

Warren County Board of Supervisors

Committee: Gaslight Village Ad Hoc

Date: July 3, 2012

Committee Members Present:

Supervisors Monroe
Merlino
Thomas
Kenny
Dickinson

Others Present:

Jeffery Tennyson, Superintendent of Public Works
Daniel G. Stec, Chairman of the Board
Paul Dusek, County Administrator
Joan Sady, Clerk of the Board
Kevin Geraghty, Budget Officer
Supervisor Strainer
Supervisor Taylor
Mike Swan, County Treasurer
Kate Johnson, Director, Tourism
Tanya Brand, Group Tour Promoter
Robert Blais, Mayor, Village of Lake George
Bill Lamy, Clark Patterson
Fred Austin, Fort William Henry
JoAnn Gavin, Lake George Citizens Group
Don Lehman, *The Post Star*
Nicole Livingston, Second Deputy Clerk

Mr. Monroe called the meeting of the Gaslight Village Ad Hoc Committee meeting to order at 11:15 a.m.

Motion was made by Mr. Thomas, seconded by Mr. Merlino and carried unanimously to approve the minutes of the previous Committee meeting, subject to correction by the Clerk of the Board.

Copies of the Gaslight Village Ad Hoc Agenda were provided to the Committee members, and a copy of same is on file with the minutes.

Jeffery Tennyson, Superintendent of Public Works, commenced the Agenda review with Item 1, and requested a resolution to establish Warren County as the Lead Agency for State Environmental Quality Review (SEQR) for the Sustainable Advancement of the Lake George Environmental Park project and to determine the project SEQR type and declare a Negative Declaration relative to the determination of significance under SEQR.

Motion was made by Mr. Kenny, seconded by Mr. Thomas and carried unanimously to approve the request as outlined above, and the necessary resolution was authorized for the July 20, 2012 Board meeting. A copy of the resolution request form is on file with the minutes.

Mr. Tennyson stated Item 2 was a request to designate the Chairman of the Board of Supervisors as the authorized representative to execute grant agreements for the Green Innovation Grant Program funding from the New York State Environmental Facilities Corporation (NYS EFC) for the Sustainable Advancement of the Lake George Environmental Park.

Motion was made by Mr. Thomas, seconded by Mr. Kenny and carried unanimously to approve the request as outlined above, and the necessary resolution was authorized for the July 20, 2012 Board meeting. A copy of the resolution request form is on file with the minutes.

The next item for discussion, Mr. Tennyson advised, concerned various grants local match distribution. He recalled discussing the array of grant funding being applied towards the Lake George Environmental Park and he wanted to provide the Committee with information as to how the Project Management Executive Committee (PMEC) was designating and controlling those contributions from various sources. He referred to the document included in the Agenda entitled "Lake George Environmental Park Funding Sources & Construction Dollars", a copy of which is on file with the minutes. He highlighted the breakout of Wood Foundation monies against other grants listed in the document. Mr. Tennyson pointed out the funds from the Wood Foundation totaled \$750,000, and to date \$383,668 had been designated.

Mr. Monroe mentioned that a meeting with the Wood Foundation was scheduled for July 11, 2012 and he recommended a representative from the County be present. He requested the Committee consider that one of the items not yet funded was the remaining phases of the Festival Space at a cost of \$239,000 and he suggested that the remaining Wood Foundation money be dedicated to the completion of those items for the Festival Space.

Mr. Dickinson asked when the parking lot would be completed and Mr. Tennyson replied that the interim parking lot would be functional in the next few weeks and they were still in the process of negotiating terms with the company for the meters. Mr. Dickinson questioned if it would be ready in time for the Big Apple Circus and Mr. Tennyson responded in the negative and added that the interim parking lot should be ready by the third week of July.

Due to a conflict with the Finance Committee meeting on the day of the Wood Foundation meeting, Mr. Monroe stated he would ask the County Attorney to attend the meeting on behalf of the County. Mr. Tennyson informed that the County Attorney had a conflict that day as well and would not be able to attend the meeting with the Wood Foundation. Mr. Monroe reiterated that a representative from the County should be at that meeting.

Continuing the Agenda review, Mr. Tennyson advised the next item for discussion was the process for the Town purchase of ownership. He recognized that resolutions had been adopted authorizing the sale of a portion of the Lake George Environmental Park to the Town of Lake George; however, he said, Robert Blais, Mayor of the Village of Lake George, had an update with regard to the Village's position on such action. Mayor Blais reported that the Village Board did not support the recommendation to sell any of the Villages' shares in the property and they would be scheduling a joint meeting with the Town to discuss the matter further. Mayor Blais stated he would provide an update at the next Gaslight Village Ad Hoc Committee meeting. Mr. Dickinson apprised that the Town was in the process of securing financing and needed to know the actual cost to purchase the shares. Paul Dusek, County Administrator, remarked that he would prepare the final numbers for Mr. Dickinson to present to the Town Board.

Under the Items of Interest section of the Agenda, Mr. Tennyson referred to the EFC grant documents that were pending. He noted that 90% was EFC State funding with a 10% local match; and a portion of the work was being conducted on the Festival Space and the other work was occurring on the Westbrook Parking lot.

Mr. Tennyson provided an update on the Park construction schedule and added that the construction documents should be finalized over the winter, with a late winter or early spring bid for commencement of construction next spring. He noted that this did include all of the grants that were relative to the Park. Mayor Blais asserted an application for a \$1.6 million grant would be submitted by July 16, 2012, which if awarded would allow for every element of the Park to be completed, with the exception of the water feature pool. He added that the Village had agreed to be the Lead Agency for the \$1.6 million grant; however, he said, the Village Board was concerned about the \$800,000 local match. He apprised that the purpose of the meeting with the Wood Foundation was to request additional funding for the Park in the amount of \$150,000 a year for two years. He clarified the current commitment was \$150,000 a year for five years. Mayor Blais noted if they were not successful in obtaining additional funding from the Wood Foundation, as well as other funding opportunities from interested parties, they would not proceed with the application for the \$1.6 million grant; and therefore, he continued, all of the planned elements for the Park would not be possible.

Mr. Tennyson apprised the grading for the Big Apple Circus had been completed on the north parcel of the former Gaslight Village property in order to improve drainage and all work was done within budget. Mayor Blais pointed out that Mr. Tennyson and the Village's DPW needed to work out a schedule to complete the entrance into the Park from Beach Road through the planned pathway, noting that said entrance was extremely important. He added they were also working through some problems with the New York State Department of Health (NYS DOH) with regard to providing on-site water, which was a requirement of the NYS DOH. He informed that tickets were on sale for the Big Apple Circus and reports reflected excellent sales so far.

Mr. Tennyson shared a copy of the Design Development Report which summarized the work and concepts that were developed by Elan Planning, Design and Landscape Architecture PLLC and the status of the design to date. He encouraged the Committee members to review the Report.

Mayor Blais announced the American Legion had completed a Use Permit for the Festival Space for August 13-18, 2012 to host the Amusements of America Carnival. He mentioned that 5% of the proceeds from the event would be paid directly to Warren County. Lastly, he said, the P MEC had determined that a marketing device was needed to promote the use of the Festival Space. He stated that the P MEC had suggested a brochure be designed to provide information on the Festival Space. He requested permission to obtain three quotes to produce a marketing brochure for the Festival Space with the source of funding to be from 2012 parking revenues. Mayor Blais opined the revenues generated from Americade could cover the cost of the brochure.

Motion was made by Mr. Dickinson and seconded by Mr. Thomas to approve the request as presented.

Mr. Dusek expressed his concern with utilizing the parking revenues until a full accounting of such was completed. He recommended the Committee provide conceptual approval at this time. Kate Johnson, Director of Tourism, offered to provide the Mayor with the names of design agencies and she further suggested that website development for the Festival Space be discussed, as well as a printed piece.

Following discussion, Mr. Monroe called the question and the motion was carried unanimously to provide conceptual approval for the Village of Lake George to solicit three quotes for the printing of a brochure that would provide information on the Festival Space, to be paid for by revenues generated from parking in 2012. The necessary resolution was authorized for the July 20, 2012 Board meeting.

There being no further business to come before the Committee, on motion made by Mr. Dickinson and seconded by Mr. Thomas, Mr. Monroe adjourned the meeting at 11:45 a.m.

Respectfully submitted,

Nicole Livingston, Second Deputy Clerk