

MINUTES OF WORKSHOP MEETING OF THE TOWN BOARD OF THE TOWN OF HUNTER HELD ON TUESDAY, DECEMBER 13, 2022, AT 5:30 PM AT THE TOWN HALL LOCATED ON RTE. 23A IN TANNERSVILLE, NEW YORK

Present:	Sean Mahoney David Kukle Raymond Legg Ernest Reale Dolph Semenza	Supervisor Councilman Councilman Councilman Councilman
	Corina Pascucci	Town Clerk
Others Present:	Michael Papa Ben Sommers John Farrell(arriv. 6:16) Robert Blain Lara Hamrah-Poladian Jason Kovacs Marc Czermerys Sgt. Robert Haines Sarah Pellizzari Plus, all names on attached listing. Via Zoom – Alycegorch, iphone, Jeremy Hinsdale, Marc Chodock, Samantha White, Tal Rappleyea	Mayor, Village of Hunter Trustee, Village of Hunter Superintendent of Highways Hunter Highway Department Secretary to the Supervisor Town Attorney Planning Board Chairman Hunter Police Department Code Enforcement Officer

Supervisor Mahoney calls the meeting to order at 6:21 PM with the Pledge of Allegiance to the Flag.

ABSTRACT

The following vouchers were audited and approved for payment by the Town Board:
General Fund (TW) Voucher #455 through #499 in the amount of \$16,259.98
General Fund (TOS) Voucher #1031 through #1047 in the amount of \$2,146.32
Highway Fund (TW) Voucher #142 through #160 in the amount of \$18,431.68
Highway Fund (TOS) Voucher #1116 through #1121 in the amount of \$15,386.00
Landfill Closure Fund Voucher #81 through #93 in the amount of \$21,421.92

PLAQUE PRESENTATION: William Simon Esq.

Supervisor Mahoney presents a retirement plaque to William Simon in recognition of his 21 years of dedicated service as a Town Justice 2002-2022.
Representatives from the State Magistrates Association present William Simon with a plaque for his 21 years of service to judiciary and to the community.

BID OPENING-Municipal Revaluation Services

1. GAR Associates LLC \$395,000.00 fixes price for all services.
Town Board to review, no action at this time.

RUPCO PILOT AGREEMENT

Councilman Kukle offers RESOLUTION #9 of 2022 Authorizing a Real Property Tax Exemption and the Execution of a Payment In Lieu of Tax (PILOT) Agreement by and Among the Town of Hunter, New York, Cold Spring Housing Development Fund Company, Inc., and Cold Spring Limited Partnership. Seconded by Councilman Semenza.

Ayes -5-

Noes -0-

**RESOLUTION OF THE TOWN BOARD OF THE TOWN OF HUNTER
AUTHORIZING A REAL PROPERTY TAX EXEMPTION AND THE
EXECUTION OF A PAYMENT IN LIEU OF TAX (“PILOT”)
AGREEMENT BY AND AMONG THE TOWN OF HUNTER, NEW YORK,
COLD SPRING HOUSING DEVELOPMENT FUND COMPANY, INC.,
AND COLD SPRING LIMITED PARTNERSHIP**

WHEREAS, the Town of Hunter (the “Town”) desires to encourage the development of affordable housing that is safe and sanitary; and

WHEREAS, RUPCO, Inc., a not-for-profit developer of low and moderate income housing (“RUPCO”) has identified property owned by the Village of Tannersville located at 55 Spruce Street, in the Village of Tannersville, Town of Hunter, Greene County, New York, Section 182.09, Block 1, Lot 18 on the tax map of the Town (the “Land”), for the purpose of constructing on the Land a housing project for persons of low and middle income, said project to consist of: (i) the acquisition of the Land; (ii) demolition of existing structures on the Land; (iii) construction thereon of fifty-six (56) units of housing for persons of low and middle income, including one superintendent’s unit, and related improvements to be known as Cold Spring (the “Improvements”); and (iv) the acquisition and installation therein and thereon of certain machinery, equipment, furniture, fixtures and other tangible personal property (the “Equipment”). The Land, Improvements and Equipment are collectively referred to in this resolution as the “Project”; and

WHEREAS, in order to own and develop the Project, RUPCO plans to form two new entities to be known as (i) Cold Spring Housing Development Fund Company, Inc., an Article XI New York Private Housing Finance Law corporation and a New York not-for-profit corporation (the “HDFC”), and (ii) Cold Spring Limited Partnership, a New York limited partnership (the “Partnership”) in which the HDFC will be the general partner; and

WHEREAS, the HDFC and the Partnership will be formed for the purpose of providing residential rental accommodations for persons of low and middle income; and

WHEREAS, the HDFC will acquire fee title to the Land, as nominee for the Partnership, and will convey its equitable and beneficial interests in the Land to the Partnership in furtherance of the development of the Project; and

WHEREAS, the HDFC’s and the Partnership’s plan for the use of the Land constitutes a “housing project” as that term is defined in the Private Housing Finance Law of the State of New York (“PHFL”); and

WHEREAS, the HDFC will be a “housing development fund company” as the term is defined in Section 572 of the PHFL and Section 577 of the PHFL authorizes the Town Board to exempt the Project from real property taxes and agree to a payment-in-lieu-of-taxes agreement with the HDFC and Partnership (“PILOT Agreement”); and

WHEREAS, the Partnership and the HDFC are willing to enter into a PILOT Agreement whereby they will make annual payments in lieu of taxes to the Town as set forth in the PILOT Agreement substantially in the form as presented to the Town Board for approval, a copy of which is attached;

NOW THEREFORE, BE IT RESOLVED that the Town Board hereby:

- (i) exempts the Project from all real property taxes to the extent authorized by Section 577 of the PHFL for a period of thirty (30) years; and
- (ii) approves the PILOT Agreement by and among the Town of Hunter, the Partnership and the HDFC, substantially in the form attached as Exhibit A, providing for annual payments as set forth in such PILOT Agreement; and it is

FURTHER RESOLVED, that the Town Supervisor of the Town of Hunter is authorized to execute and deliver the foregoing PILOT Agreement on behalf of the Town; and it is

FURTHER RESOLVED, that this resolution shall take effect immediately.

Dated: December 13, 2022

HEALTH INSURANCE-Discuss request for reimbursement. Board states they will discuss in Executive Session.

JUSTIC COURT

Supervisor Mahoney makes a MOTION to authorize training expenses. Seconded by Councilman Semenza.

Ayes -5- Noes -0-

EMERGENCY ACCESS SYSTEMS- Acknowledged receipt of draft law.

Councilman Semenza makes a MOTION to hold a Public Hearing for draft Local Law #1 of 2023 Providing for Regulations Pertaining to Emergency Access Systems on January 24, 2023, at 6:30 PM. Seconded by Councilman Legg.

Ayes -5- Noes -0-

HIGHWAY

Supervisor Mahoney makes a MOTION to rescind the hiring of Dean McGinnis as a Highway Mechanic. Seconded by Councilman Semenza.

Ayes -5- Noes -0-

Supervisor Mahoney makes a MOTION to purchase mowing equipment.

J. Farrell states there is \$21,500 in this year’s budget and this is a state bid.

Seconded by Councilman Legg.

Ayes -5- Noes -0-

SHORT TERM RENTALS

Supervisor Mahoney states the process with Granicus would take three months to onboard to the system. He suggests starting now as the board is not far from passing a local law, a fee schedule still to be discussed.

Councilman Reale feels it is illogical to spend money before a law is passed.

Samantha White will check to see if Granicus can add wording in the contract in case a law isn't passed.

Supervisor Mahoney adds this is a national bid, so the Town doesn't have to go through the bidding process for this service. He suggests signing the contract with attorney review and an exit clause added.

Supervisor Mahoney makes a MOTION to authorize the Supervisor to sign a contract to be received from Granicus pending Attorney review of exit clause language should there not be a local law adopted. Seconded by Councilman Legg.

Ayes -5- Noes-0-

EXECUTIVE SESSION

Supervisor Mahoney makes a MOTION to go into Executive Session to discuss the employment of a particular person at 7:38 PM. Seconded by Councilman Legg.

Ayes -5- Noes -0-

Supervisor Mahoney makes a MOTION to come out of Executive Session at 8:48 PM. Seconded by Councilman Kukle.

Ayes -5- Noes -0-

TITLE CHANGE

Councilman Kukle makes a MOTION to change Nicole Benjamin's title to Part Time Clerk. Seconded by Councilman Legg.

Ayes -5- Noes -0-

CIVIL SERVICE

Supervisor Mahoney makes a MOTION to canvas for an Administrative Assistant with Civil Service. Seconded by Councilman Legg.

Ayes -5- Noes -0-

Supervisor Mahoney makes a MOTION to adjourn at 8:49 PM. Seconded by Councilman Legg.

Ayes -5- Noes -0-

Corina Pascucci, Town Clerk, RMC
Town of Hunter