

**VILLAGE OF WALDEN  
BOARD OF TRUSTEES SPECIAL MEETING  
JULY 26, 2007**

Mayor Becky Pearson called the special meeting of the Village of Walden Board of Trustees to order at 6:30pm.

On roll call the following were:

Present:	Mayor	Becky Pearson
	Deputy Mayor	Mary Ellen Matisse
	Trustees	Mary Jean Norman
		Richard Hurd
		Roy Wynkoop
		Jose DeJesus
		Edmond Leonard

Also Present:	James C. Politi, Village Manager
	Kerron Barnes

**Walden Day Care**

Manager Politi indicated that the most the village could put out is \$25,000. The code enforcement salary still comes out of that account. We have not yet paid the \$3500 that you typically give in your budget. So you're looking at \$28,500.

Deputy Mayor Matisse asked what fund that comes out of.

Manager Politi indicated that is UDAG money.

Trustee DeJesus asked if they looked at both funds and how much was that.

Manager Politi stated that when you look at HODAG its housing. No matter how many times it cycles its housing. It's about \$500,000 to \$600,000. In this application you can't use it. It has to be homeownership or senior housing. They did explore small cities and there is a way outside chance you should take that as a no, because of the housing component.

Deputy Mayor Matisse asked how much is in small cities, because we keep making grants out of it too.

Manager Politi stated that is a revolving loan fund.

Trustee Wynkoop asked what they were asking for.

Manager Politi stated \$65,000.

Trustee DeJesus asked if you could loan from one fund to another.

Manager Politi stated no.

Mayor Pearson stated that she also did research on this. They don't have real financials. They haven't gotten everything on paper that people need for lending purposes. She spoke to Kerron Barnes and he has been trying to get them together with all their finding so he can figure out where we can go with this. They are not coming up with the information. The mortgage payment would be \$2700 and that is not anything else.

Deputy Mayor Matisse asked if the church covers them for insurance.

Trustee Norman stated no.

Trustee Wynkoop asked what the rent was.

Trustee Norman stated \$1100. If they stay there they have to pay their own utilities.

Manager Politi asked how much maintenance was, \$360 or \$350 for five months?

Deputy Mayor Matisse stated \$360 a month for five months.

Trustee Norman stated that it will be more over there.

Manager Politi asked the mayor if she had a chance to talk to the bank.

Mayor Pearson stated yes, they are apprehensive and the two other banks pulled out. Mr. Cox, Walden Savings Bank indicated that he hasn't seen a lot of numbers either and that is one of his concerns.

Trustee DeJesus asked if the board saw the email that came in from Ms. Lynn which stated that pretty much they were denied by the bank. We can only offer \$28,000.

Mayor Pearson stated that what concerns Mr. Cox is that if a year from now this closes down he owns the building. He loses money and the village loses all the money.

Trustee Leonard asked if they can get any funding from the town.

Trustee Norman stated that most of the town kids go to Heathers' because they bus there.

Mayor Pearson stated that the other thing that was mentioned was a private lender to put together a donation for financials so that people can see what is happening. They

are trying to do it themselves but they are not really seeing the numbers. That is what she has been told. The private lender is a good possibility to do the financials to see if it is feasible.

Mr. Barnes indicated that they never got the full picture and back on June 10<sup>th</sup> they needed closing costs and now its closing costs plus insurance and now it's up to \$50,000 where he thought it would be \$20,000 plus \$15,000.

Mayor Pearson suggested the village loan them the money conditioned on if the bank says yes. She asked if it is a grant or a loan.

Manager Politi stated that is a critical question. If you are trying to save some of that money you may want to keep it as a loan or split it. One of the concepts Jessica brought up was say it was a loan, if you could defer it for six months.

Mr. Barnes stated that you could make it zero interest with no payments for the first year.

Deputy Mayor Matise stated that they are a non profit and they are registered as a non profit. They have the ability to go out and do fund raising as a non profit. They have the ability to get state grants and there are state grants for relocation for day care centers. There are member item grants. They could approach Nancy Calhoun or Senator Larkin who has boo-coo bucks.

Mr. Barnes stated that he would never make it a grant, because this is the last of your money.

Trustee DeJesus suggested making part of it a grant and the rest a loan.

Trustee Norman and Deputy Mayor Matise stated that it should be a loan.

Trustee Hurd stated that he would do a grant.

Trustee Wynkoop suggested zero percent.

Deputy Mayor Matise stated that zero percent is like having a grant.

Trustee DeJesus stated that we still have the issue of payment of the money.

Mr. Barnes stated that if you hadn't prolonged it you wouldn't have money to pay out to the day care.

Trustee DeJesus stated that at some point it's going to run out.

Mr. Barnes stated that's the board's decision.

Trustee Hurd stated that they've kind of exhausted that fund. He feels this is a worthy cause and he would grant the whole amount. If you're going to exhaust it this is a good way to go. It would be contingent upon them getting this up and running.

Mr. Barnes stated that there may be some loans outstanding from the commercial loan program.

Manager Politi stated that even if it's a split type of thing the bank would have to know that several of the board members say all of it should be a loan and there is going to be a piece of it should be a loan. If you at least give them the number and say you're looking at some form of repayment. You can tell them they have the \$28,500.

Deputy Mayor Matise stated that the first time they came in they were looking for the closing costs. The other night they were looking for the closing cost of \$20,000, \$2500 for insurance, which is the \$3500 we give them, \$10,000 for alarms and fencing, \$15,000 to \$20,000 for carpentry. All of a sudden they are asking us for everything. It increased dramatically.

Trustee DeJesus stated that he was surprised when they came in and the request was very high.

Mayor Pearson stated that we are still a business and there are other things that may come up that we will need that for too. She is not comfortable with that whole amount.

Manager Politi asked the board what they wanted to do.

Mayor Pearson suggested giving them \$25,000.

Trustee Hurd suggested they defer for two.

Deputy Mayor Matise stated that it may not be around for two. If you make it a loan then it encourages them to look for grants. The state has grants and will encourage them to do fund raising. They are in the perfect win win situation, because they are a non profit. The village could support them to go to Senator Larkin.

Mayor Pearson stated that she would defer it for a year.

Trustee Hurd stated zero percent and more than a year.

Deputy Mayor Matise stated that she wouldn't do two years.

Trustee DeJesus stated that it doesn't matter if it's one or two years, because the payment plans have to be worked out, so it will be two years.

Deputy Mayor Matisse stated that it's been three years that they've known they have to get out of the church. They should have been applying to the state and coming to the village and ask will you support us.

Mayor Pearson asked for the consensus of the board.

Deputy Mayor Matisse stated that we can make our intentions known to them and to Walden Savings Bank. She doesn't know what amount the board wants to settle on, \$20,000 or \$25,000.

Trustees Hurd and Leonard stated \$25,000.

Deputy Mayor Matisse stated that she would max it at 18 months. Within a year they will know if they are getting the CDBG money.

Mr. Barnes stated that they will know in September.

Trustee DeJesus stated that what matters is the board coming up with a figure now and then we can work out how long and so on.

Deputy Mayor Matisse stated that its either \$20,000 or \$25,000.

Trustee Hurd stated that they say a maximum of 18 months and if they want to start payment in a year they can.

Manager Politi stated that the board is saying they are allowing \$25,000 and there is a deferment period to be determined based on the bank giving their approval. That might help the bank.

Deputy Mayor Matisse stated that we have to make sure we are the second mortgage.

Mayor Pearson indicated that's not going to make any difference.

Deputy Mayor Matisse stated that is something that comes into play five years from now once they start paying back.

Trustee Leonard stated that he's in favor of a \$25,000 loan, maximum of 18 months to start repayment, zero interest.

Trustee Wynkoop stated that he feels the same way.

Trustee DeJesus stated that he feels it should be partly a grant. It's a not for profit agency and a local agency and he's concerned with recruiting other not for profit agencies to come here.

Deputy Mayor Matise stated no, because they might come to us next year for a grant. Let them apply to other people for grants.

Trustee Leonard stated don't forget they came in looking for \$25,000/\$30,000 and now they are looking for \$65,000.

Trustee DeJesus stated that it's the same argument all the time about we want to save them money, we want to save them money.

Mayor Pearson stated that we are not saving it and we could lose it all.

Trustee Norman stated that she is for the 18 month deferment, zero interest. She agrees with the deputy mayor that they should apply for other grants. She came to a meeting and said she was applying for grants and the other night there was no mention of grants. This has been out there for two years, people knows their situation and no one has come forth, except they've come before this board. They have to get a little more on their own.

Trustee DeJesus stated that in all fairness he was the one who told them to come to the board.

Trustee Leonard moved to loan Walden Day Care \$25,000, payment deferred for 18 months and start repayment with zero percent interest for a period of 10 years contingent upon approval of the bank for the financing of 2 S. Montgomery Street. Seconded by Trustee DeJesus. All ayes. Motion carried.

### **Planning Grant**

Mayor Pearson stated that she spoke to Mr. Church and he advised her that the village could not go for two grants, they would have to make a decision. He likes the idea of the town grant because it's intermunicipal. The county executive is also going in that direction. There may be some other funding for the park master plan and he will let her know. She also spoke to Mr. Budd and advised him that the board would probably vote for a sitting member, if that is what the board wants to do. He doesn't know if there will be a financial fee to be on that board.

Manager Politi stated that there is no more money in UDAG.

Mayor Pearson stated that the granting gives everyone \$15,000 which would open up economic and planning coming back to the village worth about \$50,000 that we can use in our comprehensive planning. He doesn't have a number if we don't go into the grant and how much it would be to be a part of that board. If there would be a financial fee anyway.

Deputy Mayor Matise asked what it sounds like is Mr. Budd saying that the main focus of this committee is going to be a plan and the plan will have a cost.

Mayor Pearson stated that is where the funding from the grant comes in.

Deputy Mayor Matise stated that the committee is really nothing; it's the conduit for a plan. Is that what Mr. Russell is saying.

Mayor Pearson stated yes. He spoke to the Village of Montgomery and it is a very positive for them to be because they are working on their master plan right now. That would save them \$30,000 in planning costs. She asked about Maybrook and they are excited but haven't finalized it.

Deputy Mayor Matise asked if there is a matching component in the Orange County grant.

Manager Politi stated no.

Mayor Pearson stated that if we put in for both of them we have to make a decision which one do we want to be involved in afterwards.

Trustee DeJesus stated that the board already made the decision of which one they want to be involved in, the park grant. He is confused with what we are applying for and what is the money going to be used for.

Mayor Pearson stated that it's helping economic growth in all communities. To open store fronts, bringing them in.

Trustee Hurd stated that at first blush that sounds marvelous. The problem he has is as part of our master plan we talked about developing a master plan for our parks and that is here in house. They are showing up literally at the last second.

Mayor Pearson stated that this grant comes in quickly. We got it in the beginning of July.

Manager Politi stated that they are usually fairly quick.

Deputy Mayor Matise stated that she wonders if its so much planning that we need as it is recruitment. Hudson Valley Materials Exchange would like to know if the village would support them coming here.

Trustee Hurd requested that be brought up at the next meeting. It doesn't pertain to this.

Deputy Mayor Matise stated that it is because how much planning do you want to do. We've had Alan working on Railroad Place. She had a conversation with the judge and the judge bought the biggest building down there next to Package Lighting. The

judge wants to know what's your concept for that area. What's going on? Alan hasn't met with him. What kind of things is Alan recruiting?

Manager Politi stated that stuff is on the street.

Deputy Mayor Matise stated that it's not on the street. He wants the planner to meet with him.

Manager Politi stated that Alan has tried to meet with him a couple of times.

Deputy Mayor Matise stated that he might be busy.

Manager Politi advised the deputy mayor not to say he hasn't tried to meet with him. Don't say he's not trying.

Trustee Leonard stated we're getting off the track, it's not on the agenda.

Deputy Mayor Matise asked if they want to plan or do they want to recruit.

Trustee Hurd stated that he thinks the deputy mayor is right because we've already done most of our planning. He asked that it be brought to the next meeting.

Deputy Mayor Matise stated no, because this is germane to this discussion, whether we want to be part of another plan.

Trustee DeJesus stated that for planning purposes he doesn't want to be any part of this, we have a plan.

Deputy Mayor Matise stated that we have a feasibility study going on.

Trustee Hurd asked that be put on an agenda.

Mayor Pearson stated that she is asking you whether you feel we've already planned and we do not need to be a part of this.

Deputy Mayor Matise stated that here is what the property owner is saying; he is being bombarded with requests with people who want to rent his space. So, do we need a plan?

Manager Politi stated that we have a plan for that area.

Deputy Mayor Matise stated that we have a downtown revitalization plan too, take it off the shelf. Do we have to be part of another plan.

Trustee Hurd stated no, we don't have to be.

Mayor Pearson asked if the board was talking about not being involved and being a voting member at all or are we talking about the grant.

EVERYONE WAS TALKING AT ONCE.

Manager Politi stated that if you go into a regional style of economic planning it could be beneficial to do that because now you could have a regional something pop outside the village. There goes another work space for our village people. He thinks maybe that is the way you should look at this one. Our internal plan we don't need one. We need a village wide recruitment plan.

Mayor Pearson stated that this shows you what you are looking for a committee.

Trustee Wynkoop stated that we have plans.

Mayor Pearson stated that the town is going to build up to our lines would we not want to be involved in that process.

Deputy Mayor Matisse stated that we can go to their planning board, just like anybody else and we can make a board presentation.

Manager Politi asked if they've settled on the redesign of their comp plan in the town.

Deputy Mayor Matisse stated no.

Trustee Wynkoop stated that it's under appeal.

Mayor Pearson stated back to the grant, do we want to participate in their grant or not. It will come down to one or the other if we apply for both. Mr. Church will be calling her tomorrow to advise her if there is something else out there for the park one.

Manager Politi stated that the board can't take action on this.

Mayor Pearson stated that they could if they wanted to if you don't care about hearing what Mr. Church has to say.

Manager Politi stated that they should hear from Mr. Church, but you shouldn't take action.

Trustee Leonard stated that they should hear from the town as to whether they have to buy into this economic committee or not. The board only heard about that tonight too.

Trustee Hurd asked the mayor to do a consensus on how people feel.

Mayor Pearson stated that we have an option right now. We do our park master plan grant and nothing else. If we can get some other grant that Mr. Church has available to us that we can apply for within the next few months, and would the board want to be in the intermunicipal grant. If we can get a grant for the park master plan in another form would they be willing to go into the Town of Montgomery municipal plan.

Trustee DeJesus asked where is the grant for us to see.

Trustee Wynkoop stated that there aren't enough specifics.

Trustee Hurd stated that the grant is going to fund the committee in forming the plan.

Mayor Pearson stated that the committee is going to be made up of people; it's going to be funding the planners to come in and help with the plan. You will be a voting member. You can be a voting member without being on here, but she doesn't know if there will be a fee.

Trustee Hurd stated that we will get our park master plan done even if we have to do it ourselves, without any money. He is disappointed at what the Town of Montgomery has achieved so far, but that doesn't matter. We have to be a part of anything that goes on around us. So, if you think you can pull that off, fine.

Trustee DeJesus stated that the \$15,000 you're not going to see anything out of it, it's going to go to the town for planning purposes.

Trustee Hurd stated that we will be on that committee helping form that plan. We will have someone there to have our input, especially he hopes to protect our boundaries.

Mayor Pearson stated that you will get something, you will get a report back to you with their findings as to what they feel should be happening between the village and the town. You don't have to use it, it's just a recommendation.

Trustee DeJesus stated that the whole idea of an intermunicipal cooperation is to do away with redundancy.

Mayor Pearson stated and that may happen.

Trustee DeJesus stated that it's not because we have a plan in this village. So, they are going to come with a planner for a plan that has already been done.

Trustee Leonard stated that there is one item on the second page that reaches out, which is a listing of all the underutilized or vacant buildings in the Village of Walden.

Mayor Pearson stated that they also talked about the train

Trustee Wynkoop stated that they're doing a feasibility study on the train already.

Mayor Pearson stated that they are also talking about freight trains. She asked her original question again.

Trustee Wynkoop stated that it's very preliminary and we have no idea what they are talking about.

Trustee Leonard stated that at some point there will be some kind of agreement that we will need to sign.

Deputy Mayor Matise stated that they didn't have to sign on to the affordable housing committee.

Mayor Pearson stated that there will also be businesses on this committee.

Trustee Hurd stated that he didn't get this as being something they would have to do, he got this as they will come up with a conceptual plan which they will then present which will utilize the growth planning for the entire town including the villages, which then comes back to the individual boards for their consideration of adopting it.

Trustee DeJesus stated that he doesn't think anybody is opposed to joining the committee. It's whether we're going for a grant and what the benefit is to the village to apply for this grant.

Mayor Pearson asked if the board was willing to wait to hear what Mr. Church has to say.

Trustee DeJesus stated that we can wait.

Mayor Pearson stated that we can meet again. She asked if they can find money for another park master plan grant are they willing to be a part of the other grant for the town and other villages.

Trustee Wynkoop stated that there's not enough information.

Mayor Pearson stated that Mr. Budd is willing to come in again.

Trustee DeJesus stated that Mr. Budd didn't have information and now he is throwing in the fee. He didn't mention the fee last Tuesday when he was here.

Mayor Pearson stated that he did say something at the very end.

It was the consensus of the board to meet again.

Trustee DeJesus asked for a draft of the grant.

Mayor Pearson stated that she will find out. She asked Mr. Barnes how much time does he need with Mr. Howland for the park grant.

Mr. Barnes stated approximately an hour. He doesn't have much information.

Mayor Pearson asked how long it will take Mr. Barnes to get that done.

Mr. Barnes indicated about a week. He also indicated that the Hudson River Estuary has money.

Mayor Pearson stated that she will try to get the board information tomorrow.

Manager Politi asked that in the future if the board is going to ask staff to write something can they let him know.

### **Adjournment**

Trustee Hurd moved to adjourn. Seconded by Trustee Leonard. All ayes. Motion carried.

Respectfully submitted,

Nancy Mitchell  
Village Clerk