

FINANCE COMMITTEE MEETING MINUTES
APRIL 17, 2019

FINANCE COMMITTEE MEMBERS PRESENT: Shaw, O'Brien, LaPointe, Campbell, Haff, Hicks, Hogan, Middleton, Clary

FINANCE COMMITTEE MEMBERS ABSENT: Fedler, Skellie

SUPERVISORS: Henke, Moore, Ferguson, Shay, Rozell

Debra Prehoda, Clerk of the Board

Chris DeBolt, County Administrator

Al Nolette, County Treasurer

Dan Martindale, Deputy County Attorney

Matt Jones, Supt. Buildings & Grounds

Laura Chadwick, Director RPTS

AGENDA AS PRESENTED IN COMMITTEE NOTICE:

1. Call to Order
2. Discuss Acquisition of Real Property – Request for Executive Session
3. Other Business
4. Adjournment

Chairman Shaw called the meeting to order at 10:00 A.M.

REAL PROPERTY TAX SERVICES – Laura Chadwick, Director, addressed the following item with the committee:

Auction Bid – A property that the District Attorney had possession of was offer at auction on the Auctions International website. The high bid on the John Street property was \$75,100. The District Attorney is pleased with the results. A motion to accept high bid on John Street property was moved by Mr. Hogan and seconded by Mr. LaPointe. Discussion. The perpetrator in this case voluntary deeded it over to the District Attorney; it did not go through a forfeiture process. The motion to accept high bid on John Street property was moved by Mr. Hogan, seconded by Mr. LaPointe and adopted.

DISCUSS ACQUISITION OF REAL PROPERTY – Chris DeBolt, County Administrator, stated he had been working with the Superintendent of Buildings and Grounds to present to the Government Operations Committee on their overall plan for the campus and capital plan moving forward. Something came up that precipitated this meeting and possible action by the Board sooner than anticipated. Specific properties/buildings will be discussed in executive session. A map of the campus was displayed. The Superintendent of Buildings and Grounds stated he was approved to start the engineering on the proposed building to replace the Valmet building but has not done so because he still thought there had to be a better solution somewhere. The cost to be ready with plans to go out to bid on this proposed building would be about \$50,000 and \$500,000 to build. The reason they were starting with this building is that in order to move forward with any of our plans, we need space to displace departments. The plan was to move Board of Elections to this new building and that would give us enough space to move Code Enforcement out of the Annex but that left Public Health/WIC. The County previously had a study done on the Annex and the estimated cost to make it into proper office space was \$1.8M to \$2.1M. If the Annex and surrounding buildings were cleared, it is large enough for Public Works operations ±5 acres.

The goal the County Administrator and Superintendent of Buildings have been working under is to try and get all departments out of the Annex area and demolish it. The DPW building in front of the Municipal Center is problematic because it impacts our parking significantly and it is really not well suited for DPW operations anymore. The building was built in 1920/1930 and the equipment today is bigger. The roof is deteriorating and boiler will need to be replaced. The building is inefficient and past the end of its useful life. Looking at ways to segregate that operation, avoid plow trucks and municipal traffic from interacting at the Municipal Center, but keep it on the main campus. If the DPW operations were relocated then the current building would be demolished. Estimating \$5M cost to construct new DPW building.

EXECUTIVE SESSION – A motion to enter an executive session to discuss proposed acquisition or sale or lease of real property but only when publicity would substantially affect the value and also for the purposes of discussion regarding proposed, pending or current litigation was moved by Mr. O'Brien, seconded by Mr. LaPointe and adopted. A motion to return to regular session was moved by Mr. Hogan, seconded by Mrs. Clary and adopted. No action was taken in the executive session.

The committee recessed to tour property, returned, and reconvened the meeting with the following committee members present: Supervisors Shaw, LaPointe, Haff, Hicks, Hogan, Middleton, Clary and Supervisors Henke, Moore and Ferguson.

EXECUTIVE SESSION - A motion to enter an executive session to discuss potential purchase or lease of real property where the public discussion of such would affect the price was moved by Mr. Hogan, seconded by Mrs. Clary and adopted. A motion to return to regular session was moved by Mr. Hicks, seconded by Mr. Middleton and adopted. No action was taken in the executive session.

A motion to authorize the County Administrator to enter into negotiations with Hudson Falls Central School District per the parameters previously discussed for the purchase of the Hudson Falls Central School District Offices located on Burgoyne Avenue in the Town of Fort Edward was moved by Mr. LaPointe, seconded by Mr. Middleton and adopted.

The meeting adjourned at 12:30 P.M.

Debra Prehoda, Clerk
Washington County Board of Supervisors