

Village of Tannersville

Date

June 15, 2022

Time

6:00 PM

Location Tannersville Village Hall

Present: Lee McGunnigle, Mayor
David Kashman, Trustee
John Gallagher, Trustee
Kimberly Thompson, Trustee

Type of meeting: Planning Session/ Regular Board Meeting

Robin Dumont, Village Clerk-Treasurer

Absent: Greg Landers, Trustee

Also Present: Riley Knoetgen, Deputy Clerk,
Sean Mahoney, Emily Hamilton of RUPCO, Kevin O'Connor from RUPCO, Richard Haines, Donna Haines Williams, Gina Guarino, Mary Sue Timpson, Cliff Thompson, Dave Kukle, Darryl Legg

Minutes:

The Mayor opened the meeting with the Pledge of Allegiance.

The Mayor turned over the floor to Emily Hamilton and Kevin O'Connor from RUPCO for a brief presentation:



COLD SPRING PARK



MISSION & VISION

- Our **Mission** is to create homes, support people and improve communities.
- Our **Vision** is for strong, vibrant and inclusive communities with a home and opportunity for everyone.



OUR APPROACH

We work **with** communities, rather than **in** communities.



OUR RESPONSE

- We seek to work collaboratively with the village of Tannersville and other local partners, state agencies, and financial institutions to respond to a clarion call for affordable, workforce housing.



**TANNERSVILLE
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PARK**

- Transforming a blighted property to homes for Tannersville's workforce



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TANNERSVILLE COLD SPRING PARK

Green Building & Design Features

Passive House

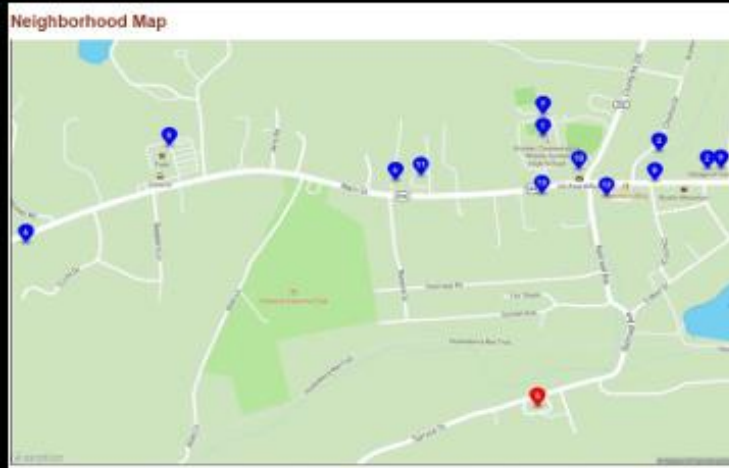
- Phius-certified buildings go through a rigorous quality control process, ensuring safety for the environment and the building inhabitants.
- Proven to be more resilient in the event of natural disasters, such as wildfires and extreme heat and cold events.
- Superb indoor air quality, durable holistic design
- Super-insulated with efficient mechanical systems.

Geothermal

- Geothermal ground source system with individually controlled electric heat pumps for each unit providing heating and cooling, and hot water to the units via a hydronic loop.
- This system will provide heat and air conditioning at no cost to the residents at a time when the prices of heating and cooling homes are increasing.
- Decreases the project's carbon footprint.

TANNERSVILLE COLD SPRING PARK

Neighborhood Map



TANNERSVILLE COLD SPRING PARK

DRAFT Site Plan

- Mixed-Income Workforce Housing for households earning between \$17,281 and \$91,700
- Includes community building and outdoor recreational spaces



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Hunter Foundation
Request for
Expressions of
Interest

“The Village’s growing success as a tourism and second home destination creates competition for year-round residents needing housing, and the supply of **affordable and mixed income housing** significantly lags demand - especially for young families. Our employers report their **biggest challenge is retaining staff** who want to live locally but cannot find an affordable apartment or home in the Village. Our long-term residents and new workers are being priced out of the community they love and we need help leveling the playing field.”

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Village of Tannersville’s
Downtown Revitalization
Initiative

“Unfortunately, one challenge is breaking our hearts: the shortage of **workforce and affordable housing** has reached a crisis. Over the past 18 months, as home prices and rents skyrocketed, inventory sank, and the number of short-term rentals exploded. Our families – our hardworking born-and-bred-on-the-mountaintop families – who have rented for decades are losing their homes at an alarming pace and have few places to turn. It’s our thorniest problem and we very much need help implementing our plan to overcome it.”

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Village of
Tannersville’s
Downtown
Revitalization
Initiative

In 2020 the Urban Institute released research about **the loss of low-income jobs** (jobs that pay less than \$40,000 per year). They find that over 1,300 jobs are at risk in Greene County including **77 jobs in Hunter/Tannersville**.

“It’s very simple—left unchecked, we’ll lose population, especially younger workers and families who cannot find a decent place to live. This trend will devastate our workforce, jeopardize our school, and deny our seniors the ability to age in a place they love..... **We must build new housing that people can afford...**”

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Housing Affordability
in NY

“Counties all across the State are faced with the issue of housing affordability. Rockland, Bronx, **Greene**, Suffolk and Tompkins counties experienced the highest proportions of New York rental households facing housing costs representing at least 30 percent of income during the 2013- 2017 period; other counties in this category included Nassau and Queens.”

June 2019 Office of the NYS Comptroller

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Housing Affordability
in New York State



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Primary Market
Area



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RENTS AND INCOMES			
	Proposed # of Units	Rent Range	Income Range
Studio	10	\$691 - \$1,106	\$17,281 - \$33,300
1 BR	28	\$740 - 1,185	\$18,300 - \$63,200
2 BR	14	\$888 - \$1,422	\$22,200 - \$79,000
3 BR	10	\$1,027 - \$1,644	\$23,673 - \$91,700
Total	62		

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HOUSING MARKET DEMAND CHART				
RENT LEVELS				
Unit Size	50%	60%	80%	Total
Studio	122	133	67	322
1 BR	179	171	116	466
2 BR	68	76	77	221
3 BR	78	75	66	219

Demand for each apartment type

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Proposed # of Units	Rent Level	Income
23	50%	\$17,821 - \$41,080
23	60%	\$20,725 - \$49,296
16	80%*	\$27,650 - \$91,700
Total: 62		

* Able to target up to 100% of Area Median Income

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	ACHIEVABLE RENT				
	Fair Market Rent	Achievable Rent	50%	60%	80%
Studio	\$ 725	\$ 900	\$ 691	\$ 829	\$1,106
1 BR	\$ 832	\$ 1,125	\$ 740	\$ 888	\$1,185
2 BR	\$ 1,030	\$ 1,325	\$ 888	\$ 1,066	\$1,422
3 BR	\$ 1,284	\$ 1,450	\$ 1,027	\$ 1,233	\$1,644



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The Mayor thanked RUPCO for their presentation.

The Mayor expressed his support for the project.

Trustee Gallagher asked Darren Scott from HCR to clarify the AMI which was different in the study. He asked if we were locked in to the ratio or were there other formulas in which it could be adjusted.

Mr. Scott stated that there may be some room for adjustment, however the tax credit program is paying the 60% of the median income. 80% of the project costs are paid for with these programs, and limited to that 60%, but there are ways of tailoring the income bands that need to meet the market demand.

Trustee Gallagher stated that the numbers seem lower in the presentation.

Mr. Oconner stated that the income levels in presentation are regional. The numbers that will use are the County's.

Trustee Gallagher asked to clarify that 70% of the apartments proposed will be at the AMI or lower. Mr. O'Connor stated that approximately 2/3rds. Predominately 23 units at 50%; 23 units at 60%, 16 units at 80%.

Trustee Thompson asked if one of those 16 units is vacated, how will it be filled. How are waiting lists maintained and do they have to fall in that higher income or is it all composed in the lottery and you hope to get someone that meets the higher income.

Mr. O'Connor stated that they use the lottery once. There is a 45 day marketing period. After the 45 day marketing period they will continuously accept applications. Once people move in, there is no limit on their income. They need to meet requirements in order to move in.

The Mayor stated that half the community in our area could be eligible.

Trustee Gallagher stated he is concerned that someone in the construction industry in our area or a local restaurant may not qualify.

Mr. O'Connor stated that the income levels are set by the state and federal government. It will be a case by case basis and also determined by the composition of the household.

Rose Santiago asked if the income levels were the same as HUD. She asked if you can move around in the income ranges. Mr. O'Connor stated that it depends on the family size and income.

A RUPCO representative stated to expand on the waitlist comment, applications will be on a waiting list in the income bracket in which they applied. They are maintained, and worse case an apartment in the higher income limit range would sit vacant for a month or two, but has not happened on any of their other projects.

Trustee Thompson asked how long the average person sits on their wait list. A representative stated that it depends on the turnover rates and property. An average would be 18 months to 2 years.

Ms. Guarino stated that she has concerns on the impacts on 100+ year old infrastructure.

The Mayor stated that Spruce Street is the remaining water main to be replaced.

Ms. Guarino asked that water main be replaced prior to this being built. She asked if there were other ways to use the money.

Ms. Timpson asked where the number of units came from.

The Mayor stated that they were based on the recent market study provided by RUPCO and came down from 80.

Mr. O'Connor stated that there is a housing need here and the market study proves that.

Ms. Timpson asked if there were limits on the lottery. Mr. O'Connor stated that it is federal funding and state funding. We cannot discriminate.

Multiple conversations were taking place and the Mayor called the meeting back to order.

The Mayor stated that he believed the infrastructure can handle the project. He stated that Spruce Street Main will need to be replaced. The culvert prior to Cold Spring will need to be addressed as well. The engineer for the Village did the calculations for water and sewer. The findings have been shared with DEP and we are awaiting their response.

Mr. Tuomey asked who will own the property when this is said and done. Mr. O'Connor stated that it will be a LLP formed by RUPCO in order to receive the proper tax credits.

Mr. Tuomey asked if the property will be coming off the tax rolls. Mr. O'Connor stated that they will be negotiating a 30 year PILOT (Payment in lieu of Taxes).

Mr. Tuomey stated that this project will place a huge burden on emergency services and the fire department has no resources to address 3 story structures and will be seeking what their options are for new equipment. He also asked who is going to enforce the occupancy of each unit.

Mr. O'Connor stated that they can discuss any shortcoming with equipment. There are regulations for occupancy levels in each apartment.

Trustee Kashman asked if in all their properties did they own the properties or has there been any partnership with municipalities. Mr. O'Connor stated that they have not partnered with any municipalities.

Mr. Kukle asked if proof of employment will be required at the time of application.

A RUPCO representative stated that there may be a modest local preference for applicants. It comes down to the marketing.

Ms. Santiago states that she works in affordable housing and understands a lot of peoples concerned on both sides.

Mr. Thomson asked how much taxes would the community received.

The Mayor stated that a PILOT would be part of the negotiations and the board has yet to decide to sell the property to RUPCO. Mr. Thompson asked if the water rents would be included in the pilot. The Mayor replied that the water rents are not part of the pilot negotiations and will be charged per unit.

Sean Mahoney stated there is a housing crisis in this Town and community. The solution is driven by capitalism. At the Hunter Foundation they put out the RFP, received a lot of responses from developers and consultants. RUPCO was one of those respondents. He has seen the positive work they have done in other communities. He is thankful that the Village is considering RUPCO. He did a lot of research and did diligence. The decision in front of the board is a difficult one.

The Mayor asked the board if they wanted to move forward with the resolution authorizing the sale or if the board wanted to review the marketing study further as it was only received yesterday.

Trustee Thompson noted that the report was prepared on June 2nd. The Mayor stated that the board received it when he received it.

The Mayor stated if the board feels they need more time we will have to have another meeting before the next LPC meeting.

Trustee Gallagher asked if the money allocated for this project can get reallocated if it doesn't go through. The Mayor stated that if the project gets slated for funding by the LPC and goes to the state for approval, then we decide to not sell this land, the funding will be gone.

Darryl Legg asked if the board didn't make a decision tonight, could it be reallocated. The Mayor reiterated that this is why we would need to have another meeting prior to the LPC meeting which is on the 11th.

The Mayor stated if the board is needing more time, he is more than willing to schedule another meeting.

Trustee Kashman thanked RUPCO for the presentation. He stated when this first came to the Village it was presented as workforce housing. He stated that he knows for a fact that some of the workforce would not qualify. He stated that for him he cannot support the sale of the property. He feels the project does not support the workforce.

Trustee Thompson stated that she thinks RUPCO does great work and she has reached out to people that worked for RUPCO. She stated that a comment she had received was that a person didn't want it built in their community. For that reason she is a no as well.

Trustee Gallagher stated that he is a no as well. He wanted it to be a yes for a long time. He does believe we need more housing and needs to be a focus of town, county and state. He stated that tonight, he is a no.

The Mayor stated that he doesn't feel the numbers don't represent the boards thoughts. He stated that this project is vital to the community. He stated per the market study demonstrates 53% of community needs housing and would be eligible. He stated he disagrees with the board and feels this is a mistake and may be detrimental.

Mr. O'Connor stated that he disagrees with the boards decision and is disappointed. This is a great project and he really looked forward to working with the village to make it come forward. He thanked the board for their time and opportunity.

Planning Business

The Mayor opened the Planning Session.

Mr. Richard Haines presented his site plan to the board. Mr. Kukle stated that it is a straightforward project. Replace a building that was there many years ago.

The Clerk asked for a digital file of the maps so we can send out for coordinated review. She also noted when they present the final plan we will need 5 copies.

Trustee Kashman stated that this is a Type II under SEQR. Trustee Gallagher seconded. All in favor, motion carried. The Board did want it to have this reviewed by DOT for driveway cut.

The Mayor made a motion to close the planning session. Trustee Kashman seconded. Four in favor, one absent, motion carried.

Regular Meeting

The Mayor made a motion to utilize unused project financing to undertake reclamation and paving of Raspberry Lane after the water main replacement. Trustee Thompson seconded. Four in favor, one absent, motion carried.

The Mayor asked what the status was of the ecoharvester from Saugerties. Steve stated that he will get a date so we can escalate permit from DEC. Ideally prior to 4th of July. Mayor stated that DEC will be letting us cut a navigation channel from one side to the other. Won't let us do more because the lake is considered wetland.

Trustee Gallagher asked about the beavers at the lake and if they could be live trapped. Mr. Tuomey stated that we could apply for a permit.

Mr. Tuomey stated that Raspberry is on the schedule for reclaiming next Wednesday/Thursday weather permitting.

Mr. Tuomey stated that people are doing donuts at the upper lake. He also stated that people are letting their dogs use the upper lake park as a bathroom.

The Mayor stated to get a dispenser and bags for the dog waste and put signage up.

Privilege of the Floor

Rose Santiago stated that she was here regarding Turtle Jam. She stated that it's a public event fundraiser for Jerry Meigs scholarships. Have done 2 events so far. This year they want to sponsor Friends of the Feathered and Furry. They have raised money to do the public event. They want to use the Village Park and stage. Vendors can set up, events for kids and music for 4 hours. They have created albums to sell, have merch, and will donate proceeds. Vendors can give a percentage of their sales to FFF.

Trustee Thompson asked about the scholarships for the school. Ms. Santiago stated that they funded 3 scholarships and will be given out at graduation this year.

They would like to do event September 24th.

Trustee Thompson asked what the fees would be for use of the property. The Clerk stated that the property rental would be \$150 and \$500 for the stage.

The mayor stated that he was in favor of waiving the fee for the stage since it is a public event. Trustee Thompson seconded. Four in favor, one absent. Motion carried.

The Mayor stated that they need to get the insurance and the fee for the property rental. Reach out to the insurance companies for Event insurance, and name the Village of Tannersville as additional insured. The Village needs to be named harmless.

The board was ok with the event date. The clerk stated she will need the fee and application returned.

Vouchers/Abstracts/Reports

Trustee Kashman made a motion to approve the vouchers/abstracts/and reports. Trustee Gallagher seconded. Four in favor, one absent, motion carried.

Other Business

Trustee Gallagher stated that he would like to thank Riley for everything and wishes her a lot of luck with her military career. Board members were in agreement.

The Mayor made a motion to adjourn the meeting. Trustee Thompson seconded. Four in favor, one absent, motion carried.

