

**Gaslight Village Ad-Hoc Committee**  
**September 10, 2010 Meeting Agenda**

- I. Call Meeting to Order Chairman Kenny
  
- II. Approval of minutes of September 3, 2010 meeting
  
- III. New Business
  - A. Request from the Town of Lake George for reimbursement of maintenance fees. Discussion at the August 20, 2010 Board Meeting was referred back to this committee.
  
  - B. Discussion regarding renovation of the Cavalcade of Cars building by the Town of Lake George at their expense.

The town of LG has made an offer-they will renovate the Cavalcade of cars building at their cost-sounds good-right? Sounds good unless you delve into what has taken place in the past and consider what it will take to bring this building up to a competitive level. Touching briefly on the past –The town had previously offered to mow and maintain the property at their cost-I believe Supervisor Tessier stated –no labor costs –my guys get paid whether or not they are sitting around the garage. We now have a bill for approximately \$25,000 for mowing. The town also stated at one point –let us renovate the Opera house –no cost to the county –In January we received a bill for about 25K –which we declined to pay. So –when the town says we will now renovate the Cavalcade building at no cost to the county –I get a bit nervous. What would it take to bring this building up to a level where we could compete with similar size buildings? The Cavalcade building was built in 1959-it is a Morton or Butler type building that if built today would have a life expectancy of 60-70 years. In the 1950's that life expectancy was much closer to 40 -50 years. The town has given us an artist's rendering of what the exterior would look like –but no plan, no

interior plan –no mechanicals plan. Groups that come to an enclosed building have an expectation of minimum levels of comfort and accommodation. They expect the floors to be carpeted –separate meeting or breakout rooms-have ceilings-food service –adequate toilet facilities-air conditioning-heat- sound systems, lighting systems, furniture, fires alarms, sprinkler systems,attractive interior and activities available in the surrounding community to entertain themselves and their families that they would bring to these gatherings. To renovate this building to meet even the most modest levels could certainly exceed 2 million dollars and then you have a building at the end of or beyond its life expectancy. The Consultecon report states –cost estimates to renovate the Cavalcade building range from \$675,000 to \$2,000,000. The report goes on to state- some have estimated what it would take to redevelop the building at a low level or fixer upper but it is unlikely that anything less than a complete redevelopment would generate any significant increase and be competitive in the market place. In conclusion on the redevelopment the report states-It might in fact confirm a down market

trajectory for Lake George if the project was done in less than a 1<sup>st</sup> class way.

The report also identifies the Canfield Casino in Saratoga as possible competition and if you look at the pictures of the Canfield Casino you will readily see –travertine floors, marble columns and 25K chandeliers. I don't think we can compete with that.. The Consultecon report comes to the conclusion that-the rehabilitation of the Cavalcade building will likely do little to help reposition Warren County as a significant player in generating new convention and event business.

Certainly Supervisor Merlino brought up a good point when he said this building could be used for snowmobiles or 4 wheelers-but there are at least 2 other facilities in the area that could host that type of event-the dome and the civic center and how many opportunities would there be for this type of event- 2 or 3 a year would be optimistic.

Another consideration is the upkeep on this building if we this renovation goes forward-heat ,lights , staffing, rental agent and repairs. Most buildings of this type

operate at a deficit –are we ready to shoulder an additional budget expense to maintain the building.

*LAND SWAP - EMAIL FROM A. FLAHERTY B. DOW*

Finally I would leave you to think about one more factor that I mentioned earlier-activities for attending groups and their families-we have a lot to offer in the summer but think about what we offer from Oct-May-who would want to come here in those off months when we would be heating the building.

This has been a long process and the offer by the town of Lake George certainly appears generous but when you look at the big picture it does not present a rosy outlook. I believe we should proceed with the demolition which will be covered by the grant and see how open space is received by groups desiring to come here. Our 3 largest events –Americade, Car Show and the fireman have all stated that they would prefer open space. Thank you town of Lake George for your offer but no thank you because it just won't work in the best financial interest of the county.

PAGE 1		GASLIGHT MAINTENANCE		WORK DONE		MEN	HRS
DATE							
5/23/2008	B-Crew mowed					3	6
5/28/2008	A-Crew secure buildings					3	8
5/29/2008	A-Crew secure buildings					3	8
5/30/2008	A-Crew secure buildings					3	8
6/19/2008	B-Crew mowed/I met with Hoddy to check blgs					4	6
6/20/2008	B-Crew mowed/picked up litter					4	6
7/7/2008 & 7/8/2008	B-Crew mowing					4	6
8/1/2008	B-Crew mowing					4	6
8/27/2008	B-Crew mowing					4	6
8/28/2008	B-Crew mowing/Called Bill Lamy WCDPW didn't return my call					4	6
8/29/2008	B-Crew pick up litter and mow					4	6
9/2/2008	B-Crew pick up litter					4	2
9/10/2008	B-Crew mowing & brush cutting					4	6
9/11/2008	B-Crew mowing & brush cutting					4	6
9/12/2008	B-Crew mowing & brush cutting					4	6
9/15/2008	B-Crew hauled brush from Gaslight/Hwy used our tractor					4	6
9/16/2008	B-Crew finished up brush					4	6
9/17/2008	I met with Frank at Gaslight/A-Crew repair kicked in door at Gaslight					2	3
9/19/2008	2 men trimming brush					2	6
9/22/2008	B-Crew landscaping at Gaslight					4	6
9/23/2008	B-Crew landscaping at Gaslight					2	6
9/24/2008	B-Crew landscaping at Gaslight/A-Crew & I met with Caretaker to find water shutoffs etc.					4	6
9/25/2008	B-Crew mowing and brush at Gaslight					4	6
9/30/2008	B-Crew landscaping at Gaslight					4	6
10/1/2008	B-Crew cut brush at Gaslight					4	6
10/3/2008	B-Crew cut brush/I met with Dave about water service at Gaslight					4	6
10/6/2008	B-Crew Gaslight					4	6
10/7/2008	B-Crew Gaslight					4	6
10/8,9,10/2008	B-Crew Gaslight/I met with Lou & Frank					4	6
10/20/2008	2 men painting fence/I met with Frank & Hoddy					2	8
10/23/2008	2 men painting fence					2	8
10/24/2008	2 men painting gate					2	8
2/11/2009	A-Crew Gaslight bathrooms painting					3	6
2/12,13/2009	A&B-Crews Gaslight painting					7	6
2/17/2009	B-Crew Gaslight painting (with heaters)					4	6
2/18/2009	A&B Crews Gaslight					7	6
4/8,9,10/2009	B-Crew spring cleanup					4	6
4/14/2009	B-Crew rake					4	6
4/15/2009	B-Crew rake					4	6
5/7/2009	B-Crew mowing					4	6
	TOTAL HOURS						902



5/23/2008	B Crew Mowing		3 Men/6 Hours	\$279.00
05/28/2008-05/30/2008	A Crew Secured Buildings		3 Men/24 Hours	\$1,116.00
06/19/200808/29/2008	B Crew Mowing & Brush Cutting		4 Men/42 Hours	\$2,604.00
9/2/2008	B Crew Picked Up Litter		4 Men/2 Hours	\$124.00
09/10/2008-09/16/2008	B Crew Mowing & Brush Cutting		4 Men/30 hours	\$1,860.00
9/17/2008	A Crew Repaired Kicked in Door		2 Men/3 hours	\$93.00
9/19/2008	Trimming Brush		2 Men/6 hours	\$186.00
09/22/2008-10/10/2008	B Crew Landscaping		4 Men/72 Hours	\$4,464.00
10/20/2008-10/24/2008	Painting		2 Men/24 Hours	\$744.00
2/11/2009	A Crew Painting Bathrooms		3 Men/6 Hours	\$279.00
02/12/2009-02/13/2009	A & B Crews Painting		7 Men/12 Hours	\$1,302.00
2/17/2009	B Crew Painting		4 Men/6 Hours	\$372.00
2/18/2009	A & B Crews Painting		7 Men/6 Hours	\$651.00
04/08/2009-05/07/2009	B Crew Raking/Mowing		4 Men/36 Hours	\$2,232.00
05/08/2009-05/20/2009	B Crew Mowing & Brush Cutting		4 Men/24 Hours	\$1,488.00
5/28/2009	A & B Crews Opera House Roof		4 Men/6 Hours	\$372.00
06/01/2009-06/15/2009	B Crew Mowing		4 Men/18 Hours	\$1,116.00
06/22/2009-06/30/2009	Youth Program - Painting Cavalcade of Cars		1 Man/72 Hours	\$1,116.00
07/07/2009-09/08/2009	B Crew Mowing		4 Men/42 Hours	\$2,604.00
09/09/2009-09/10/2009	Parking Cars for Car Show		3 Men/14 Hours	\$651.00
9/11/2009	Parking Cars for Car Show		4 Men/7 Hours	\$434.00
9/12/2009	Parking Cars for Car Show		5 Men/6 Hours	\$465.00
9/23/2009	B Crew Mowing		4 Men/6 Hours	\$372.00
10/6/2009	Painting Fence		3 Men/8 Hours	\$372.00

10/9/2009	B Crew Mowing	4 Men/6 Hours	\$372.00
10/14/2009	Painting Fence	2 Men/8 Hours	\$248.00
			\$25,916.00