

Bolton LDC Meeting- April 23, 2008
State of New York
Warren County
Town of Bolton

Present: Phil Farbaniec, Joel Jacko, Art Baker, Supervisor Kathy Simmes, Jason Saris and Scott Andersen

Absent: Alexander G. Gabriels III

Phil Farbaniec called the meeting to order at 5:09 p.m.

Announcements/Correspondence:

P. Farbaniec stated that GFN Bank has requested more information regarding their financials, such as the annual tax return. He stated that he will meet with Z. Gabriels and CMJ (accountants) to gather the necessary information.

Counsel Michael Muller's letter to Emma Furman, Deputy Chief of Staff in the Office of Assemblyman Richard Brodsky and John Conklin, Legislative Director for the Office of Senator John J. Flanagan, dated April 15, 2008, replying to their information request on the BLDC.

Public in Attendance:

Bob Phillips who owns a second home in the Anchorage but has a primary address in Clifton Park was in attendance to express his interest in becoming a member of the BLDC. He feels that his background and work history will be of a benefit to serving on the Board. He stated that recently he has retired from the Capital District Transportation Commission. He is a developer and builds office buildings and has experience on planning and zoning boards. He is a small business entrepreneur which has taken him to different levels of experience that he feels would be helpful to the BLDC. He stated that he has served his city of Clifton Park, his County and his church and would like to serve to help Bolton. He stated that he has served his church for 10 years but feels that it is time to move on and for someone new to bring fresh ideas. He stated that he would like to do the same for Bolton and serve for a short period of time.

Bob Phillips stated that Clifton Park and Saratoga County have no debt and one of the reasons is because they are very conservative in their approach to sales tax dollars and mortgage tax dollars. He stated that Clifton Park and Saratoga County have been growing and feels that Bolton also has an opportunity to take advantage of that by creating a very strong business environment to increase the sales tax dollars. The government has an easier decision because they will have more money to get things done. Sales tax dollars can play a role because the Town of Bolton has a problem with parking because it is growing so much and he envisions that they could utilize Norowal to help solve some of the Town's problems. He stated that he has read the BLDC mission and he feels that they have a lot of opportunities available to them to help them grow.

P. Farbaniec asked if he and his wife they intend to live in Bolton permanently. Bob Phillips replied that he has a primary address in Clifton Park but he and his family use their second home during the summer. They love Bolton and hope to have their home passed down in his family for years to come. He stated that eventually they plan to move here permanently, but in the meantime has no problem commuting to any of the meetings. He stated that he can provide a resume to the Board detailing his work experience. P. Farbaniec stated that on behalf of the BLDC Board they appreciated Mr. Phillips taking time to come up and speak with them about volunteering for the BLDC. He explained to Mr. Phillips how the process of appointment to the BLDC works and stated that they would be in contact with him. P. Farbaniec stated that the Board would have a short Executive Session after the regular meeting to discuss the open positions on the BLDC Board.

Norowal Update-

J. Jacko gave an update on the bank accounts for Norowal and BLDC. He stated that one change is that they plan to leave three months in the mortgage account and plan to make the rest of the money in CD's instead of just sitting in the account.

J. Jacko stated that the project manager from Kubricky came down to the marina today. They discussed the remaining work that needed to be done and gave specifics on the completion of the work. He stated that he had J. Saris join him in the meeting to listen to the project managers recommendations. J. Saris stated that Kubricky's concern is that they need to put an asphalt apron leading up to the cement ramp because they do not want tires and wheels coming up on the edge of the cement. He stated that Kubricky plans to tear up the existing asphalt and put a new 8 ft long apron leading to the ramp. He continued that another concern is an area around the corner where there is some material that is very soft and deep and not compactable which will not work there because it will require constant maintenance. He stated that Kubricky first plans to put in a triangular piece of black top that will go from the corner of the office to the edge of the ramp by the lake shore on the approach side. This will take the most highly trafficked area and pave it but it will also restore an area outside the office for the picnic table. Secondly, Kubricky plans to dig out the non-compactable stone and spread it around to other spots on the site and put a compactable product in there. He stated that Kubricky quoted him a price of \$7,800 for the completion of the project. Kubricky wants to start the project on Monday, April 28th and may be able to finish it that day or the next morning. He stated that Kubricky can do it in a manner in which the ramp will never be totally closed, but there will be a period of time when they will have to back a boat in and not use the turn around. J. Jacko stated that one other concern that they had was the berm that was created from the ramp installment. He stated that they intend to try to handle it themselves by hand once the lake goes down a bit, but Kubricky offered to assist them if that does not work. J. Jacko stated that they have had a wonderful working relationship with Kubricky and he has appreciated all that they have done. J. Saris stated that he would like to authorize Kubricky to complete the work because the cost is reasonable and well worth the money spent. J. Jacko explained financially how they will handle completing the project.

Motion by Jason Saris to authorize Kubricky to complete the launch ramp project as discussed for the amount of \$7,800. Seconded by Joel Jacko. All in Favor. Motion Carried.

J. Jacko stated that he would contact the Managers so that they are aware that Kubricky will be there on Monday to start the project. He feels this way they can prepare to shut down certain areas that will be necessary. J. Saris stated that they will be able to use the ramp, but they will have to back straight over it. J. Jacko asked if they should shut the ramp down completely for the day. J. Saris stated that he would be concerned for someone traveling a distance to launch and didn't know the ramp was closed. S. Andersen suggested that they could shut the ramp down and possibly contact Gary LaVoy at Bayview Marina and request to use his launch. J. Saris stated that Kubricky's plan was to do the part near the office first and people could pull in from the other side. S. Andersen stated that he had no problem with using the ramp and backing straight down, but just wanted to suggest an alternative. P. Farbaniec agreed that it was a good suggestion to keep in mind and the Managers can use their discretion.

Policy and Procedures-

P. Farbaniec stated that the meeting with the Managers to discuss Policy and Procedures went well. He stated that they did not get to cover everything and would be open to suggestions to bring them back in a couple of weeks to finalize. J. Saris agreed that was a good idea, but does not know if a couple of weeks of using some of the things they discussed would provide enough feedback as to if they are working. P. Farbaniec stated that he will offer the invite to the Managers to come back to the next meeting for an opportunity to handle any concerning issues. J. Saris stated that they also have time to discuss winter storage policy which they will need to get into place before winter.

Insurance-

J. Jacko stated that they need to make a payment on the insurance policy next week. P. Farbaniec stated that he already told the Managers to make the payment. S. Andersen commented that back when they started at Norowal TD Banknorth would not sell them dock insurance for ice damage, which he feels is very important, and he asked if it is in the new policy. P. Farbaniec stated that he could get him a copy of the policy for him to review.

Dock Repairs-

J. Jacko stated that there are some repairs necessary on the docks, but currently they do not have an estimate. C. Gabriels has been down and they plan to make the necessary repairs quickly. He feels that they should address any repairs as they come and maintain the docks as best they can so that it will not end up to be such a large expense.

Self Launch Agreement

S. Andersen stated that he received an email from Counsel Muller approving the language used in the Agreement. He stated that only changes that need to be made to the document are the fee changes for the service. P. Farbaniec stated that they need to work on marketing this new service as well as the marina. J. Jacko asked if they should start

working on a new brochure including the self launch. A. Baker stated that he has been working with Lori Lagoy to get it on the website. J. Jacko suggested that they try to get a new flyer or brochure because the brochure they have is about 20 years old. S. Andersen agreed that they should update the flyer listing all of their service options. However, he feels that they should leave out the prices so that it can be used year after year without having to change every time the price changes. A. Baker stated that he would get some pricing for new flyers.

Concessions-

P. Farbaniec stated that he got the impression that the request from Hornet Marine to concession their indoor space was a not an acceptable use. J. Saris agreed, based on Counsel's advice, that use did not fit with the terms of the Conservation Easement or the Town Zoning.

A. Baker stated that J. Saris asked Counsel about concessioning space to Ike Wolgin. J. Saris stated that Counsel suggested that if the Board decides to this, they need to do some market research to set a fair market price and open it to competitive bid. This way everyone understands what is available and anyone that has a concept that fits within the terms of the Conservation Easement has a chance at renting the space. A. Baker stated that Ike Wolgin would be more than happy to come in and meet with the Board. P. Farbaniec agreed that the next step should be to bring him in and discuss the issue. J. Saris stated that they need to decide, as a Board, if concessioning the space is something they want to do. P. Farbaniec stated that anything that they can do to improve the building and create income is to their benefit. S. Andersen stated that he feels that if they decide to go this route, based on Counsel's recommendation, before they meet with any potential business person they should have everything in line. He feels that they should have their procedural information in place before any bidding takes place. J. Saris agreed. Supervisor Simmes asked what condition the building was in. J. Saris stated that they should make it clear to any bidder that the space is as is and it is their choice to invest in it. He stated that they will need to set some restrictions or guidelines as to what the BLDC will give the business outside and around the building and be sure that it does not interfere with the marina business.

J. Jacko asked what the logical order should be to investigate and explore a possible concession. J. Saris stated that they could talk to some realtors to get an idea of how much square footage costs for business rentals in Town. He suggested that they walk the building and grounds to see if there are some good dividing lines for separate stores, and discuss with the Manager, with regard to outside space, what will not interfere with the daily operation of business. P. Farbaniec stated that this will take some time to get this together and feels that they might not be able to do this until next year. J. Jacko agreed but feels that they should make that a goal and start talking seriously about it this year. J. Jacko asked how they should advertise this fairly. P. Farbaniec stated that they should post it on the website, provide information to the Chamber of Commerce and advertise it in the paper. J. Saris suggested that J. Jacko get the keys from the Managers and walk through the property to get a better feel as to what is there.

Inventory-

S. Andersen stated that CMJ called him regarding the remaining inventory. He stated that he has the original inventory book and will provide them with copies of the additional requested information.

S. Andersen also stated that an individual who has already purchased a lot of inventory has made an offer based on what he has shown him in the inventory book. He stated that he wants to have J. Saris take a look at the offer, but he feels that they are close to getting rid of all of the remaining inventory.

Executive Session: Jason Saris moved, seconded by Joel Jacko to enter into executive session.

Executive Session closed and the meeting was adjourned at 6:10 p.m.

Minutes respectfully transcribed by
Kristen MacEwan
Recording Secretary