

Bolton LDC Meeting- January 9, 2008
State of New York
Warren County
Town of Bolton

Present: Alexander G. Gabriels III, Scott Andersen, Phil Farbaniec, Joel Jacko, Art Baker, Counsel Michael Muller and Supervisor Kathy Simmes

Absent: Jason Saris, Craig Hannon

Public in Attendance: Lisa Manzi, Regional Representative, Kirsten Gillibrand office

REGULAR MEETING

Phil Farbaniec called the meeting to order at 5:11 pm.

Pledge of Allegiance: P. Farbaniec

Correspondence:

CMJ Letter- P. Farbaniec stated the letter was regarding the Norowal Marina, Inc. tax projections with our gross profit and total income through the year 2011.

Z. Gabriels stated that this is to show what their tax consequences are and what the net profit and income will be so that they will be able to start putting away a savings for the long term capital gains tax. He stated that each year it seems that they will be able to save approximately \$60,000 and that when they decide make that move and the capital gains tax becomes a reality, they would have a good start in paying that tax. J. Jacko stated that that he agreed with Z. Gabriels; however they need to be cautious, because they could have a bad year at some point and they will need to maintain some kind of cash flow. He stated that his recommendation is that further down the road they will increase their income which would then take care of the tax liability. He stated the \$750,000 capital gains tax is a huge, and he thinks that they need to have growth and increase ways of improving their income to take care of the liability. A. Baker asked if they want to increase their growth in their current services, or should they be actively seeking other avenues to generate more income. J. Jacko stated that what they would like to do is to improve into another 2 or 3 areas which they will discuss later. He stated that an additional \$30,000-50,000 of income could protect them and to prepare for the tax liability. Z. Gabriels pointed out that CMJ projected 2008, 2009, 2010 and 2011 with no change to the revenue/income and projected expenses approximately the same which was to done just to show what their tax consequences will be. J. Jacko stated that they could be doing a little more and they should agree upon how they can diversify the services provided which would be a very positive move.

P. Farbaniec stated that regarding the report stated that the 2 million dollars that they can claim as a loss and carryover on their federal income tax return will expire in the year

2011 and they will be fully exposed to capital gains tax. He recommended that they all take a good look at the CMJ projections and work on some solutions.

Copy of bank statement from TD Banknorth

Update of bank Accounts

J. Jacko stated that at GFN, for the mortgage money, they have a little more than \$77,000 remaining in that account. He stated that there are a few more checks that need to be put into that account, which will bring them to approximately \$100,000. He stated that in TD Banknorth, they have to pay some final bills, but currently they have \$35,000. He stated that they have four CDs totaling approximately \$201,000. He stated the BLDC account have approximately \$34,000. He stated that in total for all of the accounts they are about \$350,000, which gives them about 5-6 months of mortgage money which is a great start to the year. He stated that they might have to make some of the money available from one of the CDs for the start up of the marina. S. Andersen stated that the start up costs could come from the storage money that should start arriving in March. J. Jacko stated that he was thinking just in case they need the money, they could make it available. He stated that the new money coming in, should not be made available until the BLDC Board is able to check it out and be sure they are working on a strict budget. He stated that previously they have just left the money in the Norowal account and he feels that they should set up a specific amount based on the budget for their use and add more if necessary. He stated that he would rather be investing the money rather than it just sitting in an account. He stated that not increasing their income, with the money they already have, they can cover almost half of the tax liability.

P. Farbaniec summarized the discussion by stating that he thinks they are in pretty good shape financially and they are not anticipating any major expenses.

Z. Gabriels stated in the previous meeting they discussed the GFN audit and the usage of CMJ accounts review. He stated that he received a release form that an officer needs to sign so that CMJ can send this document to GFN to satisfy the audit. P. Farbaniec signed the release form.

P. Farbaniec wanted to recognize Lisa Manzi and open the floor to her.

L. Manzi that she just wanted to introduce herself and to make them aware of Congresswoman Kirsten Gillibrand's office located in Glens Falls. She stated that she was there in an effort of community outreach and to encourage them to use their office as an available resource with projects to assist in applying for grants and funding. S. Andersen stated that they have just completed a \$125,000 capital project and they are anticipating renovation of the bathrooms and will be spending a significant amount of money, but is unsure of exactly how much or the final plan. He asked that since this is a capital project they would like to get part of the capital funding back and secondly asked when the final submission date for applications was for them to be considered for some funding. L. Manzi stated that it depends on what kind of funding. She stated that for

2009 appropriations or earmarked funds the deadline is February 22, 2008. But they can help them identify other grants or funding available at anytime of the year. S. Andersen asked how detailed does the project application have to be for their approval of appropriations. L. Manzi stated that the 2009 request for is a very simple two page application. P. Farbaniec stated that when they did the ramp this year it was on an emergency basis and they did not have time to do anything about the funding and wondered if they would still be eligible for appropriations. L. Manzi stated that they would not qualify for appropriations, but they could apply for reimbursement.

Unfinished Business:

Status of ramp- J. Jacko stated that they have spent approximately \$112,000 and they have one more expense which will be in early spring when Kubricky will come back and finish up their work, which will cost approximately another \$11,000. S. Andersen stated that they did a great job on the ramp; however he noticed that there is quite a bit of splatter from the concrete on the side of one of the buildings and thought they could ask them to clean and/or paint the building or to take a little off the bill to offset that cost. J. Jacko asked if it could be cleaned. S. Andersen stated that he didn't know if power washing would work without taking the paint and that it at least needs to be power washed and possibly a coat of paint. J. Jacko stated that he would check with Kubricky mid March to set plans to finish the project and tell them about the problem. S. Andersen stated that in their dealings with them they have been more than understanding and this shouldn't be a problem. P. Farbaniec stated that their own maintenance could take care of it as well. S. Andersen agreed but thought it wouldn't hurt to ask because they could have a reduction in the overall cost.

Need to appoint one more person to BLDC- P. Farbaniec stated that currently they have 8 members assigned to the Board and Counsel is advising that they have 9 so that they have an odd number.

Need to set terms for each member- Counsel stated that in the original By-Laws, which were created quickly and without any members input. Some positions were 3 year terms and some positions were 4 year terms and he did this so that the whole Board didn't turnover at once. He stated that since he created the By-Laws they have added more members and they have many options available to them. He stated that once they have a discussion, that the Board can tell him what they want and he will change the By-Laws. Counsel stated that the only term that is fixed is the Supervisor's position which will run co-terminus by State Law. He stated that currently there is another TB member on the BLDC and his term can run co-terminus as well, but doesn't have to. He also stated that the Supervisor nor the Councilman can hold an office on this Board but can be voting members.

P. Farbaniec stated that he felt that other than the Supervisor's position that the other TB member that they should keep that simple and keep their hands off of it and have it be an appointed office by the TB. Counsel stated that all of these positions on the BLDC will have the TB approval and if they are eligible that they will receive them. P. Farbaniec stated that his point is that currently it is J. Saris, but in 2 years it might be someone else

and that they should just leave that position alone. Counsel stated that what P. Farbaniec was saying is that J. Saris is a member of the TB but in the future may not be a TB member and to not expect that each and every subsequent TB will put a Supervisor and TB member on the BLDC.

P. Farbaniec stated that as far as terms go that he would like to work with numbers such as 4 and 2 years and they would have to be staggered. Counsel disagreed because every 4th year all terms would be expiring at once. P. Farbaniec asked if there was any opposition to a 4 year term. He stated that if it is any shorter than that, each member or officer would be just getting adjusted and their term would expire. Counsel stated with regard to other volunteer Board members in the Town, PB has 7 year terms and ZBA has 5 year terms. P. Farbaniec stated that he would like 4 year terms. He stated in his thinking with the 7 Board members, in the first year they elect 2 people, second year they elect 2 people, third year they elect 2 people and fourth year they elect 1 person and then start all over again. He stated to start with what he just stated, out of the seven people, 2 will have 4 year terms, 2 will have 3 year terms, 2 will have 2 year terms and 1 will have a 1 year term. Counsel asked how long he would like the President or Chairman term to be. P. Farbaniec stated that he felt the officers should be 2 year terms. K. Simmes stated that she thought they should be longer terms. S. Andersen asked Counsel if after their 2 year term could the TB reappoint that person again. Counsel stated yes. S. Andersen stated that the shorter term may be more conducive to accommodate individuals that do not want to be locked into a long term. P. Farbaniec stated that he feels it is easier to convince someone to take on a 2 year obligation as opposed to a 4 year obligation. J. Jacko stated that in order to maintain some sort of continuity in the beginning, he feels that the leadership/officers positions be no less than 3 years. Counsel stated that he agrees with J. Jacko however, his perspective having watched this Board from the beginning and has seen many members come and go and advises that they chose a number that is attractive to people that are willing to volunteer.

P. Farbaniec asked what the other members thought would be best in terms of years and stated that he liked 2 year terms. A. Baker, K. Simmes, J. Jacko stated that they like 3 year terms. Z. Gabriels stated that he like 4 year terms. S. Andersen stated that he didn't really have preference but thinks there should be a couple odd years in there. P. Farbaniec stated that once they determine the length of terms, they will have to decide on how to stagger the terms of the officers. P. Farbaniec stated that the consensus seems to be 3 year terms and asked if they should make a motion on it. Counsel stated not yet and that he would like to have a plan. He stated that as far as corporations go, Presidents and Secretaries are important and recommended that they do not serve simultaneous terms so that their terms do not expire at the same time. Counsel suggested an Assistant Secretary position as well, so in the absence of the Secretary that they have someone with authority.

P. Farbaniec stated that he thinks that all officers and members should all have the same length term although they may not start out that way. Counsel stated that he had no problem with having all members have the same length term and will set in the organizational minutes that at the commencement of these terms they will expire at different years and from that point carry three year terms and requested that they outline

their initial commencement dates now. Initial expiration of terms of officers are as follows:

President- Phil Farbaniec 12/31/09
Secretary- Zandy Gabriels 12/31/08
Vice President- Joel Jacko 12/31/10
Treasurer- Craig Hannon 12/31/10
Asst. Secretary- Scott Andersen 12/31/09

S. Andersen stated that they still have Directors A. Baker and an additional unnamed individual to define. Counsel stated that they will get there, but he needed to outline the officers first.

Counsel stated that the Directors will serve 3 year terms. P. Farbaniec stated that he said 3 years for the officers but thinks 4 years for the Directors, but stated that they could change that if it is too complicated. Counsel gave the example, if an officer decides to quit and a Director takes over, how will their term run? He recommends having everyone at 3 years then he would always know what people length of time each are serving. P. Farbaniec that they will go with 3 year terms for both officers and Directors.

K. Simmes asked about J. Saris and his term. Counsel asked if the TB would want the Councilperson to act simultaneously with their TB term. K. Simmes stated that is what she thinks which would mean that he has a 2 year term. Counsel also stated that even though his Directorship will run with his Council term does not mean that the person that eventually fills his position on the TB will be taking his spot on the BLDC. K. Simmes asked if the TB re-appointed these positions once they have expired? Counsel stated that yes they will make a nomination.

Counsel stated that they have two more positions or Directorships terms to determine. He stated they already know they will be using a 3 year term for A. Baker and asked if they want them to start on January 1, 2008. K. Simmes stated that they should have someone else's term expire in 2008, they will have one in 2008, three in 2009 and two in 2010. P. Farbaniec stated based on the officers expiration dates, the only office that will be terminating in 2008 will be the Secretary so at least one more person should be expiring at the same time.

Counsel asked if they knew if J. Saris would be running for TB again. K. Simmes stated that she wanted to bring this up, because the TB term is 4 years and since they have decided that any Councilperson's term will run co-terminus with their TB position, their term on the BLDC will be 4 years. Counsel asked if J. Saris will be up for re-election this November. K. Simmes stated no in November 2009. Counsel stated that their term will run co-terminus with their TB term.

Counsel stated that they still need to determine A. Baker and the additional position's term expirations. P. Farbaniec stated that he suggested that the additional 1 year term be designated for the unnamed individual. Counsel stated that this position would terminate on December 31, 2008, which runs in step with the Secretary. P. Farbaniec stated that the

President terminates in 2009 with the Assistant Secretary, Scott Andersen. Counsel stated VP J. Jacko and Treasurer Craig Hannon's terms will expire on December 31, 2010. P. Farbaniec stated that A. Baker's term will expire on December 31, 2010.

A. Baker asked if anyone has been nominated or suggested to fill that vacant spot. P. Farbaniec stated they do not know yet, and asked if the BLDC can make a recommendation. Counsel stated yes they could make a recommendation and reminded them that the recommendation could be a full or part time resident, business owner or someone is interested in Bolton. S. Andersen suggested that whomever they recommend be a person who is committed and actively involved. Counsel stated that this Board is here to do business and it has a lot of responsibility and they need to find someone up to the challenge.

Counsel stated that he will draft new By-Laws including the Officer descriptions, terms and expiration dates via email and encourage the Board to challenge him on any issues. He stated that he wants them to know the By-Laws and feel comfortable that they work. He stated that once they are in an agreeable form he will put them in final and request a resolution to accept them.

P. Farbaniec stated that he would like to set the next meeting and that he feels that between now and the spring they should be meeting more frequently. J. Jacko stated that they feel that they should meet before the end of the month to get the By-Laws wrapped up and then take care of the new business at hand. S. Andersen stated that he feels that they should have a minimum of a monthly meeting because it would be good for continuity to have a monthly meeting. They could have more per month depending on projects or less if the meeting wasn't necessary. J. Jacko stated that he understands the time constraints of the summer on some of the Board members and stated that most of the things that need to be done are in the spring and they need to get as much done prior to that in order to fulfill the overall plan for the year. P. Farbaniec stated that this month they have a fifth week and asked if they could schedule a meeting for then. S. Andersen stated that they should determine a specific day each month for consistency. J. Jacko stated that it would be hard to set a specific date each month with some of the members' schedules. P. Farbaniec stated that they could set monthly meeting dates at the next meeting. P. Farbaniec asked they could meet on January 30th 2008. All Board members agreed to the date. P. Farbaniec set the meeting for January 30, 2008 at 5:00 pm. A. Baker stated that as far as the summer goes, if the meetings are set for each month and he has plenty of notice, he should have no problem attending. S. Andersen stated that both he and J. Saris would agree, as long as the meetings were no earlier than 5:00 pm.

Counsel stated that every corporation should have an annual meeting. He stated that it doesn't necessarily imply that you must meet on that exact date but should be during that month. He stated that currently in the By-Laws the annual meeting is March, because that is when he wrote them, but they can change it. P. Farbaniec stated that annual meetings implies that they will be doing some sort of financial reporting and if that is the case, he suggested to have it in February. Counsel stated that they could pick any time of the year to do the annual meeting. S. Andersen stated that he thought the financial

reporting would come from either P. Farbaniec or J. Jacko so the meeting should be whenever they felt most comfortable with presenting that. J. Jacko stated that if they wait until February for the annual meeting that they are cutting time from the actual preparation for start up and preferred having the annual meeting in January. P. Farbaniec agreed.

New Business:

Future use of property- P. Farbaniec stated that he wanted to discuss the two other buildings on the property, Mitzi's garage and the metal building. He stated that he felt that the buildings should be taken away. He thought the metal building could be salvaged and used by someone, but is unsure of how they get rid of it. K. Simmes asked if D. Kingsley offered to take the building away. S. Andersen stated that if the Board decides the buildings should be torn down, that they shouldn't just give it away because steel is expensive. P. Farbaniec asked if they could ask D. Kingsley to remove Mitzi's building in exchange for the steel building. S. Andersen stated that he was okay with that, and was just suggesting that they should get some kind of value back. Supervisor Simmes stated that was their thought was in previous discussions.

P. Farbaniec asked if anyone else had further comments before they decide what to do. S. Andersen stated that previously they used that steel building for customer quick launch, but in his opinion it was wasted space, because they can only get about 4 or 5 boats in there and they would get more spots if that building wasn't there. J. Jacko stated that in discussing it the other day, they felt that they could get approximately 12 spots right along the fence line for quick launch. S. Andersen stated that going back to revenue, with the removal of the building, they will be able to service more cars. Counsel stated that in order to protect his clients' vested rights, he stated that there is a substantial amount of non-development language in the Conservation Easement and if they are talking about taking down a building he suggested that they clearly understand what the size is and take pictures so that he can argue successfully that they have not added on a structure or increased anything overall in size, they have kept it non-developed and they have traded the old space torn down for the new space. S. Andersen asked if they expand the facility near the water will the State give them a hard time. Counsel stated that yes the State can because they are still at the baseline. K. Simmes asked if the Board has to address this issue with the State. Counsel stated that they will have to let the bank know. S. Andersen asked if Counsel will draft a formal notice to the State notifying them as to what we are doing. Counsel agreed that he would.

Z. Gabriels stated that H. Caldwell had some interest in Mitzi's garage to store his antiques, but the Board felt it was not in step with the mission of the BLDC. Counsel stated that although it is not in line with their mission, that he would be bothered more if H. Caldwell wanted to open up an antique store.

S. Andersen stated that in looking at the parking layout, removing the buildings would allow for more car, trailer and boat spaces which is more revenue. A. Baker asked if they would remove the building to replace it somewhere else. S. Andersen stated that they would have Counsel's advice on how to write that up. He stated his only comment is that

rather than go with whoever takes down Mitzi's garage gets the steel building, that they should put it out there and see what kind of offers they get for each request. He stated that if it happens to be the same person, try to strike a deal with that person and if it is two different people, try to get enough money from the steel building to cover the expense of the demolition plus a little extra. A. Baker stated that D. Kingsley also has the ability to excavate the area as well. S. Andersen stated that he is in favor of taking the buildings down to create more room, but there is enough value there to make a little money as well. P. Farbaniec stated that he thinks everyone is on the same page. A. Baker asked if there is any obligation to make it public notice and P. Farbaniec asked if they would have to declare it as a surplus. Counsel stated neither would be an obligation.

Z. Gabriels asked if they would lose those customers that did store in that building. A. Baker asked if people will pay substantially more to park inside. S. Andersen stated that because it is a tight spot, covered or not, they will get the same type of clientele. And when he has done quick launch, he never made guarantees as to inside or outside storage and they were priced the same. He feels that there is such a demand that they will get the number to fill the spots. Z. Gabriels asked if they knew what J. Saris' position was on removal of the buildings, because the last that he knew J. Saris was not in favor of this idea. J. Jacko stated that J. Saris was very much in favor of this proposal. P. Farbaniec stated that the Board was in agreement to get rid of the buildings and he and Joel will try to have more information to present at the next meeting.

Supervisor Simmes asked if the steel building was in good shape. S. Andersen stated yes.

P. Farbaniec stated that if they are going to be successful at this quick launch that at the next meeting they have to come up with the specifics and begin to market it now. S. Andersen stated that he would get quick launch rates for marinas all over the lake. And that as a group they will need to decide what value they deduct from those rates because these individuals will be using their own vehicles, whereas at other marinas it is done for them.

S. Andersen also stated that he would also like to go back to the discussion they had at December's meeting with regards to marketing the marina and its services at the Great Upstate Boat Show on March 15-18, 2008 at the Adirondack Sports Complex aka The Dome. He stated that they tentatively have a 10 x 10 foot booth on hold and at some point soon they need to decide if they want to do this show. The cost of the booth is \$350 and he will need to register right away. He stated that they could hand out flyers or pamphlets with information about the new launch, parking, etc. J. Jacko asked when the registration ended. S. Andersen stated that registration has passed, but he knows someone running the show who is holding a booth for them. P. Farbaniec stated that it is not a matter of money, but they only have two months to come up with something to present at the show. S. Andersen stated that they also need to have the managers on board to help run the booth. He stated that the show has approximately 6,500 people in attendance and that there are no other trade shows from the Northeast Trades Group in this area. In total there are about 35 independent booths plus all of the dealers. S. Andersen stated that each booth has two tables, he suggested a sign behind them, candy

or something to give out and a flyer with the promotion /message that they want to convey and have the managers there to answer questions. A. Baker stated that he could ask Tavis Leombruno for some help with the flyer. S. Andersen stated that he needs to know if they want to participate so he can register.

J. Jacko asked if it was reasonable to have the quick launch available for the summer. S. Andersen stated absolutely. A. Baker asked if they would like to put the quick launch on the flyer and have it say call for more information. S. Andersen stated that they could come up with the necessary information regarding cost, etc for the quick launch to put on the flyer. He stated that he can give them all the rates from other marinas, sample quick launch contracts and from that the Board would have to come up with a plan. Supervisor Simmes asked what they mean by quick launch, does the individual have their own spot that is theirs for the season? S. Andersen responded that they would have a spot in the parking lot for their boat trailer for the season. He stated in other marinas an individual that has quick launch, calls the marina 2 hours ahead and the marina puts the boat in, because they have limited dock space, the marina gives them a half hour window, they get in their boat and they are gone. He stated that when they look at the rules, they may appear a bit rigid, but he feels that they have to be because they cannot allow 10 people to put their boats in and sit at the docks and have them wait for someone who has run to the store. He stated that the quick launch needs to be set up so that when boats go in they are gone and when they come back to the dock, they are immediately taken out. Supervisor Simmes asked how much different will that be from people that own dock space. S. Andersen stated that dock space may cost \$160/foot and the quick launch going rate is \$120-130/foot and he feels that they would have to be a little less than that since they are not providing the service of launching. He stated that the quick launch individuals would have a spot in the parking lot, they will have constant access to Lake George and they do not have to tow their boat back and forth from their homes.

Counsel stated that he is uncomfortable with calling this quick launch. He stated that he would rather it be called something like "Season Pass". He stated that quick launch in his mind conjures up zoning issues. S. Andersen stated that they don't want to compete with other marinas. Counsel stated that he understands that, but he is concerned that they don't want to provoke any LGPC issues either. He stated that characteristically, that location has done everything they have just described, it just hasn't organized it. He stated that this is just a business model and it is in the nature of a season pass. The individuals get their own designated spot for their boat and trailer, they choose the days and times of when they want to launch it and they launch it themselves. He stated that quick launch is done by other marinas and may conjure up ideas in many involved that this is a new use. Counsel continued that he doesn't care exactly what they decide to call it as long as it is not called quick launch. S. Andersen stated that they are all on the same terms on what they are trying to achieve. He stated that because it is done by the individual, they are renting a spot and rather than paying every time they launch, they are paying a larger sum up front. Supervisor Simmes stated that when she was campaigning, some people wanted to be an insider and pay for it and they can't. Counsel stated that they can't because it is first come, first serve. He continued that if locals read in the newspapers they would certainly find out that it is available. Supervisor Simmes asked if

local residents would be given the same opportunity. Counsel stated yes. P. Farbaniec asked if it was illegal to put a notice in the paper that says it is open to the Bolton residents. Supervisor Simmes stated that they cannot do it. J. Jacko stated that they could put it in the local papers before they go elsewhere. Counsel stated absolutely. Supervisor Simmes stated that she will have to go back to those individuals and apologize that she was wrong. Counsel stated that the concern is that it is a public park for both residents and non-residents and they cannot give special treatment to residents. Supervisor Simmes stated that this service would help a lot of people that live locally that might not have a lot of money to launch daily, etc, but they may be interested in having a seasonal pass. Counsel stated that he sees this being attractive to people who have the burden of transporting their boat. S. Andersen stated that he will bring the rates and information on quick launch to the next meeting so they can organize this for the season. He also stated that he would like to go to the LGPC on this issue because Norowal still has a marina permit and he would like to have a copy of it. He stated that he thinks that on the permit, it lists the number of dock spaces, number of rentals allowed and he thinks it may have how many quick launches they were allowed to do. He stated that this is important, because if they have number for quick launch and they never exceeded that number, to that agency they could call it whatever they wanted. Counsel stated that again he wants to get away from the name quick launch because it conjures up zoning issues. He stated that in looking at what they are proposing, it is a business model and they have not in any way changed the utilization of that property.

Z. Gabriels stated that if they take \$100/foot and the boat is 20 feet long, they will be charging \$2,000 for the season for this privilege of self storage on their lot? S. Andersen stated that they would get a car and trailer spot all season. S. Andersen stated that most marinas require that each individual has to have a trailer, and that the rate is for the length of the boat, which is the most forward tip of the boat to the back including any platform. Counsel stated that they can discuss the terms of the pricing and measuring later, but he wants to make sure that in planning the layout of parking, that they figure for the length of their trailer. S. Andersen stated in regard to best revenue, they would have to factor those spaces in the calculation of seasonal rental verses daily rental. Counsel asked if they would be taking away for daily use individuals. S. Andersen stated that they would be using some of those spots, but they will need to decide how many they are going to designate to the season pass. He doesn't want to take away from daily use, but they need to come up with a number which will be guaranteed revenue. He stated that it cannot be unlimited because the main focus is on the daily use individuals. Counsel stated that this guaranteed money is pre-paid and the space is 100% occupied regardless of weather, etc. and that this is a great business model.

Z. Gabriels stated that they will have to figure in the number of spots designated to the fisherman as per the Conservation Easement. Supervisor Simmes stated that she thought it was strange that they asked for 25% instead of an actual number. S. Andersen stated that when they talked to DEC, the number was about 12 truck and trailers.

P. Farbaniec stated that they should get someone lined up to create the brochure. A. Baker stated that he could get someone to work that up, and he felt that they could still

advertise without specifics. Counsel stated that they should have it organized, so when the first person calls up to inquire they have the information readily available. P. Farbaniec stated that he was thinking more in terms of what S. Andersen could take down to the Great Upstate Boat Show.

S. Andersen stated that they need to make sure the managers are available and on board. A. Baker stated that he would volunteer if they needed someone. Supervisor Simmes stated that the only thing she sees wrong with A. Baker assisting, is that the managers know first hand the daily operations and services provided at the marina and they can answer those questions the best. A. Baker stated that if they need someone, he would be happy to assist.

P. Farbaniec stated that the Board would like S. Andersen to let the Northeast Trades Group aware of our participation in the Great Upstate Boat Show.

Z. Gabriels stated that since they are spending the money to participate they need to put some money into the presentation to make it look nice. S. Andersen stated that from his experience in these shows, he suggested a few things that they should think about now; 1) order two table clothes with the Norowal logo, at a cost of \$50 a piece, and 2) if they really want to make an impression, purchase a 10 x 10 pop-up, with the logo on the roof which will cost approximately \$300. He stated that he is not sure how much they want to spend but pointed out that all of this is reusable. S. Andersen feels that they just completed the ramp renovation and have the best ramp in the State and should not be worried about spending a few hundred dollars to promote it. S. Andersen stated that he would provide catalogs for them to order promotional items for the show and urged them not to delay ordering so that it is available for the show.

J. Jacko stated he was concerned because the managers are collecting unemployment. S. Andersen stated that for the four days that they work the show they document that they got paid. J. Jacko asked if they needed to fill out an application/registration form for the show. S. Andersen stated that he would get it to him.

Inventory- P. Farbaniec asked if they still had inventory. S. Andersen stated that he is working on that. J. Jacko asked if they have received full payments from the two boats and four trailers. S. Andersen stated yes and that the only thing left to sell are parts. He stated that he has had some discussions with interested parties, but has not done anything other than that. J. Jacko asked what the total on the boats and trailers was. S. Andersen stated that he was unsure, but gave him 2 or 3 checks. J. Jacko asked if all the paperwork was completed. S. Andersen stated that yes copies were there.

A. Baker asked regarding the brochure, did they want something that was reusable. S. Andersen stated that they could use the brochure to hand out all summer at the marina.

P. Farbaniec asked Counsel if they determine they have some available square footage become available along Sagamore Road, would it be legal, as far as the Conservation Easement, to have the Town lease those spots for public parking. Counsel stated that it

could be done. Supervisor Simmes stated that this is something she is interested in for the Town. P. Farbaniec stated that they have to address the concern of daily use individuals paying for parking on the marina side and free parking on the Town side. Counsel asked who would utilize the public parking. Supervisor Simmes stated individuals utilizing the Town and not in boats. Counsel asked individuals launching their boat pay additionally for parking. P. Farbaniec stated yes. Counsel stated they could prevent issues by charging a flat fee for launching that includes parking. P. Farbaniec stated that could be a problem because sometimes they have a large group that has two or three cars. Counsel stated could those two or three cars go over to free parking. S. Andersen stated that what has to happen if they do something Town side, they will have to put some sort of time limit in the free public parking area and someone will have to police it because people will abuse it. He stated for example on Sagamore Road people park for weeks at a time and he is concerned this too will become a problem. He stated that if they allow for the Town to have public parking they will need to enforce it. Counsel stated that he is correct and there will need to be some sort of parking patrol. Supervisor Simmes agreed that if this is free parking, it would have a time limit and they would need to find someone to patrol it. A. Baker asked if they should post no overnight parking. Supervisor Simmes stated that it would have to be more than no overnight, it would have to be specific to a certain number of hours. She stated that they do not want to have someone park there for an extended period of time unless they put some sort of metering system there. Counsel stated that Supervisor Simmes idea was okay, even though it is not free parking. Supervisor Simmes stated that it doesn't have to be free parking. S. Andersen asked if the BLDC made an arrangement with the Town, would the Town be willing to concession that land from the BLDC? Supervisor Simmes stated that they are already giving them \$45,000 of Bed Tax money. S. Andersen asked if they would be willing to pay in addition. Supervisor Simmes stated that personally, she would be willing to give more bed tax money rather than get it from the tax payers because the tax payers will have a fit over it. Supervisor Simmes stated that she was open to the concept of paid parking. She stated that if it doesn't happen this year, they could look at it again next year. She continued that she thought that concession of this land should come from bed tax money. Counsel stated as long as the bed tax money was used more for tourists than residents it could be used. Supervisor Simmes stated that the public parking would be for the tourists.

S. Andersen stated that if they wanted more parking they need to eliminate overnight parking on Sagamore Road. Z. Gabriels stated they even went to the County on this issue. S. Andersen stated that some park there for weeks and weeks, because they are campers or guests of summer home residents. He stated that if they prohibit overnight parking they could provide tourists a place to park. Supervisor Simmes asked where the overnight parkers would go? S. Andersen stated that all of those campers are going to have to go to the BLDC and pay \$12/day or find another place to park. Supervisor Simmes asked why the TB never authorized the prohibition of overnight parking on Sagamore Road. S. Andersen stated that he knows there would be some residents who would be opposed. There are a fair share of lake residents who feel that they pay a lot of taxes and they are owed the free parking from the Town. He further stated that most of the individuals parking on Sagamore Road aren't necessarily the residents themselves,

but friends or relatives visiting. He stated that a fair share will pay the \$12/day at the marina for their trailer, but their car will sit on the road for weeks they are out there which he feels is cheating the Town because they are not spending any money in Town or at a place designed to bring people to Town. Supervisor Simmes asked if Sagamore Road was a County road. Z. Gabriels stated they never got an answer on that, because County doesn't want to deal with it.

J. Jacko asked if it was agreed that the concept was to remove the buildings and to work on a plan for additional recreation use? P. Farbaniec stated that it was to remove Mitzi's garage and steel building and try to get some money from the steel building. Supervisor Simmes agreed that they should attempt to either sell the building or to give the steel building in exchange for removal of the other building. S. Andersen agreed.

Motion by J. Jacko to remove the steel building and Mitzi's garage. Supervisor Simmes seconded. All in Favor. Motion carried.

Counsel again urged that someone have documentation and take pictures of each structure before they are taken down. Supervisor Simmes stated that she would ask the Assessor. J. Jacko asked who would contact the bank? Counsel stated that he would call the bank.

Z. Gabriels asked how many more spots will they gain in the removal of the two buildings? P. Farbaniec stated that as far as the steel building is concerned they will probably pick up two. And Mitzi's garage will give them a couple. S. Andersen stated that Mitzi's will give them four or five. J. Jacko stated in total they will have about a dozen spots.

Z. Gabriels asked if they are considering opening up some spaces for the Town's use, should they consider disguising the vista of cars and trailers with some shrubs. J. Jacko thought that would be a good idea.

Supervisor Simmes asked if they wanted to apply for the ... grant (from Lisa Manzi), which is a matching grant for the bathroom renovation. S. Andersen agreed. Counsel asked if it was due on the February 22, 2008. Supervisor Simmes stated yes. P. Farbaniec stated that it was for 2009. Counsel stated that they will definitely want to word it properly and talk about how they are putting in a public restroom facility in accordance with the federal requirements under the American with Disabilities Accessible. Supervisor Simmes stated that she would attempt to fill out the application herself. Counsel stated that he would be happy to assist.

P. Farbaniec stated that there is communication from D. Boggs with regard to insurance for new Board members and he will have it available at the next meeting.

A. Baker asked if there is an insurance issue for people leaving their boats. S. Andersen stated that they already have coverage for the boats on the property including the launching.

Counsel asked if they will have agreements for the season pass self storage. S. Andersen stated yes.

Z. Gabriels asked about the status of Marina Operating Plan (MOP). P. Farbaniec stated that J. Saris was working on that and they will need to find out from him. Z. Gabriels stated that they really need to complete this soon.

All officers signed their oaths of office.

P. Farbaniec reminded all Board members that they need to take the NYSPAA course that the State offers.

Z. Gabriels moved to adjourn the meeting at 7:24 pm. Seconded by J. Jacko. All Favorable. Motion carried.

Minutes respectfully transcribed by
Kristen MacEwan
Recording Secretary