

DRAFT

COUNTY OF GREENE
TOWN OF NEW BALTIMORE
SPECIAL TOWN BOARD MEETINGS
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OPENING OF SPECIAL MEETING

Supervisor O'Rorke called the meeting to order at 7:00 pm and the Pledge of Allegiance was said. Also attending: Councilwomen Benway and Finke, Councilman Norris, and 13 members of the public who signed the attendance sheet. Absent: Councilman Meredith, Highway Superintendent Jordan, and Town Clerk Brooks.

Supervisor expressed gratitude for electricity and safe, dry homes in the wake of the Hurricane Sandy's impact on the State of New York. Two items on the agenda for the Board: Ken Kearney's proposed project for Town of New Baltimore for senior and workforce housing. Not his first project in New York State, Supervisor visited a Putnam County site. Also present this meeting is Rene Van Schaack, interim director of Greene County IDA, to talk about the proposed location of the project with infrastructure in Kalkberg Commerce Park in front of Serta Mattress. Also present: Eric Hoglund, president, Greene County IDA.

She reminded that cell phones and other electronic devices must be turned off as they cause interference on the digital recorders.

PRESENTATION- KEN KEARNEY REALTY AND DEVELOPMENT CORP

Proposed Senior and Work Force Housing Project

Ken Kearney, president of Kearney Realty Group, introduced their son, Shawn, and a family-owned company that develops apartment complexes for senior and workforce. Previously purchased aging complexes and stabilized them; most recently Highland Gardens in Town of Catskill, twenty-six units, 4-5 occupied. Bank took over, gave guarantee to locals for one year- local John Lowe, Greene County Department for the Aging, stayed on there. Buildings were already standing, went in and ripped out kitchens and baths, took out deteriorated items, installed new kitchens, baths, heating systems, and drainage, roofs, revitalized and continue to manage it 15 years to present. Recently completed 2 projects, Town of Somes, Westchester County, took 6 years to gain approval, ribbon cutting last November, complete in 6 months, with good management. Many can develop, many can build, management is key. 600 units currently and each of the onsite managers reports to Ken. Son Shawn handles more of the construction. Ken has built 12 communities in 15 years, answered questions and presented to boards, and will this evening. Greene IDA is selective, wanting a partnership that will work; there is a 9W site, Lime Hills Industrial Park, that was to get a 73 intergenerational unit, combining seniors and workforce; 24 one-bedroom apartments from 710-730 square feet and 48 units/townhomes with staircase, 2 floor, dining room, backdoor, deck and patio; and one additional townhome for manager. Kearney Group has an onsite superintendent who must live on premises, eyes and ears, and an onsite management office working Monday through Friday; the manager and superintendent communicate. Kearney Group recently completed an intergenerational project in Town of Poughkeepsie, Pendell Commons, called town supervisor, knocked on tenants' door recently for problem and reminded tenant of their interview for the unit. All tenants receive home visit, interview, and criminal background and credit checks. Proposed for Lime Hills was 24 senior and 48 workforce and 1 superintendent unit. That project did not move forward; great deal of money for infrastructure. Looking at shovel ready site in Kalkberg Commerce Park, Ken has already developed communities adjacent to industrial properties, one in Red Hook. An abandoned industrial park in industrial zone, contaminated, he worked with Dutchess County to clean up and built 98 units of affordable housing. He will submit an application for funding, 9 times successfully to date, a tax credit, not HUD Section 8 Housing. The tax credit is tied to income and allows the mortgage, and thus the rents, to be kept low; forming a limited partnership the credits flow to invest in the projects, TDD Bank most

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recently put in \$11million, in Somers they put in \$12million. Ken and Shawn are in construction in Poughkeepsie with a building for seniors and building for disabled veterans, TDD Bank is also partner. The lower rents are in the senior units, most retired on fixed incomes are 30-40-50%; the 24 1-bedroom senior units would be at 30% of income or \$260/month; balance would be \$440-450/month. The townhomes would rent 60% of income, some above 60% with maximum of 70% of income.

Ken displayed 2 story building with elevator, 12 1 bedrooms on each of two floors, hardy plank siding, their own construction, built to last. Fifteen year limited partnership, TDD Bank exits and Kearney Group continues to own it. Resident walks in, gets mail, community room, elevator, and library. The townhomes each have their own front door, some hidden, 2-bedrooms are just less than 1100 square feet, 36 2-bedroom townhomes, and 12 3-bedroom townhomes are about 1300 square feet. The buildings have oak kitchens, Energy Star furnaces, hot water heaters and appliances. Regarding the site plan, encouraged today to develop using 'green' building techniques; NYS Division of Housing encourages compact development on 6.64 acre site. A senior building must be totally separate; cannot have in same structure as townhomes; own management office and community room. The townhomes have a playground and separate common building with superintendent's unit. The common building, in addition to seniors having a community room, can be used by seniors, too. In Pendell Commons, Poughkeepsie, the seniors tend not to use their community room, but use the one in the common building decorated with Italian tile, gas fireplace, floor to ceiling stone, with fireside chats. In Yorktown, NY, built 80 units in 2001, still owned by Kearney, worked in nearby Somers, and Red Hook that Rene Van Schaack has visited, that has twenty eight 2 bedroom workforce units yet to be built. Not the biggest developer there, a family-owned business and staying that way, they are finding that folk hear about them and seek them out as the Greene IDA did.

Supervisor had opportunity to visit Somers, beautiful complex, impressed that everyone knew Ken as he knew them and their families. She saw a tenant's room set up, smaller unit, but open and airy with big windows, residents are happy to be there, encouraged Board members to visit Red Hook. Supervisor asked Liberty, NY? Kearney built that but does not manage. Supervisor followed her visit to Somers' complex with a local visit; she heard glowing reports about Ken, good job with projects, and has reached out to Town of Red Hook Town Supervisor Crane.

Councilwoman Benway asked what type of rules are enforced; Ken answered the background check, must be clean, courteous, prompt rent, not loud, disruptive, big problem can be when visitors come; the unit is for the resident and the superintendent watches for that. Most residents do not want to leave; Pendell Commons has 2 bedroom apartments for \$898, 3BR at \$998, \$300 below market. Other rules are basic, brand new complex to be respected and inspected yearly, in addition to when something may require repair or replacement.

Councilwoman Finke asked if there was a Payment In Lieu of Taxes; yes. Rene Van Schaack said this is not settled until entire process is completed by Board, proposal is 15 years, \$600/unit/year, with annual 3% escalator. Rene reinforced Ken's choice, having met the spectrum of real estate developers, adding that like Supervisor, he was impressed with Kearneys, and a PILOT gives IDA opportunity to memorialize and institutionalize the management and commitments Ken is making. Rene wants to be sure Board knows he is thorough, provides firm numbers to look at, and seeks supplementary community benefit to be generated, which Rene is still working through. Rene thanks Chris for reminding that this is same concept as was discussed during SEQR process, residential and business together; the concept is not foreign, it just looks a little different out on the Kalkberg piece, with commercial on the back piece. Rene reminds that the public hearing will be here in Town; the Town will have dialogue with Rene prior to the public hearing, and a person will never have to come to public hearing to find out facts. Councilwoman Finke believed there was an impact on the Coxsackie schools and how do they feel about

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it; Rene said that would be looked at in planning process, Coxsackie-Athens schools have seen a significant drop in enrollment numbers, but the fixed costs have not diminished. IDA feels conversation is not about units of residents coming from 'another planet'; these may become occupied by our Towns' residents who move from substandard housing. Councilwoman Finke apologized for not getting contact information, was not given it.

Regarding senior units, Councilman Norris asked whether it was assisted or independent living? Ken answered that 11 units are designated for preference to frail elderly who need help with one or more daily activities. Ken said still independent, but the onsite manager plans "to age in place", and links with services in community. Watching the frail, for instance, during Somers' power outage, the manager goes to the frail first to see how they are faring. One tenant, on oxygen, was disoriented in the outage. All senior tenants have tender care, can come forward with their problems, and, while services are not provided, manager tries to provide the links to services. Every unit has a nurses' call in bathroom. Councilman Norris said Bethany Village is well-run; will this be similar or different? Ken answered similar. Rene is not familiar with [Bethany Village's] financing; there could be differences, but essentially the same. Councilman Norris commented that their maintenance is tremendous, assumes the same, and asks how many will be employed here? Many jobs during construction but after opening, the jobs are that of onsite manager, a superintendent, a regional manager and Ken, and Shawn. The onsite manager spends a couple days a week on seniors; management office in common building and in senior building separate. Ken said they find more requests from seniors. Rene described this as a notch up in quality; had Supervisor visited community rooms, similar to home and garden in a \$500,000 home, kitchenette, plush couches, and reinforced Supervisor's view as he had arrived 30 minutes early to hear casual remarks about management's personal connection with residents. Rene was impressed, adding that if Ken gets funding and project moves forward, IDA will try to get small bus for Town Board, Planning Board, members of senior community and other to make trip to one of the Kearney Group's facilities. The site plan for now is conceptualized, more detail to come and, looking at zoning and model, must come in for variances; Supervisor inserted for Special Use Permit. More hurdles that the IDA will continue, like all projects, to address everything up front.

Councilman Norris asked what impact the townhouses and senior units would have on police, fire, and emergency services. Ken felt not much impact on police; seniors 55+ tend to have ambulance calls. They meet with ambulance and fire department, work with fire alarm company, ask for 30 second delay in order to call onsite superintendent who has every tenant's cell phone and would call to ask if alarm was intentional, thus eliminating certain number of calls. The buildings are fully sprinkler-ed, alarmed, and their intent is to work with services to mitigate accidental calls. Rene brings up the ambulance tax and fire district tax are not subject to PILOT so, in theory, if taxing system is in place, you're covering the bases appropriately for what is required.

Councilwoman Finke asked whether the units were furnished; no. Common areas are furnished, veterans' building in Poughkeepsie is being done hopefully by Veterans' Day, there will be in senior building lounges. Councilwoman Finke asked if other facilities are also in commercially-zoned areas, she sees lots of traffic and trucks; in Red Hook, it is next-door to largest scaffold distributor on east coast, tractor trailers going in and out all the time, screening was developed and five years later is a non-issue. The development that Supervisor visited is across from a shopping center, was contaminated and bankrupt, ShopRite purchased and left, then Stop n Shop built a beautiful shopping center. Units are 'a stone's throw' to the parking lot and it works, after looking carefully at traffic patterns. Seniors do not like isolation; look where the infrastructure is, and Ken believes that Red Hook is a good example. Shawn added that Poughkeepsie is in an industrial zone and, although not rented up, has been actively showing. Councilwoman Finke, having not had the opportunity, asked the location; Ken answered, off Smith Street, it was a piece the city had for years in industrial area, low water pressure, worked with Town of

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Poughkeepsie to improve the water line and increase pressure, when you visit you see the buildings are beautiful, the area is picking up, and there will be a line to fill those buildings. Shawn added that the Town of Poughkeepsie is just across from Dutchess Community College, Ken encourages call to Dutchess County Department of Planning because at the onset it was controversial. A fact check was done regarding what Kearney Group said; Town Supervisor Todd Tancredi will answer questions. Councilwoman Finke asked the time frame for construction; Ken answered that depends on funding and funding is highly competitive, application due four weeks from today, start moving on approval process, and maybe close this summer. If funded, would begin with the senior building, 10-11 months, then townhomes and entirety, maybe 14-15 months. When he renovated Highland Gardens, he was kind of broke and used all local guys for the renovation and had a lot of fun; he will hope to use local folks. Councilwoman Finke asked federal or state funding? Ken answered it was a small piece of state funding, not federal money, it is tax credits; [inaudible-coughing] prevailing wage, the tax credits go to the limited partners and the limited partners put in their private equity. All the projects don't have the [inaudible] law. Tax credits go to the limited partners. [Member of the public] asked the more they lend the more tax credits they get? Ken answered in the funding application that is what he is requesting: a million dollars' worth of tax credits per year for 10 years. You get so many cents per dollar; if market is good, \$.98/\$1, but the market now is soft, probably get \$.85-.86/\$1. Then TDD Bank would give those cents up front during Kearney's construction cycle; when architect signs off and Kearney Group gets monthly draws, it is not coming from a bank to which debt service is paid. They bring the money in in increments to make sure they're protected. They put some in at 25% and some at 50%, and some at completion. Then they, every year, get their tax form 8609, allowing them to use these tax credits and they get their depreciation and they are 'quiet' - they just want tax credits, TDD Bank uses an investment bank (Raymond James), who acts as a go-between and do the asset management, oversee that Kearney is doing what they said they would do. Raymond James takes a fee to manage the process, the whole process, and ongoing they do asset management. Kearney Group gets yearly visits from NYS, from tax credit limited partners, and the bank, community preservation corporation, to inspect Kearney Group.

Supervisor asked for questions from public. Ken was asked whether he accepts Section 8; if a person passes all background and criminal checks, has good credit, good tenant, he treats [Section 8 applicants] as everyone else. Out of 600 units, he has about 50 units that are Section 8, close to 40 of which are seniors. Ken went on to say that most Section 8 experience is in Yorktown: all 80 units were rented, Town of Yorktown had Section 8 program and certificates and began knocking on doors of his tenants asking if they wanted to sign up; they signed up tenants who were already living there, those tenants receive Section 8. They did not move in with Section 8; 35 or so got certificates later. Kearney Group's tenants primarily work; there can be a tenant who works and receives Section 8 but they would have to pass all the background checks, criminal and otherwise.

Regarding longevity of ownership, member of the public commented property in Ravena was beautiful initially, slowly went downhill, and asked if units are sold after a period of time. Ken answered [the Kearneys] are in this business long-term; after 15 years, he negotiates to keep all of these. In Somers he signed agreement that it had to remain affordable for 99 years; in New Baltimore he was asked for 99 years, so is going to closing papers. With Shawn in the business, Yorktown 10 years ago, limited partners are bought out after 5 years and Ken and Shawn own; when Ken is not here anymore, Shawn steps in. Ken is not in the business of selling property; the Kearney family is not going anywhere.

Ellie Alfeld remembers when Ken first presented an idea like this and went on to other projects; Supervisor added that the funding was not available for the project. Ellie continued that he has a number of corporations; Ken said each development requires an LLC, starting in 1986, Accord Realty, Poughkeepsie Commons, Winwood Oaks, Tern

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Construction, each has its own LLC, and all are current on their taxes. Ellie is concerned with idea that New Baltimore doesn't have much commercial property, this was [zoned] commercial, by putting in residential we won't have more commercial left, and asked wasn't he interested in doing something in Village of Cocksackie earlier? Ken said he'd looked at Brownfield site by American Valve, (has looked at others including Red Hook), there is still more work to be done.

Ken asked, if annexation goes through, is another piece of property created for Town of New Baltimore? Supervisor answered it is a swap, has had conversations with Rene about the site, we have limited infrastructure in New Baltimore and Cocksackie, for that matter. Ellie asked whether he could take care of water; Supervisor answered it would be same water as Serta and Scheller Park; Ellie asked whether Ken would put in larger piping; Supervisor said that's all been shovel-ready. Ellie said it will have to be filed in four weeks. Ken said last year he submitted an application and it was very abbreviated time frame, gotten a new CFA, regional funding council, and were recommended for funding. Ellie remembered just 2 days. Ken said it was incredible, they were told perhaps September 30 and it was due October 15. What happened is that the 9 regional councils were ranked and housing awards were made proportionally based on the councils' scoring; Albany was 7 or 8 out of the 9. Normally, the councils have 4-6 communities that were funded; Ken was optimistic. The councils' ranking may have hurt him, but now housing has been removed from the regional councils and no CFA any longer. Going through exit interview, Ken learned they had been recommended for funding and had passed feasibility studies. Ellie asked if Ken was willing to sign No Sale agreement for 30 years; Ken answered sure, as long as it is a member of the Kearneys. Ellie doesn't want to see another Oakbrook Manor, giving a bad name to Section 8. Ken has presented before and would sign that agreement.

Supervisor asked for one more question. Member of the public asked regarding the 11 units preferred for seniors requiring some assistance; how defined? Ken said if, for example, 11 apartments are left and 20 apply, the frail elderly would receive preference over other seniors for those units. Ken doesn't provide nursing; onsite managers train, communicate, and help them link to programs. For example, Yorktown has excellent Meals on Wheels and visiting nurse once per month for blood pressure and sugar screening; manager reaches out, not assisted living, helping to link to services. Somers has an exercise program for 16+ very active seniors utilizing a spare room, bingo, cards, and barbeque in summer; no nurses. A resident with O2 had a battery pack, became agitated in power outage, was one of the first to be checked on, and manager called her daughter to come; emphasis is keeping seniors in their homes longer, Age in Place, seniors want to stay, Medicaid costs, and challenge is to be creative. Yorktown has some home health aides coming in, and are working on access. Rent is paid month by month; leases are one year.

If funding doesn't go through, member of public asked whether he continues looking for funding; Ken said this was the only type of funding for this community and there is an election on Tuesday {laughter}. This round of funding is known for 2013 now.

Supervisor thanked Ken and Shawn for coming to present and answer questions. Ken will be submitting application for the grant. Supervisor added that, if Board was so inclined, she was certain Ken would appreciate their letter of support; Board meeting on November 11 lets the Board consider and reach out to some of the places Ken has talked about. Ken said November 12 would be perfect and thanked the Board.

Rene asked to add an answer to the question about limited commercial development space: this wasn't commercial space, it was farm. The IDA spent \$2+ million dollars out of pocket; folk will see during Rene's interim service more effort to work with private owners on US Route 9W corridor, formulating now for community benefit, trying to get

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some more non-IDA commercial properties ready for development before [Rene] qualifies as frail.

Member of the public asked had Rene met with other members of the Board; Rene stressed his door is always open; come see him. Supervisor reminded of Rene's accessibility, calling, emailing, and returning calls and questions promptly.

NEW BUSINESS

Supervisor previously emailed Board that an appointment must occur for an interim tax collector, as Lynn Taylor had unexpectedly resigned due to health issues effective October 22, leaving a vacancy that must be filled without much time. There is process required: re-levy is due next week, the tax bills must be printed with notification to the county of who the tax collector will be and where and when the taxes will be collected. Ideally, Lynn would not have resigned or the Board would have had advance notice for replacing, leaving time to put ad in paper, write a job description, receive resumes and interview, to seek an individual to complete her 14 month term ending December 31, 2013.

Town Board doesn't have that time due to this list; in checking around town hall who could fill in, an agreeable person was found with BAS software experience, and has helped in bill collection. This individual, Diane Jordan, has town hall access, job performance record, reliability, dependability, one of the first to set up, collects funds for the Town Clerk's Office, and makes bank deposits, proving her ownership of skillset required for taxes.

Lynn Taylor's books still need to be audited by Brian Fitzgerald on Friday, closing that phase. If Diane is appointed this night, she could take over as interim to fulfill unexpired term with 'fresh' books, and notify Greene County. Diane is agreeable to be here at town hall in January and first two weeks of February; collecting taxes at home creates liability and safety issues. Also, she is agreeable, once January and February are done, to meet taxpayers at town hall for collecting payments or providing copies of tax bills. Supervisor sent email to Board asking for any concerns, all responses received were positive.

Councilwoman Finke asked if this would turn it into a full-time position? Supervisor said for first six weeks of year? Councilwoman Finke said with hours of this position plus other position; Councilwoman Benway added that Diane would not be working any deputy town clerk hours during those weeks. Regarding full-time status, Supervisor answered that the tax collector is salaried, not hourly, and it will greatly limit hours worked for the Town Clerk's Office. Clerk Brooks is not present due to emergency with her mother; she and Clerk Loux will pick up those hours in January and February, allowing Diane to focus on collecting. Councilwoman Finke commented there was no interview process; she received a resume. Supervisor reviewed that if time was on the Board's side, an ad could have been placed, no job description, so description would need to be written, to get through that process would require not having someone in position until nearly December, but task timeline requires those activities be completed now.

Councilman Norris offered his best wishes to Lynn, believes this is in best interest of Town right now, supports and knows Diane, her hard and good work, adding that it is a temporary position for 14 months and, if she decides, would require running for election next fall. Councilwoman Benway has spoken to Diane about different software and believes she will do a good job. Councilwoman Finke wishes there were interviews, believes there are others who would do a good job with a great deal of experience, and town clerk has said the office is so busy, Councilwoman Finke is worried about pulling someone out of the office who has experience, creating an issue we don't want.

Supervisor concurred, that Clerks Loux and Brooks have put a lot of thought into this and appreciates their willingness to sacrifice their lives in January and first two weeks of

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February. Building Department tends not to be as busy in January, freeing up Clerk Loux a little. Councilwoman Finke asked when sewer and water are collected; Supervisor said sewer is now, re-levies must be done; accountant will be in regarding new software to replace antiquated Microsoft Works software current on tax collector's laptop. Councilman Norris tried to open an older Works file on his computer and nearly took that down. Accountant has agreed to come in and train appointee in Peachtree software for sewer bills, substantially cheaper than BAS package for sewer and water, at \$150.

Councilwoman Benway spoke with prior tax collector Diane Stuart who is happy to answer questions and help with training but doesn't want to fill in full-time. Supervisor reminded that if time were on the Board's side, she would be in favor of advertising, etc, just not sure how to accomplish the list in limited time.

Jean Horn commented the resume is from Dawn Meyers who has done this work from home her working career, could step into this job and, with nothing against Diane Jordan, it seems the Board is pulling people off their jobs to fill in for Diane so she can do tax work. If she does this, Jean agrees with Ellie that it is working toward a full-time job with benefits and retirement and suddenly a \$6400/year job has cost a lot more money for New Baltimore's taxpayers. Supervisor reminded as a salaried job it doesn't qualify as full-time under requirements for benefits, we've talked about Clerk Loux's willingness to help out. Jean Horn said [tax collector] isn't full-time, but if you add it to what she does for the town, added together; Supervisor answered that she will not be doing the two at the same time. Jean asked then every January she's not going to work for the town; Supervisor said this is one January, a fourteen month 'gig'. This term ends December 31, 2013. Jean added, but if she runs; Supervisor said that is up to the elections down the road, no impact on this now, and Diane may decide she wants nothing to do with this again.

Supervisor offered that the Town Board may also discuss whether to combine it as many other towns have with the Town Clerk's; over 60% of towns and the majority in Greene County have already done this. Supervisor reminded that the Board does not have to make that choice until May; this action is for the next 14 months to get New Baltimore through the tax cycle of requirements and activities, agreeing that interviewing and advertising would be great but the Board has an individual who is of known quality, reliability, familiarity with town and software, and is agreeable to do the job.

Councilwoman Finke said nothing against Diane Jordan but there was 10 days from the date Lynn resigned until now, there is time to interview, that was 10 days ago. Member of the public asked what the Board would do with the resume, throw it away; Supervisor offered if there is an opening it can be kept, if the position is filled there is no opening; a resume is kept on file. Member of the public said it sounds like favoritism.

Supervisor asked if there were other comments. Councilman Norris said he is ready to move on; Councilwoman Benway is ready. Councilwoman Finke said there were 10 days and plenty of time to interview. Supervisor did not hear from any Board members regarding placing an advertisement; Councilwoman Finke said she did not know this was on agenda, did not receive this. Supervisor answered that she had sent an email to the Board asking for them to respond with any concerns; the responses received were positive. Councilwoman Finke didn't know there was another person interested; Supervisor did not know that until this day, could go through interviews but how would [the Board] do that? Councilwoman Finke said she was not asked to put an ad in the paper. Councilman Norris would like to move on the resolution. Supervisor read.

RESOLUTION TO APPOINT DIANE JORDAN AS TOWN TAX COLLECTOR

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**RESOLUTION
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RESOLUTION TO APPOINTMENT INTERIM TAX COLLECTOR

WHEREAS Lynn Taylor resigned as Town Tax Collector effective October 22, 2012, due to health issues, and

WHEREAS, her resignation did not allow sufficient time for a candidate to be placed on the ballot for the November, 2012, town election, and

WHEREAS, the Town Board is required to appoint an individual to fulfill the unexpired term of the tax collector,

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of New Baltimore does hereby appoint Diane Jordan as Tax Collector for the unexpired term to end on Dec 31, 2013.

Councilwoman Benway moved and was seconded by Councilman Norris. No further discussion. The adoption of the foregoing Resolution was duly put to a vote, and upon roll call, the vote was as follows:

BENWAY-AYE	FINKE-NAYE	MEREDITH-Absent
	NORRIS-AYE	O'RORKE-AYE

ADOPTED

Supervisor thanked Diane for taking this on and taking time out of schedule to get up to speed.

ADJOURNMENT

Supervisor moved to close the Special Meeting and was seconded by Councilwoman Benway. No discussion. The adoption of the foregoing Motion was duly put to a vote, and upon roll call, the vote was as follows:

BENWAY-AYE	FINKE-AYE	MEREDITH-AYE
	NORRIS-AYE	O'RORKE-AYE

MOTION CARRIED

The meeting was adjourned at 8:28 pm.

Respectfully,

Janet A. Brooks
Town Clerk