

BUILDINGS & GROUNDS COMMITTEE MEETING

November 9, 2009 – 3:30 p.m.

PRESENT: Chairman Thompson; Supervisors Hargrave, Hunter, Jenkins, M. Johnson, Rowland, Wormuth; Southwood, Wood; Spencer Hellwig, Mgmt. Analyst; Joe Ritchey, Rick Gardner, DPW-Bldgs.; Dan Butler, Animal Shelter; Hans Lehr, Mental Health; Rich Campagnola, C.T. Male; John Bishop, Bishop-Beaudry; Frank Zilka, Dave Toney, North American; League of Women Voters Reps (2); The Saratogian

Chairman Thompson called the meeting to order.

Ms. Wormuth moved to approve the minutes of the September 3rd meeting. Mr. Hargrave seconded. Unanimous.

Mr. Hargrave moved to approve a resolution authorizing the Chairman to enter into a lease with Saratoga Hospital for Mental Health Offices (Cramer House) in the amount of \$210,551. Ms. Wormuth seconded. Discussion:

Mrs. Johnson asked how much the increase is. Mr. Ritchey stated it is an 8% increase for the first year. They want a five-year lease, and it will be a 3% increase for each year thereafter. He said this is the rate the Hospital is paying for their outside offices. Mr. Lehr pointed out there have been no capital improvements put into the building. Chairman Thompson said he thought they wanted to get us out of there. Mr. Lehr said there is a new CEO, and they scaled back plans for their emergency department, and we are a nice steady flow of cash. Ms. Wormuth stated that 8% seems like a lot in the real estate market. Mr. Gardner stated the staff he talked to indicated they are seriously looking at bringing their offices back there if the County is not there. He said in checking into the availability of that size office in or around Saratoga Springs, the availability is not there. Mr. Lehr said the plus is the location of the hospital. Mr. Rowland asked what offices do they want to bring back, and Mr. Gardner stated their accounting division.

Ms. Wormuth asked when the current lease expires, and Mr. Gardner stated December 31st. Chairman Thompson said so it is up to us to reimburse them for the rent they are paying? Mr. Gardner stated the lease can be terminated with a one year's notice. Ms. Wormuth asked if the working conditions are acceptable. Mr. Lehr said there is no question it needs work. The bathrooms need work, but they are functional, he said. Mr. Rowland stated he believes the cosmetics would be done if the hospital moved their offices back in there. He suggested Mr. Gardner check with them to see if they will do some renovations. Mr. Ritchey said a letter can be drafted indicating our displeasure with the 8%. **The motion failed by a unanimous vote.**

Ms. Wormuth stated she distributed copies of the Animal Shelter's change orders, to date, that have been approved by the Change Order Committee. She said Pam Hargrave, of the Administrator's Office, is keeping track of the percentages. She mentioned there is a proposal on the Morton building to change the snow shields that go on the building.

Originally, it was clear poly that gets screwed on, but they have a 10-year life span and can yellow. Now, there are ones made of metal with a longer life span, and they will be the same color as the roof, she said. Morton didn't have these available when it was bid, she said. She stated this is just an informational update, and no action is needed from this Committee.

Mr. Zilka stated Mr. Ritchey and his crew have been overseeing the taxiway reconstruction in addition to a complete tear down of the oldest hangar. He said the reconstruction is almost done, and they did a great job. It makes it a much safer place, he said. He stated the response from some regular folks is that they are happy we are waiting for a complete reconstruction of a hangar, and probably in January, we can utilize the new structure. Mr. Toney said through this year, they have collected \$27,000 in sales tax, and most of it is from fuel. We had lost our approaches, and when we got them back, the people all came back to us, she said. So far, they have seen better activity after the summer season, he stated. He said New York State passed a resolution stating anytime you work on an aircraft, you have to pay sales tax on it. Mr. Zilka stated the bordering states did not pass this, as they are exempt. Mr. Toney said their month-to-month hangar tenants go out of state to work on their aircraft.

Mr. Toney mentioned the perimeter road looks fabulous. We have a lot of turkeys and deer, and they would like to get a nuisance permit from NYS DEC for the deer. Mr. Zilka said they just have to find the right person in DEC to talk to. He stated when he was landing the other night, four deer came across the runway. I am afraid for those unaware of the airport, he said. Chairman Thompson asked who is responsible for their removal. Mr. Ritchey said that was not covered in the lease. Chairman Thompson said we both can be responsible. Mr. Toney said now that the mowing is done, the deer and turkeys can easily be spotted.

Mr. Zilka said they are occasionally getting jets from Switzerland. He said he is proposing bringing this Committee information on what the cost would be to put another 500 ft. of runway and what the County would capture. He mentioned with the addition of 500 ft., they would sell another 2,000 gallons of fuel. We should work collectively as an operator and County and look for other opportunities for funding to turn this into a profit center rather than a liability, he said. We are a functioning, operating entity, and it wouldn't take a lot to make this a pretty good profit center for the County, he said. He stated they are looking forward to the tree removal issue. We are still fighting with the person with the tree on Runway 5, he added. Part of the reason we received more tax income was because we got our approaches back, but we are still limited because of the trees, he said. Mr. Ritchey said they are waiting to hear from the F.A.A., as there are applications in for tree removal. Mr. Rider stated we have our appraisal, and have made the guy an official offer, and we are waiting for him to get back to us. We have the go ahead to start condemnation, and I will communicate back to him, he said. Mr. Zilka said he hopes something can be done before December. Call us if we can help in any way, he said.

Mr. Zilka stated in the Richmor hangar, that is now the North American hangar, we removed the heating system and put in new heating and air conditioning systems. We redid the floor and freshened up the walls and interior and put heat in the hangar. Prior to that, the previous operator paid much less in rent, and the County was responsible for the upgrades. He said he appreciates the Committee allowing them time to speak. As a County resident, we can turn this into a money maker by doing a few right things, he said.

Chairman Thompson asked who replaces the VASI lights on Runway 32 because they are bent. Mr. Ritchey stated they will look into this in detail. Mr. Toney stated DPW did a great job on the parking lot. Mr. Zilka said they have really gone out and marketed Saratoga County. He said you can log onto airnav.com to see comments people leave on the airport. Mr. Toney said they see a lot of industry coming in. He said it's his understanding that the Chip plant flies their big planes into Albany.

On a motion by Ms. Wormuth, seconded by Mr. Jenkins, the meeting was adjourned.

Respectfully submitted,

Elaine M. Sodemann