

Minutes

Administrative Services Committee

January 19, 2021, 5:00 p.m.

Virtual Meeting via Zoom and Live-Streamed for public viewing

Gerace Office Building, Mayville, NY

Members Present: Scudder, Davis, Starks, Vanstrom, Muldowney

Others: Tampio, Ames, Dennison, Chagnon, Button, Crow, Abdella, Geise, Dixon, Carrow

Chairman Scudder called the meeting to order at 5:03 p.m.

Approval of Minutes (12/7/2020)

MOVED by Legislator Starks, SECONDED by Legislator Vanstrom

Unanimously Carried

Privilege of the Floor

Clerk Tampio: I have not received any comments for the privilege of the floor.

Proposed Resolution – Denial of Level 3 Applications for Refunds/Credits of Real Property Taxes Form RP 556 for the 2018 Property Tax

Mr. Button: These are old friends from Level 3 again in their ongoing quest to try not to be taxed for their infrastructure. They recently submitted claims for refunds on their 2018 County/Town and in accordance with our previous position, we're denying those and turning everything over to the law firm that is handling that for us.

Chairman Scudder: Just as we have done in the past.

Mr. Button: Yea, it was only a couple of months ago that we had submitted the denial for the 2018 School taxes they were trying to get refunded.

Chairman Scudder: Right. I think we're all familiar with this. This has come up a few times through our Administrative Services tenure. Any questions or comments?

Chairman Chagnon: I would like to propose a small amendment to the resolution. In the RESOLVED clause, it starts out that all of the applications, I would like to insert the words, "Level 3" prior to applications, so that we're sure that what we're doing here is specific to the Level 3 applications.

Chairman Scudder: O.k., anyone have a problem with that?

Legislator Starks: No, do you need someone to make a motion to approve the amended version?

Chairman Scudder: We have to make a motion to amend it.

Legislator Starks: I will make a motion to amend it based on Pierre's suggestion to insert the words "Level 3" before the word applications.

Legislator Davis: Second.

Chairman Scudder: All in favor of amending the resolution?

Unanimously Carried (amendment)

Chairman Scudder: Does anybody have anything to speak to the amended resolution? Seeing no one, all in favor?

Unanimously Carried (as amended)

Proposed Resolution - Amend Resolution 99-18 – Authorizing Sale and Option Agreements for Redevelopment of Roberts Road Properties in the City of Dunkirk

Mr. Giese: Thank you Mr. Chairman and Committee and also Rich Dixon is here to provide some color commentary. So this resolution seeks to amend a resolution that was approved in 2018 that basically sold about 10 acres of land on Roberts Road to Roberts Road Freezer LLC. At the time they chose not to exercise an option on the full 17.5 acres but now they are interested in the other parcel of about 8 acres. As we know the Roberts Road Freezer was built on that land and there is more potential development opportunities on the remaining land so the developer has come back to us and has asked us if they can exercise the option on the full amount on the 17.5 acres. Again, this is a terrific opportunity. It's really a win/win/win. It removes a liability for the County. There is costs associated with our County DPF monitoring of about \$5,500 a year on that land. It also facilitates future development and it puts the property back on the tax rolls. Do you want to add to that Rich?

Mr. Dixon: Again, just to say that back in 2018, George Borrello and some other people in the County negotiated to sell the Edgewood Warehouse to 320 Roberts Road LLC. They bought that (*inaudible*). As part of buying the property, they have an option to buy the remaining three parcels. They did not want a part of those three parcels that were south of the center line of Millennium Parkway because they couldn't build anything on it. It was too long and too narrow. It had the railroad tracks and then you have the road, but since that time, they have found that if they do build something there that it would be a great place to put some (*inaudible*) if you are going to do anything on those sites with the contaminated fill, you either leave it on site or you take it to a landfill which is very expensive. So, again (*inaudible*) ...

Legislator Starks: Mr. Dixon, I hate to interrupt but there is a lot of feedback if people are not speaking, could they mute. I am missing half of what Mr. Dixon has to say. Thank you all.

Mr. Dixon: Again, Millennium Parkway bifurcated these three parcels and part of those parcels to the south of Millennium, you can't really build anything on it but as Mark said, the County is liable for reporting to the DEC. So this will be a win/win. If this project moves forward that we're contemplating with the developer, this property would go back on the tax rolls and become part of this project and the County wouldn't have any more costs associated with it. Brad Bentley spoke in favor of this at the last meeting and we think it's a win/win for everybody.

Chairman Scudder: Mark did you say about \$5,500 a year?

Mr. Giese: Yes. I think there is about a dozen monitoring wells on that site that the County has to report the sample every year.

Chairman Scudder: Just something that I noticed on it and it says, number one acreage and then it says approximately 9.92. Is that to show us what the original acres was?

Mr. Giese: That's correct.

Chairman Scudder: Are there any questions or comments regarding this resolution?

Legislator Muldowney: Sounds like what Rich and Mark said, sounds like a great opportunity for the County and hopefully the businesses that is associated with them.

Chairman Scudder: I agree. Anyone else?

Unanimously Carried

Discussion - Real Property Tax Foreclosure Planning Proceedings – Kitty Crow & Todd Button

Other

Chairman Scudder: Anything else to come up under "other"?

MOVED by Legislator Vanstrom, SECONDED by Legislator Muldowney to adjourn.

Unanimously Carried (5:51 p.m.)

Respectfully submitted and transcribed,
Kathy Tampio, Clerk/Olivia Ames, Deputy Clerk/Lori J. Foster, Sr. Stenographer