



**Occupancy Tax Coordination Committee – Special Meeting
AGENDA
February 10, 2025 - 10:00 a.m.**

Committee Members: CROCITTO, Runyon, Patchett, Gilligan, Etu, Thomas, Merlino

Chair of the Board shall serve as an Ex-Officio member when needed in accordance with Section C (4) of the Rules of the Board.

- I. Committee meeting called to order by Chairman Crocitto.
 - II. Privilege of the floor and public comment
 - III. Action Agenda/New Business Items:
 - a. **Resolution Request:** To award municipal supplemental funding to the Town of Johnsbury in the amount of \$2,500,000 from A.6417.002.480.04 Occupancy Tax – Warren County Projects, to be paid annually in the amount of \$250,000 over the next 10 years
Rationale: To assist the town of Johnsbury in funding the North Creek Municipal Wastewater Treatment Plant.
 - IV. Discussion Items: None
 - V. Referrals: None
 - VI. Privilege of the floor and public comment
 - VII. Motion to adjourn
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Attachment #1: Resolution Form 3 New Contract with Town of Johnsbury North Creek Municipal Wastewater Treatment Plant

Attachment #2: Applicant documentation with supporting back-up

RESOLUTION REQUEST FORM NO. 3

Request for New Contract

DEPARTMENT NAME: Tourism

DATE: February 6, 2025

- (a) Is this a Result of a Bid or Request for Proposal? **No**
- (b) Purpose of Contract: **To award municipal supplemental funding to the Town of Johnsburgh in the amount of \$2,500,000 to assist the town in funding the North Creek Municipal Wastewater Treatment Plant**
- (c) Name of Contractor: **Town of Johnsburgh**
- (d) Address of Contractor: **PO Box 338, North Creek, NY 12853**
- (e) Contractor's Contact Person and Telephone Number: **Jim Williams,
845-325-0736**
- (f) Has or will the Contract be provided, if so, please attach:
- (g) Commencement Date of Contract: **Upon Board of Supervisor approval**
- (h) Termination Date of Contract: **December 31, 2035**
- (i) Payment Provisions:
 - i) lump sum amount
 - ii) hourly rate amount
 - iii) total amount not to exceed **\$2,500,000**
 - iv) how will payments be made (i.e. monthly, quarterly, upon completion of the project, etc. **Payments made annually in the amount of \$250,000 over the next 10 years.**
- (j) Where are the Funds for this Contract? List Budget Code, Object Code, Full Title* and Amount: **OR Capital Project OR Capital Reserve Project Number, Title, and Amount: A.6417.0002 480.04 - Occupancy Tax - Warren County Projects \$2,500,000**

**Sample: A.1010 470 Legislative Board – Contract \$xx.xx
Capital Project No. H289.9550 480 – Old Jail Renovations \$xx.xx**

*as listed in budget and LOGOS

Supplemental Funding Application for: 2025

Organization

Town of Johnsburg

Government

Event/Project: North Creek Municipal Wastewater Treatment Plant

Requested: \$2,500,000

Funds Needed By: 10/01/2025

Funds Expensed By: 12/31/2025

Reason for Requesting Supplemental Funding (name of event, activity, project or other):

The funding request is to close the funding gap that occurred between when initial funding was secured, based on the Map Plan and Report prepared by our engineers in 2022, and the bids that came back in November after a delayed and lengthy permitting process with the DEC, for the North Creek Municipal Wastewater Treatment plant, servicing Main Street as well as the New Ski Bowl Lodge built by ORDA.

This funding request and support will directly benefit and enhance tourism in many ways. First is the investment by the State in the Historic North Creek Ski Bowl in the form of a 18,000-square-foot lodge, which will be the base for a new summer attraction rail/line coaster and new ski lifts and provide a second entry point to the main Ski Center at Gore. This Lodge started construction last spring with an opening date of Fall 2025. As per their APA permit, they are required to hook into a municipal waste water treatment facility, which is the North Creek Municipal Wastewater Treatment plant. The funds provided will close the funding gap, and the town will be able to award our current bids and keep the project on schedule, any delay will delay the opening of the lodge and the anticipated (by ORDA) 40,000 additional guests to the area.

In addition, FrontStreet Mountain developers have APA approved permits in 2007 to develop lands held next to the ski bowl. Land swaps have been made and ski trails laid out for construction by ORDA. This three-way agreement also includes one additional land swap between the Town and FrontStreet, who are finalizing plans for a 120-room hotel at the base of the lift and next to the lodge which will provide rooms for people to stay in Northern Warren county, while they enjoy rafting, hiking, mountain biking, Rev Rail and Gore's new summer attraction. This hotel development is dependent on hooking up to the town's new wastewater treatment facility.

Other tourism-related benefits include the recent purchase and remodeling of the 30-room property formerly known as The Copperfield Inn on Main Street with an aging 35-year-old septic system. Owners plan to hook up to the new system. The revitalization of our Main Street district, which is currently hampered by shared septic systems for homes and businesses. Many of these homes serve as short-term rentals. Because of Department of Health regulations related to wastewater, this prevents businesses from expanding to meet the demands of the tourist industry. In fact, our town Mural had raw sewage running over it and down Main Street three times between 2022-2023 as one 12-apartment rental was having septic issues and had to be shut down.

This project will also support the development of 20-25 housing units for middle-income workers, in addition to townhomes for rent and purchase from a developer that plans to build up past our school and tie into the system with a user agreement. As worker housing for the tourist industry is limited with business and ORDA struggling to meet the demands, affordable housing helps support the tourist experience by providing a place for workers to live.

This funding will be going directly to the capital project of the North Creek Municipal Wastewater Treatment

project. The hamlet of North Creek is the largest hamlet in the larger town of Johnsbury and is where future large-density development and business can build without the more restrictive APA regulations applying. We have chosen to focus the first phase of the Wastewater project on areas that economically drive the tourism industry in our town, ORDA's development in our Ski Bowl park and Main Street North Creek, so that the new visitors can have a place to shop, eat and enjoy the Adirondacks in both summer and winter seasons.

Once the lodge is complete, ORDA and the town have been in discussions over forming and hosting a unique North Creek/Gore/Johnsbury winter carnival for the winter of 2026, themed after the whitewater derby and the ski trains. Thoughts have included raft races on snow, kayak races and many other preliminary ideas.

ORDA has plans for moving its summer operations down to the new lodge and hosting music events as well as running its summer attraction.

The new lift will allow for lift-serviced mountain biking once a downhill trail system is developed as well as lift-serviced backcountry skiing on trails previously cut by the DEC with connection back to the lift via the Town developed multi use trail network. All utilizing the Lodge as a base camp.

The North Creek Municipal Wastewater Treatment system was planned, budgeted for and funds were secured based off the Map Plan and Report done by Cedarwood Engineering in 2022. Due to delays in permitting through the DEC, including three rounds of comments, with strict ammonia limits put in in the third round, adding to the project cost, the town was delayed in going out to bid by almost one year. When we finally did go out to bid and opened them in November 2024, the cost of the lowest bidders was over the projected costs, above our funding and beyond our Bond authorization.

Will these funds be used in conjunction, and/or matched with any other funding sources?

Yes RD Loan over 38 years 3,788,000
 RD Grant for 1,493,000
 NRBC Grant for 750,000
 ESD grant for 1,600,000
 ARPA funds for 41,467

Was this event, activity or project anticipated in your annual budget or is the request to support an unanticipated expenditure?

Yes Unanticipated cost of project

Special Comments:

Expense Budget

<u>Expense Category</u>	<u>Item</u>	<u>Description</u>	<u>Estimated Amount</u>
Eligible Expenses			
Other	Other	Electric, contingency, engineer service, preliminary engineer service, design phase, contract admin, legal, bonding, fiscal coordinator, land right of way, lateral hookups	\$3,573,966.00
Other	Other	Wastewater Treatment Plant Total	\$3,922,045.00
Other	Other	Collection System Total	\$2,676,456.00
			Eligible Expenses
			\$10,172,467.00
			Expense Total
			\$10,172,467.00

Revenue Budget

<u>Revenue Source</u>	<u>Description</u>	<u>Estimated Amount</u>
Supplemental Funding Request		\$2,500,000.00
Other	RD Grant	\$1,493,000.00
Other	ARPA Funds	\$41,467.00
Other	NBRC Grant	\$750,000.00
Other	RD Loan	\$3,788,000.00
Other	ESD Grant	\$1,600,000.00
		Revenue Total
		\$10,172,467.00

Table 8-2 – Total Project Cost Estimate from MPR done in 2022

Collection System Costs				
Item	Unit Cost	Units	Qty	Total Estimated Cost
Gravity Sewer Pipe (8-inch)	\$175.00	LF	4850	\$848,750.00
Sewer Manholes including Air Releases	\$8,500.00	EA	42	\$357,000.00
Sewer Laterals	\$6,000.00	EA	66	\$396,000.00
Pumping Stations w/ Backup Power	\$200,000.00	EA	1	\$200,000.00
Grinder Station for Nursing Home/ ORDA	\$125,000.00	EA	1	\$125,000.00
2" HDPE Force Main from ORDA	\$85.00	LF	2000	\$170,000.00
2.5" HDPE Force Main from Nursing Home	\$90.00	LF	1120	\$100,800.00
3" HDPE Force Main from PS #1 to Gravity	\$130.00	LF	1715	\$222,950.00
Collection System Estimated Total				\$2,420,500.00
Mobilization/Demobilization				\$121,025.00
Maint/Protection of Traffic/Erosion Sediment Control				\$145,230.00
Contingency				\$363,075.00
Engineering and Construction Oversight				\$242,050.00
Easements/Legal Fees				\$25,000.00
Bonding, Permitting, and Grant Administration				\$100,000.00
Total Estimated Cost				\$3,416,880.00
*Need survey and borings to determine accurate topography and subsurface conditions.				
Treatment System – Located at Town Hall Property				
Item	Unit Cost	Units	Qty	Total Estimated Cost
Septic Tanks	\$150,000.00	EA	3	\$450,000.00
EQ/Anoxic Tanks	\$125,000.00	EA	3	\$415,000.00
AX Max Units	\$110,000.00	EA	12	\$1,320,000.00
Recirculation and Pumping Systems	\$85,000.00	EA	1	\$85,000.00

Alkalinity Feed System	\$42,500.00	EA	1	\$42,500.00
Yard Piping	\$85,000.00	LS	1	\$85,000.00
Control Building/Electrical/HVAC	\$250,000.00	LS	1	\$250,000.00
Ventilation and Heating System for AX Units	\$45,000.00	LS	1	\$45,000.00
UV Disinfection System	\$50,000.00	EA	2	\$100,000.00
Post Aeration/Conveyance to Discharge	\$55,000.00	LS	1	\$55,000.00
8" Outfall Pipe	\$125.00	LF	100	\$12,500.00
Allowance for Outfall Structure	\$20,000.00	LS	1	\$20,000.00
Electrical/Controls	\$175,000.00	LS	1	\$175,000.00
Backup Generator w/ ATS	\$125,000.00	LS	1	\$125,000.00
Treatment Estimated Total				\$3,180,000.00
Mobilization/Demobilization				\$159,000.00
Contingency				\$477,000.00
Engineering and Construction Oversight				\$318,000.00
Bonding, Permitting, and Grant Administration				\$80,000.00
Total Estimated Cost				\$4,214,000.00
Estimated Annual O&M Cost				\$60,000.00
*Borings required to accurately determine subsurface conditions				
Collection System Total	\$3,416,880.00			
Wastewater Treatment Plant Total	\$4,214,000.00			
Total Estimated Project Capital Cost	\$7,630,880.00			

Budgeted.	Bids		
Treatment Plant.	3,200,000.	3,922,045	
Plumbing/.		(200,000).	Split contracts No bids for plumbing
Collection system.	2,300,755	2,676,456	
Electrical	350,000.	777,816	

HVAC.	200,000	(100,000).	No bids received
Total Contingency.	815,195.	815,000	
Engineering service.	560,000.	600,000	
Preliminary Engineering Service.	220,999.	220,999	
Design Phase	321,539.	321,593	
Contract Admin.	17,458.	17,458	
Legal	45,000.	60,000	
Bonding	60,000.	60,000	
Fiscal Coordination.	75,000.	75,000	
Land/Right of way.	25,000.	25,000	
Lateral Hook-ups		500000	
TOTALS.	7,631,000.	10,172,467.	Short by 2,541,467

Town has AARP funds that cover the remaining 41,467 deficit