

## MINUTES FOR SPECIAL TOWN BOARD MEETING, MONDAY, JUNE 3, 2019 4PM.

IN ATTENDANCE : Maria Lull – Town Supervisor, Michael Richardson, Kevin Weldon, Jim Dunavin and Christopher Spencer – Members of the Economic Stabilization Committee, Ron LaBerge and Ben Syden of LaBerge Group, John Howe – Mayor of Village of Chatham, and Jaimee Boehme – Chatham Village Trustee.

This was essentially a meeting of the Economic Stabilization Committee, but changed to a Special Town Board Meeting due to the addition of Councilman Weldon, one of two Town/ Village Liaisons, to the list of attendees.

Meeting was opened by Supervisor Lull, then turned over to Councilman Richardson, as he is Committee Chair.

Main purpose was to discuss the idea of creating a new water district with the Village and the Town, and the development of pocket neighborhoods and light industry that would use the expanded water/ sewer system. with LaBerge group Representatives.

Richardson reports that the Town has some money set aside as “Seed Money” for development of this project, though the Village has no funds available at this time.

LaBerge explains specialties of their company dealing with water / sewer systems in various municipalities.

John Howe reports the expected daily water use in the Village currently is 250K gallons. Between the two towers they will have 700K gallons, (3K and 4K, at 400 gal/minute flow rate). 250K – 300K gallons daily sewage, though recent excessive storm water has caused problems overwhelming the system.

Richardson reports that possible sights for “Pocket Neighborhoods” could be in areas adjacent to the existing water / sewer system, making expansion the most economical. Locations mentioned include Harmon Heights, River Street, Line Streets, Rte. 66, heading North out of the Village, as well as adjacent or partially in Crellin Park. Possibly totaling three to four pocket neighborhoods, with twelve to seventeen houses each.

LaBerge Group points out that the use of Park Land for development raises the issue of Allientation, which can be dealt with, but requires replacement of “Park Land” at another location in Town. One Water/ Sewer District to serve all newly developed areas would be better than trying to create several districts. Functional Consolidation would work as follows: The Village would provide the water / and sewer collection, BUT the Town would own the pipes in ground, and be responsible for all maintenance. There are currently 800 structures using the system in the Village, with another 150 in Ghent, and about 50 in the Trailer Park ( Breezy Acres might be interested in connecting in the future). The more users in the system, the greater dispersal of the cost. It may make sense to bring Ghent into the mix to create a Three Member Authority, rather than a District...

### WHAT FUNDING OPTIONS ARE AVAILABLE?

BOA, or Brownfield Opportunity Area Grants could be available for development of the Water District and the Pocket Neighborhoods, especially if the land from the Paper Box Factory enters into the proposed development sites. These grants are for development of Contaminated or Potentially

2.

Contaminated , Underutilized land. These grants could provide funds for economic analysis, infrastructure, totaling up to \$125K, but the BOA process is slow, and would take several years.

Water System Grants could be available. IMG, Inter - municipal Grants, combining the Village and Town systems could get yield up to \$10 Million.

Richardson and Dunavin report that between the Sundog Solar ( Box Factory Property) and the Town Hall Properties, there is a possibility of up to 300 acres that could be developed.

#### PROS AND CONS OF VARIOUS ROUTES TO TAKE WITH THE PROJECT

Could begin with a small number of houses in one of the proposed areas that is closest to the existing system, to help figure out the system, and what price point will need to be met to make the project feasible . Mixed income neighborhood, not “pocket of Poverty” low income, or section 8 type housing is more appropriate for the Town and Village, as they are less urban the most areas where that type of development could work.

AHO Affordable Housing Corp could be a possibility.

Zoning Concessions could be made for developers to build additional units per acre than regular zoning allows to help add additional users, thus lower the overall cost. With the Developers actually installing the infrastructure, it would reduce the overall costs, as “Prevailing Wage” would not have to be followed.

#### WHERE DO WE START?

LaBerge will contact Chasen Engineering, who is currently working on the Village water system to get particulars.

We asked LaBerge for proposal for the following:

1. Pre- Planning
2. Planning
3. Costs

Christopher Spencer, who is an architect, will be the point person on our end, along with Jim Dunavin.

After the Laberge Group Reps left, the Committee concurred that though LaBerge seemed less interested in development of the 295 corridor than the Crellin Park adjacent proposed pocketo neighborhood, we wanted 295 to be a major focus, with the Crellin Park, or another area closer to the existing water/sewer system to possibly serve as a model, or show place for the the rest of the project could be.

Meeting was adjourned shortly after 5 PM.

Minutes Respectfully submitted by Councilman Kevin Weldon