they provide. After her presentation Ms. Buckley left and Melanie Denno went over the coverage the Town has and the quotes from both companies.

Melanie Denno told the board that one of the only difference between Selective and NYMIR is the adjuster for Selective is one person and the Town knows that person and had interacted with him. If the Town choose NYMIR they would never know who they would have for an adjuster as it would be different every time.

Supervisor Lucia and Councilman Byrnes said they liked the personal relationship with the adjuster that Selective has.

Supervisor Lucia told Melanie and Lori that the Town appreciated everything they and USI do for the Town of Corinth.

The meeting adjourned until 7:00 PM.

The Town Board of the Town of Corinth held a regular meeting on December 12, 2013 at 7:00PM at the Corinth Town Hall.

Present: Richard Lucia, Supervisor
Charles Brown, Councilman
Edward Byrnes, Councilman
Jeffrey Collura, Councilman
Shawn Eggleston, Highway Superintendent
Leon Hickok, Code Enforcement Officer
Robert Hafner, Town Attorney
Michael Hill, Town Attorney
Rose E. Farr, Town Clerk

Absent: Joshua Halliday, Councilman

Public: Marc Rich and Kate Halliday

RESOLUTION #280
APPROVAL OF MINUTES

A motion was made by Councilman Brown, seconded by Councilman Collura and the following resolution was

ADOPTED Ayes 4 Lucia, Brown, Byrnes, and Collura
Nays 0
Absent: 1 Halliday

RESOLVED that the minutes for December 5, 2013 be approved.

RESOLUTION #281
APPROVAL OF TRANSFERS

A motion was made by Councilman Byrnes, seconded by Councilman Brown and the following resolution was

ADOPTED Ayes 4 Lucia, Brown, Byrnes and Collura
Nays 0
Absent: 1 Halliday

RESOLVED that the following transfers be made:

Transfer \$1,829.55 from Town Hall Expansion Reserve Saratoga National Bank Account1889 Appropriation A00233.01 to Appropriation A016204.01 Buildings CE to increase Appropriation;

Transfer \$19,410.14 from Ambulance Reserve Saratoga National Account1902 Appropriation A00233.01 to Appropriation A045404.01 Ambulance CE to increase Appropriation.

ADAM LAWRENCE

Attorney Michael Hill spoke to the board about Adam Lawrence Apartments and the management company's proposal for a new Tax Exemption Agreement due to the fact that they plan to re-finance the property for a 20 year term in order to generate funds to renovate the apartments. He said there presently is a PILOT (Payment in Lieu of Taxes) Agreement dated 1988 that runs for 25 years expiring in 2015. He said when this agreement was signed the Village had its own assessor so the breakdown of the \$10,000.00 was \$7,600 to the Town and \$2,400 to the Village for all 40 apartments. He said now that the Town and Village have one assessor the Town must decide if the property tax exemption will be granted and, if so, must split the PILOT with the Town, Village, County and School according to property tax ratio. Mr. Hill said that according to the management company's proposed new PILOT a 100% tax exemption would be

granted. The property is 100% exempt now under the existing PILOT also. Adam Lawrence Apartments would pay a per apartment fee each year, the fee proposed would be \$250.00 per unit, or a total of \$10,000.00 per year, which the Town would be required to divide and distribute each year to the Town, Village, County and School District in proportion to their tax rates. As an example, he said if the PILOT payment was \$10,000.00, then at the tax rates that were in effect for 2013, the Town's portion would be 7.32% or \$732.00, the Village would get 26.26% or \$2,636.00; the County would receive about 11.68% or \$1,168.00 and the school district's share would be about 54.64% or \$5,464.

Mr. Hill said the proposed PILOT would extend through 2034. The proposed per-apartment fee would increase to \$270 (\$10,800 total) in 2019, \$290.00 (\$11,600 total) in 2024 and \$310 (\$12,400 total) in 2029.

Mr. Hill said he needed to point out to the board that the \$250.00 per apartment fee has not increased since 1999 and would continue to be \$250.00 per apartment for the next five years under the proposed PILOT and the Town would now be required to share the PILOT payment with the County and School District, as well as the Village.

Councilman Collura asked if the Town could obtain a copy of the gross income of Adam Lawrence. Attorney Hill state that they are a Not for Profit Corporation. Attorney Hafner said that they should be able to provide the Town with a copy of their Tax return.

Councilman Collura asked if a provision could be made in the proposed PILOT that the exemption only goes in effect when the remodeling is underway.

Councilman Byrnes said he believed Adam Lawrence Apartments started out as a Senior Housing Unit and now is HUD housing. He said if this is true he wanted to know why this happened. Attorney Hill said he understood it is to provide low income housing.

Councilman Byrnes said he would like to see what the assessment would be on this property. Attorney Hill said he would contact the assessor and see if she could give him the assessment.

Councilman Byrnes also asked if the Town could find out what the rent started out as and what it is now.

Insurance

Supervisor Lucia told the board that they need to make a decision regarding the insurance coverage for the Town.

RESOLUTION #282
APPROVE TOWN'S INSURANCE CARRIER

A motion was made by Councilman Byrnes, seconded by Councilman Brown and the following resolution was

ADOPTED Ayes 4 Lucia, Brown, Byrnes and Collura
Nays 0
Absent: 1 Halliday

RESOLVED that the Town approve Selective Insurance as their insurance carrier for December 2013 through November 2014.

Home Town Christmas

Supervisor Lucia said he thought Home Town Christmas was absolutely fantastic. He thanked Councilman Collura and Councilman Byrnes for all they did for Home Town Christmas.

State Property

Supervisor Lucia told the board that he had placed a copy of all the communication on the State Property in their folder. Attorney Hafner said that he looked in his old file and found that the Town passed a resolution regarding this matter back in 2009 and they did not need to do anything else. He said the next step is up to the State.

Home Grant

Supervisor Lucia told the Town Board that he had a discussion with Michelle DeGarmo, formerly of Marvin & Company and Ben Syden from Labarge Group regarding the Home Grant but the deadline was early December. He said the deadline has been extended to January 20, 2014 and asked if the board wanted to apply. He also asked which company the board wished to go with if they applied.

RESOLUTION #283
APPLY FOR HOME GRANT

A motion was made by Councilman Byrnes, seconded by Councilman Brown and the following resolution was

ADOPTED Ayes 4 Lucia, Brown, Byrnes and Collura
Nays 0
Absent: 1 Halliday

RESOLVED that the Town of Corinth apply for a Home Grant for the year 2014, and be it further

RESOLVED that Michelle DeGarmo be named as the person to apply for said Home Grant.

Supervisor Lucia gave the Town Board material that the assessor gave him on the Cold War Exemption for Veterans who did not serve in a war.

Attorney Update

Attorney Hafner update the board on the following:

- Service Awards – Attorney Hafner asked that Town Clerk Farr to send him pertinent documentation on Monday and he will file everything with the State
- Intermunicipal Agreement with Village – He said he had the Supervisor sign same tonight and would forward the agreement to the Village Attorney for the Mayor's signature
- Papa Right of Way – He said that he has had trouble receiving communications back from the railroad. Supervisor Lucia said that he received a call today and the railroad will have their engineer look at the survey map and the property to see where the Papa property comes with respect to the railroad. He said that this will not happen until after the first of next year. Councilman Byrnes said he thought that a process for doing this should be set up in case there are others that want to do the same thing. He also said he wanted to make sure all safety issues were looked at. Attorney Hafner suggested that the Town wait until after the railroad engineer looks at the property and then the Town discuss the legal issues.
- Supervisor Lucia asked Attorney Hafner to comment on the chargeback issue that the court brought up. Attorney Hafner stated that he would have to review the document that the court submitted and get back to the board.

Supervisor Lucia stated that the following reports were on file in his office:

- Town Clerk
- Highway
- Building Department
- Justices
- Planning Department
- Zoning Department – no meeting
- Senior Center
- Supervisor's Report

RESOLUTION #284
APPROVAL OF SUPERVISOR'S REPORTED AS PRESENTED

A motion was made by Councilman Brown and seconded by Councilman Collura and the following resolution was

ADOPTED Ayes 4 Lucia, Brown, Byrnes, and Collura
 Nays 0
 Absent 1 Halliday

RESOLVED that the Town of Corinth Town Board accepts as presented the Supervisor's monthly financial report for November 2013.

Town Board

Councilmen Brown and Byrnes

Nothing

Councilman Collura

Councilman Collura asked if the board had another meeting before Christmas. Supervisor Lucia said there is a meeting on December 19th to pay bills. Supervisor Lucia asked the board if they wanted to meet on December 26th and it was a consensus of the board that there will not be a meeting on December 26, 2013.

Town Clerk

Nothing

Attorney

Attorney Hafner said that he has now had time to look over the chargeback material that the court presented. He suggested that the Town place a policy in their handbook that if the court accepts payment by credit card the person whose credit card is being used must appear in person before the court can accept payment. Attorney Hafner said he did not think the Town should agree to pay the chargeback and should not challenge any credit card chargeback that is made by the credit card company. It was a consensus of the board that this is the way it should be handled.

Highway Superintendent

Nothing

Code Enforcement

Nothing

RESOLUTION #285
MOTION TO ADJOURN

On a motion of Councilman Byrnes and seconded by Councilman Collura the following resolution was

ADOPTED Ayes 4 Lucia, Brown, Byrnes, and Collura
Nays 0
Absent: 1 Halliday

RESOLVED that with the no further business the Board adjourn at 8:20PM to Executive Session on personnel with no decision made.

Respectfully submitted,

Rose E. Farr, RMC
Town Clerk