

Village of Tannersville

Date

July 8, 2022

Time

5:00 PM

Location Tannersville Village Hall

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

Type of meeting: Executive Session/Special Board Meeting

Robin Dumont, Village Clerk-Treasurer

Absent:

Also Present: Kristen Wilson, Tasyka DeRosalia, Elide Bell, Paul Slutzky, Jenna & Donny VanValkenburgh, Dave Kukle, Doug Senterman, Susan Kukle, J. Gross, Marvin Seligman, Anita Buyers, Emily Hamiltion & Chuck Snyder of RUPCO, Sarah Slutzky, Harout Dermenjian, Rose Santiago, Hanna Jacobs, Sharon Lazarus, Dan King, Chris Streich, Matt Leach, Reed Rubey

Minutes:

The Mayor opened the meeting with the Pledge of Allegiance.

The Mayor gave a summary as to why the board was meeting. Explained that they were there to discuss a resolution to begin negotiations for the sale and transfer of 55 Spruce Street.

The Mayor opened privilege of the floor.

Anita Buyers stated that folks that run the Brandywine in Windham have shared their concerns regarding the need for housing on the mountaintop. They cant get workers because there is no housing.

Paul Slutzky stated that 50% of housing in the Town of Hunter is now short term rentals. The mountain is having difficulty getting employees and we need affordable housing in our area.

Marvin Seligman stated that it should be established in the application they wont get the grant if they don't do what is shown. He stated that we should negotiate the moral obligation to do it.

Eldy Bell stated that she is willing to help and knows personally of people in need and knows of someone who lives in their car because they cannot find an apartment. In full support of the project and is willing to help market the apartments to the community.

Rosalie from RUPCO stated that they can strive for 20% local preference. 80-85% of the historical data came from the immediate area. Prattsville got permission to lower senior housing to have people come in at 55 from 62.

A gentleman named Jonathan stated that he was also willing to help market to the community.

Anita Buyers stated that we need to take care of our community and our seniors.

The Made a motion for a short recess for the board to go into executive session. Trustee Kashman seconded. All in favor, motion carried.

The board returned and the Mayor called the meeting back to order.

The Mayor gave a summary of executive session was to discuss contract negotiations.

The Mayor read the following resolution and made a motion for its adoption:

WHEREAS, The village of Tannersville is the owner of property which is vacant land at Tax map Identification number _____.

WHEREAS ; The above referenced property serves no municipal purpose at present and there are no plans to use this property for any municipal purpose in the future, and

WHEREAS; It has been well documented that there is insufficient rental housing in the village of Tannersville that permits local private and or municipal workers from owning and renting housing within the Village, and

WHEREAS; the Attorney General found that the donation of property by a city to a non-profit corporation formed to build affordable housing for an affordable housing program designed to make housing available to first-time home buyers whose housing needs are not being met, serves a valid public purpose and is not an unconstitutional gift of public funds. NY Ops Atty Gen 88-75 (Informal). In its opinion, the Attorney General stated, "subsidized housing for needy segments of the population has been recognized as a worthy public purpose under Article XVIII of the New York State Constitution."

WHEREAS ; RUPCO INC. is a non profit organization that develops , constructs and rehabilitates property for sale and rent to individuals that are needy.

WHEREAS: RUPCO has agreed to provide work force housing on the property for Village of Tannersville workers and residents.

NOW. Therefore it is resolved that the Village of Tannersville through its Mayor Lee McGunnigle is authorized to begin negotiations for the sale and transfer of the above referenced property on written conditions that are acceptable to the Village Board, and

That a written contract shall be submitted to the Village Board for approval which shall at a minimum contain the following terms:

- 1- The purchase price.
- 2- The number of units to be built
- 3- The timely demolition of the existing structure.
- 4- The requirement that all conditions of the zoning ordinance be complied with.
- 5- That there be a reverter clause in the deed of conveyance if certain conditions are not met.
- 6- That the buyer deposit sums of money in escrow to defray the cost of the zoning compliance and inspections including legal

And that Lee McGunnigle the mayor shall present the written contract of sale with RUPCO Inc. to a future Village Board meeting.

Trustee Thompson seconded. All in favor, motion carried.

Members of the public were applauding and thanking the board.

The Mayor stated that the board will be going silent now as this will be in legal hands and they cannot comment.

Trustee Landers made a motion to adjourn the meeting. Trustee Kashman seconded. All in favor, motion carried.