

The Seneca Falls Town Board held a Special Meeting on Tuesday, April 29, 2008 at Vince's Park, Old State Road.

Present were Supervisor Peter Same; Councilpersons Duane Moore, Stephen Dougherty and Timothy Snyder. Also present was Patrick Morrell, Attorney for the Town and a Member of the local Media.

Supervisor Same called the Meeting to order at 7:48 P.M. A roll call was taken of the Board Members, and Councilwoman Cook was absent from the Meeting. Mr. Same noted that Mrs. Cook was on her way back from Florida and may get here in time for the Meeting.

At 7:50 P.M., a motion was made to go into Executive Session for the purpose of discussing an issue that could impact the value of real property by Tim Snyder and seconded by Duane Moore. No questions. Motion carried 4 ayes, 0 nays.

A motion was made to reopen the Special Meeting at 8:10 P.M. by Stephen Dougherty and seconded by Tim Snyder. No questions. Motion carried 4 ayes, 0 nays.

Mr. Same explained that a few weeks ago, the Village and Town Boards met and adjourned to an Executive Session to discuss real property. The Boards came out of that Executive Session and were in agreement to pursue a building on Ovid Street and Bridge Street. Since that time, the Town has been trying to determine a location for a grant that it received for a boaters' facility. Mr. Same approached the Seneca Knit Development Corporation and asked them if they would consider putting the boaters' facility on the south side of the Canal. An offer was made to the Town to put the boaters' facility on one acre of land immediately adjacent to Ovid Street; the offer was they would give the Town the land valued at \$100,000.00 and they would donate \$50,000.00 towards a boaters' facility to help prepare and build a clock tower on that facility. Mr. Same talked to Seneca Knit Development Corporation about the cost associated with that, and asked them what they were doing with the remaining 1 ½ acres that they own. Their answer was they were going to develop it into a park. He asked if they would consider giving the 2.5 acre parcel to the Town for a potential site for a joint municipal facility and boaters' facility. After discussions with the Seneca Knit Development Corporation, they have made an offer, and tonight the Board is making a decision to go forward with a lot of contingencies associated with it. Mr. Same noted there are two parcels involved for a total of 2.528 acres with 764 feet of Canal frontage.

A motion was made by Duane Moore and seconded by Tim Snyder directing the Attorney for the Town to draft an agreement in principle for the transfer of real property located on the south side of the Canal for \$125,000.00 contingent upon the use of those Town funds for the rehabilitation of the Trinity Church/Westcott Ruler property, contingent upon the completion of a feasibility study for use as a joint Town/Village municipal facility and boater facility, and also contingent upon any approvals required through the permissive referendum process if necessary.

Mr. Moore stated the idea that there are two real prime pieces of property here, and if the Board had known more about this area to begin with, it would have probably put more focus on this than the other property the Boards voted positive on. He is very comfortable with this and thinks it's a great idea. Mr. Same thinks it does listen to the concerns of the Community from the extent of trying to move the center of our municipality too far from the downtown district. Mr. Snyder believes it's going to enhance the downtown area, especially the south side of the Canal, tremendously. Mr. Dougherty stated it's a nice location and a great opportunity to have the various people look into it further.

The above motion made by Duane Moore and seconded by Tim Snyder directing the Attorney for the Town to draft an agreement in principle for the transfer of real property located on the south side of the Canal for \$125,000.00 was carried 4 ayes, 0 nays.

Trustee Petroccia asked where the \$125,000.00 was going. Mr. Same replied the money is for the purchase of the property which is appraised at \$250,000.00, and the request is that those funds would be used specifically to help with clean up the Trinity Church/Westcott Ruler site. Mr. Petroccia asked what would happen with the property that was discussed on Ovid Street and Bridge Street. Mr. Same replied that the Board doesn't have any plans at this point. He added what this proposal could do if an agreement is reached in the future is the proposed site is not on the tax roll now - the Town Hall could be put back on the tax rolls, and he would hope the Village would consider putting their property back on the tax rolls. Discussion followed.

Trustee Campese asked if the Town's Engineers are opposed to one site as to the other. Mr. Same replied he and the Engineers visited this site, the Ovid Street site, Westcott Ruler site and the Town Hall site, and the consensus was that the Canal property is the best possibility in terms of the best thing for the Community, the Ovid/Bridge Street site is a fine site - it's shovel ready, and the Westcott Ruler site is too small and a lot of work needs to be done there. He added the site along the Canal is a great opportunity; it's shovel ready. Mr. Shaw asked if there were any buildings to take down. Mr. Same replied one - a coal barn building; there might

be an opportunity to rehab the building and turn it into the boaters' facility. Brief discussion followed relative to a boaters' facility.

Being there was no further business, a motion was made to adjourn the Meeting by Stephen Dougherty and seconded by Duane Moore. No questions. Motion carried 4 ayes, 0 nays.

Meeting adjourned at 8:30 P.M.

Respectfully submitted,

NICALETTA J. GREER
Town Clerk

The Seneca Falls Town Board held a Joint Meeting with the Seneca Falls Village Board on Wednesday, April 30, 2008 at Village Hall, 60 State Street.

Present from the Town Board were Supervisor Peter Same; Councilpersons Stephen Dougherty, Timothy Snyder, Lucille Cook and Duane Moore. Also present was Patrick Morrell, Attorney for the Town and Town Engineers Matt Fuller and Jim Altman from Barton & Loguidice.

Present from the Village Board were Mayor Diana Smith; Trustees Sylvester Campese, Timothy Masino, T.J. Ikewood and Anthony Petroccia. Also present was Constance Sowards, Village Administrator.

Supervisor Same called the Meeting to order at 5:05 P.M. All Town Board Members and Village Board Members were present; the Pledge of Allegiance followed.

Supervisor Same stated this is a continuation of Joint Meetings that the Town and Village have been having for some time, a lot of the prior Meetings being in Executive Session as real properties were discussed in terms of a joint facility location. He said 2 ½ years ago, the Board entered into a Municipal Agreement to start this process; time has rolled on since then to the most recent thing that happened last Evening with the Town. He read the Resolution which the Town Board adopted at last Evening's Meeting and which follows:

A motion was made by Duane Moore and seconded by Tim Snyder directing the Attorney for the Town to draft an agreement in principle for the transfer of real property located on the south side of the Canal for \$125,000.00 contingent upon the use of those Town funds for the rehabilitation of the Trinity Church/Westcott Ruler property, contingent upon the completion of a feasibility study for use as a joint Town/Village municipal facility and boater facility, and also contingent upon any approvals required through the permissive referendum process if necessary.

Mr. Same stated the process started some time ago, and a few weeks ago, the two Boards jointly agreed to a site on Ovid Street and Bridge Street to build a facility. Shortly after that, the Village Board adopted a resolution requesting that the Town hold off on that. The Boards still believe that the design of a facility and the space needs for a facility to accommodate the services that the Village and Town offer is still a requirement. There is an ongoing study with the Center for Government Research who will speak about their status.

Mr. Same stated the Town, for some time, has been trying to determine a location for the boaters' facility – the Town received a grant last year for the boaters' facility. The Seneca Knit Development Corporation has been trying to market the property along the south wall of the Canal for development, but has not been successful. He approached them a few weeks ago and asked them if there was a possibility of locating the boaters' facility on the south wall. Seneca Knit Development Corporation was very receptive to it and made a proposal to the Town, offering one acre of land at no cost; the total parcel is 2.5+ acres. Mr. Same asked them what their plans were for the remaining acreage, and they said they would probably turn it into a park. He asked if it was possible to consider the entire parcel for the Town as it would be a great opportunity for a joint municipal facility and boaters' facility. He said the offer came back yesterday afternoon, and a proposal was made to the Town. He noted that was the reason the Board met last Evening, and at that time, the resolution was adopted.

