

VILLAGE OF CAMBRIDGE
56 North Park Street
Cambridge, New York 12816

Minutes – Special Board Meeting 22 Jan 2015

Attendance

Ashleigh Morris
Bill McCarty
Trustee Carman Bogle
Mayor Valerie Reagan
Trustee Sara Kelly
Richard Sweeney
James C. Woods
Edward Mager
Ian Kreitz
Susan Kreitz
Trustee Richard Lederer-Barnes

1. Meeting commenced at 7:05. Pledge.
2. Mayor’s opening comments, discuss purpose of this Special Meeting.
3. PILOT:
 - a. Discussed PILOT. Belmont wanted opt-out clause, was concerned about their finances 5 years out. Concerned that after 3 years they would not know what would happen with their finances. Mayor said that she would not push the PILOT beyond 3 years, but no opt-out.
 - b. White Creek agreed to remove opt out.
 - c. Looking for Board Approval of PILOT.
 - d. Motion to approve PILOT presented through tax year 2017 as dated 22 Jan, superseding any other agreement for this purpose.

MOTION:	Approve PILOT dated 22 Jan 15 with Belmont Management through 2017 tax year (see attached agreement), superseding any other agreement for this purpose.				
Made by:	Trustee Lederer-Barnes				
Second by:	Trustee Carman Bogle				
Vote:	VR	SR	SK	RLB	CB
	Y	Absent	Y	Y	Y

4. Administrative Corrections to BAN for Ackley Building Demo in order to ensure compliance with OSC guidance.

a.

MOTION:	Rescind motion 12-2 of 2014 (Take out Bond Anticipation Note (BAN) not to exceed \$500,000 for Ackley Demolition completion and associated costs)				
Made by:	Trustee Kelly				
Second by:	Trustee Bogle				
Vote:	VR	SR	SK	RLB	CB
	Y	Absent	Y	Y	Y

b.

MOTION:	Authorize the issuance of up to \$500,000 in serial bonds of the Village of Cambridge to pay the cost of the demolition and the remedial site work and restoration of the property located at 53 W. Main street. Specifications within 22 sections of motion as written.				
Made by:	Trustee Kelly				
Second by:	Trustee Lederer-Barnes				
Vote:	VR	SR	SK	RLB	CB
	Y	Absent	Y	Y	Y

Verbiage for motion comes straight from the BAN document template, note that restoration refers to the plot of land, not the building to be demolished.

5. Mayor discusses consultants and attorneys to review hospital redevelopment. Chazen Company will do more detailed planning review, and Jones will handle legal review steps.
- a. Trustee Lederer-Barnes wants to know status of developer with escrow acct. Mayor sent letter to Mr. Raviv explaining what we were trying to achieve with a review, but Raviv’s attorney reached out and asked the exact uses that they could do on the property.
 - b. If we don’t approve tonight’s motion – we can stop, seek other proposals. If developer doesn’t agree, the process stops.
 - c. Stage of review – we are at the point prior to site plan review with regards to hospital redevelopment. No decisions have yet been made. We would be at site plan review if the zoning supported the proposed design.
 - d. Comment: (James Woods) The guidance you will get from Chazen and Jones firm, will help you better advice the public as to the stage.
 - e. Comment: (Susan Kreitz) Feedback from Raviv? Mayor: His attorney asked as to permissible use. Kreitz: Feedback after open meeting? Mayor: Raviv has since been in frequent contact with Rich Sweeney.

- f. Comment: (James Woods) These Legal and Planning firms are very experienced. Ask attorney even if we should respond to zoning question from Raviv’s attorney. Make sure we consult experts before we do anything.
- g. Comment: (Ed Mager) Appreciate the difficulty of this. What is developer’s portfolio? Mayor – we will consult attorney before we ask about business plans, finances. Ed: This might have been rumor stage but – he has built overseas? Two projects in Israel – school and senior housing? I asked Mr. Esposito if he was aware of any projects completed in NYS. Are you aware of any proposals in place or progress?
- h. Retain the Jones Firm....

MOTION:	Retain The Jones Firm per proposal dated 21 Jan 2015 for legal review of hospital redevelopment project, contingent upon developer funding of escrow account.				
Made by:	Trustee Lederer-Barnes				
Second by:	Trustee Bogle				
Vote:	VR	SR	SK	RLB	CB
	Y	Absent	Y	Y	Y

- i. Retain Chazen Companies.... RLB abstains due to occasional professional contact with Chazen.

MOTION:	Retain The Chazen Companies for in-depth planning review of hospital redevelopment project per proposal dated 12 Jan 2015, contingent upon developer funding of escrow account.				
Made by:	Trustee Kelly				
Second by:	Trustee Bogle				
Vote:	VR	SR	SK	RLB	CB
	Y	Absent	Y	Abstain	Y

- j. Establish escrow account to be funded by applicant/developer with an initial amount of 12K. CB/SK. All aye (less SR).

MOTION:	Establish escrow account to be funded by applicant for hospital redevelopment project, with an initial amount of \$12,000.00.				
Made by:	Trustee Bogle				
Second by:	Trustee Kelly				
Vote:	VR	SR	SK	RLB	CB
	Y	Absent	Y	Y	Y

- 6. Assessor Bill McCarty: Reminder, assessment grievance day on Feb 17th from 6-9.
- 7. Ackley Demo will happen on Tuesday the 27th of Jan. Mayor reviews street restrictions and closings.

8. Motion to adjourn – adjourn at 8:00p.

MOTION:	Adjourn				
Made by:	Trustee Bogle				
Second by:	Trustee Kelly				
Vote:	VR	SR	SK	RLB	CB
	Y	Absent	Y	Y	Y