

Mayor Monson called the meeting to order at 6:00 PM.

Members Present: Mayor John Monson, Trustees Gary Baker, Jessica Banks, J.D. Freer and Sharon White

Others Present: Larry Hogan, Otis Vezzose, Adam Ellis, Ron Lancy, Jerry Laird, Matthew Crane, John Crane, Gary Buckalew, Robert Delf, Ed Flynn and Daniel Kenyon (Stuart I. Brown Associates, Inc.)

Pledge of Allegiance

Restore NY Grant

- Mayor Monson introduced Ed Flynn and Daniel Kenyon from Stuart I. Brown Associates, Inc. and explained the purpose of the Restore NY grant program. The Reckitt Benckiser facility has been vacant since the plant ceased operations in the Village. The Village of Wolcott would be applying for up to \$2,085,000 from the Restore NY grant program for a \$2,780,000 project to redevelop the Reckitt Benckiser Plant from an apple processing plant into a modern apple packaging plant. The project includes demolition of a 50,000 sq. ft. outdated section of the plant and the construction of a 18,000 sq. ft. addition to the plant. Rehabilitation of the plant will allow the vacant plant to be operational again and bring more than 40 jobs to the Village of Wolcott.
- If the Village Board decides to pursue the project Stuart Brown Associates, Inc. is available to write the grant application.
- The taxable assessed value of the property has decreased significantly in recent years. The main parcel was assessed at \$2.43 million in 2007, \$1.64 million in 2008 and \$792,000 in 2009.
- Ed Flynn discussed the grant process and stated that a municipality our size is eligible to apply for up to \$2.5 million. It is a reimbursement program and requires a 10% local match. The property owners are responsible for the 10% match as well as providing the initial cash flow for project expenses. The grant application is due May 4, 2009 but Stu Brown Associates intends to have it completed by the end of April.
- The Village of Wolcott submitted the Letter of Intent to Apply on March 9, 2009.
- A public hearing will need to be scheduled and a notice of such hearing must be published for three consecutive days. The legal newspaper for the Village of Wolcott is the Wayne County Star, which is a weekly publication. Mr. Flynn will find out if the Village of Wolcott needs to appoint an additional newspaper for legal notice publication in order to satisfy the three day requirement for the grant.
- Stu Brown Associates will prepare the SEQRA review but the Village of Wolcott Board will need to pass a resolution authorizing them to do so.
- It is important to obtain letters of support from our legislators, local civic organizations and members of the community.
- Mayor Monson stated that the developers are prepared to obtain and present a letter of credit for the total project cost, \$2.8 million.
- The estimated cost for Stuart Brown Associates to write the grant application is \$6,000.
- Trustee Baker stated that the developers should be paying for the grant writer. Trustee Banks agreed and added that it would be the developers benefiting from the project.
- Sharon Lilla asked the Board to think more globally. The project will benefit not only the developer but the community at large. Increased assessed value means increased tax revenue not only for the Village but for the Towns and school district as well. The facility operations will increase the water and sewer revenue for the Village. The creation of more than forty jobs will certainly benefit the local economy. Ms. Lilla stated that the cost of the grant write could be

Restore NY Grant (Continued)

- viewed as a small investment with enormous returns. Even if the application is not funded it would not be at all difficult to make alterations and resubmit it in the next round.
- Mayor Monson stated that he met with a group of investors this past Sunday who are interested in having a distillery in the Village. The investors asked about the empty buildings in the Village and asked if any other new businesses would be opening in the near future.
- Trustee Freer asked if the developers for the Reckitt Benckiser facility are relying of this grant for their project. Mayor Monson was not sure.
- Matthew Crane asked how many apples the facility would pack. Mayor Monson stated that it is estimated the facility will be able to handle 750,000 bushels of fresh fruit annually.
- Matthew Crane asked about the wastewater produced at the facility. Mayor Monson stated that the first stage fruit wash would not produce high COD or BOD but that later stages of production would result in higher levels. Mayor Monson also stated that the Village would be processing all of the waste water from the facility.
- Adam Ellis asked if there was any provision with the grant regarding how soon the property could be sold. Ed Flynn responded yes, it was five years, but that the lien could transfer with the property as part of the transaction if the property was sold. Mayor Monson stated that the investment group would likely purchase the property.
- Trustee Banks stated that she agrees with the project but feels that the Board has not been adequately informed of everything going on prior to this meeting and they have not been given time to think about it. Mayor Monson stated that everything related to this project has happened very quickly but the Board minutes do reflect that the Letter of Intent to Apply was discussed and submitted earlier this month. Trustee Baker asked for time in executive session to discuss the project and proposal to hire a grant writer for the application.
- Adam Ellis stated that although he was not officially representing the Town of Wolcott, he would hope that they would look at it positively and he would like to speak to the Town of Wolcott Board about it more extensively.
- Trustee Banks asked if there was any commitment or guarantee that the new jobs created through this project would go to people in this community. Mayor Monson responded that the jobs would certainly be advertised locally.
- Mayor Monson will contact Stu Brown's office with the Board's decision.

Executive Session

Trustee Baker made the motion to go into executive session at 6:50pm for the purpose of discussing a contractual matter. Trustee Banks seconded the motion and all voted in favor.

Trustee Freer made the motion to come out of executive session at 7:27pm. Trustee Banks seconded the motion and all voted in favor.

Preliminary Budget

- General Fund: There are no significant changes to the General Fund budget. All employee benefits have increased. The balance of the Fire Department renovation project (\$35,000) will not be financed as previously planned. The Board will approve a transfer from the savings account to the checking account and the Fire Department budget will include an additional appropriation amount sufficient to reimburse the savings account over the next three fiscal years. The Highway Department will have an equipment expense of \$4,000 in the next fiscal year for the backhoe trade-in program through Caterpillar. The annual contribution to the library will be decreasing from \$6,500 to \$5,000 in the fiscal year ending May 31, 2011. When the Clerk sends the contribution for the fiscal year ending May 31, 2010, a letter explaining the future decrease will be included. The estimated appropriations for storm sewers are reduced from last year due to the storm sewer grant project being funding in part by FEMA. Due to the need to balance the General Fund budget with appropriated Fund Balance, and the General Fund Balance being very low, the Water Fund will transfer \$60,000 to the General Fund.

Preliminary Budget (Continued)

- Water Fund: The Water Fund budget includes an appropriation of \$60,000 for work on the intake line and \$10,000 for new meters.
- Sewer Fund: The Sewer Fund budget includes an appropriation of \$12,000 for pumps. Additionally, the General Fund is transferring \$5,000 to the Sewer Fund. This is a partial repayment on the uncollected sewer rents relieved onto the tax roll.

Restore NY Grant

Trustee Baker made the motion to approve Stuart I. Brown Associates Inc. for their grant writing services for the Restore NY Grant, at a cost not to exceed \$6,000. The Village will also pay the \$250 application fee. Trustee Freer seconded the motion. Trustee Banks stated that she would highly encourage the investors to fill management and production jobs with individuals already residing in the area. Mayor Monson will attend the next available Board meeting for the Towns of Wolcott, Butler and Huron to request their participation and assistance with the project. Mayor Monson also stressed that it is the Village's expectation that the jobs created be given to local people. Mayor Monson called for a vote and all voted in favor.

Meeting Dates/Times

Mayor Monson asked the Board if the meeting dates and/or times should be changed so as not to conflict with the regularly scheduled meetings for other organizations. Mayor Monson proposed changing the meeting schedule to the first and third Tuesday of each month. All in attendance agreed and Mayor Monson stated that the change would begin June 1, 2009.

Trustee Freer

Trustee Freer stated that he has not had much support from the committee for Dr. Chan's Garden but that now that spring is here he has some new ideas.

Trustee Freer made the motion to adjourn the meeting at 8:33pm. Trustee White seconded the motion and all voted in favor.

Respectfully submitted,

Melanie A. Countryman
Clerk/Treasurer