

# Project Review Advisory Committee - Crellin/Morris

## 7/26/2021 Meeting Minutes

Submitted by Matt Wood

### Attendance

#### Present

- Supervisor Donal Collins
- Judi Matthews
- John Wapner
- Chuck Wood
- David Levow
- Dean West
- Matt Wood

#### Absent

- Jodie Russell
- Mike Chudy
- Elkie Knight

### Administrative

- Group agreed on the name "Project Review Advisory Committee – Crellin/Morris"
- John Wapner will be the Chair of the committee
- Members will alternate taking notes/minutes (Matt Wood volunteered for this meeting)

### Summary of Proposed Concept

- The Town of Chatham sells or leases plot within Crellin Park to the Morris.
- The Morris pays for, constructs, and owns (or controls) building on plot.
- The Morris contracts with the Town of Chatham to provide all recreation services for the Town.
- The Town of Chatham establishes a long-term funding mechanism that is passed to the Morris.

### Initial Focus of Committee

- The committee will initially focus on feasibility of the project, centering on legality and finances.
- Initial questions regarding legality will be explored by the Morris' attorney and presented to committee and Town of Chatham attorney
  - Alienation
    - Is alienation required in both a sale and lease arrangement?
    - Is there a difference between "change of use" vs. "change of control"?
    - In event of alienation, does the Town need to find replacement parkland?
      - Perhaps just the proceeds from a sale need to be dedicated to rec use?
      - Alienation handbook also references use of Federal/State funds regarding replacement. Does that apply here?
  - Recreation Fee/Long-Term Funding
    - Is it feasible to establish a recreation fee/tax by voter referendum?
    - Are there other viable means to secure long-term funding to the Morris for rec?
    - Do Village of Chatham and/or Town of Ghent residents contribute to rec fee?
    - Consider potential use fees (memberships?) for non-Town of Chatham users

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### Initial Focus of Committee (*Continued*)

- Building Details
  - Supervisor Collins inquired as to whether the scope or “intensity” of the project would have an impact on feasibility (i.e. – larger footprint may mean larger parcel to replace)
  - The Morris will provide clearer details on what the proposed building would likely be
    - Square footage
    - Proposed recreational spaces, uses, and amenities
    - Description of services that could be provided in the space
    - Initial cost projection
  - The Morris will also provide a clearer sense of the potential ongoing costs of operating such a building
  - The Morris will also furnish square footage information on current Park Row building
  - Question was asked if Morris has considered and would consider other locations like the Fairgrounds or Middle School. Matt Wood indicated the Morris has considered other alternatives but right now the Crellin location has their focus and priority.

### Next Meeting

- The next committee meeting was scheduled as follows:
  - Date – Monday August 16
  - Time – 6:30 PM
  - Location – Crellin Park Pavillion
- The Morris will send the committee chair and Town Attorney their findings in advance of the next meeting.