

## ARPA Advisory Committee

### AGENDA

August 9, 2022

COMMITTEE MEMBERS: Supervisors Braymer, Dickinson, Seeber, LaMothe, Gilles, Thomas, Beaty, Wild, Swan and Gaddy

- I. Committee meeting called to order by Chair(s)
  - II. Approval of minutes of prior Committee Meeting
  - III. Action Agenda/New Business Items:
  - IV. Discussion Items:
    - a. Mental Health Toolbox Proposal
    - b. Update on Applications for Funding
  - V. Referrals/Pending Items:
    - 1) The funding application for the Glens Falls Hospital Behavioral Health project would be submitted by August 1, 2022.
    - 2) Written ARPA funding distribution plan
    - 3) Meals on Wheels Program
    - 4) Outstanding responses to RFP issued for Tourism related ideas (06.28.22) Update: A future joint meeting of the Occupancy Tax Coordination and ARPA was suggested to discuss the proposals submitted
    - 5) In regard to premium pay, the Committee reviewed the information provided by the County Treasurer and the County Attorney and decided the discussion would continue at the next meeting
    - 6) The consensus of the Committee was to hold off on filling the vacant position on the Committee until a new ARCC President was appointed
  - VI. Privilege of the floor and public comment
  - VII. Motion to adjourn
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# WARREN COUNTY BOARD OF SUPERVISORS

## COMMITTEE: ARPA ADVISORY

DATE: AUGUST 9, 2022

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### COMMITTEE MEMBERS PRESENT:

SUPERVISORS CLAUDIA BRAYMER CO-CHAIR  
DENNIS DICKINSON CO-CHAIR  
RACHEL SEEBER  
WAYNE LAMOTHE  
RAY AGNEW  
BETH GILLES  
FRANK THOMAS  
DOUGLAS BEATY  
MICHAEL SWAN  
ETHAN GADDY  
VACANT  
VACANT

### COMMITTEE MEMBER ABSENT:

SUPERVISOR MICHAEL WILD

### OTHERS PRESENT:

SUPERVISOR CRAIG LEGGETT, ACTING COUNTY ADMINISTRATOR  
AMANDA ALLEN, CLERK OF THE BOARD  
ROBERT TERWILLIGER, FIRST ASSISTANT COUNTY ATTORNEY  
SUPERVISORS GERACI (ZOOM)  
HOGAN (ZOOM)  
STROUGH  
TAMMIE DeLORENZO, ASSISTANT TO THE COUNTY ADMINISTRATOR  
SARA FRANKENFELD, GIS ADMINISTRATOR  
KEVIN HAJOS, SUPERINTENDENT OF PUBLIC WORKS  
DON LEHMAN, DIRECTOR OF PUBLIC AFFAIRS  
GINA MARTIN, OFFICE SPECIALIST, PLANNING & COMMUNITY  
DEVELOPMENT  
JIM SIPLON, PRESIDENT, ECONOMIC DEVELOPMENT CORPORATION  
ROBERT YORK, DIRECTOR, OFFICE OF COMMUNITY SERVICES  
DIANE COLLINS, ZERO WASTE WARREN COUNTY COMMITTEE  
ADAM FREEMAN, HABITAT FOR HUMANITY  
MARY BETH MYLOTT, ZERO WASTE WARREN COUNTY COMMITTEE  
MOLLY GANOTES-GLEASON, LEGISLATIVE OFFICE SPECIALIST

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*Please note, the following contains a summarization of the August 9, 2022 meeting of the ARPA Advisory Committee; the meeting in its entirety can be viewed on the Warren County website using the following link:*  
<https://warrencountyny.gov/mma>

***Note: Pursuant to New York State Legislation (S.50001/A.40001): “Notwithstanding the provisions of article 7 of the public officers law to the contrary, any state agency, department, corporation, office, authority, board, or commission, as well as any local public body, or public corporation as defined in section 66 of the general construction law, or political subdivisions as defined in section 100 of the general municipal law, or a committee or subcommittee or other similar body of such entity, shall be authorized to meet and take such action authorized by law without permitting in public in-person access to meetings and authorize such meetings to be held remotely by conference call or similar service, provided that the public has the ability to view or listen to such proceeding and that such meetings are recorded and later transcribed.” All Committee Members in attendance were physically present.***

Ms. Braymer called the meeting of the ARPA Advisory Committee to order at 3:04 p.m.

Motion was made by Mr. Thomas, seconded by Mr. LaMothe and carried by a majority vote of those present (*Mr. Wild absent*), with Ms. Seeber abstaining, to approve the minutes from the previous ARPA Advisory Committee meeting, subject to correction by the Clerk of the Board.

The ARPA Advisory Committee agenda was distributed to those present; those participating remotely accessed the agenda via the Warren County website. *A copy of the agenda is on file with the minutes.*

Committee was advised a number of applications for ARPA funding had been received and were in the process of being organized, therefore no funding would be awarded at this meeting. As there were a number of members of the public present, privilege of the floor and public comment was offered; the following spoke:

Diane Collins and Mary Beth Mylott, *representing Zero Waste Warren County Committee*, spoke regarding their

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application for a central waste facility infrastructure and outlined the benefits this would provide to the towns.

Jim Siplon, *President, Economic Development Corporation (EDC)*, provided a brief overview of the two applications submitted on behalf of the EDC, the first of which concerned funding to extend broadband coverage in Warren County and the other involved greater housing capacity.

Adam Freedmen, *Habitat for Humanity*, who advised they had the ability to build twenty-five housing units in the Town of Queensbury with the approval of their \$250,000 application for start up fees to build a \$13,000,000 project, adding the COVID-19 pandemic had a huge impact on housing.

There being no further Public Comment, privilege of the floor was extended to Robert York, *Director, Office of Community Services*, who provided an update on the Community Service Board, the requests for funding they had received and the AD Hoc group that had been created to review the applications and make recommendations to the Community Services Board.

Moving on to the Discussion Items portion of the agenda, Ms. Seeber addressed the first item pertaining to the Mental Health Toolbox Proposal, which entailed a training program administered by Mental Health First Aid in partnership with NACo (*National Association of Counties*) and the National Council of Mental Well Being, for all Warren County employees at a cost of \$50,000-\$65,000. It was the consensus of the Committee to invite representatives of NACo and the National Council of Mental Well Being to attend a future meeting to speak on the matter.

Ms. Hogan spoke regarding an application for funding submitted by the Town of Johnsbury to offset sewer district costs in the amount of \$55,000 each year for two years; however, she indicated that she wished to withdraw the application so that the funds would go to other programs.

A lengthy discussion ensued with regard to action taken at the last meeting to appropriate \$4,000,000 in ARPA funding to the Department of Public Works to fund emergency culvert repairs and capital improvements and renovation of the old jail.

A motion was made by Mr. Agnew and seconded by Ms. Seeber to amend the prior appropriation authorized, reducing it from \$4,000,000 to \$2,000,000 in ARPA funding for emergency culvert repairs, capital improvements and renovation of the old jail, and to suggest the remaining \$2,000,000 be appropriated from the General Fund Unappropriated Surplus account. Upon further discussion, Ms. Seeber suggested an amendment to the motion to rescind the appropriation of \$4,000,000 in ARPA funding to the Department of Public Works altogether, and Mr. Agnew agreed to the amendment. Discussion ensued, at the conclusion of which Ms. Braymer called the question; the motion failed due to a lack of majority vote, with Mr. Dickinson, Ms. Gillis, Mr. Thomas, Mr. LaMothe and Mr. Swan voting in opposition (*Mr. Wild absent*).

Motion was then made by Ms. Seeber and seconded by Mr. Agnew to reduce the funding awarded to the Department of Public Works from \$4,000,000 to \$2,000,000 for infrastructure needs. Ms. Braymer called the question and the motion failed due to a lack of majority vote, with Mr. Dickinson, Ms. Gillis, Mr. Thomas, Mr. LaMothe and Mr. Swan voting in opposition (*Mr. Wild absent*).

Moving on, privilege of the floor was extended to Sara Frankenfeld, *GIS Administrator*, who presented a Power Point Presentation in relation to the next discussion item, entitled "*Warren County ARPA Applications Dashboard and Review Form*" and answered questions posed by the Committee. *A copy of the presentation is on file with the minutes.*

The Committee discussed a date and time for the next meeting, which they determined would be held on September 27<sup>th</sup> at 3:00 p.m.

In regards to the application submitted by the Town of Johnsbury which Ms. Hogan indicated she would like to

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withdraw, Ms. Braymer stated she felt it should be included for consideration of funding; no Committee members disagreed.

Regarding the Referral/Pending Item #4, a motion was made by Ms. Seeber, seconded by Mr. Swan and carried by a majority vote of those present (*Mr. Wild absent*), with Mr. Dickinson abstaining, to send a referral to the Occupancy Tax Committee regarding funds to support the RFP (*Request for Proposal*) for Creative Marketing for the Tourism Department.

A brief discussion ensued regarding scoring ARPA Applications to determine who would receive ARPA funding.

Regarding the Referral/Pending Items #6, a motion was made by Mr. LaMothe, seconded by Mr. Dickinson and carried by a majority vote of those present (*Mr. Wild absent*), to amend Resolution No. 420 of 2021 to appoint Tricia Rogers, *President and CEO, Adirondack Regional Chamber of Commerce*, to the ARPA Advisory Committee and refer the same to the Personnel, Administration & Higher Education Committee.

A motion was made by Mr. Swan and seconded by Mr. Agnew, to delete the position left vacant upon the resignation of Ryan Moore, *former Warren County Administrator*. Upon further discussion as to whether Mr. Moore may still like to serve on the Committee in his new position, Mr. Swan rescinded his motion and Mr. Agnew rescinded his second. The consensus of the Committee was to refer to the Personnel, Administration & Higher Education Committee a request to either appoint Mr. Moore under his new title if he wanted to remain on the Committee, or to delete the position altogether if he was not.

Regarding the remaining Referral/Pending Items the following items were not discussed.

- 1) The funding application for Glens Falls Hospital Behavioral Health Project would be submitted by August 1<sup>st</sup>, 2022, this item was addressed during Mr. York's update regarding the Community Service Board distribution of ARPA funds.
- 2) Written ARPA funding distribution plan.
- 3) Meals on Wheels Program.
- 5) In regard to premium pay, the Committee reviewed the information provided by the County Treasurer and the County Administrator and decided the discussion would continue at the next meeting.

There being no further business to come before the ARPA Advisory Committee, on motion made by Mr. Dickinson, Ms. Braymer declared the meeting adjourned at 4:47 p.m.

Respectfully submitted,  
Molly Ganotes-Gleason, Legislative Office Specialist



## Warren County ARPA Applications Dashboard and Review Form

To assist with reviewing submitted ARPA applications, the Warren County Planning Department has developed two websites. These websites are both password protected to ensure privacy of confidential information submitted by applicants. The same username and password can be used to access both websites. The username and password are case sensitive.

**Username:** WCARPA

**Password:** arpagis123

### ARPA Applications Dashboard

url: <https://tinyurl.com/2p8pxw85>

This website allows committee members to view all applications submitted, including detailed budgets and any attachments uploaded by the applicant. The application also allows filtering of applications by various category types.

### ARPA Applications Review Form

url: <https://arcg.is/OXnaSu>

This website allows committee members to submit their review scoring for each individual project. The website also includes links to a blank application form that can be used for reference and a project spreadsheet to help track project reviews.

Questions? Need help? Contact Sara Frankenfeld at [frankenfelds@warrencountyny.gov](mailto:frankenfelds@warrencountyny.gov) or 518-761-6398.

# WARREN COUNTY ARPA

## APPLICATIONS FOR FUNDING

summary of applications submitted through the formal application process  
6/20/22 through 8/3/22

### number of applications by ARPA category



### number of applications by amount requested



total applications submitted

**84**



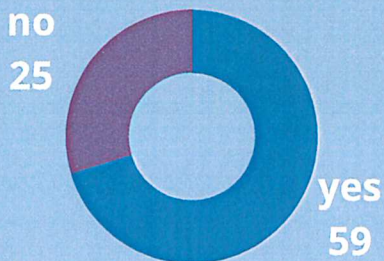
total funding requested

**\$22,583,575**

### funding requests

**minimum:** \$3,000  
**maximum:** \$4,000,000  
**average:** \$268,842  
**median:** \$64,500

prior funding?



community services board projects

**10**

### Negative economic impact applications



Application Received	Brief Description	Amount Requested/Allocated	Date Received	*Non-Profit
Adirondack Sports Complex		\$ 200,000		
WC Community Services Board		\$ 1,000,000		
GGFT		\$ 20,000		
SACCN		\$ 112,500		
CSAH		\$ 950,000		
WC Airport		\$ 100,057	Spent \$31,748.60 Left \$68,308.40	
Res 453 of 2022		\$ 251,580	Spent \$193,169.83 Left \$58,410.17	
Liza's Workforce Training		\$ 493,000		
Liza's Crandall Library		\$ 30,000		
Admin		\$ 372,611	Spent \$4,879.21 Left \$367731.79	
Health Services		\$ 19,726.81	Spent \$19,726.81 Left \$0	
Technology Upgrade		\$ 250,000		
<u>Bikeway Connection Study</u>		<u>\$ 100,000</u>		<u>\$3,899,474.81</u>
Family Service Assoc. Of GF	Program Support	\$ 20,000*	June 20, 22	
Crafted	Rental of Larger Storefront Space	\$ 20,000	June 20, 22	
Sticky's Graphics, LLC	Update and Expand Equipment	\$ 65,000	June 20, 22	
North County Guitar	Rehire Teachers for Lessons	\$ 50,000	June 21, 22	
The Hyde Collection	Hire Art Educators/Financial Assistance	\$ 45,000*	June 22, 22	
Par 27, LLC (Sunnyside Par 3)	Improvements for Winter Operation	\$ 175,000	June 22, 22	
Small Tales Early Learning Center	Loss of Income	\$ 5,000*	June 23, 22	
820 River St, Inc (Baywood Center)	Additional Counselor/Vehicle	\$ 113,580*- CSB	June 23, 22	
Brunettos Restaurant	Loss of Income/Downscale Restaurant	\$ 25,000	June 24, 22	
LCLGRPB	Small Business Management Funding	\$ 300,000	June 24, 22	
Lotus Estate, LLC (The Bond 1786)	Business Upgrade/Restoration	\$ 100,000	June 27, 22	
Alchemy Bagel Café	Loss of Income	\$ 9,000	June 27, 22	
Brant Lake Foundation, Inc	Water Quality	\$ 100,000*	June 28, 22	
Warrensburg Vol. Fire Co.	Replace Lost 2020 Fundraising Monies	\$ 30,000*	June 28, 22	
Servants of The Word (Open Door)	On-Site Work Therapy	\$ 100,000*	June 29, 22	
ALL in Glass Studios Too, Inc	Loss of income/New Hire	\$ 40,000	June 29, 22	
North Warren Emergency Squad	Replace Funds for New Ambulance	\$ 200,000*	July 7, 22	
My Almond Tree Shop	Reopen Location for Counseling Services	\$ 50,000	July 9, 22	
Montcalm Apts, LLC	Septic Update-Connect to Town of QBY	\$ 464,392	July 14, 22	
Mammoth Recycling (Rocket)	Processing Equipment	\$ 12,600	July 14, 22	
Tri County United Way	Funding for Non-Profits	\$4,000,000*	July 15, 22	
WC Office of Emergency Services App	Notifications App Development	\$ 6,300	July 15, 22	
Tri County Literacy Center, Inc	Training For 20 New Tutors	\$ 16,338*	July 20, 22	\$5,947,210.00
CWI- Applications x4	Training, Pay for Essen Workers	\$ 855,000*	July 21, 22	
JSJ Transport	Lost income, Small Business Support	\$ 200,000	July 23, 22	
Rooster Amusement (LG Arcade)	Small Business Support	\$ 275,277.12	July 24, 22	
Warren/Wash Assoc for Mental Health-Community Outreach		\$ 245,531*-CSB	July 26, 22	
WC Soil and Water		\$ 11,600	July 26, 22	

Kind Cycling	New Stationary Bikes	\$ 28,300	July 26, 22	
Greater GF Senior Center		\$ 15,000*	July 27, 22	
Brayton Psychological Services	Youth Group Support	\$ 3,000*-CSB	July 27, 22	
Greater Adk Home Aides, Inc.	Technology Support	\$ 18,000	July 28, 22	
Puckers Gourmet, LLC	Kitchen Supplies	\$ 5,000	July 28, 22	
Adk Civic Center Coalition	Tech/ Arena Upgrades	\$ 500,000	July 28, 22	\$2,155,708.12
Culverts and Buildings	Not Yet Adopted	\$4,000,000	July 28, 22	\$4,000,000

**Subtotal** \$16,002,392.93

Adirondack Comm College	Connect students to opp in tourism	\$ 783,462	Jul 29, 22
Charels R Wood Theater	Stage Production cancelled in 2020	\$ 7,500*	Jul 30, 22
Adirondack Comm College	Health Professions Opp Grant	\$1,281,500	Aug 1, 22
WAIT House	Clinical services for homeless youth	\$ 88,517*-CSB	Aug 2, 22
WC Office of Emer Serv-PPE	PPE purchased 2021-2022	\$ 3,146.11	Aug 1, 22
Addictions Care Center of Albany	Family Support	\$ 93,136*-CSB	Aug 2, 22
Skye Farm Camp/Retreat Center	Offset 2022 Expenses-Lost Income	\$ 50,000*	Aug 1, 22
JLABS Child Center	Open Child Care Center	\$ 30,000	Aug 2, 22
West GF Emer Squad	Reimburse COVID related costs	\$ 13,817.27*	Aug 2, 22
Renaissance Dining Group, LLC	Reimburse losses/ Increase business	\$ 40,000	Aug 2, 22
CSEA Unit 9000	Continuity of County Serv t/o Pandemic	\$ 800,000	Aug 2, 22
Look Media Resource	Support for Young Adults	\$ 25,000*-CSB	Aug 2, 22
WC Public Works-Solid Waste	Creation of Central recycling facility	\$1,450,000	Aug 2, 22
Roette Palmatier	WC Premium Pay	\$ 5,000	Aug 2, 22
Research Foundation for SUNY	Chromebook Tech	\$ 32,335*	Aug 1, 22
Research Foundation for SUNY	Hire Full-Time Mental Health Advocate	\$ 428,153*	Aug 1, 22
Research Foundation for SUNY	Textbooks on Reserve Program	\$ 19,829*	Aug 1, 22
QBY Comm Scholarship Assoc	Post High School vocational programs	\$ 181,250*	Aug 2, 22
Painted Pony Rodeo	Financial Hardship	\$ 100,000	Aug 1, 22
Habitat for Humanity	Assistance to non-profits	\$ 250,000*	Aug 1, 22
GF Regional Venture Ecosystem	Assist small businesses	\$ 100,803	Aug 1, 22
EDC Warren County	Housing Expansion	\$ 50,000*	Aug 1, 22
EDC Warren County	Broadband Data Collection	\$ 50,000*	Aug 1, 22
EAP of Warren, Washington, Saratoga	Work/Life balance Platforms	\$ 26,367.37*	Aug 1, 22
All Brands, LLC	Lost revenue/Reopen bottle redemp. Center	\$ 50,000	Aug 2, 22
World Awareness Child Museum	Income loss-Facing closure	\$ 64,000*	Aug 2, 22
Adsf (Mental Health Toolbox)	Staff training and resources for MH	\$ 65,000	Aug 2, 22
High Peaks Hospice	Education to increase length of stay	\$ 206,880*	Aug 2, 22
High Peaks Hospice	Increase in cost of supplies	\$ 158,000*	Aug 2, 22
Bay Ridge Vol Fire Co	AED/CPR Equipment	\$ 37,435*	Aug 2, 22

Caritas, Inc (Nearcare)	Non-Medical, Non-hands on support	\$ 32,000*	Aug 2, 22	
Jessica Taylor	Failing Ridge St Septic	\$ 11,000	Aug 2, 22	
Park Theater Foundation	Summer Series Concerts	\$ 242,250*	Aug 2, 22	
Montcalm Apts.	Waste Water Treat Plant Refurb	\$3,550,000	Aug 1, 22	
Glens Falls Hospital	CSU Relocation and Expansion	\$2,434,752	Aug 3, 22	
City of Glens Falls	Rebuild recreational courts	\$ 250,000	Aug 3, 22	
Bay Ridge Rescue Squad	The Sim Man Experience Program	\$ 46,568*	Aug 3, 22	
Council for Prevention, Inc	Reinstate f/t Comm Outreach Co-or	\$ 175,000*	Aug 3, 22	
People USA	Transitional Care Wellness Team	\$ 167,137.30*-CSB	Aug 3, 22	
Adirondack Theater Festival	7 <sup>th</sup> Annual Film Festival	\$ 25,000*	Aug 3, 22	
ADK Excursions, LLC	Financial hardship, Start-up or expansion	\$ 175,000	Aug 3, 22	
WBG EMS	AEDs and other equipment	\$ 150,000*	Aug 3, 22	
WC Soil and Water	Weather monitoring station Program	\$ 3,000	Aug 3, 22	
Stephenson Lumber Co	Financial Hardship	\$ 156,900	Aug 3, 22	
WC Public Defender's Office	Two needed job positions	\$ 267,179	Aug 3, 22	
Big Brothers, Big Sisters	Impacts of COVID on youth	\$ 25,500*	Aug 3, 22	
BH Services North, Inc	Support Public Health Response	\$ 277,240*	Aug 3, 22	\$14,479,657.05

Total \$30,482,049.98

Total Allotted \$ 7,899,474.81

Total Requested \$ 22,582,575.17

84 Applications (Does NOT include those in yellow)



# MENTAL HEALTH FIRST AID AND NACo



*The feedback was overwhelmingly positive. The group was very impressed with the trainers and felt the curriculum was extremely useful in helping the county workforce address and support the need of county employees who may be experiencing mental health and/or substance use needs. The training was comprehensive, skills-oriented and provided the essential tools and guidance to support our staff."*

— **Michael Orth**,  
Commissioner, Westchester County, NY, Department of Community Mental Health

## WHY MENTAL HEALTH FIRST AID?

Mental Health First Aid (MHFA), a skills-based training administered by the National Council for Mental Wellbeing, teaches people how to identify, understand and respond to signs and symptoms of mental health and substance use challenges in their peers, friends and colleagues.

To help the National Association of Counties (NACo) realize its vision of creating healthy, safe and vibrant counties across America, the National Council and NACo are partnering to offer crucial MHFA trainings to county employees and the communities they serve. The National Council-NACo partnership will support elected officials and county staff, who are asking for help with their own mental health and wellbeing. And, by extension, create a framework for counties to destigmatize mental health and substance use issues as they provide community residents with more equitable access to quality mental health and substance use treatment services.

Less than  
**10%**  
of employees feel their workplace is free of stigmas about mental health.  
— McKinsey Center for Societal Benefit

Nearly  
**1 IN 5**  
adults in the U.S. lives with a mental illness.  
— National Institute of Mental Health

Counties are the entry point to the criminal justice system, and  
**64%**  
of jail inmates have a mental illness.  
— NACo

**98%**  
of MHFA at Work participants in 2021 said they would recommend the training to a colleague.  
— MHFA

## WHAT MHFA COVERS

- Noticing signs and symptoms of substance use and mental health challenges.
- Navigating difficult conversations about mental health.
- Knowing that recovery is possible – and how to support it.
- Tackling mental health stigma in the workplace.
- Understanding principles of safety and privacy. Building resilience and strategies to alleviate burnout.
- Implementing a 5-step MHFA Action Plan (ALGEE).
- Reinforcing relevant employee resource groups, employee benefits and HR initiatives.

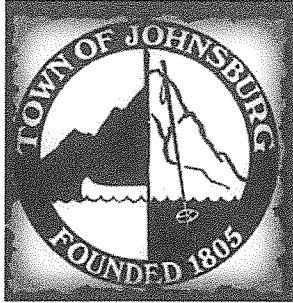
## WHO SHOULD TAKE IT

- County employees at all levels, including elected officials and county staff across all departments and organizations.
- Human resources and benefits partners, senior leaders and front-line managers.
- First responders including law enforcement, corrections officers, fire and EMS services.
- Hospital and nursing home staff.
- School teachers, administrators and youth-serving staff.

### Sources:

- Coe, E., Cordina, J., Enomoto, K., Seshan, N. (2021, July 23). Overcoming stigma: three strategies toward better mental health in the workplace. McKinsey Quarterly. <https://www.mckinsey.com/industries/healthcare-systems-and-services/our-insights/overcoming-stigma-three-strategies-toward-better-mental-health-in-the-workplace>
- National Institute of Mental Health (NIMH). (n.d.). Mental illness. <https://www.nimh.nih.gov/health/statistics/mental-illness>
- National Association of Counties. (n.d.) Behavioral health matters to counties. <https://www.naco.org/sites/default/files/documents/NACo%20Behavioral%20Health%20Priorities.pdf>





# TOWN OF JOHNSBURG

219 Main Street, North Creek, NY 12853  
Phone: (518) 251-2421 ~Fax: (518) 251-9991

**Bakers Mills  
Johnsburg  
North Creek  
North River  
Riparius  
Wevertown**

**Town Supervisor**  
Andrea Hogan  
(518) 251-2421x4

**Town Council**  
Gene Arsenault  
Arnold Stevens  
Pete Olesheski  
Justin Gonyo

**Highway Superintendent**  
Fred Comstock  
(518) 251-2113

**Town Clerk**  
Jean Comstock  
(518) 251-2421x3

**Town Assessor**  
Letitia William  
(518) 251-2421x6

**Zoning Enforcement**  
Colin Mangan  
518-251-2421x5

August 9, 2022

American Rescue Plan Act Committee  
Warren County Municipal Center  
1340 U.S. 9,  
Lake George, NY 12845

Dear Committee Members,

With the help of the Lake Champlain, Lake George Regional Planning Board, Warren County Planning Department and Warren County EDC, the Town of Johnsburg has received the following funding commitments for the North Creek Sewer project:

NYS Empire State Development Corp.	\$ 1,600,000
Northern Borders Regional Commission.	\$ 750,000
USDA	\$1,498,000

These grants, along with a 1.5% interest rate loan for \$3,783,000 from the USDA will allow the town to move the project forward, subject to a referendum vote in October of 2022.

Even with over ½ of the project grant funded, the Town is concerned that the cost will place an unanticipated burden on small businesses and residents currently included along the Main St. district. While the Town itself has invested over \$57,000 in ARPA funds in the project, we will only receive \$235,000 in total directly from the Rescue Plan, and hope to fund other important initiatives like child care and communications.

Therefore, we are asking the County Committee to consider pledging \$110,000 to the Town for the purpose of off-setting sewer district costs by ½ to small business and residential owners under 14 EDUs for a period of 2 years. To be clear, this would be \$55,000 each year for 2 years. This will allow the district users time to plan for the annual cost and hopefully, with development of new business, time to see their costs defrayed by additional income to the district. Furthermore, the Town will continue to seek other grants.

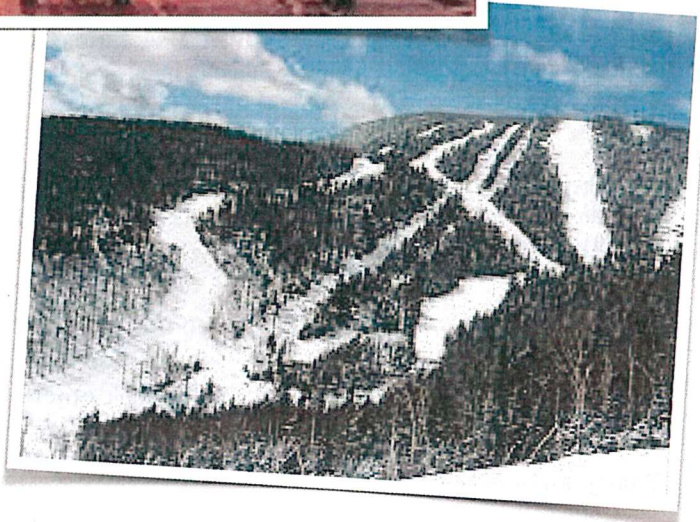
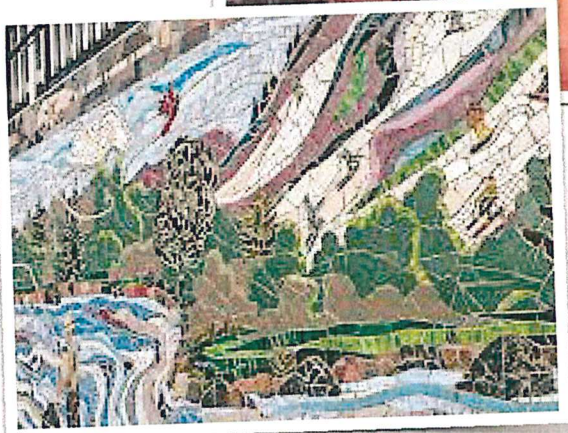
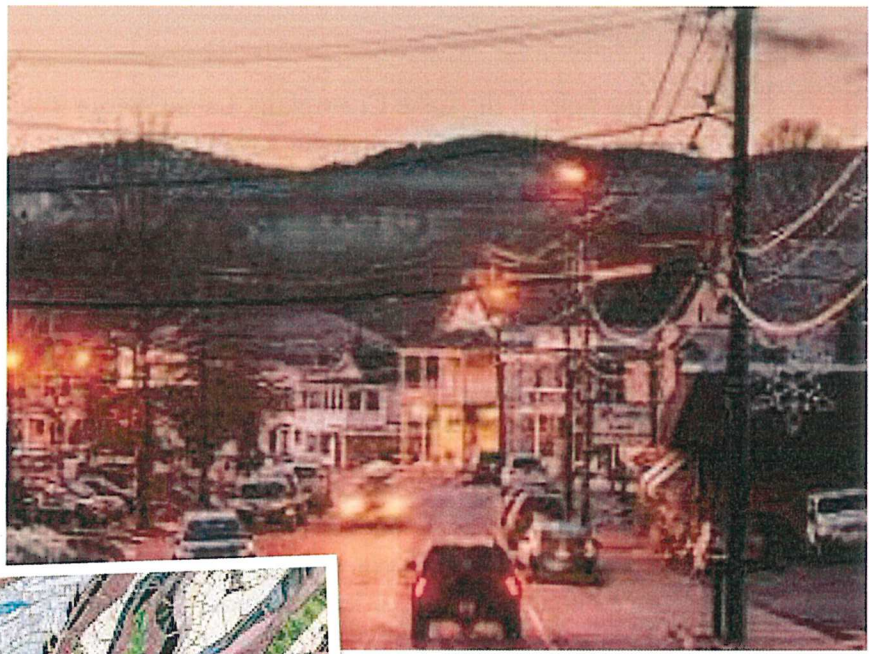
This project is vitally important not only to Johnsburg, but to the County as well. The recent Hunden report references North Creek several times as the next growth area of the county.

Thank you for your consideration. Attached please find the project budget and a description of the project.

Sincerely, Andrea Hogan, Supervisor, Town of Johnsburg

# North Creek

Making the case for a wastewater treatment system



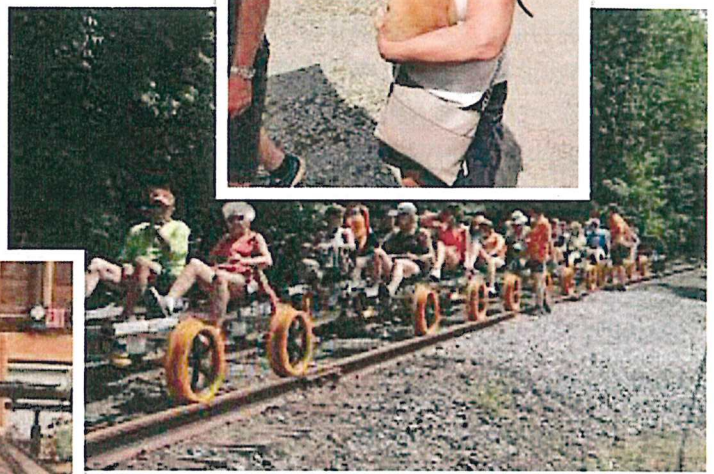
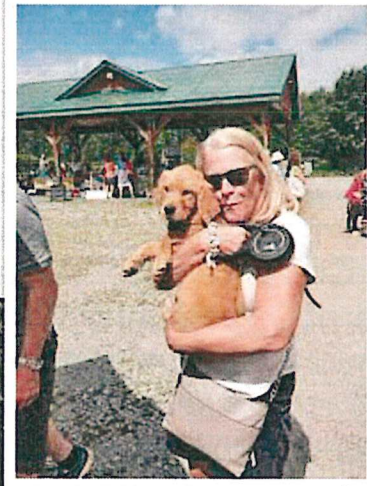
## The Challenge

The lack of wastewater treatment in the hamlet of North Creek, located in the Town of Johnsbury at the base of State-owned Gore Mountain, prevents the dense, walkable, and sustainable community that ski tourists are seeking in a modern destination. While Johnsbury continues to struggle to attract new visitors, Vermont ski resorts including Stowe, Sugarbush, Stratton, Mount Snow, and Jay Peak have all invested in establishing ski-in, ski-out downtowns at the base of their mountains, leading to growth in their skier visit market share. In order to compete with these facilities and retain New York skier dollars, the Town of Johnsbury seeks to develop the vibrant downtown that contemporary skiers desire.

The Town of Johnsbury has attempted to attract new hospitality development but the lack of wastewater infrastructure has prevented such investment. In 2019, the Adirondack Park Agency partnered with the Town to market the community of North Creek to hotel developers. Despite the Town being listed as a federal Opportunity Zone available for preferential tax treatment, and millions of dollars by the State of New York into the ski area itself, the response from the targeted developers was that *the community needs both municipal infrastructure and a more exciting downtown before they are willing to invest*. As such, the Town is currently attempting to establish a sewer district for its North Creek hamlet but faces challenges related to limited funding and state aid requirements that dissuade commercial inclusion in sewer districts in favor of residential use.

# The Situation

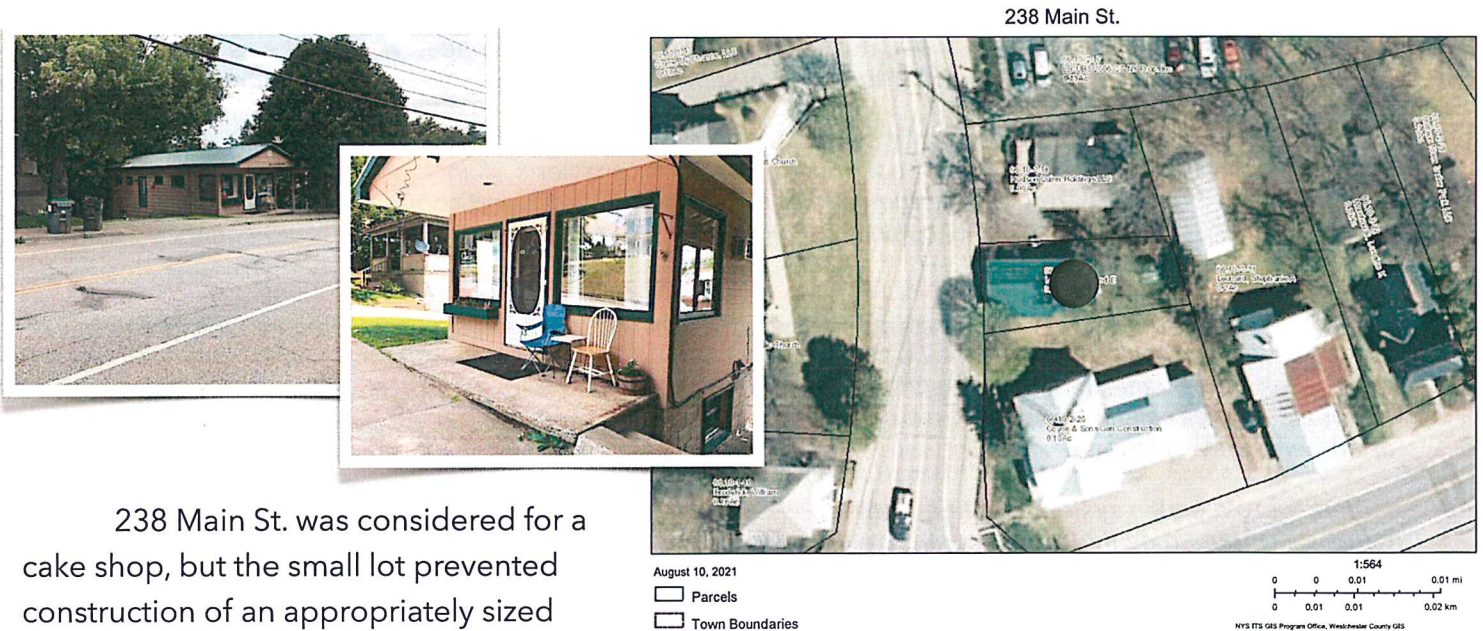
North Creek Main Street runs north-south, nestled between the historic and scenic Hudson River and Gore Mountain Ski Area. It is anchored on each end by Tannery Pond Community Center - a vibrant 2 million dollar gift to the town by local philanthropists, and the active Riverfront complex - occupied by Revolution Rail rail-bike company, artisans, a farmer's market and rafting companies -cumulatively poised to bring over 70,000 customers through the Main St. corridor this summer.



# The Particulars

Limited accommodations and significant Main Street vacancies impede more than just the sense of downtown's vibrancy. Gore Mountain attracts approximately 220,000 skier visits annually while neighboring Vermont resorts with modern resort infrastructure and vibrant downtowns attract between two-to-three times more annual skier visits. New Yorker visits to Vermont resorts represent tourist spending and associated tax revenue leaving the state, as well as revenue that could support New York's Olympic Regional Development Authority. Wastewater infrastructure would enable Johnsburg to transform the ski hamlet of North Creek into a destination that retains New York skier spending and attracts visitors from other states.

Illustrated below are the vacant and under-utilized properties that could be developed, given supportive infrastructure.



238 Main St. was considered for a cake shop, but the small lot prevented construction of an appropriately sized septic. This property has been on the market for 211 days in a market where the median is 160 days.

243 and 247 Main St.



August 10, 2021

- Parcels
- Town Boundaries



*"Four years ago, the former United Methodist Church of North Creek became available for purchase on Main Street in North Creek. I purchased it with the intention of turning it into a business that would attract consumers to North Creek's downtown district and provide jobs for residents.*

*At the same time, I purchased the house next door, known as The Parsonage. My intent was (and is) to add an apartment to the lower level of The Parsonage and make both levels available for vacation rentals.*

*The church is a landmark in our community. Built in 1879, it hosts 10 gorgeous 10-12 foot tall vintage stained glass windows about which a book has been written, a historic 36 inch bell cast in 1887 by the Meneely Bell Foundry in Troy. The large sanctuary, community room and commercial kitchen provide approximately 3000 feet of potential business usage. The church is zoned commercial, so cannot be used as a residence without a variance.*

*To this day, the church remains vacant and the apartment in the Parsonage remains vacant, solely due to the lack of sewers on Main Street. The church currently contains one half bath and one 2 basin sink, with no septic tank (just a small leach field) and inadequate room and topography for more. The Parsonage has an adequate septic tank for its current use but the existing septic system cannot support the additional apartment I have planned.*

*If there were a septic system on Main Street, both of these properties would be productive revenue generating properties that would contribute both to the quality of life in our town and to the local economy. The Parsonage apartment could host visitors or assist in satisfying the dire need for local rental housing. The Church could become a thriving business, attracting diners, visitors, shoppers or other consumers, and providing jobs and economic stimulus.*

*The economic calculus favors sitting out with undeveloped property over trying to fit in a complicated, expensive (due to space and topographical constraints) sewer system that will become obsolete when sewers are inevitably installed on Main Street. The lack of a sewer on Main Street has acted as a bar to development of these two historic and potentially important business properties. "- J. Zimmerman.*

Vacant lots Main St.

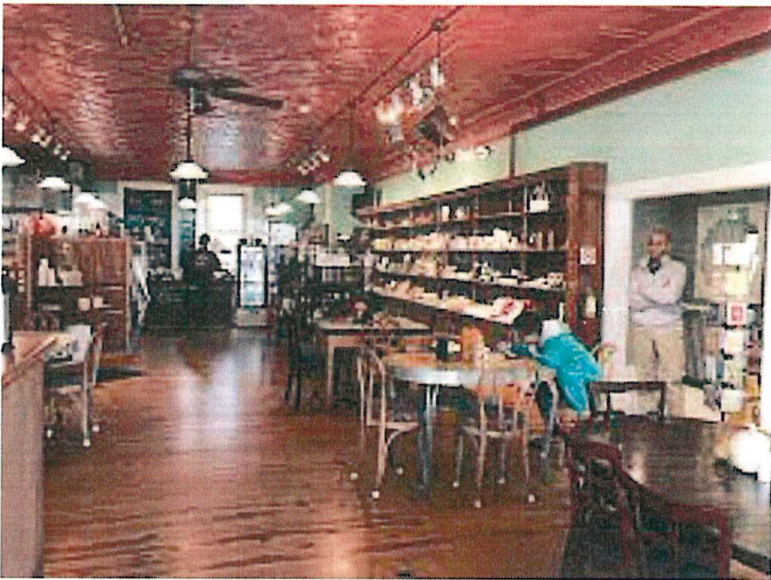
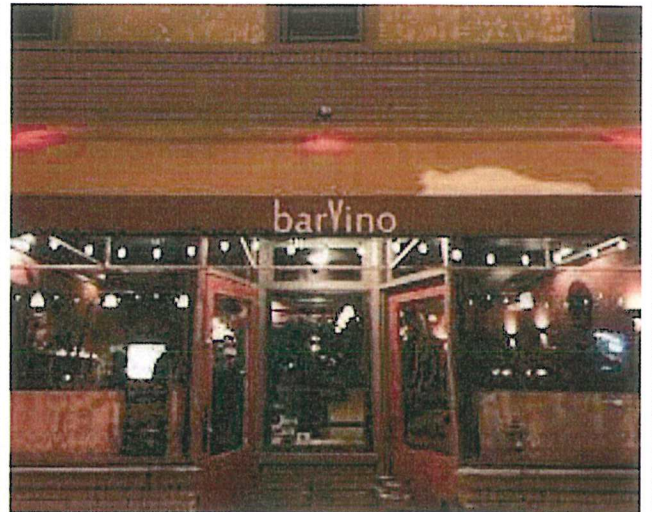


The owners of these properties tell us that because the lots are small, they have not tried to develop or sell since any building would be limited in size to accommodate a septic system.

They have been sitting on these parcels for 50 years waiting for a sewer to be built.

A vacant lot on route 28N at the entrance to Main St. and an adjacent one would be inviting to developers, especially with their views of the historic Ski Bowl trails. They are owned by a realtor who says she has been waiting for the sewer to increase their value.





These two eating establishments are essential to satisfying visitors and locals alike. Both have struggled with operating a busy restaurant on a limited septic system.


Anna Bowers, former owner of bar VIno writes: ***"From 2008-2021 I co-owned barVino on Main Street with my family. During that time, I lived in the apartment above the restaurant and my brother lived in the basement apartment below it. While those who live in towns with sewer systems probably don't often find themselves thinking about them, I have found myself thinking about the convenience of having a sewer system in North Creek for nearly thirteen years. Having a septic tank for a 50+ person capacity restaurant and two apartments is simply not ideal."***

Izzy's restaurant has been told by the Department of Health that their septic is not adequate for their operations and that their lot is not large enough for a system that would meet DOH requirements. They have held off the tremendous expense of a replacement by providing frequent proof of community support for the sewer.

273 Main St.



August 10, 2021

-  Parcels
-  Town Boundaries



This large commercial building built in 1988 hosts grocery and liquor stores, but the frontage on Main St. is vacant. It is served by a septic system that is located under the parking lot. While the current system is still functioning, They have been told that they could not meet modern standards for a septic system without tremendous expense. It is currently listed for lease, but has been on the market on and off for over 5 years.



287 Main St.



August 10, 2021

-  Parcels
-  Town Boundaries



NYS GIS Program Office, Westchester County GIS

287 Main St.

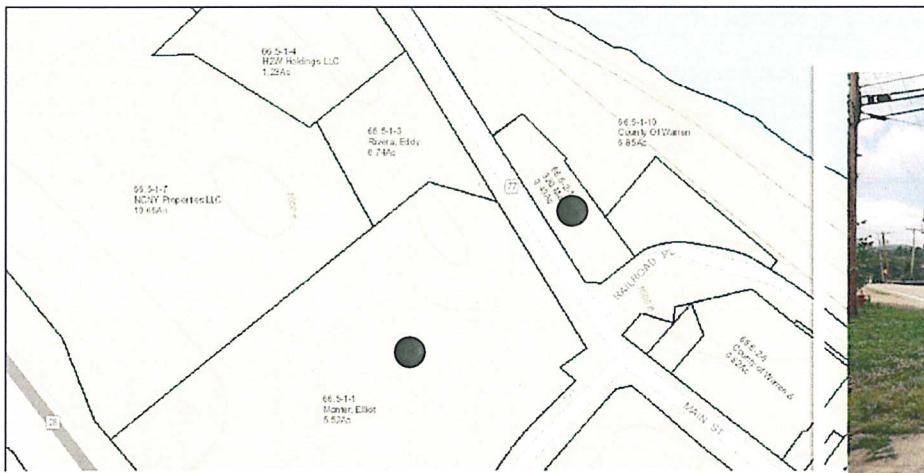
Tiny and adjacent to the commercial complex, it is limited in use by size of septic. On and off the market for years.



# Not just business, housing too.

In addition to supporting existing businesses and promoting further commercial development, this project will facilitate new market-rate and affordable housing. In the Adirondacks, 63% of resident households cannot afford a newly constructed, 1,000 square foot home, and 88% cannot afford a newly constructed home that is the national median size of 2,333 square feet. A significant component of overall housing costs is land, which is made even more scarce by the large lot sizes required to overcome limited wastewater infrastructure. The Olympic Regional Development Authority, the State entity managing the Gore Mountain, is presently undertaking an employee recruitment plan that seeks to address a critical lack

320 and 317



0.05 mi  
0.08 km  
©2013 EPA, USDA

320 and 317 Main Street represent the epitome of need for wastewater infrastructure. The owner of 320 is awaiting sewer to demolish and build workforce housing, 317 has sat vacant since a developer abandoned plans to build due to lack of wastewater infrastructure.

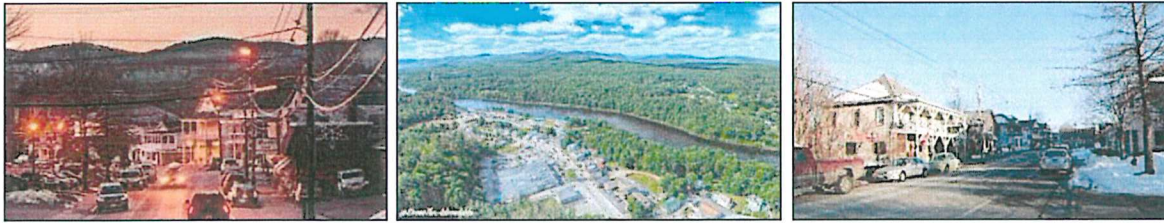
Contributors to this narrative include Dan Kelleher, Special Assistant for Economic Affairs at the Adirondack Park Agency, Jennifer Zimmerman, Anna Bowers, Chris Belden of the Lake Champlain, Lake George Regional Planning Board and Andrea Hogan, Town of Johnsburg Supervisor.



~~Matt Parobeck - "Just to note, the whole North Creek area, about a 10 mile diameter that supports the LARGEST ski resort in New York State, has a total of about 120 hotel units distributed over 6 facilities. Maybe that can hold 440 guests to the area. Gore Mountain Ski resort has 3,000 plus skiers in a day. One large hotel of 60 units increases the hotel capacity of region by 50%!!!! "~~

~~Contributors to this narrative include Dan Kelleher, Special Assistant for Economic Affairs at the Adirondack Park Agency, Jennifer Zimmerman, Anna Bowers, Chris Belden of the Lake Champlain, Lake George Regional Planning Board and Andrea Hogan, Town of Johnsburg Supervisor.~~

# NORTH CREEK WASTEWATER PROJECT



## PROJECT FUNDING BREAKDOWN

Description	Grant	Loan		Total
Total Project estimated cost				<b>7,630,880</b>
ESD	\$1,600,000	\$0		<b>-\$1,600,000</b>
NBRC ( Northern Borders Regional Auth)	\$750,000	\$0		<b>-\$750,000</b>
USDA	\$1,498,000	\$3,783,000	1.5% interest rate	<b>-5,281,000</b>
Other	\$0	\$0		
<b>Total</b>	<b>\$3,848,000</b>	<b>\$3,783,000</b>	<b>0</b>	<b>7,630,880</b>

Estimate of Annual Operating and Maintenance Costs	\$60,000
Total number of EDU's	311.2
Annual Cost O&M / EDU	\$305.39
Annual debt payment / EDU	\$192.83
Total Annual Cost per EDU ( O&M + debt)	\$614.90

## Grant Information - North Creek Sewer Project

**Empire State Development** \$1,600,000

Award made as part of 2022 CFA awards.

**Northern Borders Regional Commission** \$750,000

Grant # NBRC21GEDA03

Project Title: Public Sewer Installation - Town of Johnsbury, NY

See NBRC compliance manual

**USDA** \$3,783,000 loan  
 Application submitted 12/ 23/21. Notice of Eligibility 6/2022 \$1,498,000 - grant