

MINUTES BOOKTOWN OF COEYMANS**
December 12, 2024 – Town Board Meeting – 6:00pm

A Town Board Meeting was held Thursday, December 12, 2024 at 6:00pm at Town Hall, 18 Russell Avenue, Ravana, New York

PRESENT: Stephen Donnelly, Supervisor
Stephen J. Schmitt, Council Member
Michael J. Stott, Council Member

Absent: Linda S. Bruno, Council Member
Ronald Hotaling, Council Member

ALSO PRESENT: Candace McHugh, Town Clerk
Richard C. Reilly, Town Attorney

Supervisor Donnelly called the meeting to order and led the audience in the Pledge of Allegiance. Supervisor Donnelly asked that the record reflect that all members were present, with the exception of Council member Hotaling and Council member Bruno.

Highway Superintendent Dan Baker read the Obituary of recently deceased former Highway Superintendent Albert Deering.

Announcements:

- AWB 5th grade Winter Concert – December 12th @ 7pm
- PBC 5th grade Winter Concert – December 17th @ 7pm
- MS & HS Winter Concert – December 18th @ 7pm
- Sweets with Santa – December 14th 10:30am @ RCS Community Library

Approval of Minutes: The following minutes were approved:

-November 25, 2024 Town Board Meeting Minutes

Council member Donnelly made a motion to accept the minutes for November 25, 2024 Town Board Meeting and Council member Stott seconded the motion.

APPROVED – VOTE – AYES 3 – NAYS 0 – ABSENT 2 – ABSTAIN - SO MOVED

Old Business: Mr. Michael Biscone and Mr. George McHugh requested to be on the agenda to discuss the assessment agreement for Nolan Properties. Mr. Biscone asked if every board member had a copy of his itemized statement of services for this project. They did not so Mr. Biscone provided copies for the board. Mr. Biscone's first action was to file a 485B. The Town of Coeymans had opted out of the 485B business exemption during a prior administration so it

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was not an option. Mr. Biscone stated after a discussion with Supervisor McHugh it was decided to discuss the situation with Mr. Larry Farbstein of Industrial & Utility Valuation Consultants. Mr. Biscone felt there were 3 options which were a 485B, IDA Financing or not use the site as the main office. Mr. Farbstein stated an assessment agreement was another option he was aware of and had used in other towns. Mr. Farbstein offered to provide the template to Mr. Biscone in which he did. Mr. Farbstein requested a fee in order to use the template provided. Mr. Biscone presented the cancelled check which was paid to Mr. Farbstein by Mr. Nolan. At this time, Mr. Nolan was relying on detrimental reliance according to Mr. Biscone. Upon finalization of the assessment agreement, it was reviewed by Mr. Farbstein and revisions were made by him. The Town Board then approved the assessment agreement during a town board meeting. Mr. Biscone used the term collateral estoppel as a description of what he feels the current board is attempting to do by rescinding the agreement. He feels the town is attacking their own agreement. Mr. Biscone stated the board has not served Mr. Nolan with the rescinded resolution. Mr. Biscone stated the truthfulness and reliability of the Town of Coeymans will be put into question if this resolution is upheld. Mr. Biscone asked if any other PILOT programs have been reviewed. He stated the assessment agreement which Mr. Nolan agreed to was less of a break than he would have received had he chosen to go with a PILOT. Mr. Biscone asked the board to prepare a resolution rescinding and nullifying the prior resolution and reinstating the agreement because it is the right thing to do.

Mr. McHugh was the Supervisor at the time the agreement was put into place. Mr. McHugh felt it was an opportunity to participate in economic development for the town. Mr. McHugh stated Mr. Farbstein said this agreement was valid and legally sufficient. The Town Board at the time agreed unanimously to accept this agreement. Council member Stott asked if this was the only assessment agreement created within the town. Mr. McHugh said it is the only one he is aware of. Council member Stott asked why this topic wasn't addressed earlier since it has been on the agenda multiple times. Mr. McHugh stated he was prepared to call in but was never contacted. Mr. Biscone stated the same. Mr. Biscone offered to make copies of his information for everyone and bring the packets to the Town Clerk.

Supervisor Report –October 2024 Report read by Supervisor Donnelly
(NYCLASS Summary was included in Supervisor's report)

Motion to Accept Supervisor Report

Council member Donnelly made a motion to accept the reports as read, seconded by Council member Stott. APPROVED – VOTE – AYES 3 – NAYS 0 – ABSENT 2– SO MOVED

Discussion: Council member Schmitt stated he feels there should be a resolution by the board for every transaction completed for NYCLASS. Town Attorney Richard Reilly suggested updating the investment policy during the organizational meeting.

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-Council member Schmitt asked for an update on the NYSERDA Grant. Supervisor Donnelly stated his office is working on scheduling a meeting with the parties involved. Tentatively the 18th is being explored to have an update meeting.

-Council member Schmitt went over briefly the 2 original proposals which were done by MJ Engineering. He had a conference call with MJ and the town attorney to work on narrowing down the submitted proposals. The closing is scheduled for December 16 at 10am. MJ agreed to work up another study free of charge to get all departments in the new building with the exception of the court. The additional study is estimated at \$1,336,400 which included the soft costs and no addition. The Town Board is currently looking over what is being proposed. Supervisor also went over a timeline of his discussions with MJ Engineering and Laberge. A 2-phase plan has been suggested as well.

Mr. Stewart asked from the audience if the properties the town owns have been looked at. Supervisor Donnelly stated he has been exploring the pieces the town owns for potential sale. He stated the town is in serious need for affordable housing.

Resolutions

Resolution #121-24 Budget Transfer

	<i>Present</i>	<i>Absent</i>	<i>Aye</i>	<i>Nay</i>	<i>Abstain</i>
Stephen Donnelly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda S. Bruno	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen J. Schmitt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ronald J. Hotaling	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Michael J. Stott	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Total</i>	<u>3</u>	<u>2</u>	<u>3</u>		

I, Council member Stott offer the following resolution and move its adoption:

WHEREAS, the Chief Fiscal Officer has determined that in order to maintain proper balances within various accounts several inter-fund transfers are necessary;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Coeymans does hereby authorize Supervisor Stephen Donnelly to transfer the funds as depicted below for the Budget Year 2024:

General Fund A

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<u>Amount</u>	<u>From Account</u>	<u>To Account</u>
10,000.00	A8160.4 Refuse & Garbage Contractual	A5132.4 Garage Contractual

Seconded by Council member Donnelly offered for discussion and duly put to a vote, the results of which appear above.

Discussion: Supervisor Donnelly stated this was to cover driver training and still left a healthy amount in A8160.4

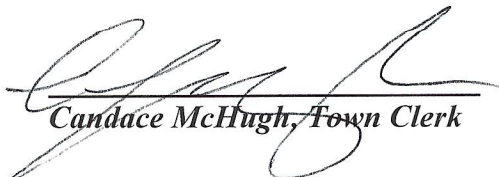
Public Comment:

Dan Baker spoke in regards to the assessment agreement. He stated when he was on the board he voted for several PILOTS and agree with economic development. Mr. Baker stated we need companies such as Nolan, Carver and Collins in this community. These companies don't get much for their tax dollars.

Candace McHugh asked about the potential plans of the new building. She asked for the length and width of the addition to calculate the square footage. Mrs. McHugh asked if the court had been brought into the conversation along with the OCA. Mr. Stott stated right now the board is focusing on getting the main offices moved and settled, then the additional and court movement will be addressed. Supervisor Donnelly stated he has a zoom call with the 3rd Judicial district and town court. The discussions are ongoing.

Motion to Adjourn was made by Council member Donnelly and Seconded by Council member Stott. APPROVED – VOTE – AYES 3 – NAYS 0 – ABSENT 2– SO MOVED

Respectfully Submitted,



Candace McHugh, Town Clerk