

**COUNTY OF GREENE
TOWN OF NEW BALTIMORE
WORK MEETING
APRIL 28, 2014 – PAGE 1**

The meeting was called to order at 7 p.m. by Supervisor Nicholas Dellisanti followed by the Pledge of Allegiance. Other Board Members in attendance were Councilwoman Lisa Benway, Councilman Jeff Ruso and Councilwoman Shelly VanEtten. Councilman Chris Norris was absent due to vacation. Also in attendance were Tax Collector/Deputy Town Clerk Diane Jordan and Deputy Town Clerk Marjorie Loux and 13 members of the public who signed the Attendance sheet.

Ravena-Coeymans-Selkirk Central School Presentation

Councilwoman Shelly Van Etten introduced Dr. Alan McCartney who in turn introduced Stephen Meier, Interim Business Manager. Dr. McCartney advised he was not going to give a presentation, which people really do not like, but rather some information. He provided the Board with the press release that went out today regarding their solar panel project. Solar panels have been installed on all the School District buildings including the bus garage at no cost to the District. The reason installed at no cost to the District is because under NYSERDA and SED; through a large grant from the State, they give these solar companies huge amounts of rebates and taxes which a School district cannot get. They get the rebates; they use those rebates to put the solar panels up. They own them; they maintain them. They generate electric which rolls the meters backwards so we pay half per kilowatt of what would be paid to National Grid. It has just been turned on. It is estimated it will save over \$60,000 a year in electric and the District is also looking to other kinds of alternatives to power all of our schools.

We are working with LaFarge. One of their bi-products is steam and they have a co-generator which creates electricity so the District may be able to buy from them as well; again at half what we pay National Grid and Central Hudson. The panels are not really visible on the roofs. There will be a mass meeting with all the Fire Chiefs of the Fire Departments to talk about how to deal with it if there is an event at one of the buildings, on how to disconnect and make sure everyone is safe. All engineering and construction costs were borne by the company that put them up.

Also handed out was an overview of the 2014/15 budget. The District was extremely fortunate this year. A lot of people across the State went to bat about something called gap elimination adjustment, went to bat to get us some additional State aid. The additional State aid that was received enabled us to go out with a budget that is under the cap by .2% resulting in a 1.88 tax increase. Everyone was referred to Page 6 of the budget overview. There are a lot of red arrows pointing upwards. Because of the State aid, we were able to add to or put back, offer AP courses, add back Family & Consumer Science classes at the high school; full-time music in the middle school, create additional spots in the local BOCES Program for students to go to [Word not understood.] Program. The District will also be able to do some long overdue maintenance items.

With regard to the LaFarge pilot, the School District will get 2% more in school taxes each year for the next 20 years. Those are guaranteed dollars; they cannot put a tax certiorari claim against the District plus they are giving us an additional amount of money to be used for operation and maintenance. Also in the Town of Bethlehem this year, they just went to 100% value of all their vacant lands, businesses and buildings. Private residences went up about 7%; vacant land and businesses have gone up between 10% and 15% depending on what the property is like. How that will mix into the total base will not be known until August, how it will lower the other Town's taxes. It was noted that the Town of New Baltimore is at a tax rate of \$25 versus \$18 in Coeymans. That has to do with the assessments, how the tax calculations are put together. Mr. Meier will explain that. Dr. McCartney emphasized in explaining the page, we do not sit down and come up with or have any control at all over these formulas. The Assessors determine the assessments. OEA figures out the property values. Here are the formulas you use. We have no control over the formulas.

Every year, we have the question-- there are 1937 students in the RCS School District, 126 or a little under 7% of them come from Greene County or New Baltimore. Question was raised what is that per head? Mr. Meier commented we are proposing a \$23 million budget with 1926 students and he did not know what the math worked out to be. It will be explained later. Mr. Meier reiterated that the proposed tax rate increase is 1.8%. If we are below the maximum rate that we could go, there could be a rebate back from the State back to the homeowners that have STAR on their property so it will negate that. With regard to Page 7, Estimated Tax Rate Calculation, the first thing we have to do is take the assessed values given to the District by the different Towns. That is the first number there. These were the assessed values last year. The assessed value in Bethlehem was \$623,000,000; New Baltimore \$66.5 million. That is the total assessed value that the Assessors have on all the properties within their Town. You look at the second column for the equalization rate. What that means is if an equalization rate is 100% according to the State and the Assessors, those properties are assessed at full value or close to what the market value would be on that property. The first three are at 100%, meaning that the

**COUNTY OF GREENE
TOWN OF NEW BALTIMORE
WORK MEETING
APRIL 28, 2014 – PAGE 2**

\$623 million in Bethlehem is roughly what the market value is for all the properties in Bethlehem. In New Baltimore, the sum was \$66 million. The equalization rate is 74%, meaning that the assessors and the State say that the properties are at 74% of market value.

If you have a \$74,000 home, they are saying according to State assessors, that property would have a \$100,000 market value. That is what effects the tax rate so what we have to do is find out what the full assessed values are. So what we do is we divide the equalization rate into those and come up with the full assessed value. In New Baltimore, \$66 million in assessed value would have a market value of almost \$90 million. Then we take the full assessed value and take the different municipalities, their percentage of the total. In other words, the \$90 million for New Baltimore at the percentage of the total of \$1,261,000,000 of all assessed value and then we allocate the taxes accordingly so the taxes are distributed based upon the full assessed value of all the properties with all the properties in the school district. Then in the center there, what is the true value tax rate? If all the properties were at 100%, the true value tax rate were 100%, the true value tax rate is \$18.75 per thousand of assessed value. Then we take your allocated tax levy, divide that by the actual assessed values to come up with the tax rate.

Because the first three, Bethlehem, Coeymans and New Scotland are at 100%, their tax rate is equal to the true value tax rate of \$18.75. These are estimated for next year. Once we get all the numbers, these may change a little bit. Because New Baltimore is at 74%, 75% will be used to make the math easier. In order to get to 100%, you have to increase the tax rate by approximately one third; 25 plus 25 plus 25 is 75, add another 25 to get up to 100. That is why it appears that New Baltimore pays the highest amount because it has to be approximately one-third greater than what the true value [Word not understood because of coughing.] because it is assessed at 75% of the true value. Supervisor Dellisanti asked that he run that by them once more.

Town resident Ellie Alfeld commented first of all, I think your one quarters and your one thirds are a mistake to start with, sorry, but go ahead. Mr. Meier continued because the properties in New Baltimore are at 75% of assessed value. In order to get it to 100%, you have to increase it by one third, one quarter of the 75% or 25% which is one third of 75% because you have to increase it by one 33% more.

Ann Marie Vadney questioned who authorizes the School District to increase the 74% to 100%? I mean if our Town is assessed at 75% and the School District is turning around and saying we don't want that, we are going to assess you at 100% like everyone else. Mr. Meier responded what we have to do is we have to treat everyone the same. Dr. McCartney added it is also not the School district. Mr. Meier continued it is not the School District. These are [Word not understood.] set forth by the State of New York, Office of Real Property and what not.

Ms. Vadney questioned so whatever the Town decides to do is being over ridden by a State Law? Mr. Meier responded what it is, is that—what the law says is everybody has to be treated the same. Everybody has to pay taxes based upon 100% value of their property, so different municipalities will assess the property differently. There are some municipalities that go to 100%. New Baltimore is at 74%. There are some municipalities that go as low as 10%. Everyone has to be treated the same. So what the State is telling us, based upon the equalization rate, a house assessed for \$74,000 in New Baltimore should have a market value close to \$100,000. In order to get a \$100,000 sale price in the other three municipalities, they are assessed at \$100,000. So the State says you have to get everyone on the same wave length.

Ms. Vadney questioned why not go down to 74%. We all have to be created equal or does the law specifically say 100%? Mr. Meier responded the law says we have to bring everyone to 100%. That is what the equalization rate is saying. To get everybody equal, you have to divide your assessed value by the equalization rate. That is why it appears that the tax rate in New Baltimore is higher because the assessed value is at a lower level than the other three at 74% as opposed to 100%.

Kevin Kemnah commented the equalization rate is set by the State and it is set by the State based on last year's home sales whether they were above or below what the assessed value, proposed assessed value the assessor has. Well, if the State is saying we are only 75% of that, that means our home sales are down. I don't understand why you are going to reverse it and we are going to pay on a 100% when we are only at 75%. Mr. Meier responded what the State is saying is that the sales price of the homes are higher than what the assessed values are. You are assessed at \$74,000; you sold your house for \$100,000. On average, but in the other three, it should be your house is assessed at \$100,000, you are selling for \$100,000. You are right, it is set by the Office of Real Property in Albany, state agency, and it is based upon home sales. It tries to track what are the values of the homes compared to the assessed value.

**COUNTY OF GREENE
TOWN OF NEW BALTIMORE
WORK MEETING
APRIL 28, 2014 – PAGE 3**

Mr. Kemnah continued to me, that says my house is worth \$100,000 but they are only selling it for \$75,000 in New Baltimore. Mr. Meier responded it is the other way around. What they are saying is the assessed value is 75% of the market value.

Dr. McCartney explained the State gives us the numbers. They give us the equalization rates and the assessment. We apply the formulas. Mr. Meier continued then we end up sitting there trying to explain where they got their numbers from. We don't know where they got their numbers from but we know how the formulas work. Dr. McCartney added I used to be able to tell you how the State aid formulas worked; can't do that anymore. Fifteen years ago, I could run the formulas and probably come out within \$100 of the amount we would get. That is gone. I have no clue now how they come up with some of the numbers. I know how they do it. It is not a mathematical configuration.

Ellie Alfeld apologized for being late and advised she was probably one of the biggest mouths when it comes to the inequity of our school tax in New Baltimore compared to everyone else; and the reason I say that, and I think Shelly can back me up, is because when we take the amount of money that you as a School District collect for RCS by only that area which is the hamlet and certain areas of Ravena that are in New Baltimore with a Ravena mailing address, we are looking at well over \$1 million going to you. If you find out the capacity of students we are sending to you in total, I believe Shelly was informed by your office we have a total of 29 kids going to your school. Now if you can tell me that RCS provides a good enough education at that price, I want to know what exactly we are getting. Dr. McCartney responded 126. Mr. Meier clarified we have 126 students going.

Councilwoman VanEtten questioned what overall is the average cost per student per year for the whole District? Is it about \$20,000? Dr. McCartney responded it is about \$21,000; handicapped child is about \$28,000. Councilwoman VanEtten further questioned and what is the average price per student in New Baltimore? Dr. McCartney responded \$21,000. I mean we can't; it is not separated. It is not separated out because we have here is "x" amount of dollars. There is the tax base. Councilwoman VanEtten added it is more like \$26,000. Ms. Alfeld [Several words not understood.] came up with \$29,000.

Dr. McCartney continued we have a tax base and the number of students doesn't actually come into that. They are just dividing our total number of students into the total tax base and that is where the State gets the numbers from. Councilwoman Van Etten responded I understand that. Dr. McCartney continued what you are trying to say is as long as there are 100 kids in Coeymans and there are 300 kids in Bethlehem and another 80 kids in Selkirk, you have 800 kids in [Word not understood.] and you have 126 students, you take all that money, you add all those up and you divide 126 into what your tax base is, you divide the 300 and something into what the Bethlehem tax base is. That gives you the average cost per student. You can do that; but that is not a number that the State would ever recognize because what they do is they put everything together because there is more involved in cost per student than just what the taxes are paid. You also have to add per student monies you get from the State, which is foundation aid. We have not yet gotten our maximum foundation aid in the last five years. They probably owe us about \$2 million. GED, the gap elimination aid money, they owe us still. They owe us a little under \$12 million so those numbers are figured in to the price per student. Then there is the difference between handicap, different levels of handicapping conditions, and different where the students are; and then you add BOCES costs or Special Ed. plus BOCES costs, which are all different. So those are three numbers and then numbers are always two years back. This year they are going to be three years back.

Councilwoman Van Etten responded I understand that is not the way it works. [The rest of her comment not understood as Dr. McCartney was speaking at the same time.] Dr. McCartney continued I understand, I can absolutely understand why that sticks in your craw. Mr. Meier explained there are roughly 126 students. That represents roughly 7% of the total student body. Ms. Alfeld continued don't figure the total student body; don't figure how much you are getting from Bethlehem and New Scotland and any of that. You figure how much per head it costs us taxpayers to send our children to your school because we are paying on average a heck of a lot more to educate our child based on the money we give you. Don't tell me what you get from everybody else. We know we give you based on the assessment, \$1 million plus for 100 and some odd kids. We are not getting a heck of a lot for our dollar.

Mr. Meier continued based upon the estimates, based [Several words not understood.] on this formula, this sheet here, New Baltimore, we will collect if everything stays the same, we talked about Bethlehem and their tax assessment. Based upon that, we would collect \$1,685,000 in taxes. That is roughly 7% of the total tax to be collected. Mrs. Alfeld responded for 100 and some odd kids. Mr. Meier continued which is roughly 7% of the student population. Mrs. Alfeld

**COUNTY OF GREENE
TOWN OF NEW BALTIMORE
WORK MEETING
APRIL 28, 2014 – PAGE 4**

questioned which is how much per child? Dr. McCartney responded well, you would just divide 126 into a million six. Mrs. Alfeld responded there we go. That is what I have been wanting all night. It is a lot of money. We are not getting anything really extra for our buck. Bethlehem may be getting a lot extra.

Councilwoman VanEtten commented I don't know what they can do to change it. [Rest of her comment not understood because Mrs. Alfeld was speaking at same time. Alfeld comment also not understood.] Dr. McCartney continued okay, you just pushed one of my buttons. I am sorry. Until the State of New York all of a sudden realizes that the property taxes, the most antiquated way of funding education that the world has ever seen flat out period, because they take the money and then they will tell you, well, we get lottery aid. Well, here is what happens. Here comes my lottery aid. Here is the money that was already in here. They are going to put this somewhere else and do something else and then tell me I am getting lottery aid. Not happening. All they are doing is they are taking one—it is like I get a dollar here, okay. I am going to take this dollar from here and put in here and I get the lottery aid. I still get the same thing. Until they come up with a different way of funding education, it is supposed to be fully funded by the State. It doesn't say anywhere in there that it has to be by State taxes.

A person that owns a bezillion acres of land somewhere, a ton of acreage, ends up paying a lot of money and then they have one child on their piece of property. Councilwoman Benway added or none. Dr. McCartney continued or none. Or you have a person that owns an apartment house. There are like 30 kids in the apartment house. They collect rent and they pay smaller than the person that has one. So those 30 kids are generating zero; actually that is why it is so bad. At some point in time, the State is going to have to wake up and figure out that there has to be a better way to fund education. Some States have gone to an income tax where it doesn't matter if you own property or not. A piece of your income tax goes to education. Then it is all put in a pile. It is all brought into the State. The State determines how many students you have, what your needs are and sends you a check. That is it and there is no other tax involved. They don't come and say well, your property is worth this; yours is more, you have five barns, you have two barns. Your house, you just put a pool in your backyard, so we are going to take more money. It is crazy because what it does—our job is to work with your kids, to work with our community and the way that they tax you, it pits you against us every year. It is right out of the box. It doesn't matter what we do because they are basically going to say well, if they share services, they wouldn't have spent as much money and your taxes wouldn't be as high.

They put the ATPR in. That increased everybody; every single school district in the State and increased the amount of money they had to pay for additional teachers, additional time, additional training by almost 10%. Do you know how much money we got for that? We got raise to the top money. It cost us maybe \$30,000 for us to implement. We got raise to the top money. We got \$7,000. Thank you very much. So I am sorry. I just feel like—and I have had this conversation with Breslin. I have had it with these guys; but they are like well, you know, it is the way it has always been. It isn't working any more. We are not an economy that can do that; we can't drive business because we are driving businesses out of the State because of that. We are driving homeowners out of the State because of that. They need to take a hard look at it. I am sorry. I apologize. I didn't mean.

Mrs. Alfeld added the Town of Bethlehem on vacant land has gone up in some instances as much as 300% and they are going to have a battle royal with lawsuits. Dr. McCartney responded oh, I can't wait to see those come across my desk in the form of tax certioraris. Mr. Meier added there was a little chart in the paper over the weekend there on assessed homes and it was a massive increase.

Kevin Kemnah questioned with a PILOT on a business, does that help or hurt you as far as State aid? Dr. McCartney responded the PILOT has no influence on our State aid. What it does influence is your tax base; and the way it influences it is if the \$10 million you get in a PILOT and it used to be over here in tax base, it just moves over here. So you could have your tax base go down but your tax rate not necessarily go down because it jiggles it. Now the thing about the Ravena LaFarge PILOT, the best thing about it is this. They pay us on the day that our school taxes come due. A lot of PILOTS pay based on their fiscal year. So if that would have happened to us with LaFarge this year, we would have been about \$1.8 million short in this budget because most PILOTS pay January 1 versus September 1 so what the Albany County IDA did, good thing they did, because they got the PILOT to pay us when our school taxes come due and they are going to pay the Town of Coeymans on January 1 when their Town taxes are due.

So forgetting all the whether it was a good deal, bad deal; and I will tell you, I went down to the ground breaking. There wasn't a politician that wasn't there or representative. When I saw that and then they merged with the second largest cement company in the world so these guys have

**COUNTY OF GREENE
TOWN OF NEW BALTIMORE
WORK MEETING
APRIL 28, 2014 – PAGE 5**

more clout than anybody.

Kevin Kemnah further questioned has Ravena-Coeymans done anything as far as the exemption for the Vets that the Governor [Rest not understood as Dr. McCartney started speaking.] Dr. McCartney responded we have not yet, no. We are looking into it. Mr. Kemnah continued when you look into it, I just want to know if it is true or false. The STAR Program, I believe, you get reimbursed by the State for Star. Now, from what I heard if you give a Veteran's exemption, that will come up first so your STAR reimbursement will be less. Mr. Meier responded it is possible depending on the assessed value of the home, yes. Because depending upon—let's say the property is assessed for \$50,000 and there is a Veteran's exemption, and I am going to make up numbers here. Veteran's exemption is \$25,000 and then the basic STAR exemption could be \$30,000. Now you have \$5,000 too much (\$25,000 plus \$30,000 exemption) on a \$50,000 home so that other \$5,000, the homeowner is at 0%. Dr. McCartney added right but that \$5,000 STAR goes back to the State. Mr. Meier added we don't get it.

Mr. Kemnah continued if you do give a Veteran's exemption, that is going to come off first. You get reimbursed less. Mr. Meyer responded yes, right. Dr. McCartney explained and then what happens, that gets spread out among those that don't have an exemption so the impact is that our tax rate will go up. Mr. Meier continued the information on the Veteran's exemption came out very quickly and very late in the whole process so I think there has only been two school districts in the greater Capital District where they have gone to it. One of them is Green Island, which is very, very small. They could hand pick everything out and do the analysis very quickly and I forgot who the other one is. Dr. McCartney responded Guilderland. Mr. Meyer continued: Guilderland, thank you. They are the only two that I know of that have. [Several words not understood.] It is one of those things, you don't rush through it; better to sit back, fully analyze it before we move forward.

Councilwoman VanEtten questioned and that is on a sliding scale, the Veteran's. Dr. McCartney responded it is. You can draw different levels. Mr. Meier continued there are different levels, yes, depending on the type of service. Mrs. Alfeld added combat versus [Word not understood.]. One other question I have and then I will stop. Special needs children, Special Ed., I have been led to believe that RCS probably has the most advanced programs for Special Ed. and I have heard of at least two cases now where people have elected to move into the Ravena School District as opposed to even Bethlehem because of our Special Ed. Programs. Do we offer more than other schools? Dr. McCartney responded we do not offer any more than other schools. We offer what the law tells us to offer; but I will tell you that we have some teachers that are drop dead dynamites so we do a good job with our Special Ed.

Councilwoman VanEtten questioned I was told that you plan on replacing buses every three years. Dr. McCartney responded we are trying to. Mr. Meier responded not every three years. Dr. McCartney continued not every three years. We try to put a plan together so we are not standing here someday saying, oh, by the way, instead of buying two buses, we need to buy 50 because we haven't replaced any. Mr. Meier continued there is a program with the New York Bus Sales right up here in Ravena. If we can get into a program where we buy a bus and trade it in every five years, they will guarantee a trade-in value on the day that we purchase it; and most of the warranties on the bus basically from front to back are five years. So if we can get into that bus replacement plan, it will reduce our maintenance costs. In the long run, it will save everybody a lot of money; but because of a lot of cuts that were necessary because of the cuts in State aid, the School District hasn't been able to get into that program. We did have a meeting where I did suggest we need to try but it is expensive. We have 55 vehicles. It is a lot and some of those buses are almost \$160,000 for one bus so they are definitely not cheap. It is not your family van that you have at home.

Councilwoman Benway commented I am going to ask you a question and Greenville can think about it too because I am going to ask them the same question. In regard to the buses is there any benefit, would there be—I have been told there would be a major cost savings by subbing that out to companies. Dr. McCartney responded we are looking into it. We are looking into everything we can. Councilwoman Benway continued you don't have the repairs; you don't have the maintenance; you don't have the drivers. Dr. McCartney responded you would still have some of that. Councilwoman Benway responded but not as much. Dr. McCartney continued it is a hard thing—some Districts, a lot of times the subbing it out works better in the inter-city or a really, really large District.

We are looking at sharing some services with some other School Districts in transportation so that we would pool our services which we would actually receive aid for and actually it might reduce our costs where we might have a drop off point. Let's say we are going to a BOCES Program, we

**COUNTY OF GREENE
TOWN OF NEW BALTIMORE
WORK MEETING
APRIL 28, 2014 – PAGE 6**

might take our kids to a drop off point. The other District picks them up and we share that to the next point. We were talking about with, I believe it is Cocksackie, we are talking to them about merging the girls' swimming team. Same kind of idea.

We are with the Town of Coeymans and the Village, we have opened up—if you all would like to think about it. When we do our bids for paper and everything, we can do a municipal bid; and if you wanted to throw yours in with us and we can get it cheaper, then all we would do is we would just run it through the bid process, buy the paper, buy the pens, buy the pencils and just charge you what we pay for it. We are trying to have more of those cooperative kind of things.

Mr. Meier explained there are a lot of things our School Districts do, do. We do a lot of shared busing as much as we can. We do cooperative bids with the BOCES, with a lot of School Districts. We do try. Our Health Insurance, we have gone through a consortium of School Districts to try to keep our costs lower; and there are a lot of things that we—I know that the State has come down. I am from the north side of Albany and Betty Little is our State Senator. She is always saying you School Districts have to do more shared services; and I said Betty, listen what about if we do this, this and this. She said you have to start. When are you going to start it? I said well, we did that 20 years ago so they don't know.

Supervisor Dellisanti commented every month I have a meeting with the local Supervisors in the area; and we have been talking about trying to share services on your servers, computer access. Dr. McCartney responded we can talk about that. Supervisor Dellisanti continued I think that we might have something going there where we could actually store more material at a lesser cost. Dr. McCartney continued we just went to a virtualization. We have this huge—we can talk about those things. We are very willing to work with the Towns. The other thing about the bus transportation, our drivers, our mechanics, live and work here so they know everybody. They have seen the kids from the time they got on the bus in Kindergarten until they walk across the stage. They wiped their noses when they are little. They kicked them in the butt when they got older; and there is a lot to be said for that because sometimes you lose that if you just go and bring somebody in. That is not a real easy answer.

Kevin Kemnah commented a quick question on you solar. It says a 20-years savings so I assume you are leasing it for 20 years. Dr. McCartney responded yes. Mr. Kemnah continued at the end of the lease, do you own it or does the company own it; and if you own it, do you have to pay for it? Dr. McCartney responded no. We can renew the lease and/or just have it taken down. We will see how it works for 20 years.

Patricia Hildebrandt commented back to the buses. I am wondering, as a former bus driver, how come they don't purchase more wagons? I know buses are going out of there, bigger buses with maybe four students on them. I know one particular run, she was taking a big bus. She managed to get a wagon. I think they need more wagons. Dr. McCartney responded we have looked at those things. We have to take a look at what our total needs are. I mean there comes a time when at the end of the day we have four sports teams going out. We have all the other buses going out; and if all we have left to drive is a wagon, we are not taking sports teams; we are not taking kids down to the Egg.

Ms. Hildebrandt continued no, I am saying wagons like that going to some of these out of district schools that are using the 30 passengers for a couple of kids. Dr. McCartney responded I understand. We look into that every day. We do try to re-route. Mr. Meier added we are doing a huge study on our transportation. I spend many hours every week; we are looking at that. Dr. McCartney continued we have actually done a full audit on it. It just got done; almost done.

Ms. Hildebrandt continued as far as privatizing out and having our own in District, I will say I think our own drivers do give the students more attention. When taking them home, I have seen in other districts that are privatized, they don't give them the attention and the concern. Just because he is not there, we are going to drop him off. If they don't see somebody, I know they call in to make sure. Out of district and privatized, they don't care. They drop them off. Dr. McCartney continued it is an extremely difficult and emotional decision which cannot be jumped into, really looked into.

Ann Marie Vadney commented I am concerned about the buses also, propane buses. Now, my neighbor drives for Suburban Propane; and the buses have run out of propane with students on the buses. The State will not allow you to fill that bus with students on it. You have to wait for another bus to come, unload those students and then fill that bus with propane so that bus can go on. So why would you want to go with propane? Dr. Meyer responded the reason they ran out of fuel was driver error. If you run out of gas driving home today, you can't put gas in it because you have to wait for another vehicle and things like that. You should have filled up with gas

**COUNTY OF GREENE
TOWN OF NEW BALTIMORE
WORK MEETING
APRIL 28, 2014 – PAGE 7**

before you came here. The same analogy with our bus drivers, that bus driver was supposed to make sure that that tank was full before they left the bus garage. I can think of two incidents where that has happened this year. I have only been with Ravena since the beginning of October and there have been two incidents that I am aware of.

Ann Marie Vadney questioned do you feel that propane is safer? Mr. Meier responded propane is safer. It is more economical to operate, yes. It doesn't mean that somebody who is driving a diesel powered bus isn't going to run out of diesel if they don't do things right. Dr. McCartney added that is why they have a pre and post prep check. Mr. Meier continued there is a required, and you probably can speak better on this. Before the bus leaves the garage, it has to be inspected by the driver pre and post trip, yes.

Dr. McCartney commented I want to make sure Greenville has a chance to answer the questions. Supervisor Dellisanti thanked Dr. McCartney and Mr. Meier for coming. Mr. Meier stressed that the numbers on the one sheet are estimates based upon last year's assessed values. The assessments will change. There are small adjustments, properties do sell, so these are all just estimates; and of course, do not have the effect of what Bethlehem just did.

Greenville Central School District Presentation

Councilwoman Van Etten introduced Cheryl Dudley, Superintendent of the Greenville School District. Ms. Dudley responded good evening and thank you for the opportunity to speak with you this evening. I would like to thank the Town Supervisor for the invitation and for the follow-up telephone call. We have been able to set up regular meetings with the Town Supervisors so that we can maintain open communication going into the future which will be a nice feature. We have our first meeting scheduled and will be moving forward from that point. I would like to introduce this evening my Assistant Superintendent for Business, Tammy Sutherland, who will be addressing any of the financial questions.

I would like to share a few opening thoughts with all of you. Obviously, in New York State, taxes are a concern; but Greenville also wants to offer to the community of New Baltimore as the other 10 Townships--because Greenville has 11 Townships, it is interesting at tax time because of the myriad of information that is out there on how taxes are calculated and how each Town comes up with its rate. So with 11 Townships and 135 square miles, this is often an interesting time for us in the School District; but Ms. Sutherland is more than able to answer some of the specifics tonight about questions you may have and I will address some of the information that we were so fortunate to hear Ravena have the opportunity to answer the questions first. Thank you.

In addition to reasonable tax rates, and I think it is important that the taxpayers in the community know what you get for your dollar, one of the things we hope to do at Greenville is to have Programs that meet the needs of our students but also provides them with the opportunity to remain in this area, to become part of our community when they are young people and not leave the area so we want our students to be work ready; career ready and/or college ready depending on what their level of interest is. We need to get young people back in these communities in order to keep them vital and energized for the future. We can't have them all leaving for warmer climates; and so we take a great deal of pride, as well as concern, in the educational programs that we put together because we realize in order to have a school district, in order to have those 11 Townships, we need young people who want to stay here, that need jobs here, that will work here, that will raise their children here and hopefully be grandparents here with their grandchildren coming here. So there is the financial side and then there is the side that is the future of our eleven townships.

At Greenville recently, our voters were kind enough to approve a referendum that some of you maybe came out to vote for; but the referendum was for sewer, technology, security and energy upgrades to the District. I am not going to stand here and say it doesn't cost you anything because it does. What it does do, however, is not raise your levy. Just like your home mortgage or your car payment, when those are paid off, you buy a new car and try to keep your car payments the same so you don't raise your cost. These are all maintenance items like you would have on your house. So what we have done with that referendum that was just passed on March 4 was to keep our debt service level so that these upgrades and improvements can be made and it does not impact, it doesn't reflect an increase in the tax levy. I used the example of a mortgage and a car payment. Maybe that is too simplistic but it makes the point.

Councilwoman Benway commented so something else was paid off which is why this is not going to raise the taxes. Ms. Dudley responded exactly. We paid off one car and it is time to put a new roof on. Councilwoman Benway continued in the paper, it said that the transition was going to be smooth; and I had some thoughts about that. I was wondering how that was going to

**COUNTY OF GREENE
TOWN OF NEW BALTIMORE
WORK MEETING
APRIL 28, 2014 – PAGE 8**

work. Ms. Dudley questioned when you say “smooth”? Councilwoman Benway responded actually there was a quote in the paper that the transition was going to be smooth with this going through. Ms. Dudley questioned with the debt service? Councilwoman Benway continued right, with the referendum. I was wondering how with \$10 million that could possibly be smooth? Ms. Dudley responded and that is how, retire one payment and we are keeping the payments the same. We are using our reserve fund for the capital reserve to maintain that.

Ann Marie Vadney questioned would the number of years increase? For payment of the debt service, would the number of years remain the same as well as for the original debt service you said you paid off? Ms. Dudley responded correct. Ms. Vadney continued how many years was that before it was due? Ms. Dudley responded Tammy, I would have to defer to you. I have been here ten years but that precedes me. Ms. Sutherland responded I want to say that I estimate that was approximately a 16 or 17-year bond. The State has changed the levels. Now they even tell the School Districts how long they can borrow money for because they are going to pay you back over a certain amount of years. Ms. Vadney questioned how long is this one? Ms. Sutherland responded so with this one, there are sections that are 15 and 20 years.

Ms. Dudley continued so with that piece when you look at your taxes this year, that referendum would not increase your taxes over the life of the project. This referendum will not increase your tax dollars.

Dot Davis commented that is not what it said in the referendum. I remember correctly in the referendum it said you could increase the tax for any amount at any time. I should have brought the flyer with me. Ms. Dudley responded I would like to talk with you further about that point because let me tell you what the intent is. Then, we can follow up with a conversation on the wording; but the intent is that the impact on the levy will not increase over the life of the project because of the approved project. That is the financial plan behind it. The wording in the newspaper or someplace else. Ms. Davis continued that was sent out by the School District itself. Ms. Dudley responded okay, I will look at that. Ms. Davis continued I think we all would be interested in the explanation of that. To me that is like an open checkbook. Ms. Dudley responded it is not an open checkbook. The amount is set and I will certainly look at that wording to see because if one person has a question, I want to be sure it is clarified. We will look at that; but we can tell you what the financial plan is and that is that the levy is not impacted to increase because of that project.

The other piece is that we also want a School District in which you can take pride, that we have students who, as I said, are going to be prepared to return to this area. The other goal of our Program this year is obviously to remain within the tax cap which we have done; and Tammy Sutherland is going to speak to some of the efficiencies. Greenville took the lead in Greene County for trying to establish shared services; and in some cases, we were successful. In other cases, we had to re-group. We are currently working with another school district, Windham-Ashland-Jewett, to provide shared personnel services; in lay terms, the Special Ed Director. I want to skip the jargon and cut to the chase; and by sharing a Special Ed Director, we bill Windham-Ashland-Jewett so we receive some revenue, around \$11,000 a year. It is not a lot; but year after year, that helps defer administrative costs. We are currently sharing a Food Service Director with the Berne-Knox-Westerlo School District. In that case, we re-structured our Food Service Program and we have seen improvement in the Food Service Program as well as in the cost structure. We had an agreement with another District that withdrew and that is fine. It wasn't going as well as we had hoped for a variety of reasons but that happens.

When you have inter-municipal agreements from municipality to municipality, each Board, just like you have to do, has to weigh the pro's and con's. You heard the discussion on busing earlier with Ravena and you heard the same thing; some things work, some things don't. One of our jobs when we create an inter-municipal agreement was to protect the Board which ultimately protects the taxpayer because when you put an inter-municipal agreement together, you have to work to have a quality or improved program at a cost that either doesn't exceed or proves to be more efficient. So you don't want to have a shared service and have the program go out in a basket; and you don't want to drive costs up. So you have to look at those factors—can you deliver a shared service that provides quality programming you want at a cost that shows an efficiency; and we hope it helps the Greenville School District when our State Government does something more to help us out next year. We are not quite sure what it is going to look like; but they are going to talk with municipalities about you must show some kind of shared service in your planning and work in the budget process; and whatever that is going to look like comes next year.

So the three focuses of our budget are the quality program, stay within the cap and to find efficiencies in the way we do business that will help the taxpayers in the School District; and the

**COUNTY OF GREENE
TOWN OF NEW BALTIMORE
WORK MEETING
APRIL 28, 2014 – PAGE 9**

piece that I think Greenville has always taken a great deal of pride in is its students. We are very proud of our accomplishment. We are fortunate—I always say parents send us their very best and we have a great student body. We are very pleased with the progress they make. Once in a while their halos tip but we get them back on track. We are just hoping that the enthusiasm we see in those young people helps all of our 11 townships become more energized in coming into the future because if they don't come back and they don't stay here, we have more issues than we already care to deal with at this point.

I would like to have our Business Administrator talk a little bit about the finite points of the budget and we are at a slightly different point than Ravena is in terms of documents. We just finished putting our budget together and it is going to the printer Friday. We have some handouts for you; but certainly, we will personally see that your Town Supervisor has copies here available for you to pick up. You obviously will get materials in the mail. You will obviously be able to go on our website also. We will also bring some out here so that they are accessible because I know many of you are probably here for other things during the course of the month.

Diane Louis commented I just wanted to know does Greenville have a farm to school program? Ms. Dudley responded we purchase locally when we can and we have done that for I am going to say at least six or seven years. We have had some positive results with that. We also had some students that have a little community garden on campus so we shall see how the spring weather helps them in their growing venture. We had one at the high school several years ago. This past summer, I don't know if you saw it in the newspaper or not, but they put a community garden for the students behind Ellis Elementary School; and there is one that the FFA is working on outside the High School so I will tell you how the tossed salad is. Mrs. Louis added plus it is teaching them how to grow. Ms. Dudley continued some of us in the room are old enough to remember Victory gardens and it is the same kind of concept. Tammy.

Ms. Sutherland commented I apologize. We didn't know what to expect so I have enough copies for the Board. There are three if you want to fight over them, anyone from Greenville that wants them; and we will put everything on the website. Ms. Dudley added as soon as things come back from the printers, I will contact the Town Supervisor; and as I said, we will personally bring them out. Everything has to be done by Friday for the printer.

Ms. Sutherland continued we will just quickly go through some things; and if you have questions, I am happy to answer any. Greenville's budget, that we are going to be asking the voters to support this year, is \$28,608,004. That is an increase budget to budget of 3.95% but it is an increase to the tax levy which again is where the cap is of 1.7%. One of the handouts—there are two ways the State makes a school district report their budget in what they call is three parts—a program component, an administrative component and a capital component. If you look at the pie chart with the break out, you will see that Program is 77% of the cost; Capital is 14% and Administrative is 9%. Then also on this sheet, I did Expenditures at a Glance because just to be able to see salary and benefits, of course we are a labor business so that is what is going to make up most of your cost so 75% is Salary and Benefits. Then you will have 9% which is Contractual; Services and Tuition 6.9% which is BOCES Services; Debt Service and Capital Cost make up 6.1% of the budget; Interfund Transfers to Food Service and Federal 0.4%; and Equipment, Supplies and Textbooks is 2.5%. So that is the total on the budget.

We do want to talk just briefly about some of the efficiencies that we have been working on. Like Ravena, Greenville Central School is part of a Health Insurance consortium with 23 other school districts; and it is run through Columbia-Greene School Districts. We have reached quite a bit of purchasing power, lower rates because we are purchasing that insurance together which is a very good thing. We also work with Questar III Central Business Office. They do parts of our payroll, accounts payable and accounting. We have worked with Questar III for the last couple of years. We have worked with DCMO BOCES and this is for cooperative purchasing of materials and supplies; and there are a significant number of school districts that are purchasing these items together which is definitely lowering the prices.

Cheryl talked about that we have the shared services with both pupil personnel and our food service. Another thing we have is tuition revenue. We have inter-municipal agreements so that we all are not trying to do the same thing. We may have one Special Ed Class that takes care of certain needs of students that can help other Districts. So we receive students from other Districts and that is an inter-municipal agreement with another District and they pay the tuition cost; and it is usually—you know, parents are happy their kids are closer to their homes. It is less transportation costs. While we have a student in two Districts, we have many students in our District from other School Districts. We also share some transportation routes in the summer, mostly with Cairo- Durham because we are close to there but we have looked at Ravena. I have sat in meetings with Ravena, Catskill and Cossackie as we all look at our transportation routes for

**COUNTY OF GREENE
TOWN OF NEW BALTIMORE
WORK MEETING
APRIL 28, 2014 – PAGE 10**

our Special Ed population in the summer where we can help each other.

One good thing that we had, an electricity bill with three districts that I am happy to say we locked into a fixed price for three years; and it is estimated that we saved \$20,720 in the 2013/14 school year; and my electricity cost is going to be fixed for the next two years. For those who have been getting their electricity bills, we hit it right at the same time and we did that with Cossackie-Athens and we did that with Cairo-Durham; and Fuel bid with DCMO BOCES. I already have a fixed price for the 2014/15 school year so that is going to help out as long as it is not as cold as this year.

Councilwoman Benway commented, quick question, you said you have some shared services with Cairo-Durham. Durham Elementary is going to be closed next year. Is that going to affect any of your shared services? Ms. Sutherland responded no. We already know what students are still going to come to our Programs because they have had annual reviews; and the transportation that we share is usually for students that need out of district placement over the summer.

We also have our own bus fleet and we have a long-range replacement plan that we—how the State reimburses transportation is you have a bond for five years, they pay that over five years and that is all they will do is five years. So for Greenville Central School, our transportation aid ratio is 62.3%. For every dollar we spend, the State give us back 62 cents on the dollar. So what we do is because it is not an even number every three, then every two, every three, every two, we are asking the voters to support it and the same thing with our capital projects. We are now retiring the debt from purchases in 2009/10 to make the new purchase. So we will be asking the voters to support seven new buses and two vans to keep our fleet. We replace buses every ten years and vans every seven years. That is how our long-range plan is.

Our mechanics, we have three great mechanics, they work very, very hard; and we always have great safety records of the high 90's. They have tried for ever and ever and I am happy to say they have gotten their first 100% so they are excited and we are excited for them. Ms. Dudley added it was funny because one day I was over at the bus garage and a mechanic came running towards me. Now when people come running toward me, it is not always for good news so I was greatly relieved to hear that this was for the 100% rating. Dr. McCartney still present in the room added to get 100% is almost impossible so congratulations.

Ms. Sutherland continued Ravena talked about the Gap Elimination Adjustment and this is how New York State—it first started under Governor Patterson. To help close their budget, they started taking money back that was promised to School Districts; and the last five years, the State has, if they had let everything run like it was supposed to, we are short \$5.9 million.

Before anyone asks, I asked our Director of Technology today to try to pull out New Baltimore students from Greenville; and doing the best he could with all the hamlets, he believes there are 107 students from New Baltimore that attend Greenville; and that would be 9% of our total enrollment. When I calculate New Baltimore's tax levy on our total levy, that is 11%. So those are the two rates. Question was raised do you know that figure financially, the 11%? Ms. Sutherland responded this is based on 2013/14. We have 11 Townships. I don't even try to guess the tax rates for the following year; but what we collected in the 2013/14 school year from New Baltimore is just over \$1.7 million. I don't play the guessing game. I say that because we don't get our assessed values until July 1. That is when they are due. So I know that we are going to collect 1.7% more. It changes, all 11 townships have different rates.

Supervisor Dellisanti thanked Ms. Dudley and Ms. Sutherland for coming. Ms. Dudley responded we appreciate this opportunity; and if you have any questions, please call or there is a link on the District's website allowing e-mail to be sent. They endeavor to respond to all e-mail within 24 working hours. The exception being if e-mailing late on a Friday afternoon, a response would most likely not be received until Monday.

Greene County IDA Presentation

Rene Van Schaack, Executive Director of the Greene County IDA, was present to give the Board a report as follows: Since I have taken over down there, we are trying to keep a very good pulse on what the business parks are producing in dollars, tax dollars, versus what they would have produced if we had not done our work and built the land. Kalkberg Commerce Park, which is the one that is partly in New Baltimore, if you take a look at the top of the sheet, the year before we purchased that, and roughly I want to say it is like 60/40 or right around 55/45, the split between Cossackie and New Baltimore where the line goes through that parcel, the Schmidt parcel. The year before we purchased the land, that property was paying \$202.17 in Town tax. You see right before that, the estimated amount that would have been paid on the vacant land in

**COUNTY OF GREENE
TOWN OF NEW BALTIMORE
WORK MEETING
APRIL 28, 2014 – PAGE 11**

eight years. What we did was we took the assessed value (There hasn't been a re-value here in that time frame), took the actual equalization rate, the actual tax rate and calculated so that parcel would have produced \$1,729 if it stayed in vacant form in the last eight years. Now, I was born and raised here. I have watched many pieces of land set here and go vacant 20, 30 years like nothing so it is not unusual or it is not a big stretch to say without someone taking an active role and doing what we had to do to promote it, it would have stayed vacant for a much longer period of time.

Now if you look down below, we have broken out Serta, who has been on now since 2007, what they contribute to your tax roll and Empire Merchants, since 2010, and just take a look at the Town numbers. We said above, \$1,729 as vacant. You can see—actually take a look at Empire Merchants. You are basically getting ten times more taxes off one driveway entrance and 20 parking lot spaces as you were off the entire parcel when it was vacant.

Anne Marie Vadney questioned how much was that? Mr. Van Schaack responded \$2,829 last year.

So what has been paid in Town taxes to date, actual dollars, \$402,388 again as opposed to \$1,729 so that basically is a 23,262% increase in revenue from a tax perspective. Now if you go across, you can see what your Ambulance, Fire and everything else. Now, we did not calculate out the three years in the Special Districts because actually a couple of the Special Districts were not there in the three years. They were created as a result of this; but you can see that all Districts together, the whole combined total in there and that does not count the school, \$681,477. So I just wanted to give you a little summary. The next page, and this is not all just New Baltimore, but it just gives you a little bit of an idea of the entire business park, the two business parks there; and I won't go into it at length but the two numbers you want to look at are in the lower right hand corner. Again, the same thing. No revalues in Cocksackie, so we know that the assessment on those properties would have been the same as the day we bought them. We know what the equalization rates are. We know what the tax rates are. No estimates involved here; this is just going back.

If the parcels had stayed vacant, they would have produced \$434,000 and you can see those companies up there now have paid \$10,842,000. I know PILOTS aren't popular; but I always try to remind everyone when you look at these PILOTS, what I would ask you as a Town Board is if Serta and Empire Merchants went away tomorrow, not counting the sewer, because sewer should be totally self-sustaining itself, what would you cut out of our budget in this Town? Nothing, literally. I can't think of a thing you would cut out of your budget that those businesses have increased your budget.

As far as schools, if both of those Districts left, they would probably be pulling arrows out of each others back in the parking lot. I will tell you my experience in Cocksackie is unlike the beginning of my career in the late 1980's, early 1990's, when everyone was in a panic about school districts gaining population. Our problem now is our Districts are losing population which means that we have certain fixed costs in the School districts that aren't going down but the student aid rate is not coming up. I don't say that we should be out advocating to put 25, 30% more students in the schools; but I think Cocksackie could probably increase their population by 5% with several hundred students and not have a ripple or any impact on us. In fact, it would benefit us. So these are just here. I wanted to provide a FYI. We are trying to do more of this. Sometimes in this business, you get kind of busy and you just assume people understand this stuff; and you know how assumptions are. I don't know if there are any questions on that.

Kevin Kemnah: I have three questions. The first one is when you come up with a PILOT for a business, do you work with the Assessor and come up with a total assessed value prior to you estimating what the PILOT will be? Mr. Van Schaack responded yes.

Kevin Kemnah: Does the business know this at the time, what the estimate is? Mr. Van Schaack responded yes, usually because they are looking for what their numbers will be, where their taxes will be.

Kevin Kemnah: Now are you giving 10, 15, 20-year PILOTS? Mr. Van Schaack responded correct.

Kevin Kemnah: Is there anything that is written in there? We are getting a lot of warehousing. They are putting up blocks and a roof and the warehouse is there for 10 or 20 years. In 20 years, that building didn't really cost too much to put up compared to a multi-story building or something like that. Do they have to remain in the Town or that place for an additional "x" amount; and if they don't, do they pay back what they saved on a PILOT for leaving early?

**COUNTY OF GREENE
TOWN OF NEW BALTIMORE
WORK MEETING
APRIL 28, 2014 – PAGE 12**

Mr. Van Schaack responded, no.

I guess the other point is—two things, the new building that is being built right now, that is going to be built this summer, that is a \$60 million investment. I would not call that a cheap building. The Liquor Warehouse was about a \$45 million investment, so we are not talking about guys coming in and doing a Butler building at about \$1. a square foot. These are still relatively expensive buildings. The type of construction, because we do look for quality construction, that construction will last far past 20 years. If a company should leave, and God forbid, I don't want to ever see a company leave, it would not necessarily be the end of the day for us.

Here is one of the problems we ran into during the depression, recession, whatever you want to call it. Everybody was looking for re-fitting available used space. We had nothing in this County so for five years, every single deal we had nothing. Right now, I will tell you it is down around 60/40, about 40% of the lookers are looking to build new space. About 60% are still looking for available space. So there is always a market out there for good quality constructed buildings and quality maintenance. I will tell you Save-A-Lot in the Greene Business Park is over 12 years old now. You go through there, there isn't a pothole in the roads. The curbs, there isn't a mark in them. We built quality first. If you want quality, build quality.

Another point I want to make is we would be very foolish if we think for a minute that we control a lot of this in a way. I don't know if you saw the press release on Ferguson, the one we just landed. They started out looking at 60 communities in seven states; one business, 60 communities in seven states. So at the end of the day, if you say you leave in year 21, I am going to spank you and you have to pay money, a big fine, I will guarantee you 59 other communities did not say that. Now, part of our problem here in Greene County—and you know IDA's get criticism for what they call pirating. Oh, hey, I will go down to Ulster County and steal your business. That is taboo in the state. While the Governor or whoever took control and set rules that we all compete on a level playing field, what do I do about Massachusetts, Connecticut, Rhode Island, Vermont, New Hampshire? These are all states that I have competed with looking for facilities. So unless everybody, somebody from on high says this is it, level playing field for absolutely everybody, we would cut off our nose to spite our face. I will tell you we always ask. Here is the deal, we are going to hold you to this but we want to penalize you at the end. No, see you later. It is just not going to happen.

So I guess the other question--I would just remind you again. New Baltimore in eight years got \$402,000 off of a piece of grass without one added expense for that; didn't cost you one extra penny. So at the end of the day, you are getting a piece of the pie instead of the whole pie; but you are not having any offsetting costs and that is something we do look at. We look at that quite heavily. We have no examples here in Greene County where it has cost us anything. I don't know for a fact if it is a problem; but I can tell you I will give you an example where maybe there will be an issue or there was an issue. Take in Glenmont when they built Lowes and they built Wal-Mart, nobody anticipated that the police cost would go up 20% or 30%. Now I don't know, they may still contribute more but there is an example where a company came in and definitely created an increase.

Another thing I will tell you, and this is a reality check for all of us, we do not have the infrastructure to support much outside of distribution at this point in time. In the last two years, I have been collecting every single job lead that comes into us. Nine out of ten times, eight out of ten times, I can't get passed the first paragraph because they want 100,000 gallons a day of sewer; 200,000, 500,000, 600,000 gallons a day of water. Not even 70,000 in the Hamlet District down there if you have that. So these are all realities; but yes, we do check. Did I get all three parts?

Kevin Kemnah: No, I haven't asked the last question yet. I didn't see anything in the paper about Greene County as far as a gambling casino. Were you involved or did you try to do anything as far as [Several words not understood.] business for that? Mr. Van Schaack responded again, how would you site them when you don't have the infrastructure for them?

Kevin Kemnah: Well, you were going to site the waterpark. Mr. Van Schaack responded right, but it had to be built and completed. I can't mention names because every now and then I am under disclosure agreements. I will tell you that one of the casino guys that put two different bids in at \$1 million each was very well aware of this site. We did talk about this site and they didn't consider it a viable market, plain and simple. I have my own feelings personally about what they do or don't do as far as the economic benefit myself. My personal feelings do not count in this game but I will tell you my job is to make judgments. I will also tell you--did you notice that \$22 million in application fees went in? They are only going to pick four. Have you done the

**COUNTY OF GREENE
TOWN OF NEW BALTIMORE
WORK MEETING
APRIL 28, 2014 – PAGE 13**

history, have you watched that some of those people have been paying, they have been making political contributions to parties for over 15 years? They have been getting chewed up on sites for over 15 years.

We are a very little IDA with very little resource so every now and then, you have to look back and say the d--- giant is just to d--- big. Forget it. I am going to go find a smaller giant to slay and that is simplifying it all but that really sums it up well. We don't have the political base for it. We don't have the infrastructure base for it; and more importantly, we don't have the casino operators. If you were chasing a casino operator, you had already left the party. As Peter Lopez says all the time if you are not at the table, you are on the menu. That is where we were. We are on the menu. Those developers were seeking out the guys that knew how to make money. They knew where to go. I will not say the name; but out of the 22, two bids were put in by one company who very closely looked at the site here before casinos were even announced so he was well aware of the SEQR, well aware of the whole project.

Anne Marie Vadney: What is the number of jobs that the parks brought in? Mr. Van Schaack responded I have a project manager that takes care of all this with detail. I would say right now to the best of my recollection, we are about 550.

Anne Marie Vadney: Where did they have to recruit; where did they come from? Mr. Van Schaack responded a lot of them are right from the communities here. We do have some people that come from out of the County.

Anne Marie Vadney: Do you have that down? Mr. Van Schaack responded we don't have where they come from; and one thing you find when you start dealing with these companies, you start dealing with their human resources people, they are very sensitive about that stuff so it is tough. Now what I can tell you is another thing we have started doing is we have started surveying what each of the companies spend in the community every year on lawn mowing and plowing. Empire Merchants North spent \$800,000 last year on services in the community, catering, etc. Serta was about \$564,000 so we figure between all of the businesses in there, you are probably about \$3 million. \$3,250,000. That is lawn mowing, purchase of fuel with the sales tax going back to the County. That is not counting the employees spending—going to McDonalds at lunch time, try to get in Paul's Pizza. All the restaurants are booming at lunch time. We do not even try to track that because it is almost impossible to count that stuff there.

Anne Marie Vadney: Any new projects? Mr. Van Schaack responded we have the Ferguson Warehouse that is coming with ground breaking hopefully at the end of June or into July. We will keep progressing forward. There are still some parcels of land. We have about 18 acres in the New Baltimore, in the one business park. There isn't a single lead that comes through that we can actually meet, that we don't chase pretty aggressively; but again, the competition is absolutely brutal. No one dislikes corporate welfare more than me; but the fact is the system is so engrained any more that it is what it is if you don't just follow the rules and play them.

We have a slight competitive disadvantage here for a number of reasons, issues that we have to face. There are some things I can't talk about; but one is infrastructure that I can talk about. There are a few other things that harm us, our competitiveness, to some extent; but we are trying to grab all that we can.

The next place for you guys to start thinking about where to go in your Town, and I will talk about the water park last. With the last administration, Susan and I had just started to have some very preliminary discussions prior to the election. This map I just gave you, this is your developmental/high density, multi-family I think it is called, which is zoned right up by the block plant. This probably represents one of your best opportunities for future growth and development building. Some of the problem with some of these School Districts and the rest of it too is it all comes down to make up. One of the reasons New Baltimore is creamed and I don't know what your numbers are; but I guarantee no more than 5% of your assessed value is non-residential here. I would be surprised if it is as high as 10%. So any time you have more residential properties than non-residential properties, then it forces an in-proportionate amount of the cost over to the residential properties so that is an issue; but that is also an issue for the rural areas of Coeymans and Selkirk.

I won't go into it at length but there have been some changes in some of these multi-properties. Some of the multi-properties are friendly ownership as opposed to unfriendly ownership and really what has to happen here since we are so small and we have such limited staff, I am really not in the position any more where we can promise to do everything for everybody. I have tried to make it a point when it comes to the infrastructure stuff, show me you are going to help yourself and I am going to help you. What I am recommending to this Board is that someone

**COUNTY OF GREENE
TOWN OF NEW BALTIMORE
WORK MEETING
APRIL 28, 2014 – PAGE 14**

reach out to Stephen Flach; and really, you need to start opening a dialogue about their solving their sewer problem. How do we contribute to solving that sewer problem? How do we get some of that sewer capacity? Without sewer or water, you can't do anything. I am not privy to what the current water deal is with Ravena. It is my understanding that water is not an issue from a volume perspective; that they have an adequate water supply and filtration that can provide additional water. We need to know that. Just as Tammy said, she is not in the business of guessing. I surely am not in the business of guessing. I have to know. I will gladly participate in any meetings; but I am going to kind of put it back on the Town Board to open the dialogue. As you know, Coeymans is under a consent order; no new hook ups in that system. We can sit around and wait until they fix it or we can go to them and say we want to help you fix it but we want you to consider sharing sewer services.

You have another Development District over by the Hot Shoppe, the Thruway, the rest area. There are way too many issues there. I am waiting for Delaware Engineering to put a report together for me. We have looked at the numbers, how far it is to run sewer and water out there. The cost would be astronomical. It is not to say you couldn't pay to do it but you could not support it—what the land would cost you in the end. You have the railroad there but there is that big ravine. I don't mean to be negative but I have told the last two owners of the property, good luck. We have met with the Thruway. They are not really interested in opening up their plant at this point. It could change in the future. While it is zoned correctly and you could have some multi-modal connections with the Thruway, isn't likely it will get any IDA attention in the short term but the piece to the north is where to start looking for the future. We need to start reaching out to Coeymans on the infrastructure.

Eleanor Alfeld: I was thinking about that property because I understand a young man came in to a Board and was suggesting subdividing to better sell it. I said then your taxes will go up. Would you need to get an agreement with the Town of Coeymans with regard to the water supply before you start into?. Mr. Van Schaack responded absolutely. One reason we landed the Ferguson deal was when they came in the door, they were very impressed that we had our act together; everything we said we could do, we could deliver. They vetted us out for a while, found we could. The worst thing you can do in this business is try to recruit companies and then try to smoke and mirror them while in the backroom you are trying to throw something together.

Eleanor Alfeld: There is no sewer there. That is the one thing. Mr. Van Schaack responded that is easy enough. There is probably a manhole right up the street that might require a little lift station like at the end of Kalkberg with a four, five, six inch forced main, 1,000 feet. That is relatively cheap. The problem is the treatment end of it. If you don't have the capacity to put in a treatment system, then no matter how much money you spend on a lift station and pipeline, you can't get it done. Lift stations and pipelines you can do outside the regulatory environment as long as you have enough capacity so it is the treatment capacity that is really critical.

If someone came and wanted to build on the 14 acres next to Serta, there is actually some capacity with Cocksackie now. When I took over, they had been under a moratorium, Cocksackie had for two years already, no new hook ups. The first day I took over, how do I hook somebody up when I can't go to the bathroom? It took us a while, we scrambled but we were able to get 10,000 gallons a day. That sounds like a lot; but did you hear me earlier: I get requests for 100, 200, 500,000. I never had anyone ask me for 10.

Eleanor Alfeld: I had the opportunity to talk to the people at the Town of Bethlehem Planning Board and they are having an explosion of apartment units. It has gotten to the point every time you look at five acres of land and larger, they are putting in apartments like crazy. [Several words not understood.] Over individual homes. Mr. Van Schaack responded there are a couple of reasons for that. First, multi-family is about all the banks are funding right now. Take a look at the mortgage crisis that started this whole mess in 2007. When I got out of high school, if you didn't come in the bank with \$20,000 cash, closing payment cash and you didn't have a solid job to make the payments, you did not get a mortgage. There was none of this—I mean I had friends get mortgages 100%, plus closing and the first \$10,000 in equity. Whoever heard of that? So that is market driven. We all have to understand everything is market driven. Not to belabor it but take a look at distribution and watch what is happening. A lot of it is being precipitated by the widening of the Panama Canal. If you have a distribution network set up on getting three containers every two weeks, now they are going to bring 12 containers every two weeks, the whole handling process system has to upgrade.

If you go back ten years and look at the Governor's priorities for the State, the Governor put out a list of the ten business sectors we will put money into. At the bottom of that list was distribution warehousing so that made us eligible since that is a priority. Now we will be able to get this company some Excelsior job credits for that. You have to look at where the market is, include all

**COUNTY OF GREENE
TOWN OF NEW BALTIMORE
WORK MEETING
APRIL 28, 2014 – PAGE 15**

these other factors, hope that you can balance all of them, you can convince the people and make a good deal. They want PILOT numbers right up front to compare with the other places they have looked at.

Lastly, Nick asked me about the waterpark. It still does have a pulse. I know that is hard to believe. I will tell you that I have spent limited time on it because it has been—so let's make sure everyone understands what happened in this process. As you know, we went through the SEQR process, a great SEQR process. It took us two years and I think the IDA should have been commended and I still feel that way because we took hundreds of people in a room yelling at us and got it down to a very small number of people yelling at us. We scaled back the project, made the economics work, went to the County, got the County to agree to bond the infrastructure based on the revenues. In New York, you can't legally call it TIFs, tax incremental financing, but that is what it is. Just like every other single house owner would do. I just got a job, I have to make good money, I hope to still have the job in two years. I am going to go out and buy that new car and make the payments. So the county did just that and then literally out of left field for myself, the developer, everybody—in fact, I will tell you the sequence of this. We did the County vote on leap year. I left to go to Florida in the pouring snow with my trailer; and by the time I got to Florida and unloaded my bikes, Wayne Speenberg is calling did you see in the paper today that Great Wolf Lodge is selling. No, I did not hear that.

Long story short, it had been going on for months. Great Wolfe Lodge was bought up by a private equity group, Apollo Global Management. They bought up all the shares, took the company private, took it off of Wall Street. If you know anything about businesses, they buy them, they bring them in and try to re-structure the debt. Great Wolfe Lodge was carrying about \$454 million in debt. Apollo Global Management Group has \$86 billion in borrowing power. They have the muscle to go the bank and knock two, two and a half points off a loan. The second thing they do is they look at efficiency (i.e. buy the pillowcases from one vendor instead of ten). The last thing you do is expand your brand if that is where you are going. Good news was Apollo Global Management paid a significant premium over the current price of the stock on the day the offer was made. They paid about 70% premium on it. I figured they would be underground for 12 to 18 months. As it turned out, it was 24 months.

Two months ago, they came up for air. Apollo Global Management had now given Great Wolfe Lodge marching orders to move forward and seek expansion so we have been back engaged for the last two months. The developer now has a signed term sheet which is non-binding. This is how it always works in this business. You always start out with general. I think this is what we agreed to. Let's write it all down and sign it. Then we go to the next step which is a letter of intent; next step is a signed contract. So we are literally two years from where we left off when Apollo bought this up.

Now to give you an idea of what happened with Apollo, and don't hold me to these exact figures since I have been crunching numbers and spread sheets all day; but Apollo Global Management was carrying about \$76 billion in assets on the day they announced the purchase of Great Wolf Lodge. By the time the sale closed, the figure jumped from \$76 billion to \$89 billion in four months. Six months after the sale, they were at \$126 billion. In eight months, that is what they had purchased in their portfolio. They also bought Twinkies. It appears what took them so long was they were buying faster than they could process. At the present time, we have extended the option agreement between ourselves and the developer for shorter periods of time. No more than six months at a time because we are now pressuring to get some movement on it. I will tell you if this developer doesn't, I am not really sure how the IDA will handle it next. The IDA is \$1.6 million out of pocket to get the SEQR done and I will have to make very hard decisions should this developer not be able to pull it off.

Supervisor Dellisanti commented here is my question to you. Since you and I spoke in your office, it has been announced on all the news stations that at Exit 23 we are going to have a waterpark and a casino. I can't imagine having two water parks within two exits on the Thruway. Mr. Van Schaack responded first, that same piece of property was looked at by the same developer that was looking here. I am not going to get into the background or the history. He was rather frustrated with process down here and I will leave it at that. So he looked at alternate sites. For a large scale water park, it doesn't work.

I had talked with some people that are with OTB privately. We are not talking an 80,000 square foot water park up there. We are talking about a glorified pool with a couple of water slides into it. So it is not even similar to what is up at Lake George which is about 20% the size of what we are talking about. Back to multiplicity, if you go back and look at it, we did five independent studies on this. The County did one; the IDA did four. All those studies indicated that you could

**COUNTY OF GREENE
TOWN OF NEW BALTIMORE
WORK MEETING
APRIL 28, 2014 – PAGE 16**

probably between New York City and the Adirondacks, support ten of them. Take a look at Dells in Wisconsin where this whole phenomenon started. There are 28 in a two-hour drive of each other. All of them are still there. All are still operating. All are still profitable. There are actually people who make the rounds of these just like golfers play different courses. These numbers have been vetted. I don't want to see ten. I would rather keep the competition down.

If you are interested, on our website; it is still up, it is greenewaterpark.com. There is a fact sheet there that compares two other places in the country with us as far as the density of water parks and population. We are well below the rest of them. These other places have multiple, like 16, 18, 20 waterparks, all within a short distance of each other. Some of the parks have been open over 20 years now. We are not giving up the ghost on it.

I will tell you we are focusing on the Ferguson deal to be quite honest with you. We gambled a lot of our resources on that at the time because nobody saw it coming,. Overnight, smack. We are interested in getting our money back. As it turned out in the last two years, I made a decision to say look, I have to focus back on our meat and potatoes again, replenish our coffers, get us back a little bit in stronger steps. The deal is not done. I will tell you that any of the relative terms of the deal in my opinion are all left to be opened again because that is something that will have to be re-evaluated. As I told you when you were in my office, just so everybody knows, part of the deal had New Baltimore contributing towards it. Part of your PILOT would have contributed towards that. As I said to Nick, part of that was to help pay and was going back in infrastructure cost to build that infrastructure.

By all means don't take this the wrong way but as I pointed out to Nick, there are two business parks there with all new water, sewer and everything in there. Not one penny of New Baltimore money went into that. I can do the little business parks, the same thing with the other business park; and the new one, no local money has gone in yet; but to pull off a \$120 million project, we all have to give up a little pain on that one to get and contribute. You were the smallest contributor out of everybody, the County, the Towns, the school. Everybody was giving a little piece to make it but the long term return was substantial. We will re-do if it gets back engaged again, we will completely re-do the pro-forma. We will get you engaged in it and answer any questions on it.

Ellie Alfeld questioned does that mean you have to re-do the complete SEQR? Mr. Van Schaack responded you know SEQR is a funny animal because statutorily, SEQR does not have a sunset date on it so there is not—unlike a local Building Permit.

Ellie Alfeld continued because they just came out with this new SEQR. Mr. Van Schaack responded they changed the forms but they didn't really do much to change the process. Don't forget we probably did one of the most detailed SEQRs that has been done anywhere. I will tell you we will probably have to do a supplemental which is what you do. You will go in and first you will look down through everything and say well, has there really been any change: Like for example on traffic, here is what we thought traffic needed. Now, I don't think any of us will disagree here that in the last six years that traffic has changed much around here. If anything, it has gotten lighter with everybody leaving. So we look at things like that; and if there clearly hasn't been a significant change in the existing conditions such that it might have a ripple effect to your impacts, you just note that and this goes back to the reason with the casino.

Even if the guy picked this, my opinion was we would really have to substantially re-open SEQR because I didn't stand up here and tell you people we were going to build a casino. I told you we were going to build some place you could take your grandkids. I think all believe the casino is not that. There is an element in the Town that would not have been very favorable with that. That is another reason in this job you have to be in tune with things. I don't know that it would have been a real easy launch. It is a moot point.

Kevin Kemnah: If you are re-doing all the changes if the water park does come, can you drop the local residents having to stay at the motel to use the facilities. Mr. Van Schaack responded no.

Kevin Kemnah continued but you want New Baltimore to contribute money but the residents are going to have to stay at the motel, not in their own house to use it [Several words not understood.] Zoom Flume. Mr. Van Schaack responded there are only going to be certain days of the year that it will be open to the public. Yes, but you forget I am asking you to give ten cents for every \$10,000 you get. I am not asking you to go in the bank. I am asking you to contribute new money that you did not even have if it wasn't for the waterpark. You are not going to give. It is going to be the money that comes off taxes that the waterpark would have paid. A small piece of that for the Town has to go back to the infrastructure. None of the local residents would have paid that.

**COUNTY OF GREENE
TOWN OF NEW BALTIMORE
WORK MEETING
APRIL 28, 2014 – PAGE 17**

Kevin Kemnah: It is coming out of my Town. Mr. Van Schaack responded we will be here all night; but I will sit down with you. Very basic math, it would come out of the new tax. Let's use round numbers. New Baltimore collects \$1 million from all you and then they go collect \$1,100,000. They collect another \$100,000 from the waterpark; okay, because a new developer coming in. What we are saying is we are going to take \$2.00 off that \$100,000 and put it in to pay the cost that it took to get them there. You are still going to pay the \$1 million. They are going to pay \$98,000 into your General Budget. Trust me, I will sit down with you privately and I will show you absolutely what I am telling you is the way it is.

We won't know until we get it because the deal could change. We have had a couple of co-developers in the mix that could actually bring in all the elements, the retail and everything at once which would bring a much bigger package in which is really what we were really hoping. The water park can do it alone, cover the cost to get the water, sewer, everything in; but if we can get all the stores and everybody in one big package at one time, that would be the ultimate on that.

In closing, I have been coming to this meeting room for 26 years in one way or another and standing up here. A lot of these people have worked with me for a long time. If you don't know me, I am probably absolutely one of the most accessible open people you would ever meet. If I have to tell you one half of one percent of the time that I am not privy to tell you something, that is a lot. Sometimes that is just the way it is in business. I will also tell you if you do come ask me a question, I will graciously ask you to come with enough time to hear the answer. I have had instances where people just want to come and ask the question, not wait to hear the answer. I am here. I will answer questions. We might as well all get along, be knowledgeable and friendly together right up front.

Minutes

It was moved by Councilwoman VanEtten and seconded by Councilwoman Benway to postpone approval of the February 24, 2014, Work Meeting minutes to allow time to listen to tapes and go over them.

AYES: Dellisanti, Benway; Ruso; VanEtten

NAYS: None

ABSTAINED: None

ABSENT: Norris

Reports

Supervisor Dellisanti reported as follows:

Congratulations to Chief Wastewater Treatment Plant Operator Jim Polverelli for receiving the award for Wastewater System of the Year at the New York Rural Water Technical Conference. Steve Grimm presented this award to Jim at their annual conference that was held a couple weeks ago in Verona, New York. Jim brought this, right here in front of me, to Town Hall and wanted to show the residents of the Town that it belongs to them. Jim we thank you for all you do; we know you love what you do and we appreciate that! On a lighter note, I was also told that Steve made a comment that there were many towns that were jealous of New Baltimore because they didn't have a cleaning lady that washed windows and cleaned floors at their wastewater treatment plant.

While I was not able to attend because of the EMS meeting and Jeff, Lisa and Chris were also not able to attend, I'm happy to report that Councilwoman Shelly VanEtten and Barb Finke attended this event to show not only their support for him and Linda, but also the appreciation from the entire Town of New Baltimore. Thank you so much for your hard work and dedication. We are awaiting information from New York Rural Water and would like to put a picture and press release in the newspaper as soon as we receive it. We're so proud of you, Jim.

Mr. Polverelli responded the award is not for me. It is for the Town and the relationship that the Town has with the wastewater plant and the willingness to work together. That is what the award is for. If it wasn't for the Town Board even recognizing that we have a wastewater plant, nothing

**COUNTY OF GREENE
TOWN OF NEW BALTIMORE
WORK MEETING
APRIL 28, 2014 – PAGE 18**

would get done. I do appreciate it. It is the only one given out in New York State so we are one of the few that do receive it. Each year, they only give out one but it is not just for me. I am just a small part of it. Supervisor Dellisanti responded you are the biggest part. Don't tell us that.

Supervisor Dellisanti continued with his report as follows:

- I attended the monthly Supervisor's Meeting and we discussed copiers, computers and sludge removal.
- We had a Fire hydrant situation here on Scheller Park Road. The original pipe was installed in the 1930's, repairs were made and I am still negotiating with the Village of Cossackie on the approximate cost of \$5,800.
- Councilman Jeff Ruso and I rode with the Highway Superintendent Denis Jordan around the Town roads and discussed the Highway 284 Agreement.
- The Mill Street Pump Station work has begun. The bypass pumping connection has been installed and the generator has been set. The contractor has all the parts and pieces and will fully mobilize to complete the work hopefully this week. *It was then interjected that they didn't start yet.*
- Four members of the Town Board, in two separate rooms, interviewed both of our candidates for Town Clerk on Wednesday, April 23 at 6 p.m. Councilman Norris was out of town and I believe Councilwoman Benway did speak with him.

**TOWN OF NEW BALTIMORE, COUNTY OF GREENE
RESOLUTION - APRIL 28, 2014**

RESOLUTION TO APPOINT ACTING TOWN CLERK

WHEREAS, a vacancy has occurred in the office of Town Clerk due to the resignation of the former Town Clerk;

WHEREAS, the posting for Acting Clerk was advertised in The Daily Mail for 7 days, two applications were received before the closing date of April 11, 2014 at 4 PM, and both candidates were interviewed by Town Board Members;

RESOLVED, that Barbara Finke is hereby appointed as Acting Town Clerk effective May 5, 2014 until December 31, 2014 at the prorated salary approved at the January 1, 2014 Organizational Meeting.

Moved by: Supervisor Dellisanti
Seconded by Councilwoman Benway

Supervisor Dellisanti advised I want everyone in this room to know this was a very, very difficult choice. We had two very qualified candidates for this job; and after deliberating for many hours, this was the decision that we came up with. Councilwoman Van Etten added it was a very difficult situation. We had two very qualified people. I think they both would have done a great job. Supervisor Dellisanti further advised he did want it noted for the record that Councilman Norris is on vacation. He did call me on Saturday; and although his vote doesn't count by telephone, he wanted to let me know that he did speak with Lisa and that he was in accord with the vote for Barbara Finke.

AYES: Dellisanti; Benway; Ruso; Van Etten
NAYS: None
ABSTAINED: None
ABSENT: Norris

County Legislator – Mr. Van Slyke was not present.

Town Clerk – March report was given by Deputy Town Clerk Marjorie Loux as follows:

Planning Board fees \$120.00; 1 Site Plan \$100.00; 1 Special Use Permit \$200.00; Building Permit Fees \$466.60; 4 CO Searches \$60.00. 102 Dog License \$758.00. There were so many dogs since a year ago we were in the midst of the dog census and now they are all coming up for renewal. Late dog license renewal penalties \$15.00; one beer permit \$20.00; 2 Park Rentals

**COUNTY OF GREENE
TOWN OF NEW BALTIMORE
WORK MEETING
APRIL 28, 2014 – PAGE 19**

\$50.00; 6 certified copies \$60.00; Photocopies \$22.50. Total Taken in \$2,022.10. Amount to NYS Ag & Markets for spay/neuter program \$150.00; Total local shares to the Supervisor \$1,872.10.

FOILS – We received two more so we are at a total now of 17 for the year. Status on the FOILS, we have one that is ready that we are awaiting payment for the copies before being released and we have two in process.

Tax Collector

Property/County Tax – Billing for Property/County taxes will be going out after April 30; these bills are second notices and will have a \$2.00 notice fee added to the bill and be sent out to the residents that still need to pay their property tax. The \$2.00 notice fee covers the cost of envelopes, stamps and printing of the tax bills.

Sewer, District #1 – Sewer fees are coming in with a 4% penalty added to the bill.

Water, District #2 – Second quarter billing has been sent out in April and I am collecting payments without penalty until May 15. After this date, there will be a 1% penalty added to the bill.

Respectfully Submitted, Diane Jordan, Tax Collector

Historian

Met with John Cannon, Alta Turner, Jean Bush and Cless Bush to discuss the visitor information signage which will be installed at the Scenic Hudson/former Armstrong farm site.

Collected oral history from Bertha Hotaling of High Mount Road. Mrs. Hotaling lived and farmed on Reservoir Road starting in the 1930's, first with her grandparents, then with her husband, Orra, and children. ...Ted Hilscher

Agriculture – Councilwoman Benway reported that they met on April 4 at the Kriel farm. Eight people attended. We discussed the planting season, the processing of soy beans versus corn, pesticides, glass eel migration and research, the Emerald ash beetle; the woolly adelgid beetle and the Asian longhair beetle and the effect all these beetles are having on the environment. The next meeting will be 7 p.m., May 9, at the Kriel Farm.

Ag Fest Liaison Councilwoman Benway advised that she had sent the insurance information to Councilwoman VanEtten and questioned whether it should have gone to Councilman Ruso instead. Councilwoman VanEtten responded that her husband had it but that he could not be present this evening.

Kathy Rundberg, Agfest Secretary, reported as follows: They had met on April 15 at Rob and Shelly VanEtten's house. Agfest dates are May 31/June 1. The tractor pull will be in memory of Rick Albright. We have many confirmations already from businesses that will be coming. About Face, the Albany ATV Club, will provide security again and direct traffic. Assignments were handed out for those businesses to be contacted for donations for the Agfest Silent Auction. A local microbrewery located on Honey Hollow Road will also be at the Agfest on Saturday. Next meeting is tomorrow night, 7 p.m. at Rob and Shelly VanEtten's house. Anyone is welcome to attend and donations for the silent auction, which is our major fund raiser, will be appreciated.

Animal Control – ACO Joe Tanner's report was given by Councilman Ruso as follows: I have traveled 168 miles this month. 12 dog calls; 5 cat calls; 4 livestock complaints; 1 raccoon complaint; been to court three times this month.

Assessment

VALUATION TENTATIVE ROLL SCHEDULE 2014

The data files will be submitted for the tentative tax roll in the next few days. We are running behind due to data collection not being completed. Gordon will be available for informal meetings with the tentative roll on the following days. These dates were also published in the

**COUNTY OF GREENE
TOWN OF NEW BALTIMORE
WORK MEETING
APRIL 28, 2014 – PAGE 20**

newspaper.

May 6th and 13th from 9:00-1:00 and May 1st from 5:00-9:00 pm in New Baltimore. Also May 3rd from 9-1 in Cocksackie's office.

Audit and Control Committee – Councilman Ruso had nothing to report this month.

Buildings & Grounds/Recycling – Councilman Ruso reported we have some community service volunteers that the Judges have sent us who have started working on the property, so we had to spend \$191.90 (required Purchase Order having been submitted to the Supervisor) for supplies to help accomplish the work of scraping and painting the railings and decking. Work was to have started on Saturday but it rained. He started on Sunday, worked two hours and it started to rain. Judge Farrell has assured us that no one would be given the task who would be of concern or dangerous in any way. Town resident, Ellie Alfeld, advised the Board this was tried when Don Tanner was Chief of Police. The only problem then was the Town had to pay someone to supervise. To date, the current worker has put in three of the 80 hours he has to complete.

Building Inspector/Code Enforcement – The report was given by Councilwoman VanEtten as follows: Summarization of Code Enforcement Officer activities for March, 2014, is as follows:

Building Inspections: 4; Building Permits Issued: 3; Building Permits Renewed: 1
Certificates of Occupancy Issued: 2; Do Not Occupy: 1; General Complaints: 3
Code Violation Investigations: 1; Zoning Violation Investigations: 1

Application Fees for March, 2014: \$466.60
Total Fees for Year to Date: \$1,198.00

Fire, EMS & Law Enforcement – Report was given by Supervisor Dellisanti as follows: Greene County Sheriff's Office report for January 1 through March 31, 2014, Calls for Service - 90; Uniform Traffic Tickets – 25; Arrests – 9; Cocksackie Reservoir Checks - 122.

Greene County EMS – Report given by Supervisor Dellisanti as follows:

...Information on the Certificate of Need was distributed and the process was explained if they, which is the Task Force, decide to submit an application and \$7,500 to the Department of Health. Options being discussed include a Certificate of Need through Greene County EMS and another by the Greene County Legislature.

...Discussion was held regarding the relocation of the Leeds office to Catskill Ambulance site on Bridge Street at a cost of \$1 per year but there will be \$3,600 for renovations plus telephones and locks.

...Sean Hotaling has been appointed as County EMS Coordinator.

...There were concerns about lag time in responding to calls, discussion is continuing.

...New Baltimore had 6 EMS calls in March and a total of 16 for the first quarter of 2014.

Greene County Planning Board - No report was available from Mr. Cashin. It was believed he might be out of town.

Grants/Promotions/Economic Development – Councilman Ruso advised we have been informed by the Bank of Greene County that the Bank of Greene County Charitable Foundation is pleased to inform the Town of New Baltimore that the Foundation's Board of Directors has approved a grant for \$250 in support of the Town's Summer Youth Program. Mr. Ruso asked that a thank you letter be sent to the Bank of Greene County.

Highway – Report for March 19 to April 21, 2014 was given by Supervisor Dellisanti as follows:

Went to Cairo Highway Department and got used front end parts for 1985 Oshkosh
Patched holes with Crusher Run and Winter Mix
Replaces air valve on 1985 Oshkosh
Replaced air seat valve on 1985 international dump
Repaired damaged street signs

**COUNTY OF GREENE
TOWN OF NEW BALTIMORE
WORK MEETING
APRIL 28, 2014 – PAGE 21**

Cut dead trees along roads
Repaired wash out on Mirror Lake Road
Put wing and plow back on 1985 Oshkosh
Changed oil and filter on Ford Tractor
Washed trucks
Cut more dead trees along roads with County bucket truck
Picked up piles of debris from lawn at Town Hall
Changed rear end grease in all trucks
Removed front end from 1993 international and took to W&W for rebuild
Replaced rear tires on 1985 Oshkosh plow truck, also rear brake cans
Put front end back in 1993 International
Repaired steering oil leak on 1996 International 10 wheeler
Replaced dead end sign on Oak Tree Lane
Picked up garbage dumped on West Deans Mill Road
Started to haul in road sand for next winter
Cleaned ditch on School Hill Road
Took chipper box off 2006 f350 and put on water tank and fuel tank for sweeping
Started to sweep roads
Removed playground equipment at District 3 park
Started to rake lawns where plows dug up
Had 1985 International and 1988 equipment trailer inspected at Albrights

Insurance – Councilwoman Benway advised quotes have been received for the Agfest Insurance. Necessary approval should be given at next Board Meeting.

Memorial – There was no report.

Personnel - Councilman Ruso advised the Town Court has hired their clerk. She started today.

Planning Board – The report was given by Planning Board Chair, Kathy Rundberg, as follows:
The Planning Board met on April 10, 2014, with the following business transacted:

...Public Hearing was held on the Minor Subdivision Application of Lyle and Clarene Tompkins for property owned on Lydon Lane and recessed until May 8 to allow for submission on additional information.

...Public Hearing was held on the Minor Subdivision Application of Derek and Noreen Adler for property located on Haas Hill and Lime Kiln Roads and recessed until May 8 to allow for submission of additional information and notification completion.

In the **Regular Monthly Meeting** that followed:

...Discussion continued with the owner of Hudson Valley Scrap Recycling, Inc., two of his employees, his attorney and engineer on his Site Plan and Special Use Permit application. It was determined that additional information was needed before the Board could move forward with a decision on the application. Discussion will be continued at the May 8 Planning Board Meeting.

...Discussed with a Town property owner his plans for the lot line adjustment between two parcels owned and the required steps needed to be taken to complete the adjustment process.

...Discussed with a Town property owner his plans for lot line adjustments that would affect three parcels of land owned. Due to the current non-conforming status of two of the parcels, the property owner was advised that the parcels would have to be brought into conformance before the Board would consider any applications pertaining to the parcels.

Five Planning Board Members attended the SEQR training on March 31.

The April Planning Board meeting was adjourned at 10:55 p.m. into Executive Session at the request of Vice Chair Dan Kelly and then closed due to subject matter.

I spent four hours working on Marjorie's computer searching multiple sites as part of the new DEC SEQR short and long form process. I will keep a running total on the extra time needed

**COUNTY OF GREENE
TOWN OF NEW BALTIMORE
WORK MEETING
APRIL 28, 2014 – PAGE 22**

due to these new forms and include that total in the monthly report to the Town Board.

As Shelly could see, the new forms really lengthen the meetings; and there is really not much that we can do about it. We have to read it and then read it again so it makes it much more time consuming. I will make myself available for anyone that has to fill out these applications prior to the date they are to come to the Planning Board Meeting so that we don't have what happened this past month where all three applicants have to come back on May 8. At least one surveyor was very unhappy with the fact that the Planning Board decided to go with the Long Form but it is actually DEC that triggers that.

Supervisor Dellisanti pointed out you are only following the regulations.

Zoning Board of Appeals - The Zoning Board of Appeals did not meet in April since there were no applications to come before the Board.

Seniors – Councilwoman Van Etten advised the Seniors' Committee met. The picnic and Christmas party were discussed. Next meeting is 1:30 p.m., May 8, here at Town Hall. Meetings are open to anyone who wants to come.

Veterans – The Veterans Committee has met and is going to meet again at one o'clock on May 9 at Town Hall to look at an appropriate spot for the monument. If anyone sees a monument that they think would be appropriate, please take a picture of it and share it with the Committee. Once measurements are known, the Art Department at the schools will be contacted to see if they want to do some kind of design. It was noted that Town resident, Henry Schnare, was to have attended the meeting. The Committee was informed that he was not feeling well and he has since passed. Supervisor Dellisanti advised that he had spoken with Mr. Schnare a couple of weeks prior to his passing; and Mr. Schnare was very happy that consideration was being given to erecting a monument here at Town Hall.

Technology/Website – Councilwoman Benway advised that it had been brought to her attention that there were errors on the website, not in the tabs across the top but in the links at the bottom. Apparently, if you change them on the top, there is a different section you need to go into on the website to change at the bottom. She believed she had everything corrected; but if anyone found anything to please let her know. She has spoken with Joe at ITS and he is to provide her with a quote for a software package. What is currently being used is about ten years old and no longer supported. With the newer version, if you make a change in one spot on website, it should change it everywhere, making it a little more user friendly. It was noted that the new Town Clerk used to post the newsletters to the website.

Town Court – Councilman Ruso advised the February court fees were \$20,674.25, of which \$12,623.75 was sent to the State Comptroller and the Town retained \$8,050.50. Justice Farrell brought in \$12,831.00. Justice Davis brought in \$7,843.00. Total fees to date for January and February are \$36,125.25; total to State Comptroller \$22,187.75 and amount retained by the Town is \$13,937.50,, which is approximately \$7,000 a month. At this rate, we are going to be under budget. \$120,000 was budgeted; at the current rate, we will receive \$84,000.

Wasterwater Treatment – Mr. Polverelli reported that they started work at the pump station. Then there was a break and they have not been back since. He was informed that they were to start again today but they did not.

Youth, Parks and Recreation – Councilwoman VanEtten advised that she had received several applications for the Summer Youth Program director and counselor positions. Some possible applicants aren't home from college yet so she was going to hold off on interviewing for a little while.

Public Comment Period/Community Events

Town resident Dot Davis commented for the life of me, I cannot understand why you are wasting money sweeping the back country roads. It makes no sense. You are sweeping up all the debris,

**COUNTY OF GREENE
TOWN OF NEW BALTIMORE
WORK MEETING
APRIL 28, 2014 – PAGE 23**

loose gravel, sticks and it is all put on the shoulders of the road. Then we have a hard rain and it is going places it should not be and/or changing the flow of the water. Why don't they look into what Athens is doing. Athens is vacuuming up all the stuff along the sides of the road and they are re-using it. Would that be possible to be looked into?

Supervisor Dellisanti responded that they would look into it. Councilman Ruso questioned in what way are they re-using it? Ms. Davis responded they are using it in whatever they use in the winter time. The Highway Superintendent will be asked to look into it. Ms. Davis further commented they need to do better with putting water on the road before they sweep. They did better this year than last were because of an alleged incident last year.

Ellie Alfeld reminded all of the chicken dinner on the second Wednesday of this month at the New Baltimore Reformed Church. It begins promptly at noon, open to anyone, no age restrictions, donation for meal appreciated.

Kevin Kemnah asked who the second applicant was for the Town Clerk position and was advised Anne Marie Vadney.

Councilwoman Benway advised she had received a very interesting e-mail earlier in the day regarding Citizens Preparedness Corps Training Program that is going to be held in Albany on May 10. You have to pre-register, believed to be free, not known how long a session it was. It is a training course to provide introduction to responding to natural disaster or man-made disasters. Participants will be advised on how to properly prepare including developing a family emergency plan and stocking up on emergency supplies. It appears it is open to anyone in the state. Councilwoman Benway will post the information on the website.

Question was asked with regard to the Town Court and whether we file electronically here. Supervisor Dellisanti and Councilman Ruso responded by questioning do we file what electronically. The person questioning responded the reports where they add the money to it so our Town can get reimbursed faster. Supervisor Dellisanti responded it is done monthly with the Comptroller's office. Councilman Ruso added and it is due within 30 days after the end of the month. There are some timing issues that they have but they do file with the Comptroller's office. That have to do that electronically. Dawn is very prompt and gets it done very quickly after the end of the month.

Adjournment

At 9:25 p.m., it was moved and seconded to adjourn the meeting.

AYES: Dellisanti; Benway; Ruso; Van Etten

NAYS: None

ABSTAINED: None

ABSENT: Norris