

Unapproved
Maplewood Manor Local Development Corporation
June 27, 2013 – 3:00 p.m.

Present: Chairman Wright; Supervisors Wood and Yepsen; Helen Endres, David Meager; Spencer Hellwig, Administrator; George Martin, Treasurer; Ryan Moore, Mgmt. Analyst; Justin Miller, Harris Beach; Hugh Burke, County Attorney.

Chairman Wright called the meeting to order and welcomed all in attendance.

On a motion made by Mr. Wood, seconded by Mr. Meager the minutes of the April 23, 2013 meeting were approved unanimously.

Mr. Wright announced that the committee would be going into an Executive Session for the purpose of Contract Negotiations.

On a motion made by Mr. Wood, seconded by Mr. Meager the meeting adjourned to Executive Session for the purpose of Contract Negotiations. Unanimous.

On a motion made by Mr. Meager, seconded by Ms. Endres, the meeting reopened to regular session. Unanimous.

No action was taken.

Mr. Wright appointed Ms. Endres, Mr. Kinowski, Mr. Hellwig and himself to an advisory committee that will be responsible for evaluating proposals to purchase Maplewood Manor, and report back to the committee with their findings. He told the committee members that if they had any ideas or questions they should let either Mr. Hellwig or he know.

Mr. Hellwig said the Board of Supervisors authorized a minor contract with Foit-Albert Associates to conduct an Environmental Assessment and Property Survey. He said phase one of the Environmental Assessment has been completed. This was done to determine if past uses of the property might have led to some “recognized” environmental conditions. Upon review of the information from Foit-Albert Associates, there was no indication of any recognized environmental conditions found.

Mr. Hellwig said the second task that was required under the contract was to update the property survey, which was decades old. The surveyors have looked at the property lines and the buildings, which were items that were identified by Council and not related to the sale of the property. Mr. Hellwig said at some point a prospective buyer is going to want assurances on things like the environmental history, and current and accurate assessment data. These items were addressed at this time so they would not be a potential obstacle at a later date. At this time those tasks have been completed.

Mr. Miller, from Harris Beach, said since the committee last met Onondaga and Albany County litigations have had positive results were both law suits were dismissed; and, the Ulster County Nursing Home has been successfully sold through an LDC.

Mr. Wright said another LDC Committee meeting will be scheduled, as soon as the Advisory Committee has something to report.

On a motion made by Mrs. Endres, seconded by Mr. Wood the meeting was adjourned unanimously.

Respectfully submitted,
Chris Sansom