

A meeting of the Village of Victor Urban Renewal Agency (URA) was held on Thursday, September 14, 2016 at the Village Hall, 60 East Main Street.

MEMBERS PRESENT:	Chairperson	Carol Commisso
	Vice Chairperson	Jeffery A. Smithe
	Treasurer	Jason Shelton
	Member	Michelle Chalupa
	Minutes Clerk	Roseanne Turner-Adams

OTHERS PRESENT: Randy Shea

Meeting was called to order by Chairperson Carol Commisso at 7:00 pm.

Salute to the flag

Open Discussion

Randy Shea- 50 West Main Street - Mr. Shea handed out a letter to each URA member (Exhibit A) and stated that he has been a Village resident for about 20 years and has always liked the idea of development. Mr. Shea stated that when he first heard of Urban Renewal he thought of really good things until he learned of some of the powers and ways Urban Renewal has worked in other municipalities that changed his mind about them. Mr. Shea stated that he read the minutes from the July 7, 2016 meeting and was concerned by a statement Ms. Commisso made in which she referred to the URA having "power and authority that the LDC doesn't" Mr. Shea stated that Ms. Commisso also mentioned the Saratoga Associates study from several years ago which showed some concept drawings that actually removed his house along with other homes which disturbed many residents. Mr. Shea asked Ms. Commisso if she is referring to the use of eminent domain as one of the powers that the Urban Renewal Agency has.

Ms. Commisso stated that eminent domain is a power of an Urban Renewal Agency but that the primary purpose is to improve blighted property which is why this Urban Renewal Agency was started when a fire destroyed the block on Main Street. Ms. Commisso assured Mr. Shea that eminent domain will not be used by this Agency. Ms. Commisso stated that the Urban Renewal Agency is the only Agency that is allowed to acquire property. Mr. Shea asked the URA members if they consider any property in the Village blight. Ms. Commisso stated "no, not right now".

Ms. Commisso stated that the Village just had a study done to review the current code and one of their recommendations was that the URA step back and not have the power to supersede the Planning and Zoning Boards. Ms. Commisso stated that they did not talk about dissolving the URA and that they have a charter until 2022. Ms. Commisso stated that the Saratoga Plan is outdated and the URA is not looking at any development or properties at this point.

Mr. Shea thanked Ms. Commisso and the URA members for their time. Ms. Commisso stated that even though the URA will be stepping back and meeting less often that there is a vacancy on the board and asked Mr. Shea if he would be interested. Mr. Shea stated that he would think about it.

Mr. Shea exited at 7:15pm

Resolution #31-16URA
Acceptance of Minutes

On a motion by Jason Shelton, seconded by Michelle Chalupa, the following resolution was ADOPTED 4 AYES 0 NAYS

Resolved, to accept the minutes dated August 10, 2016.

Resolution #32-16URA
Financials

On a motion by Jeffery A. Smithe, seconded by Michelle Chalupa, the following resolution was ADOPTED 4 AYES 0 NAYS

Resolved, to approve the financials as follows:

Bank Balances as of 08/31/16

Current Assets:

Cash consisting of:

Checking Acct with Five Star	\$ 1,199.96
Money Market Acct with Five Star	\$ 5,298.48
Certificate of Deposit--Five Star	\$ 0.00
Revolving Loan Acct with Five Star	\$ 5,414.20

Total cash accounts \$11,912.64

Other Current Assets:

Loans Receivable – Current	\$ 0.00
Total Current Assets	\$ 11,912.64

Other Assets (Land) \$189,500.00

Total Current Assets \$201,412.64

Liabilities and Net Assets

Current Liabilities

Accounts Payable	\$ 0.00
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Net Assets	
Net Assets 06/01/16	\$200,912.37
Change in Fund Balance	(\$ 500.27)
Net Assets available 08/31/2016	\$201,412.64
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<u>Accounts Payable & Net Assets</u>	\$201,412.64

Ms. Commisso stated that Village Treasurer, Diane White has been transferring money from the money market account to the checking account in order for the URA to pay the façade improvement program reimbursement checks. Ms. Commisso stated that she knows of two completed projects in which invoices have not yet been received so more money will need to be transferred to the checking account to cover the reimbursements.

Resolution #33-16URA
Request for Payment - Façade Improvement Program,
Village Inn – Rick Ricigliano 34 East Main Street

On motion of Jason Shelton, seconded by Jeffrey A. Smithe, the following resolution was ADOPTED 4 AYES 0 NAYS

Resolved to approve the payment request, in the amount of \$1,119.50, from the Façade Improvement Committee towards the completed façade improvements at 34 East Main Street; payment to be made to Rick Ricigliano.

Member Reports

Jason Shelton – Mr. Shelton stated that he has noticed that the taco stand at the Village Inn has been up 24/7 for the majority of the summer blocking the sidewalk. Ms. Commisso stated that since the Village Board gave them permission for the taco stand she will discuss it at the next Board Meeting.

Michelle Chalupa – Ms. Chalupa stated that when she was on vacation she noticed engraved bricks in a couple different locations in the Adirondacks. Ms. Chalupa stated that since the URA has discussed selling the bricks in Mead Square Park she took photos of the bricks she saw. Ms. Commisso stated that she called the Public Authority Budget Office to ask about the URA selling bricks and they suggested checking with the Village Attorney. Ms. Commisso stated that the Village Attorney said that Government Agencies cannot sell anything for profit.

Chairperson Report

Ms. Commisso stated that she received the final report from LaBella on the code review which she read into the record:

"Although the Village's Urban Renewal Plan seems to indicate that the Urban Renewal Agency (URA) has jurisdiction over zoning, planning and site plan review matters within the Central Business District, the URA does not perform this administrative process on a routine basis, and is likely not the best entity to review applications related to site plans and special use permits. The Village Planning Board is the more appropriate entity to review such applications, while keeping in mind the Village's planning goals, as well as the goals and strategies identified in the Urban Renewal Plan. Article 15-A of the General Municipal Law outlines the organization and powers of Municipal Urban Renewal Agencies. Generally the Agency would consist of not less than three, nor more than five members who would be appointed by the Mayor."

Ms. Commisso stated that the URA can discuss meeting less often and would have to change the by-laws and finish any outstanding projects. The URA unanimously agreed to meet in November and gather again when needed or at the official organizational meeting in April. Ms. Commisso stated that she agrees with the code review statements. Ms. Chalupa asked what the URA can do aside from acquiring property. Ms. Commisso stated that at this time there is not a lot of substandard or blighted property in the Village but if needed the URA is in place to help.

7:35pm Randy Shea returned

Ms. Commisso stated that she had to decline donating money from the URA to the Garden Club for flowers next year due to lack of funds.

Mr. Shea stated that he has decided that he would like to fill the URA member vacancy. Ms. Commisso thanked Mr. Shea and asked him to send his resume to Village Hall and she will discuss it with Mayor Ashton.

Mr. Shelton made a motion to cancel the October 12, 2016 meeting and Mr. Smithe seconded. All members agreed.

Ms. Commisso stated that the Library met on Monday to discuss their need for more space. Ms. Commisso stated that they are exploring various options and are looking for sub-committee members to volunteer.

Discussion amongst members for optional library locations or satellite locations.

Adjournment

Meeting was adjourned on motion at 7:42 pm.

Roseanne Turner-Adams, Minutes Clerk