

The Town of Moriah Town Board held a Special Meeting on Monday, September 24, 2018 at 6:00pm to discuss the progress on the Waterfront Development Project with Michael Crane-Crane Associates at the Town of Moriah Court House, 42 Park Place, Port Henry, New York.

**Present:** Thomas Scozzafava Supervisor  
Paul Salerno Councilman  
Lucille Carpenter Councilwoman  
Matthew Brassard Councilman

**Absent:** Tom Anderson Councilman

**Others Present:** Jeff Kelly, Linda Smyth, Sharon O'Connor, George Pilger, Anna Reynolds, Michael Crane, Bill Trybendis, and Rose French-Town Clerk.

Supervisor Scozzafava opened the meeting at 6:00pm by saluting the flag. He then read the legal notice calling for the Special Meeting.

**Resolutions:**

**156. ON MOTION** by Councilman Salerno, seconded by Councilwoman Carpenter, the following resolution was

|          |        |  |
|----------|--------|--|
| APPROVED | Ayes   | Scozzafava, Salerno, Carpenter, Brassard |
|          | Absent | Anderson                                 |
|          | Nays   | 0  |

**RESOLVED** to reduce Water & Sewer bill for the Mount Moriah Presbyterian Church for 2019 in the amount of \$263.00 for 6 months of water and sewer operation and maintenance fee.

Discussion: The Supervisor received a letter from the Mount Moriah Presbyterian Church expressing their concern over their water and sewer bill. They have very few members and they only meet once a week. The Supervisor spoke to the Town Clerk regarding their bill. They would still have to pay the sewer and water debt, but the bill could be reduced by 2 units of water and 2 units of sewer; going from \$526.00 a year to \$263.00 a year. Councilwoman Carpenter asked if they would still have to pay the debt and the Supervisor said yes.

**157. ON MOTION** by Councilwoman Carpenter, seconded by Councilman Brassard, the following resolution was

|          |        |  |
|----------|--------|--|
| APPROVED | Ayes   | Scozzafava, Salerno, Carpenter, Brassard |
|          | Absent | Anderson                                 |
|          | Nays   | 0  |

**RESOLVED**, to contract with Nan Stolzenburg to review and update Local Laws; not to exceed \$9,900.00.

Discussion: The Town will use leftover funds from a Village Grant to pay for this. The Town has too many redundant local laws; they need to be consolidated. There are Local Laws from the Village of Port Henry that the Town should keep. The Supervisor has been working with Garrett in the Planning Office on this project.

**158. ON MOTION** by Councilman Brassard, seconded by Councilman Salerno, the following resolution was

|          |        |  |
|----------|--------|--|
| APPROVED | Ayes   | Scozzafava, Salerno, Carpenter, Brassard |
|          | Absent | Anderson                                 |
|          | Nays   | 0  |

**RESOLVED** to authorize payment to Green Mountain Pipeline Services in the amount of \$77,474.00 for Manhole 13.

Discussion: This is for the slip line. This project is complete.

**159. ON MOTION** by Councilwoman Carpenter, seconded by Councilman Brassard, the following resolution was

|          |        |  |
|----------|--------|--|
| APPROVED | Ayes   | Scozzafava, Salerno, Carpenter, Brassard |
|          | Absent | Anderson                                 |

Nays 0

**RESOLVED** to adopt the 2018 Sexual Harassment Policy.

Discussion: The Supervisor stated that every Town and vendor that the Town deals with has to have one. The Town also has to add the New York State Sexual Harassment Law to all bids.

**160. ON MOTION** by Councilwoman Carpenter, seconded by Councilman Salerno, the following resolution was

|          |        |  |
|----------|--------|--|
| APPROVED | Ayes   | Scozzafava, Salerno, Carpenter, Brassard |
|          | Absent | Anderson                                 |
|          | Nays   | 0  |

**RESOLVED** to pay Crane Associates for Invoice #Mor-08 in the amount of \$6,250.00.

The Supervisor introduced Michael Crane. He stated this meeting was to go over the investors that are interested in leasing the campsites. He expressed how important confidentiality is between the Town, Mr. Crane and the Investors. Names of investors should be brought up in executive session.

Mr. Crane stated he had to update his file and then he will distribute a hand out. He stated that the last meeting was on May 24, 2018. The Waterfront Committee chose to go with option #2; cabins. Mr. Crane's job is to seek a developer. He has made many contacts. He has refined the financial analysis. This is the 3<sup>rd</sup> public meeting. He stated that the Town is responsible for advertising for these meetings. Mr. Crane has met with ROOST, the IDA, the Town Supervisor and many other people. RFP's were sent out. Monthly progress reports have been done. All three (3) investors have met with Mr. Crane since May 24, 2018. He has given tours to them. The deadline to submit an offer was July 31, 2018.

Investor #1: Cancelled meeting.

Investor #2: Wanted more time to do an analysis. Not interested due to deferred maintenance. Cost too much for improvements.

Investor #3: Still interested. Wants to pool investors. Mr. Crane would like to discuss results in executive session.

Investor #4: Did not do an RFP. Mr. Crane is having conversations with them.

Mr. Crane met with CVTEC. They are interested in building the cabins. Timing could be an issue. Mr. Crane stated the original cost of the project was between \$3.5 - \$5.2 million dollars. It would cost between \$20,000 - \$30,000 per site. Add additional money for upgrades. There is a funding gap of about \$2 million dollars. Mr. Crane stated that the Town would have to do about \$2 million dollars worth of improvements. He asked where the Town would get that money from to get to modern standards at the campsite.

Mr. Crane stated that beach control is still an issue. Erosion is still a problem. He stated that the sea walls were not built to original plans. Anna Reynolds stated the original RFP's for the erosion project went out in 2007. In 2010 when AES did the plans, they were not according to the Army Corps of Engineers original design. The Supervisor stated that the Town did what they were supposed to do according to the procurement policy. The permit is still open and we will be able to add more rock to the beach for the erosion problem. The Supervisor stated that the Board is painfully aware that we have an erosion problem. He stated that the Town Board did not neglect their duties. Mr. Crane stated that the beach is still eroding-painful or not. He also stated that the property is not as valuable because of deferred maintenance. The Town faces significant challenges. Mr. Crane reiterated the importance of confidentiality; it could be detrimental for everyone if that is not kept.

Supervisor Scozzafava stated the Town would have to go after a grant for this money. The Town does not have the resources to fix the campground. The revenue that comes from the campsite gets put back into the budget to reduce taxes. The Supervisor stated the Town cannot afford \$2 million dollars, that is why we are here.

Anna Reynolds stated there is a DRI grant for \$10 million dollars that the Town can apply for. It

is not an application, it is a community effort, you have to have a plan in place and the Town will be competing with other Towns applying for it as well. Mr. Crane stated that the work that he has done so far will help with having a plan in place, will be good data for the application process. The Supervisor asked Mr. Crane if lease vs buying is a problem with investors and Mr. Crane stated that at first he thought so, but not now, as long as it is a long term lease.

Mr. Crane stated he worries that the campsite will become a trailer park and the Supervisor stated the APA would never let that happen. Mr. Crane stated that a trailer park does not generate tourists.

The Supervisor asked the Board if they had any questions. They did not.

**Floor open to public:**

George Pilger asked if he heard Mr. Crane right that it would cost \$20,000-\$30,000 for each campsite and Mr. Crane said yes. It would be \$60,000 for each cabin and all the furnishings. The Supervisor stated that is why it would be good if BOCES could do build them; it would be cheaper. However, the Town has to pay prevailing wages. Mr. Crane stated it would be great if there were local groups of residents willing to do the work. The Supervisor stated that he has companies who are interested in the cell tower lease, the Town could use that money for a capital improvement project, like the cabins.

Councilman Salerno asked Mr. Crane if he thought the “hill” at Bulwagga Bay Campsite would be a good spot for the cabins. The Supervisor stated the cabins should be a Champ RV Park. The hill is nothing but slag; you would never be able to dig there. Mr. Crane stated that you need to be able to register on line. Councilman Brassard stated the Campsite needs its own website.

Mr. Pilger stated that some friends of his who have come here to camp stated that the campsites are a well-kept secret. Mr. Crane stated that transients are the best for revenue; the Town needs a reservation system. The Supervisor stated we also need management advice.

The Supervisor asked Mr. Crane if he found the sewage plans and Mr. Crane said yes. Mr. Pilger asked Mr. Crane if there would be bathrooms up on the hill and Mr. Crane said no. Councilwoman Carpenter stated that all depends on the investors. The Supervisor reported that he has already heard from cabin owners; complaining that we are using their tax money to build cabins to compete with them.

The Supervisor asked Mr. Crane if we have one serious investor right now and Mr. Crane said yes. Mr. Pilger asked if this was for a lease and the Supervisor said yes, not to sell. To sell it, it would have to be approved by legislature, get put out to referendum, would need appraisals, etc.. He feels the campsites are owned by the people and that is the way it should stay. Mr. Pilger asked what the property is worth and Mr. Crane stated look at the properties next to it.

Councilman Salerno stated that last year the Town made a net profit of \$140,000 off the campground. Mr. Crane stated that if the Town does nothing else, do a capital improvement project.

Councilman Salerno asked Anna Reynolds if the Town of Moriah would be the only Town going after the \$10 million dollars and Ms. Reynolds said no, several would be going after it, but only one applicant is chosen.

Councilman Salerno asked Mr. Crane if he thought the “hill” would be a good spot for motor coaches and Mr. Crane said maybe if it was landscaped better. They would have to be pull through sites. Mr. Pilger stated that motor coaches do not have to be pull through sites.

The Supervisor stated that Tim Bryant is doing his part in trying to attract tourists with his café. He asked if there were any more comments from the public, there were none.

**161. ON MOTION** by Councilman Brassard, seconded by Councilwoman Carpenter, the following resolution was

|          |        |  |
|----------|--------|--|
| APPROVED | Ayes   | Scozzafava, Salerno, Carpenter, Brassard |
|          | Absent | Anderson                                 |

Nays 0

**RESOLVED** to go into Executive Session at 7:00pm to discuss potential lease arrangement with investor.

**162. ON MOTION** by Councilman Salerno, seconded by Councilman Brassard, the following resolution was

|          |        |  |
|----------|--------|--|
| APPROVED | Ayes   | Scozzafava, Salerno, Carpenter, Brassard |
|          | Absent | Anderson                                 |
|          | Nays   | 0  |

**RESOLVED** to come back out of Executive Session at 7:23pm.

No further action was taken.

The meeting adjourned at 7:24pm.

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Town Clerk