

MINUTES BOOKTOWN OF COEYMANS
October 13, 2015 – Town Board Meeting – 7:00pm**

A Town Board Meeting was held Tuesday, October 13, 2015, at 7:00pm at Town Hall, 18 Russell Avenue, Ravena, New York

PRESENT: Stephen D. Flach, Supervisor
Thomas E. Dolan, Councilman
Peter E. Masti, Councilman
Kenneth A. Burns, Councilman
George E. Langdon, IV, Councilman

ALSO PRESENT: Diane L. Millious, Town Clerk
Scott Searles, Highway Superintendent
Matthew Weidman, Bookkeeper

Supervisor Flach opened the meeting and led the Pledge of Allegiance.

OPENING COMMENT

Supervisor Flach stated that the record should reflect the presence of a full Town Board.

AGENDA

- Presentations
 - Present Retirement Badge to the Family of Chief Wayne VanKampen
- Proclamation
 - Breast Cancer Awareness Month
- Public Comment
- Approval of Minutes
 - September 28, 2015
- Resolutions
 - Authorize Coeymans Recycling Center P.I.L.O.T. Agreement
 - Amend Resolution from 09-28-15 Meeting
- Upcoming Workshops/Meeting
 - Budget Workshop, October 15, 2015, 12:00pm
 - Town Board Workshop, October 20, 2015, 6:00pm
 - Town Board Meeting, October 26, 2015, 7:00pm
 - ZBA Meeting, October 28, 2015, 7:00pm

PRESENTATION

Present Retirement Badge to the Family of Chief Wayne VanKampen

Supervisor Flach stated that they wanted to honor a gentleman who has passed and was with the Town for quite some time, he served as a Coeymans Police Office for 18 years and reiterated that it is an honor that has been a long time coming. He then invited the family of Wayne VanKampen to come forward and receive the Retirement Badge and continued by presenting it to them; he then thanked his wife, daughter and son for being present and thanked them for their father and husband's dedication to the Town and service to this community.

Ms. Alisha VanKampen stated that her and her family feel honored that they can accept the Retirement Badge on her Dad's behalf. She added that there were years of endless stories of the great guys that her Dad worked with and he loved serving the community and continued by thanking Town Clerk Millious, Supervisor Flach and Police Chief McKenna for helping make it possible and that they really appreciate it.

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Supervisor Flach thanked everyone for making it possible.

PROCLAMATION

Breast Cancer Awareness Month

Supervisor Flach asked that Councilman Dolan read the Proclamation designating October Breast Cancer Awareness Month.

WHEREAS, October 2015 is National Breast Cancer Awareness Month, and

WHEREAS, October 16, 2015 is National Mammography Day, and

WHEREAS, breast cancer is one of the most common cancers among American women, affecting over 200,000 women and 2,000 men each year, and

WHEREAS, breast cancer does not discriminate, it strikes people of all races, ages and income levels, we must raise awareness of this disease and it's symptoms so we can more easily identify and more effectively treat it, and

WHEREAS, this month as we honor those whose lives were tragically cut short as well as those whose lives were and still are affected, and as we stand with their families let us arm ourselves with the best knowledge, tools, resources available to fight this devastating disease, and

WHEREAS, regular screenings and quality care are vital to improving outcomes for millions of people, and

WHEREAS, we are making strides in improving treatment options, and

WHEREAS, through the Affordable Care Act, most health insurers are required to cover recommended preventative services including mammograms at no extra cost and Americans cannot be denied health coverage due to a pre-existing condition like breast cancer, and

WHEREAS, women and men can take precautionary action on their own by talking with their health care providers about what they can do to lower their individual risk factors in learning about what tests are available and right for them. For more information on breast cancer prevention treatment of metastatic breast cancer and the latest research, we urge you to visit this site, cancer.gov/breast, and

WHEREAS, together we must insure that all people can enjoy the extraordinary gift that is a long happy and healthy life. During Breast Cancer Awareness Month let's remember those that cancer took from us too soon and attribute to them their families and medical professionals, let us recommit to finding a cure.

NOW, THEREFORE, BE IT RESOLVED, we do hereby proclaim the month of October 2015 as National Breast Cancer Awareness Month and Friday, October 16, 2015 as National Mammography Day in the Town of Coeymans, Albany County New York.

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PUBLIC COMMENT

Supervisor Flach invited the public to comment at this time, hearing none he moved to the next item on the agenda.

APPROVAL OF MINUTES

Supervisor Flach stated that there was one set of Town Board Minutes for approval, A Town Board Meeting on September 28th and then asked for a motion to approve them.

MOTION

On motion of Councilman Burns, seconded by Councilman Masti, the Town Board Minutes were approved as presented and read.

VOTE – AYES 5 – NAYS 0 – SO MOVED

RESOLUTIONS

Supervisor Flach stated that there was a resolution to approve Coeymans Recycling P.I.L.O.T. Agreement and Mr. Donald Zee was present to explain it for them.

Mr. Zee introduced himself as the Attorney for Coeymans Recycling Center and added what they are seeking is a P.I.L.O.T., Payment in Lieu of Taxes Agreement, which they are seeking from both the Town of Coeymans as well as Ravena Coeymans Selkirk School District. He continued by saying that it should be noted that the School District will have a resolution on the Board of Education's agenda later in the month, he previously appeared before them and they have in fact issued a letter of support for a Payment in Lieu of Taxes Agreement as well as for the IDA benefits sought by Coeymans Recycling Center. He went on by saying that Coeymans Recycling Center are the owners of the property, the direct beneficiary is a company known as Dockside Logistics LLS, who are located out of Tennessee and as stated in the newspaper, they are the Logistics Firm for General Electric, who builds turbines. He continued by saying that approximately 50 turbines were built in the Schenectady Plant and shipped to the Port of Albany and they are looking to expand the number of turbines that they will be building and there have been rumors of increasing the number of turbines from 50 to 100, which is being discussed right now. He added that to do it, for every turbine that GE builds it needs approximately 4 acres of building and lay-down area to handle accessory parts, which are the mechanical and computer system parts that become part of the turbine, which in size is approximately 600,000 pounds and they want to increase it to 1 million pounds. He went on by saying they want to make this increase in Schenectady instead of going to either France or Nashville Tennessee and it will be where they can find a place for Dockside and they have approached Coeymans Recycling Center because they have the land as well as a company that builds the boxes that the parts go into and it is a building that Coeymans Recycling Center leased out, which is approximately 32,000 square feet that they lease to FCA, the company that builds the containers that could cost somewhere between \$40,000 - \$100,000.00 to carry all the parts for the turbines. He added that they are seeking a P.I.L.O.T. Program because under the Lease Agreement, Dockside is the party responsible for paying taxes if they were to enter into the lease and right now they are looking at Coeymans vs Nashville or they might be forced to go overseas depending on what GE chooses but they would like to stay locally because Schenectady is the original home of GE. He continued by saying what they are seeking with regard to the taxes is that they are proposing a 72,000 square foot building plus another 90,000 square feet exterior lay-down area, approximately 4 acres and right now those 4 acres of property generate in County Town and School taxes, \$202.86 and if the P.I.L.O.T. is approved and the building is built, they believe that the 72,000 square foot building and the 4 acres, based on existing buildings at Coeymans Recycling Center, will have a value of 3 million dollars. He went on by saying that they are seeking a 5-year P.I.L.O.T., which says in year one, instead of paying 100% of the taxes they propose to pay 50%, in year 2 instead of paying 100%, they propose 60%, then 70, 80, 90 and after 5-years it would increase to 100% thereafter. He added that at 50%, from \$202.86 it would increase to \$41,522.00 and the ratio between the School District and Town/County is

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approximately 2-1 with the School District getting more, in year 2 they estimate \$52,000.00 and they used 3 million dollars valuation for assessment purposes, then \$64,000.00, \$76,000.00, \$90,000.00 and after the 5-year P.I.L.O.T. \$105,986.00. He continued by saying that this would be provided the Town agrees that the assessment is still at 3 million and they believe it is a substantial benefit to the Town as well as the School District and under the Agreement, Dockside anticipates having 31 employees with salaries ranging from approximately \$35,000.00 with benefits to up to managers for over \$100,000.00 a year plus benefits. He added that there would be concern about what happens when Dockside promises 31 employees but does not deliver 31 employees, under the County IDA they have what is called a Recapture Agreement, which is if Dockside does not have the number of employees it states it will have, they have to pay back a percentage of the benefits and there will be a provision that they will have to pay additional tax monies. He went on by saying that a five-year P.I.L.O.T. is the most basic of all agreements, they are seeking a nominal abatement in taxes and this is the first time that Coeymans Recycling Center is seeking some sort of public benefit, which they feel is well worth the effort given the fact that it could create a possibility of assisting GE in making a decision to expand its production in Schenectady. He continued by saying that if they in fact have Dockside move here and they are able to make certain physical changes to their plant outside to move their turbines, they could possibly increase the jobs in Schenectady from 500 to 1,000 employees, which is an economic boom to this area because they are new jobs. He concluded by saying that with the 30 employees in Coeymans, he is not saying that every one of them will live in the Town of Coeymans but they will buy some things in this area, possibly rent in this area and could eventually buy a home in this area, which is a trickle-down effect and an economic benefit to the community and County, which is why he thinks Albany County is seriously considering the other IDA benefits that they are seeking, the sales tax and mortgage tax exemption. He then asked if there were any questions.

Supervisor Flach stated that he thinks it is important to note the school receives 75% of the taxes, the County approximately 13% and the Town gets approximately 12% and for the Town the savings of the taxes in the first year was approximately \$4,600.00, they have heard that they are getting a ½ million tax break but it isn't and reiterated that it is \$4,600.00. He continued by saying that Coeymans Recycling has said that the building will be 3 million dollars assessment wise and then asked Mr. Zee if that is correct.

Mr. Zee stated that it is what they are saying but ultimately it is a decision of the Town Assessor as to what the value is going to be.

Supervisor Flach stated that if the assessment is lower than that, such as 2.5 million, they still base the P.I.L.O.T. on the 3 million.

Mr. Zee stated that they are willing to sit down and commit to the next five years for 3 million dollars and they don't have any objection to that.

Councilman Langdon asked if the numbers that he gave, 41,000, 52,000, etc. are the total taxes on the property and if so the Town is only being affected by 12% or those numbers.

Mr. Zee stated that he was correct.

Councilman Langdon stated that he hadn't heard about the employee payback if there isn't 31 employees and then asked if GE decides it doesn't want the building will Coeymans Recycling be affected if they don't hire 31 employees for that building.

Mr. Zee stated that there will not be a P.I.L.O.T. Agreement and they won't be going forward.

Councilman Dolan asked if the P.I.L.O.T. is contingent on GE.

Mr. Zee stated that it is contingent on Dockside coming in and they are only coming in if GE says they want them there and right now the indication is that they want them there, which they should know within the next 30 days. He added that Dockside will not come in without the P.I.L.O.T. Agreement because they are paying the taxes and our taxes are substantially higher than the State of Tennessee or if they went to France. He continued by saying that GE just bought out a French company called Alstom, which does the exact same thing with turbines so they have a choice on where they want to go and the U.S. Congress has refused to support the

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import/export bank that exists, which is a way that companies in the United States can do international business and if that doesn't happen, they might lose out anyway and they might just go to France. He concluded by saying that there are a lot of things outside of their local control.

Councilman Dolan thanked him for his presentation, not over-selling it and being measured and factual. He added that GE submitted a letter of support to the Regional Economic Development Council for the Port of Albany expansion to handle turbines and then asked if it will affect this.

Mr. Zee stated that the turbines are still going to go to the Port of Albany but the accessory parts, they want to bring here, which is in part because the individuals handling these parts are very specialized and they don't have the land mass at the Port to handle this type of building and lay down area.

Councilman Dolan asked if there was a reason why GE didn't send a letter of support for the Port of Coeymans.

Mr. Zee stated that they never asked them for a letter and initially all of that was supposed to be confidential as to what GE's involvement was but some reporter found out about it.

Councilman Dolan stated that he mentioned GE trying to expand their movement of turbines and parts from Schenectady to Albany and Coeymans and then asked if this is related to their quest to have access to the canal they used to have access to.

Mr. Zee stated that his understanding is yes and the access to the Port for the inlet or canal by Schenectady Community College is involved in this.

Councilman Dolan stated that it would not be a replacement for this but it would facilitate the movement.

Mr. Zee stated that his understanding is that GE's largest turbine is 600,000 pounds and they have two orders from Viet Nam for two that are 800,000 pounds and they are looking right now for a method of how to get it to the Port of Albany so they can ship it because they can't take it by rail or the highways.

Councilman Dolan asked if that has to occur in order for Coeymans to happen.

Mr. Zee stated that it didn't and they did figure a way for it to get out of Schenectady.

Councilman Dolan stated that he mentioned the recapture of the funds and then asked if he knew how successful Albany County has been in recapturing any money.

Mr. Zee stated that it is his understanding that this is one of the first ones that they will be requiring because of problems in which the various IDA's have had and they have never had these callback provisions. He added that with the audits by the State Comptroller's Office, they are now recommending that this be done to protect the local governments from fraudulent representations by developers and/or companies that are seeking public benefits.

Supervisor Flach asked if there were any other questions or comments.

Bookkeeper Weidman stated that he figured it with the current tax rate and initial tentative budget and the savings for them through the Town would be \$13,853.55 over the 5 years and they would be making roughly \$32,324.95 on the property over five years instead of the \$1,500.00 without it, which is approximately \$30,000.00 more.

Councilman Dolan asked if the construction operation would be subject to prevailing wages because of the involvement with the IDA.

Mr. Zee stated that it wouldn't and would be privately constructed so there is not a requirement for prevailing wage.

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Supervisor Flach thanked Mr. Zee and added that they would reading the first part of the resolution and he would offer a motion to waive reading the whole schedule, which will be available to anyone wishing to have a copy.

MOTION

On motion of Supervisor Flach, seconded by Councilman Masti, authorizing the reading of the first part of the resolution.

VOTE – AYES 4 – NAYS 0 – SO MOVED

RES. #117-15 AUTHORIZE COEYMANS RECYCLING CENTER P.I.L.O.T. AGREEMENT

On motion of Councilman Masti, seconded by Councilman Dolan, the following resolution was APPROVED – VOTE – AYES 4 – NAYS 1 – SO MOVED

**RESOLUTION APPROVING THE TERMS AND
CONDITIONS OF A CERTAIN PILOT AGREEMENT TO
BE ENTERED INTO BETWEEN ALBANY COUNTY
INDUSTRIAL DEVELOPMENT AGENCY AND
COEYMANS RECYCLING CENTER, LLC IN
CONNECTION WITH THE COEYMANS RECYCLING
CENTER, LLC PROJECT.**

WHEREAS, Coeymans Recycling Center, LLC, d/b/a Coeymans Industrial Park, a limited liability company organized under the State of New York (the “Company”) has presented an application (the “Application”) to Albany County Industrial Development Agency (the “Agency”), a copy of which was presented at this meeting and copies of which are on file at the office of the Agency, requesting that the Agency consider undertaking a project (the “Project”) consisting of: (A) (1) the acquisition of an interest in a parcel of real estate containing approximately 162,000 square feet of land located at Coeymans Industrial Park Lane in the Town of Coeymans, Albany County, New York (the “Land”), (2) the construction on the Land of building to contain approximately 72,000 square feet of space, together with a staging area to contain approximately 90,000 square feet of space (the “Facility”), and (3) the acquisition and installation thereon and therein of machinery and equipment (the “Equipment”) (the Land, the Facility and the Equipment being hereinafter collectively referred to as the “Project Facility”), all of the foregoing to constitute a commercial warehouse and distribution facility to be owned by the Company and leased to a commercial user or users for such commercial purposes and any other directly and indirectly related activities; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from sales taxes, real property transfer taxes, mortgage recording taxes and real estate taxes (collectively, the “Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, in connection with the undertaking of the Project, the Company will execute and deliver a certain payment in lieu of tax agreement (the “PILOT Agreement”) by and between the Agency and the Company pursuant to which the Company will agree to pay certain payments in lieu of taxes with respect to the Project Facility; and

WHEREAS, under the Agency’s Uniform Tax Exemption Policy (the “Policy”), the Agency has required that the Company obtain the consents of Albany County, the Town of Coeymans (the “Town”) and the Ravena-Coeymans-Selkirk Central School District, as the affected tax jurisdictions with respect to the Project Facility, approving the terms of the PILOT Agreement;

Section 1. The Town Board of the Town hereby approves the terms and conditions of the PILOT Agreement, including but not limited, to the payment terms. The payment terms to be contained in the PILOT Agreement are substantially described in Schedule A attached hereto.

Section 2. The Town Supervisor is hereby authorized, on behalf of the Town, to execute and deliver the PILOT Agreement, said PILOT Agreement to contain the payment terms substantially in the form thereof presented at this meeting with such changes, variations,

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omissions and insertions as the Town Supervisor shall approve, the execution thereof by the Town Supervisor to constitute conclusive evidence of such approval.

Section 3. The officers, employees and agents of the Town are hereby authorized and directed for and in the name and on behalf of the Town to do all acts and things required or provided for by the applicable provisions of the Policy in order to ensure compliance with such provisions as they relate to the execution and delivery of the PILOT Agreement, and to execute and deliver all such additional certificates, instruments and documents, and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution.

Section 4. This resolution shall take effect immediately.

SCHEDULE A

PAYMENT TERMS

The amount payable by the Company to the Receivers of Taxes on behalf of each Taxing Entity as a payment in lieu of property tax pursuant to the PILOT Agreement shall be determined as follows:

(1) First, determine the amount of general taxes and general assessments (hereinafter referred to as the "Normal Tax") which would be payable to each Taxing Entity if the Land was owned by the Company and not the Agency by multiplying (a) the Assessed Value of the Land by (b) the tax rate or rates of such Taxing Entity that would be applicable to the Land if the Land was owned by the Company and not the Agency.

(2) In each tax year during the term of the PILOT Agreement, commencing on the first tax year following the date on which the Land shall be assessed as exempt on the assessment roll of any Taxing Entity, the amount payable by the Company to the Receivers of Taxes on behalf of each Taxing Entity as a payment in lieu of property tax pursuant to the PILOT Agreement with respect to the Land shall be an amount equal to one hundred percent (100%) of the Normal Tax due each Taxing Entity with respect to the Land for such tax year.

(3) Next, determine the Normal Tax which would be payable to each Taxing Entity if the Facility and any portion of the Equipment assessable as real property pursuant to the New York Real Property Tax Law (collectively with the Facility, the "Improvements") were owned by the Company and not the Agency by multiplying (a) the Assessed Value of the Improvements by (b) the tax rate or rates of such Taxing Entity that would be applicable to the Improvements if the Improvements were owned by the Company and not the Agency.

(4) In each tax year during the term of the PILOT Agreement, commencing on the first tax year following the date on which the Improvements shall be assessed as exempt on the assessment roll of any Taxing Entity, the amount payable by the Company to the Receivers of Taxes on behalf of each Taxing Entity as a payment in lieu of property tax pursuant to the PILOT Agreement with respect to the Improvements shall be an amount equal to the applicable percentage of the Normal Tax due each Taxing Entity with respect to the Improvements for such tax year, as shown in the following table:

<u>Tax Year Commencing in Calendar Year</u>	<u>Percentage of Project Normal Tax</u>
1	50%
2	60%
3	70%
4	80%
5	90%
6 and thereafter	100%

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Coeymans as follows:

Councilman Dolan asked if the County IDA has to approve this.

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Mr. Zee stated that they won't put it on the agenda until the Town Board and School Board adopts the resolution.

Councilman Masti asked if the School Board already did it.

Mr. Zee stated that the School Board supported the IDA and will have their meeting later on this month.

Supervisor Flach reiterated that the School Board and IDA have to approve it.

Councilman Dolan interjected that the IDA said that they would not approve it unless the Town Board approved the resolution and then asked if they are able to approve it without the resolution.

Mr. Zee stated that they are able to but as a matter of public course, they will not approve a P.I.L.O.T. without the Town Board and School District approving it.

Councilman Langdon stated that he is very pro-business, which most people know and he is not typically a big fan of P.I.L.O.T.'s but to him this is a very sensible way to attract business into our area. He continued by saying that there are people that have gotten a ten-year tax holiday and he would not approve that kind of scenario but when they are coming in and looking to pay 50% upfront with 10% increases and then full assessment in 5-6 years, he thinks it is a no brainer when you consider what they are getting.

Supervisor Flach stated that he spoke with the Town's Assessor, who will be the one assessing it and she told him that the building would normally be assessed between 2 & 2.5 million dollars and it is being based on 3 million dollars.

Councilman Dolan asked why they wouldn't assess it for what it should be and let them pay taxes on 2 million, which would save them money over the course of five years.

Supervisor Flach stated that it was their decision.

Councilman Dolan interjected that it shouldn't be their decision.

Supervisor Flach stated that they are going out on a limb saying it's worth 3 million dollars.

Councilman Masti stated that if it is worth 3 million at the end, the Town would have been losing at 2 million. He continued by saying that as Bookkeeper Weidman said, its \$200.00 or \$41,000.00 to start with and it's a win-win situation for the Town and school, there will be jobs here and they will actually be exporting something, which he is in favor of. He concluded by saying that he thinks it is a great idea.

Councilman Burns stated that he agrees with all of it and he does not like giving tax incentives like this but if all the numbers are correct, and if they are putting 3 million in writing and what they are considering as the assessment and paying on, and if it is worth 2 1/2 million dollars, if you add it all up, at the end of eight years they are paying back what they didn't pay in the beginning anyway and it adds a lot to their tax revenue.

Councilman Dolan asked if he was the only one that was going to speak up about over assessing Coeymans Recycling and added that if it is worth 2 million dollars, it should be assessed at 2 million dollars and they should pay their full share.

Councilman Burns interjected that he respects his opinion and just sees it in a different way.

Councilman Langdon stated that it is competition, they are competing with aero places in Tennessee, France and wherever and it is part of doing business, it fixes their costs. He added that Lafarge gave them a great P.I.L.O.T. Program for 20 years and what these businesses are looking for is the ability to fix expenses because so many things are out of control such as fuel and in order to do business successfully, it is helpful to have any expense they can fix and put into a fixed capacity.

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Councilman Dolan stated that Lafarge is willing to throw \$350,000.00 on the table each year and that makes a difference.

Supervisor Flach stated that he thinks it brings much needed business into our town and they have to remember that 31 employees will be buying coffee, gas, possibly move here or rent here and that income alone is so important to this community. He concluded by saying that it is good that they are bringing a 3 million dollar business here and he is for it.

Councilman Burns interjected that he struggles with it and Lafarge is an established company that was probably in a better position to do what they did, this is new and they know what they are getting themselves in for but want something concrete at least with this so they know what their budget is going to be.

Councilman Masti stated that GE is well established.

Councilman Langdon stated that the big difference is the scope of the project, it was a 4 million dollar project to a 3 million dollar project, which is 100 times the difference and there is a big difference there.

Supervisor Flach asked that Town Clerk Millious conduct a roll-call vote.

Town Clerk Millious proceeded as follows:

Supervisor Flach – AYE, Councilman Masti – AYE, Councilman Langdon – AYE, Councilman Dolan – NAY, Kenneth Burns – AYE

VOTE – AYES 4, NAYS 1 – SO MOVED

RES. #118-15 AMEND RESOLUTION FROM 09-28-15 TOWN BOARD MEETING

On motion of Councilman Langdon, seconded by Supervisor Flach, the following resolution was APPROVED – VOTE – AYES 5 – NAYS 0 – SO MOVED

WHEREAS, a Resolution was passed by the Town Board on September 28, 2015 appointing Laverne Conrad as part-time Code Enforcer, and

WHEREAS, said resolution failed to list Official Building Inspector, Flood Plain Administrator and Sewer Administrator.

NOW, THEREFORE, BE IT RESOLVED, the Resolution is being amended to include Building Inspector, Flood Plain Administrator and Sewer Administrator.

BE IT FURTHER RESOLVED, the change should reflect the date of September 28, 2015.

Supervisor Flach stated that the three titles were not put in the original resolution and for him to inspect buildings and do the other jobs; it had to be an official resolution. He continued by saying that as Flood Plain Administrator, he is in a session today learning more about it because the maps were redone and a lot more land is in the flood plains and as far as Sewer Administrator, he knows the sewer better than any other person on the planet and he is thankful that he is around to do that. He concluded by saying that these are all things that he was doing before and reiterated that he failed to put it in the first resolution.

Councilman Dolan asked if it was increasing his hours or just reflecting the other duties that he may be performing.

Supervisor Flach stated that it does not increase the hours, it is just listing the other duties and there is not any pay increase or anything different as far as that. He added that it is just as it says; it is being amended to include those three titles.

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UPCOMING WORKSHOPS/MEETINGS

- Budget Workshop, October 15,2015, 12-4:00pm
- Town Board Workshop, October 20, 2015, 6:00pm
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ADDITONAL COMMENTS

Supervisor Flach asked if there were any additional comments.

Town Clerk Millious stated that she received a notice from Board of Elections and continued by reading the following:

Extended Hours for Absentee Ballots

Monday	October 19 th	4:30- 7:00pm	Wednesday	October 21 st	4:30-7:00pm
Saturday	October 24 th	9:00am-1:00pm	Tuesday	October 27 th	4:30-7:00pm
Thursday	October 29 th	4:30-7:00pm	Saturday	October 31 st	9:00am-1:00pm

Town Clerk Millious stated that she will post the Notice for the extra budget meeting as well as get it on the website because it is too late to make the paper.

Supervisor Flach asked if there were any other comments.

Councilman Dolan stated that he noticed on the agenda for the Budget Workshop, it does not list the Supervisor’s Office and then asked if they were going to discuss his budget.

Supervisor Flach stated that he didn’t put it on the agenda because he will be there and they will be discussing it.

Councilman Dolan stated that he has correspondence from the County of Albany for the Town to get reimbursement for a portion of the Summer Recreation Program and Food for Thought Program with a due date of the 16th and as previously discussed, he will work on getting the information from Confidential Secretary Pike.

Supervisor Flach asked if there were any other comments.

Councilman Burns thanked everyone for doing a good job and added that these are exciting times and things are looking up for the Town of Coeymans and it is becoming a well-oiled machine.

Supervisor Flach asked if there were any other comments.

Councilman Langdon stated that on October 24th there will be a Harvest Festival at the Hope for Life Center in Faith Plaza with all kinds of activities for the kids and the Fire Company will be doing a cookout in addition to at 10:00am Justice for Orphans, a non-profit organization, will be doing a 5K run.

Town Clerk Millious stated that the PAL (Police Athletic League) hayride is also on Saturday.

Councilman Masti stated that things are coming together and getting caught up, which is a good thing because it has been a while and he is glad that the Town is getting businesses.

Supervisor Flach stated that the Police Athletic League will be having their 3rd Annual Haunted Hayride at Joralemon Park, which starts at 5:00pm and the Coeymans Hollow Fire Company will be helping with that and added that the Senior Center has a Halloween Party that same evening for adults. He continued by saying that he wanted to reiterate that this past summer, the Comptroller’s Office was here again and upon their exit interview they gave a great report to himself and Councilman Langdon, which has not come out in paper yet. He went on by saying

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that for the 2016 Budget, his plan, which is the Supervisor's Budget so far, is to lower taxes 2.5% and added that the Town is not in the negative, they are not in the minus, there is \$200,000.00 in the Contingency for the Budget next year. He concluded by saying that there has been a lot of talk around town and he wanted folks to know that they are not in the negative, they are moving forward, in the positive and they are going to lower taxes a little bit.

Councilman Dolan questioned why he would put \$200,000.00 in Contingency and added that they have never had that much money there and continued by asking why they would tax people to take the money to put in Contingency and if they don't need the money, they should just cut the taxes.

Supervisor Flach stated that they are cutting taxes 2.5%.

Councilman Burns interjected that there are going to be things that they need.

Councilman Dolan stated that they should be put in the budget.

Supervisor Flach stated that they are not sure what projects they may have and they don't want to leave it with no money.

Councilman Burns mentioned the gazebo and railing.

Councilman Dolan stated that they should be added to the budget.

Supervisor Flach interjected that they can change it and the Board has the ability to do it and added he is just saying that it is what he has done in the budget. He continued by saying that he is excited about having a plus and he's tired of people saying that they are in the minus.

Councilman Dolan stated that it's not people saying it; it's the State Comptroller's Office.

Supervisor Flach stated that they did not say they were in the minus.

Councilman Dolan stated that they did and they said that the Town has a negative Fund Balance.

Supervisor Flach reiterated that it didn't say that.

Councilman Langdon interjected that it was for the end of 2014 and they are in a very different situation right now.

Supervisor Flach stated that the report was from over a year ago and unfortunately the new report has not come out and added that if you look at the budget and look at the numbers they are in the positive.

Ms. Doris Millett asked if she could make a public comment. She continued by saying that as far as putting \$200,000.00 in a Contingency Fund, it can sit there until they make a decision to possibly put it in Reserve Funds as they get into the year and they could build up the Reserve again. She added that when she was Town Clerk, they did have a Reserve Fund but after the statement that the Supervisor put out in the last few weeks, she thinks they all understand now where that money was missing, which wasn't since Supervisor Flach has been here, it was prior to that. She continued by saying that when she was the Town Clerk/Tax Collector, there were P.I.L.O.T.'s and she does not believe that there is anything wrong with helping a company come and grow here, they have the river, the docks and they should take advantage of it and not question it and put it down.

Councilman Dolan asked if they should not question what people do for them.

Ms. Millett interjected that Councilman Dolan was trying to turn it into a negative and asked that he not start. She continued by saying that she would think it would be appreciated by many of the taxpayers, it's only a five-year P.I.L.O.T. and to deal with a big company like GE and Dockside, they have the area, which is great for that as well as it being great for the boating community and they should use it to the tax payers advantage. She continued by saying that a woman sitting in the back of the room, Mary Driscoll, wrote a Letter to the Editor and she

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commends her for having what it takes to write what the truth is in this town and she hopes she and others continue to do it. She concluded by saying that all in all the Board is doing a fine job and she does not like the negativity but should be used to it.

Supervisor Flach asked if anyone else wished to comment.

Ms. Mary Driscoll stated that she should have spoken earlier and continued by saying that she is a breast cancer survivor and she appreciates Councilman Dolan bringing it to everyone's attention in the community. She added that when she was told 10 years ago she should get a mammogram, she put it off and when she finally went she heard the word cancer and when you hear that word cancer, it scares the living daylights out of you. She concluded by saying that she would like to urge everyone, which is not just women, to have a mammogram to protect you because it is worth it and reiterated that she appreciates him bringing it to everyone's attention.

Supervisor Flach asked if there were any other comments, hearing none he offered a motion to adjourn.

ADJOURNMENT

MOTION

On motion of Supervisor Flach, seconded by Councilman Langdon, the Town Board Meeting was adjourned.

VOTE – AYES 5 – NAYS 0 – SO MOVED

Time – 7:52pm

Respectfully Submitted,

APPROVED – As Read November 5, 2015


Diane L. Millious, Town Clerk