

**Special Village Board Meeting
Wednesday, April 16, 2014 - 5:00 P.M.**

A special Village Board meeting was held on the above date at 5:00 p.m. with the following members present:

PRESENT: Mayor Patricia Abato
Trustee Frank Hagen, Trustee Jo Meegan-Corrigan
Trustee Matthew Byrne, Trustee John Meehan

ALSO PRESENT: Virginia Menschner, Village Clerk
Terry Rice, Village Attorney

ABSENT: None

Pilot Program for Orange Avenue:

The Mayor said she just wanted to bring something to Josh for him to think about. By adding \$5000 to the special fee for years 1 through 41, the Village taxpayers would receive an additional \$778,810. The total layout is \$4,133,723. The Mayor said the residents would like to know if there was any room for negotiation to try to take some of the burden off the taxpayers being that this is not going to be a full taxable property. They are very much wondering if there is any room for negotiation. So on behalf of the residents she feels it is her duty as Mayor to bring that to him and ask him that question.

Mr. Goldstein said when we discussed the increase in the original proposal that he had made he had gone way over and above by adding that in the first place. He said he feels that by adding that special fee he also added on top of that an increase in taxes. So he feels now that that has already come and gone. This is the first conversation that he is having with you in the Village. He said he hasn't had a conversation with the town and he also hasn't had a conversation with the school board which is not going to be easy. So he has to leave himself some sort of room for that as well. So the answer at this point is no. The Mayor said this is where we are at. Mr. Goldstein said this is where it is at and he really tried to make it as fair as possibly can. The Mayor said fair enough.

Ira Emmanuel asked if he could speak. He said they are also purchasing a piece of property from the Village for \$292,000 this year. And on top of that they are going to take over the burden of recreation on the property which is at least \$100,000. In addition they are also spending \$175,000 to fix up the underpass at Chestnut Street. So you need to take those into account on top of the additional Pilot. Mr. Goldstein said there is also something else. He said people file tax grievances on property. This Pilot program

will be a legal filing between the Village of Suffern and himself. There will never come a time when he comes to the Village and asks for tax grievance as a lot of people do on homes or on commercial spaces in the Village. He said he thinks that is also very important. The numbers can only increase. There never is going to come a time when he will file a grievance and try to bring it back down. That is a very important thing that can't be missed.

The Mayor said fair enough. As she said it is something she was asked to bring up. She said she wants to let everyone know that before we take a vote on this that Matt Byrne will not be voting on this. He is going to be abstaining due to a client who is one of the property owners that he has had as his client. So he will be abstaining for a conflict of interest. So if you want to know why he is abstaining she just wants to make sure that everybody knows that it is not because he is not interested. It is because he feels, and a lot people do feel, and he is taking that into consideration, that it is a conflict of interest. So ethically he is not voting on this Pilot program. She asked if the Board wanted to have any conversation on this before we take a vote. There was no conversation. A motion to accept the Pilot program was made by Trustee Meehan, seconded by Trustee Hagen.

Trustee Jo Meegan-Corrigan, Trustee John Meehan who said he would like to make a short statement. He said he was willing to entertain a Pilot in this instance and he assumed it would be a Pilot of ten years but not as long as the Pilot we gave, under duress, to Avon Products. Trustee Meehan said he finds it very hard to believe that the Goldstein companies, which have had considerable success and have significant influence, would not be able to finance this project without public subsidy. To be fair and because the issue is important and is one in which he is not well-versed, Trustee Meehan asked Mr. Magrino to see if we could get objective advice from a law firm that would have experience in the financing of similar sized projects and could opine about the state of the availability of conventional bank funding and the acquisition and construction costs. Mr. Magrino came up with a firm in Long Island that would meet these criteria and came up with an hourly cost which was reasonable. Unfortunately, at this point in time, the Village's budget has no money to pay such a consultant. Under these circumstances, Trustee Meehan said he is forced to vote no on the proposed Pilot.

Trustee Hagen said after careful consideration he said he loves the idea of development going forward but he can't say yes to a 40 year Pilot. So he is going to have to say no.

AYES: Mayor Patricia Abato
Trustee Jo Meegan-Corrigan

NOES: Trustee Frank Hagen, Trustee John Meehan

ABSTAIN: Trustee Matthew Byrne

The Mayor said unfortunately that leaves us with a no vote. The motion has not passed. She said to Mr. Goldstein that we can speak further and see if there is any room for any discussion. She said to Mr. Meehan that if it would help him to come to a decision - Mr. Meehan said maybe at the start of the fiscal year there may be funds available but there are no funds available now. And he said there is a lot of projections that were made in this budget. The Mayor said there wasn't a lot. There wasn't a lot of projections. Let's not say there was a lot of projections. Trustee Meehan said there were projections that hadn't come true. The Mayor said not in our budget. Oh, in this past year. In our new budget there is none. Trustee Meehan said it is hard to project a year ahead on what is going to happen. Rob did his work and he appreciates it. Maybe something could be available.

Permission to Receive Bids for Concession Stand:

The Mayor said this next item is permission to receive bids for the concession stand on April 30, 2014 at 11:30 a.m. A motion to approve the request was made by Trustee Byrne, seconded by Trustee Meegan-Corrigan. Upon vote, the motion was carried.

A motion to adjourn was made by Trustee Hagen, seconded by Trustee Meehan. Upon vote, the motion was carried.