

FINANCE AND RULES COMMITTEE
May 16, 2023

Present: Tom Osborne, Chair; Phil Hathway, Vice-Chair; Jeffrey Nellenback; Jessica Moser; and Josh Leviker.

Others present: Legislators Larry Dolhof, Lisa Virkler, Richard Chartrand, Andrea Moroughan and Ian Gilbert; County Manager Ryan Piche; Treasurer, Eric Virkler; Human Resources Director, Caitlyn Smith; and County Attorney Joan McNichol.

Committee Chair, Legislator Osborne called the meeting to order at 2:50 p.m.

Legislator Leviker moved to accept the April 18, 2023 minutes, seconded by Legislator Nellenback and carried.

County Manager Ryan Piche explained the handout that Treasurer Eric Virkler had put together on the Health Insurance Fund. The current balance was \$1.6 million and seems to be holding relatively steady. The rate increase that was implemented is only intended to stabilize the fund not necessarily increase it. He will keep the board informed on the balance as time progresses in case other action needs to be taken.

The following dockets were reviewed:

1. Appropriating payback funds in the CDBG account to the Planning Department in the amount of \$1,021.47 for various community projects.
AYE 5 NAY 0

2. Standard Work Day reporting to NYS Retirement System for Joshua P. Leviker and Jessica L. Moser. *Legislator Moser abstained.*
AYE 4 NAY 0

3. Authorizing first amendment to Payment In Lieu Of Tax agreement by and with the County of Lewis Industrial Development Agency, PPM Roaring Brook LLC, and the affected taxing jurisdictions (County of Lewis, Town of Martinsburg, and Lowville Central School District) for the Roaring Brook Wind Farm project.
AYE 5 NAY 0

4. Authorizing the sale of former Glenfield School property to Rochester's Cornerstone Group LTD. for Housing Development in the amount of \$300,000.00, contingent upon governmental approvals, tax credits and grant funding.
AYE 5 NAY 0

Motions:

1. Legislator Osborne moved to approve and accept the new Lewis County flag design by David Steltz, seconded by Legislator Nellenback, and carried.

2. Legislator Osborne moved to change the July Board of Legislators regular monthly meeting to Wednesday, July 5th at 5:00 p.m., seconded by Legislator Nellenback, and carried.

Glenfield Property Re-Development plan – Rochester’s Cornerstone Group

Ryan Brandt, Director of Development Department and Robert Loud, Senior Project Director introduced themselves. The Rochester’s Cornerstone Group is interested in purchasing and redeveloping the Glenfield Elementary School property. The company is from Rochester, and they specialize in affordable housing programs, something they have been doing for over 20 years. They have completed projects as far west as Erie County, as far South as Tompkins County, and as far North as St. Lawrence County.

The importance of collaboration and knowing that one size does not fit all is the approach they take at each location they develop. They will not only redevelop the property, but they will continue to manage it long term. The choice to pursue the Glenfield property was due to funding available for affordable housing and independent senior living, that usually goes to more urban locations leaving rural areas underserved, plus some public works improvements in that area.

Ryan Brandt spoke about how he attended SUNY Canton and his wife went to SUNY Potsdam, so you could call it a “North Country Love Story” but he also has other family relatives that attended college in the area. He had some friends who live in Lewis County and could tell the pride and love for their area. The existing Public transportation lines in Glenfield and the current building infrastructure are other reasons why this project made sense.

The project budget is \$21 million, which seems like a lot but there is a lot that is going to be done. The current building will be turned into 25 apartments and a day care center. A new building will be constructed over in the field area that will house 24 units. There will be one bedroom and two-bedroom units available. For the Day Care the current playground will be updated to meet codes and a picnic pavilion with 6 picnic tables and a grill will be constructed and then dedicated back to the Town.

There will be a garden area with raised beds for those with disabilities, a fitness room, community room with kitchen, and laundry facility. The preliminary design of the new building has balconies on the second floor and a wrap around porch. They can provide several municipal references upon request. Legislator Hathway questioned how many people they see living there, Ryan responded that the goal is to have 54 unit’s total. In response to Legislator Hathway’s second question, Ryan explained that more of the units would be one bedroom but there will be some that are two bedrooms.

Legislator Hathway asked about the security for the buildings, Ryan responded that each apartment would have a key entrance and there will be several security cameras mounted on the exterior entrances and around the buildings but no in person security unless something happens, and it becomes required. Robert identified the area that would be used for Day Care, in the existing building, making sure that it is separate and has protected access. It would be contracted out to another agency.

County Attorney Joan McNichol questioned if they have converted other school buildings into housing, Ryan responded that they have and are currently working on two other locations that were schools. Robert explained that they will be managing the property post completion with the Cornerstone Property Managers, LLC as the managing agent. If the Day Care section ends up not being feasible, they are open to other ideas. They explained how they must file a long-term regulatory agreement with the County Clerk which will define the Cornerstone portion of the agreement making it difficult to leave.

In response to Legislator Virkler, they are hoping to be working on this all-next year and have it completed by the end of 2024. They are waiting on the funding through grants from the state. In the meantime, the upkeep/maintenance of the building is being negotiated in the contract.

At 3:30 p.m. Legislator Osborne moved to enter executive session for discussion on litigation matters, seconded by Legislator Nellenback, and carried.

At 4:00 p.m. Legislator Nellenback moved to enter regular session, seconded by Legislator Leviker, and carried.

There being no other business to come before the committee Legislator Nellenback moved to adjourn the meeting at 4:01 p.m., seconded by Legislator Leviker and carried.

Respectfully submitted,
Cassandra Moser, Clerk of the Board