

The public hearings and regular meeting of the Village of Arcade (VOA) Board of Trustees, Wyoming County, New York was held on Tuesday, June 19, 2007 at 7:00pm there were:

PRESENT

Mayor Rich Kosmerl, Deputy Mayor Hugh Ely, Trustee Jim McGarvey, Trustee Paul Burkett, Trustee Brian Burton, Superintendent of Public Works Larry Kilburn, Clerk/Treasurer Pam Beiersdorf, Police Chief John Laird, and Deputy Clerk/Treasurer Donna Miller

ALSO PRESENT

Sandie & Dave Dutton, Joanne Offers, Anita Stewart, Margaret Morgan, Glenn Cooper (left @ 8:30pm), Linda Rule, Doug Ronan (Town of Arcade Assessor), Alan Bliss (Wyoming County Community Action), George Hezel (HH Housing, Inc.) Dan Reisdorf, Len & Ann Connelly, Teresa Miller, Mary Royce, Joan & Roy Srock, Ann Gernstt, James Wahl, Paula Edwards (Bank of Castile), Dave Trent (Arcadia Development Group), Pat Pierce (Arcade Recreation Commission), Tom Dixon (Village of Silver Spings Board of Trustees and Board of Directors Wyoming County Community Action), others - not signed in

PLEDGE TO ALLEGIANCE

Mayor Kosmerl opened the meeting with the Pledge to Allegiance.

APPROVE MINUTES

Motion by Trustee Burkett and seconded by Trustee Ely, the minutes from the regular meeting held on June 5, 2007 be approved as presented by the Clerk.

The motion was passed upon the following vote:

VOTE									
Mayor Richard Kosmerl	X	Yes		No		Abstain		Absent	
Trustee Brian Burton	X	Yes		No		Abstain		Absent	
Trustee Paul Burkett	X	Yes		No		Abstain		Absent	
Deputy Mayor Hugh Ely	X	Yes		No		Abstain		Absent	
Trustee Jim McGarvey	X	Yes		No		Abstain		Absent	
VOTE TOTAL:									
	5	Yes	0	No	0	Abstain	0	Absent	
RESULTS									
	X	PASS					FAIL		

PUBLIC HEARING – REZONING AND CLASSIFICATION BY ARCADIA DEVELOPMENT GROUP

Mayor Kosmerl opened the duly advertised public hearing on the petition for rezoning and classification by Arcadia Development Group. A proposed Local Law 3 2007 has been presented to add Chapter 63H to the Laws of the Village of Arcade with regard to the Zoning Map – Arcadia Development Group. The proposed law will rezone and classify the following parcels:

Rezone lands on the North side of North Street, currently owned by Arcadia Development Group (TIN# 182.12-1-3.11 and 182.12-1-5) from R-1 Single Family Residential District to R-2 Single Family Residential Use District.

Classify lands on the North side of North Street, currently owned by Arcadia Development Group (TIN# 182.-1-2.22 and 182.-1-2.122). as R-2 Single Family Residential Use District.

Comments:

Dave Trent

I'm the President of Arcadia Development Group LLC. We are here this evening to discuss and answer questions about our petition to rezone approximate 52 acres of land at North Street and Cramer Drive running north towards Genesee Road. We respectfully request the parcel of land (approximately 7 acres) which was in the Village and zone R-1 be changed to an R-2 zoning. We further request the remainder of sold property (approximately 45 acres) which was annexed from the Town of Arcade into the VOA be given R-2 zoning. We seek rezone on these parcels because R-2 allows us to achieve the density we need to afford the installation of infrastructure.

According to the Village and Town of Arcade Comprehensive Plan dated December 1996, specific sites within these jurisdictions are conducive for certain types of development. The primary use intended for this district is single family detached residences.

A significant benefit of having a sanitary sewer at the site is to allow for an increase in the density of development which reduces per lot cost of infrastructure, making for a more affordable development. The availability of a water main also has similar benefits to that of a sanitary sewer in that it allows for an increase in the density of development.

It is clear that your elected officials understand that to make this project work water, sewer and R-2 zoning is a must if we are to proceed with this development. The Comprehensive Plan suggests that in order for Arcade to develop our site, Arcade might assist a developer with infrastructure costs.

Part of the Comprehensive Plan was a survey of Arcade resident. Arcade had a 29.5% response rate which is about twice the normal response rate. There is a need for additional housing at affordable prices in Arcade. 69% agree or strongly agree. How should your local government finance the extension of roads and utilities to serve new residential development? The survey revealed support for splitting the cost of extending roads and utilities to service new residential development.

We are not asking Arcade to split the costs of the infrastructure of this development. What Arcade residents should understand is that we are putting in the better part of a million dollars in infrastructure improvements which we then give to the VOA. Not only does Arcade get 87 new tax paying families it gets the infrastructure to support them. What we are asking from Arcade is to help us keep our costs down so we can keep our homes affordable.

Arcade's leaders have shown the forethought to bring jobs to Arcade. As of the 2000 census, 1,724 people work Monday through Friday in Arcade but live elsewhere. Bringing those jobs to Arcade was the smart thing to do. Now it is time to capitalize on those jobs by making those workers Arcade tax payers. Not just gas and go or the occasional stop at Tops, but citizens of Arcade that go to the cleaners, buy take-out, attend church, take the dog to the vet, go to the hairdresser, etc., etc. and most importantly pay County, Town, Village and School taxes because that what completes the development equation. Tax abatements and low cost electric enticed businesses, now its time for Arcade to solidify its tax base and secure its revenue for future budgets. I think people have come to realize that a stagnant tax base is always going to face inflationary pressure and the days of don't worry we'll just increase property taxes are long gone.

Glenn Cooper - North St.

I don't believe outside residents are willing to move to the VOA Mr. Cooper and Mr. Trent had previously met and discussed Mr. Cooper's concerns of water run off that could affect his property. Mr. Cooper requested that Mr. Trent provide written documentation that guaranteed water run off would not affect his property. Based on the engineering design, Mr. Trent does not foresee any problems, however, was unwilling to provide such written guarantee as there are no guarantees in this world.

Jim Wahl - Haskell Avenue

Mr. Trent stated that residents in this new development will pay School, Town, and Village taxes. Is that 100% or am I going to have to subsidize any part of the taxes? What is it going to cost me for them to build?

Dave Trent

It will cost you nothing. Those residents will pay the same tax rate as other VOA residents.

Trustee Burkett

What is the next step?

Dave Trent

The engineer is finishing the final plat and hopes to have it finalized by the end of this week. We hope to be in the ground in four weeks or less.

Trustee Burton

What has been done to address Mr. Cooper's concern?

Dave Trent

Currently there is open ditching along North Street. We plan to enclose the ditch so there should be nothing to spill. The 24" pipe along with catch basins should accommodate run off and there should be nothing that spills over.

Trustee Burton

Where will that run too?

Dave Trent

VOA wastewater system.

There being no further comments or concerns, Trustee Burkett made a motion, seconded by Trustee McGarvey, and unanimously carried the Board close the budget public hearing at 7:15pm.

ADOPT LOCAL LAW 3-2007

Motion by Trustee Burkett and seconded by Trustee McGarvey, that Proposed Local Law No. 3-2007 of the VOA as presented at the public hearing be adopted to rezone and classify lands on the North side of North Street from R-1 Single Family Residential District to R-2 Single Family Residential Use District as attached.

The motion was passed upon the following vote:

VOTE								
Mayor Richard Kosmerl	X	Yes		No		Abstain		Absent
Trustee Brian Burton	X	Yes		No		Abstain		Absent
Trustee Paul Burkett	X	Yes		No		Abstain		Absent
Deputy Mayor Hugh Ely	X	Yes		No		Abstain		Absent
Trustee Jim McGarvey	X	Yes		No		Abstain		Absent
VOTE TOTAL:								
	5	Yes	0	No	0	Abstain	0	Absent
RESULTS		X	PASS				FAIL	

PUBLIC HEARING – NORTHRIDGE PROJECT - PHASE II

Mayor Kosmerl opened the duly advertised public hearing to hear comments from citizens regarding the proposed Northridge Project – Phase II and review a cost benefit analysis. Attached is a special report by the Village Board Committee read at the public hearing.

Comments:

Teresa Miller - Creekside Lane

I reside with a disabled veteran. It is difficult to get to second floor. We need more one and two bedroom living quarters, especially for disabled residents. Northridge is a beautiful development and I like the community.

Margaret Morgan - Liberty Street

Can you push a wheelchair up and down that hill?

Teresa Miller

No.

Margaret Morgan

I think those kind of apartments should be built with one floor plan but not on a hill.

Dan Reisdorf - Haskell Ave

What did the cost study show?

Mayor Kosmerl

A committee of Superintendent of Public Works Kilburn, Trustee Burkett, and Mayor Kosmerl was established. They looked at impacts of the current and proposed project.

For construction of the projects there is an economic impact of \$4.4M assuming a multiplier suggested by the Cornell Cooperative Extension \$2.65M in raw construction costs of those 12 local businesses benefited from the first development/construction phase.

Potential new annual spending for merchants (incremental spending) a minimum of \$194.00 extra that provides for a potential of \$150,000 more spending.

In terms of impacts on VOA taxes and revenues, the study considered streets and parks department functions, fire and ambulance services, police services, taxes, and garbage fees. In total, the VOA benefit in any particular year if both projects are there, is estimated to have a net income of \$3,000 more in tax revenue then spent on service expenses.

We run three utilities: electric, water, and sewer. The current development usage and amount being paid for that usage calculates electric revenue of approximately \$22,000, water revenue of approximately \$14,784, and sewer revenue of approximately \$17,000, totaling \$54,000 and the variable cost of producing those services is approximately \$1,100 not including depreciation of equipment, etc..

The TOA gets a tax benefit of approximately \$1,000 and currently doesn't do anything for services for that area.

Using Pioneer Central School's (PCS) latest budget published on their website of approximately \$38M and deducting State and Federal subsidies it costs PCS approximately \$1,042.00 per new student. State/Federal subsidies are approximately 92%. For 6 new students that come into the PSC district, it would cost approximately \$6,200 and the tax revenue would be about \$8,600.

In total, for all involved jurisdictions (VOA, utility districts, TOA, PCS) the benefits would be \$60,000 annually more than without the Northridge projects, of which the VOA would benefit approximately \$31,000.

If after fifteen years, at the time these properties would be sold, revenues would go up.

Trustee Burkett

As a community, we have established rates for the entire community to share as a whole. Taxpayers will be asked to pay for overheads for Northridge and we must recognize this as a cost. We have a need for additional housing in the community. Where we put it and how we put it is the question.

Len Connelly - Glenwood Ave

Is Northridge paying the same tax rate for the portion of tax they are paying?

Mayor Kosmerl

Yes, but their assessment would actually be higher if a private development owned the property and was not being subsidized by the State/Federal government.

Trustee Ely

What is full market value?

Doug Ronan

The property is currently assessed at \$362,000. That is approximately 25% of full market value. Residential properties pay less in taxes and get more services where commercial properties pay more in taxes and get less services. There will be some amount of subsidy from the rest of community, that is true.

Jim Wahl

Is their assessment going to go up over time? Or am I going to subsidize them? If that is....I don't want it.

Doug Ronan

Their assessment is based on current law passed by the State legislature.

Alan Bliss

This development came out of my heart. The purpose was to build units that you'd be proud to live in. We were able to find income tax dollars that left Arcade (out of your paycheck) and divert that money back here to improve the neighborhoods and living opportunity for young families which is the only future the community has. Phase II has the opportunity to bring back, already guaranteed to us, approximately \$1.7M to invest in these 20 units. That is a pretty good return that you won't find in many places. One of the greatest assets is your house, however, that asset only has value if there is someone to buy it. The purpose, design, and management of Northridge Homes is to generate future home owners and in less than two years we've been here, we've had three families leave us to buy homes. The system is working. We've invested quality infrastructure. If there is growth perceived in the community, more will invest in the community. This is a proven fact. We've learned from Phase I and plan to develop Phase II with senior citizens in mind. One and two bedroom units designed with handicapped accessibility. Phase II is expected to bring in an additional twenty-four children, as a best guess. We're asking the community to defer taxes for a few years and this will be sold off in fifteen years. Only eligible residents can purchase these properties vested in the community.

Trustee Burkett

It looks like there has been seventy two occupant changes in electric service since conception including Northridge to first occupant. Is this going to be the typical turnover?

Alan Bliss

Those numbers are surprising to me. I approve every family that goes in there. We filled the twenty four units and there has been four family changes. We expect families to stay for three, five, to seven years. They are working with credit counseling to get finance in a row so that they can buy their own house. Working with senior citizens has been great in past experiences. They don't typically have parties, they don't normally have boyfriends, they don't normally have huge changes in income (thereby cheating the system) and they have a tendency to pay their bills on time. I've created this phrase: seniors pay their bill, they pay their pills, and occasionally pay their fills, and when all their bills are paid, they pay their thrills. I think this is what a senior fixed budget looks like.

Margaret Morgan

How many senior citizens in Northridge Phase I?

Alan Bliss

Zero

Margaret Morgan

What about depreciation and maintenance? How good are they going to be in 15 years?

Alan Bliss

We have to live with controlled rent in order to get the 1% money in accordance with IRS law. In exchange, we must to put roughly \$21,000/year in a reserve account for maintenance.

Margaret Morgan

And if anything goes wrong, you are right there to fix it?

Alan Bliss

Occasionally a plan doesn't work out the way you had hoped it would work out. We had a part-time manager and a part-time maintenance worker that were instructed to take care of that facility. Do either of them work there now? No they don't. Part of the reason was they didn't do as they were asked to do. We're not perfect and we understand that but we are obligated and we want to have high quality housing.

Trustee Burkett

Will there be full-time management of Phase II?

Alan Bliss

For Phase II, we expect to have 24-26 hours for management and 26 hours for maintenance, approximately 50 hours between the two positions.

Dave Dutton - Liberty St

Three years ago a site plan review for a new project in Perry, NY was submitted to the Wyoming County Planning Board. Why didn't that proposal in Perry go through?

Alan Bliss

Yes, we did propose family housing in Perry. Quite simply the rumor mills forced some concern and we weren't prepared for the negative comments. The same Perry Village Board has toured Northridge and welcomes us with open arms and is now interested in a housing project.

Margaret Morgan

How many have you built in Warsaw?

Alan Bliss

None. Because Warsaw is the County seat and because of the Hospital, everyone developer targets Warsaw for senior housing. Everyone else targets Warsaw, so we haven't.

Jim Wahl

You made a comment that you cant' raise rent. Does that mean never?

Alan Bliss

We can raise the rent only as inflation and project costs go up.

Fred Warner - Liberty Street

How is this going to affect the tax base?

Alan Bliss

It will go with the tax flow. The better we are at keeping families there, the more the State will allow us. We want to keep it affordable.

Fred Warner

How is this going to affect other landlord properties?

Alan Bliss

I called past landlords and there are no vacancies. We don't want to force them out. We review the market study and build what no one else is building.

Fred Warner

Of the 46 turnovers, how many are delinquent?

Alan Bliss

Part of their lease agreement is that they must remain current on their utilities. It's a privilege to live at Northridge, it's not a right. We want them to be good citizens. If a family is not consistent on their rent, utility payments, are not clean, or are being a nuisance, we can ask them to leave.

Trustee Burton

Is there a waiting list for Phase II?

Alan Bliss

Until we are ready to build Phase II, we will not advertise. There is currently 27 on the waiting list for Northridge Phase I.

Trustee Burton

What background qualifications do you check?

Alan Bliss

We check prior landlords, criminal check, drug check, and credit check. We are careful in regards to live ins. They have to go through the application process and background checks as well. If they refuse testing, they can't move in. We take this very seriously.

Len Connelly

Will Phase II have sidewalks?

Alan Bliss

Yes, Phase II will have sidewalks. During Phase I construction, sidewalks were not mandatory.

Len Connelly

What about a cul-de-sac or turnaround? The fire department needs a turnaround site.

Alan Bliss

We build to the specifications required in the Village code. The intent of Phase II is to eliminate the turnaround by making a use street back to North Street.

Len Connelly

Who is the lead owner?

Alan Bliss

It is solely owned by Wyoming County Community Action which is overseen by a fifteen member volunteer Board and are technically the owners of Northridge Homes LLC.

Tom Dickson

The Board of Directors consists of Kathy Balus, Tom Dickson (Silver Springs Board of Trustees), five members are elected officials such as Town Supervisors (Doug Patty, Attica), School Board members, Jim Fleishmann, and five members that are receipts of WCCA services, and members of the private sector. I feel strongly about the project and am glad to see the interest of this crowd in attendance tonight.

Trustee Ely

Do you have one of these projects in Silver Springs?

Tom Dickson

No. We have a senior citizens complex but it is not from Wyoming County Community Action. We're looking to put a project in Silver Springs.

Trustee Burkett

There are approximately 71 children with more to come in the proposed project. What type of a park are you going to build?

Alan Bliss

We plan to have a play area and will try to separate age groups. We plan to design it in a way that won't generate more problems.

Dan Reisdorf

There are about eight ads for VOA apartments in this weeks Pennysaver.

You stated that after fifteen years these units would be available for purchase. What if the tenant at that time doesn't buy?

Alan Bliss

We have to maintain them as affordable housing.

Dan Reisdorf

So they could be rental for life? There is no set purchase date. It is an option to buy, is there any requirement to buy? Will it remain rental property, not guaranteed to be sold in fifteen years?

Alan Bliss

It must be maintained. It will be sold at whatever the market drives.

Dan Reisdorf

What are the water run off concerns?

Alan Bliss

Mr. Cooper's street elevation is above our property.

Fred Warner

What are the eligibility requirements for the purchase in fifteen years?

Alan Bliss

The existing occupant can purchase it or somebody that has a household income of less than 50% of median income at that time.

Glenn Cooper

Alan, I respect you as a person, but you need to get up there and talk with the rest of your people. I can appreciate those with disabilities and their needs for ramps, etc. however, I am against the project. Some tenants are leaving because of problems with other families and other kids. There have been fires started up their by kids, one kid drew a hunting knife on another kid, another kid has been shot by a rubber pellet from a BB gun, etc.. Where do we draw the line? We have other apartments in this area and I don't feel we need anymore. There was a kid severely hurt there a couple of weeks ago skateboarding. He didn't even live at Northridge. This project draws kids from all over. The point is that you are not going to put level streets or sidewalks in up there. As far as I'm concerned, we don't need to make Arcade a welfare Village.

Ann Gernstt- Park Street

I think it is good to have places for the handicapped. But what happens if a handicapped occupant can't afford to purchase after fifteen years? Would they be forced to move out?

Alan Bliss

It is my guess that their monthly charge would go down. It will have to be an opportunity for them to create the concept of home ownership.

Trustee Burton

These are duplex units, correct? What happens if one half of the occupants want to buy and the other half doesn't and they need to replace the roof?

Alan Bliss

It is part of a planned community neighborhood. They have to be part of the home ownership association and must pay dues used for repairs, e.g., replace roof.

Alan Bliss

General comments:

We invited the fire department to give suggestions at Phase I.

Phase II plans to construct 20 units with six single bedroom units and eight 2-bedroom units. According to law, these can not be dedicated to senior citizens.

Fred Warner

How many tax abated properties (e.g., senior housing) do we have in the VOA?

Doug Ronan

Arcade Manor

Mayor Kosmerl

There are several more commercial than residential.

Alan Bliss

We appreciate all your comments.

There being no further comments or concerns, Trustee Burton made a motion, seconded by Trustee Ely, and unanimously carried the Board close the budget public hearing at 8:45pm.

DRUG TASK FORCE - SECOND SHIFT

Motion by Mayor Kosmerl, seconded by Trustee Burkett, Police Chief Laird be granted permission to establish a second person so long as the grant money funds the time for a second person.

The motion was passed upon the following vote:

VOTE									
Mayor Richard Kosmerl	X	Yes		No		Abstain		Absent	
Trustee Brian Burton	X	Yes		No		Abstain		Absent	
Trustee Paul Burkett	X	Yes		No		Abstain		Absent	
Deputy Mayor Hugh Ely	X	Yes		No		Abstain		Absent	
Trustee Jim McGarvey	X	Yes		No		Abstain		Absent	
VOTE TOTAL:									
	5	Yes	0	No	0	Abstain	0	Absent	
RESULTS									
	X	PASS					FAIL		

AWARD BID - STREETS & PARKS DEPARTMENT ONE-TON DUMP TRUCK

Motion by Trustee Burkett, seconded by Trustee Ely, upon recommendation of Superintendent of Public Works Kilburn, the Streets & Parks department one-ton dump truck bid shall be awarded to Martin Brothers Chevrolet of Arcade, NY for \$36,231.70. Martin Brothers Chevrolet was \$91.90 higher than the lowest responsive bidder, however, the Board deemed it to be in the best interest of the Village for the following reasons:

- the existing Streets & Parks department dump truck is out of service,
- the expected delivery time was considerably less,
- they are a local vendor.

The motion was passed upon the following vote:

VOTE									
Mayor Richard Kosmerl	X	Yes		No		Abstain		Absent	
Trustee Brian Burton	X	Yes		No		Abstain		Absent	
Trustee Paul Burkett	X	Yes		No		Abstain		Absent	
Deputy Mayor Hugh Ely	X	Yes		No		Abstain		Absent	
Trustee Jim McGarvey	X	Yes		No		Abstain		Absent	
VOTE TOTAL:									
	5	Yes	0	No	0	Abstain	0	Absent	
RESULTS									
	X	PASS					FAIL		

AWARD BID - ELECTRIC DEPARTMENT BUCKET TRUCK

Motion by Trustee Burkett, seconded by Mayor Kosmerl, upon recommendation of Superintendent of Public Works Kilburn, the Electric department bucket truck bid shall be awarded to Altec Industries of Plains, PA for \$162,239.00 as they were the lowest responsive bidder.

The motion was passed upon the following vote:

VOTE									
Mayor Richard Kosmerl	X	Yes		No		Abstain		Absent	
Trustee Brian Burton	X	Yes		No		Abstain		Absent	
Trustee Paul Burkett	X	Yes		No		Abstain		Absent	
Deputy Mayor Hugh Ely	X	Yes		No		Abstain		Absent	
Trustee Jim McGarvey	X	Yes		No		Abstain		Absent	
VOTE TOTAL:									
	5	Yes	0	No	0	Abstain	0	Absent	
RESULTS									
	X	PASS					FAIL		

PERMISSION TO CARRY OVER VACATION

Motion by Mayor Kosmerl, seconded by Trustee Burton, Don King be granted permission to carry over 32 hours of vacation to be used within 60 days past his anniversary date.

The motion was passed upon the following vote:

VOTE								
Mayor Richard Kosmerl	X	Yes		No		Abstain		Absent
Trustee Brian Burton	X	Yes		No		Abstain		Absent
Trustee Paul Burkett	X	Yes		No		Abstain		Absent
Deputy Mayor Hugh Ely	X	Yes		No		Abstain		Absent
Trustee Jim McGarvey	X	Yes		No		Abstain		Absent
VOTE TOTAL:								
	5	Yes	0	No	0	Abstain	0	Absent
RESULTS								
	X	PASS				FAIL		

REQUEST FOR REIMBURSEMENT

James Spencer submitted a written request to the Board for reimbursement of costs associated with the Steele Avenue construction project in 2000. The Board reviewed the information, but unanimously agreed there was no basis that the suggested costs were Village responsibility.

APPROVE SUMMER RECREATION APPOINTMENTS

Motion by Trustee Burkett, seconded by Trustee Burton, the following people be hired for the 2007 Summer Recreation Program as recommended by the Arcade Recreation Commission. Full-time (FT) equals 30 hours or more per week. Part-time (PT) equals 25 hours or less per week.

Dylyn Harrison	Co-Director (Park & Small Fry)	\$2,000.00 salary
Patricia Moore	Co-Director (Park & Pool)	\$2,000.00 salary

Recreation Assistants – Lifeguard Pool & Park

Adam Slocum	Full-time	\$7.25/hr
Andrew Slocum	Full-time	\$7.25/hr
Johnna Matusik	Full-time	\$7.25/hr
Ashley Wheeler	Full-time	\$7.25/hr
Rose Spencer	Full-time	\$7.20/hr
Jaycie Schiener	Full-time	\$7.20/hr
Cala Galioto	Part-Time	\$7.20/hr
Jordan Benkelman	Part-Time	\$7.15/hr

Recreation Aides – Park & Small Fry

Michael Draper	Full-time	\$7.20/hr
Mackenzie Pierce	Full-time	\$7.20/hr
Case Ronan	Full-time	\$7.20/hr
Joseph Haskell	Part-time	\$7.15/hr
Sinead Flannery	Part-time	\$7.15/hr
Shelby Wheeler	Part-time	\$7.15/hr

The motion was passed upon the following vote:

VOTE								
Mayor Richard Kosmerl	X	Yes		No		Abstain		Absent
Trustee Brian Burton	X	Yes		No		Abstain		Absent
Trustee Paul Burkett	X	Yes		No		Abstain		Absent
Deputy Mayor Hugh Ely	X	Yes		No		Abstain		Absent
Trustee Jim McGarvey	X	Yes		No		Abstain		Absent
VOTE TOTAL:								
	5	Yes	0	No	0	Abstain	0	Absent
RESULTS								
	X	PASS				FAIL		

FIRE DEPARTMENT MEMBERSHIP

Per a report from Debby Austin-LaCerais, Secretary, the following member(s) have been added to the membership:

- Jeff Gates (Allen Street)

Motion by Mayor Kosmerl and seconded by Trustee Ely, the above new fire department member(s) be approved as presented by the Clerk.

The motion was passed upon the following vote:

VOTE									
Mayor Richard Kosmerl	X	Yes		No		Abstain		Absent	
Trustee Brian Burton	X	Yes		No		Abstain		Absent	
Trustee Paul Burkett	X	Yes		No		Abstain		Absent	
Deputy Mayor Hugh Ely	X	Yes		No		Abstain		Absent	
Trustee Jim McGarvey	X	Yes		No		Abstain		Absent	
VOTE TOTAL:	5	Yes	0	No	0	Abstain	0	Absent	
RESULTS	X	PASS					FAIL		

PERMISSION TO DESTROY RECORDS

Motion by Trustee Ely and seconded by Mayor Kosmerl, Clerk/Treasurer Beiersdorf be granted permission to destroy obsolete 1998-1999 collateral statements, 1999-2000, collateral statements, 2000-2001 collateral statements, 2000-2001 journal entries (all funds), and 2000-2001 checking and savings money market bank statements (all funds) in accordance with New York State Archives Records Retention and Disposition Schedule MU-1.

The motion was passed upon the following vote:

VOTE									
Mayor Richard Kosmerl	X	Yes		No		Abstain		Absent	
Trustee Brian Burton	X	Yes		No		Abstain		Absent	
Trustee Paul Burkett	X	Yes		No		Abstain		Absent	
Deputy Mayor Hugh Ely	X	Yes		No		Abstain		Absent	
Trustee Jim McGarvey	X	Yes		No		Abstain		Absent	
VOTE TOTAL:	5	Yes	0	No	0	Abstain	0	Absent	
RESULTS	X	PASS					FAIL		

FY 2006-2007 BUDGET ADJUSTMENTS

No FY 2067-2007 budget adjustments were presented this period.

FY 2007-2008 BUDGET ADJUSTMENTS

No FY 2007-2008 budget adjustments were required this period.

BUDGET AMENDMENT

Motion by Trustee Burkett and seconded by Mayor Kosmerl, the 2006-2007 budget be amended as follows because funds have been received from the IEEP energy star appliance rebate program for the purchase of the refrigerator at the Village park cabin.

INCREASE REVENUE	INCREASE EXPENDITURE
001 4-2770-0100	001 5-7140-400-4690
Other Unclassified Revenue	Playground & Recreation Materials & Supplies
In the amount of \$75.00	

The motion was passed upon the following vote:

VOTE								
Mayor Richard Kosmerl	X	Yes		No		Abstain		Absent
Trustee Brian Burton	X	Yes		No		Abstain		Absent
Trustee Paul Burkett	X	Yes		No		Abstain		Absent
Deputy Mayor Hugh Ely	X	Yes		No		Abstain		Absent
Trustee Jim McGarvey	X	Yes		No		Abstain		Absent
VOTE TOTAL:								
	5	Yes	0	No	0	Abstain	0	Absent
RESULTS								
	X	PASS				FAIL		

AUDIT BILLS

Motion by Mayor Kosmerl and seconded by Trustee Burton, the Village bills be audited and paid and that the Clerk be granted permission to transfer funds from the money market accounts to the checking accounts to cover such bills.

The motion was passed upon the following vote:

VOTE								
Mayor Richard Kosmerl	X	Yes		No		Abstain		Absent
Trustee Brian Burton	X	Yes		No		Abstain		Absent
Trustee Paul Burkett	X	Yes		No		Abstain		Absent
Deputy Mayor Hugh Ely	X	Yes		No		Abstain		Absent
Trustee Jim McGarvey	X	Yes		No		Abstain		Absent
VOTE TOTAL:								
	5	Yes	0	No	0	Abstain	0	Absent
RESULTS								
	X	PASS				FAIL		

WYOMING COUNTY INDUSTRIAL DEVELOPMENT AGENCY (WCIDA) HOSTING PUBLIC HEARING ON KOIKE ARONSON'S EXPANSION PROJECT

The WCIDA will conduct a public hearing to solicit comments regarding the construction and equipping of a 18,000-sq-ft addition to the west end of the Koike Aronson manufacturing facility at 635 West Main Street. The public hearing will begin at 3:00pm in the Arcade Village Boardroom. The VOA (as an interested party) and the public are invited to attend.

LEAD AGENCY - KOIKE ARONSON EXPANSION PROJECT

Motion by Mayor Kosmerl, seconded by Trustee Ely, that the VOA acknowledges and accepts the Arcade Town and Village Planning Board as the lead agency for the State Environmental Quality Review (SEQR) process for the Koike Aronson's expansion project since it is adjacent to the historical A&A railroad.

The motion was passed upon the following vote:

VOTE								
Mayor Richard Kosmerl	X	Yes		No		Abstain		Absent
Trustee Brian Burton	X	Yes		No		Abstain		Absent
Trustee Paul Burkett	X	Yes		No		Abstain		Absent
Deputy Mayor Hugh Ely	X	Yes		No		Abstain		Absent
Trustee Jim McGarvey	X	Yes		No		Abstain		Absent
VOTE TOTAL:								
	5	Yes	0	No	0	Abstain	0	Absent
RESULTS								
	X	PASS				FAIL		

WORK SESSION REMINDER

Mayor Kosmerl reminded the Board that a work session had been scheduled for Tuesday, June 26, 2007 at 7:00pm. Kathy Dear was invited to attend the work session to discuss the economic development loan program and the Village's future options. Trustee Burkett plans to discuss the Zoning local law.

BIXBY HILL RETENTION PROJECT

Fred Warner asked if the back line had been established? Superintendent of Public Works Kilburn was asked to take a look at this as people shouldn't be running up and down those banks.

OPINION FROM ATTORNEY GENERAL REGARDING NOTARY SERVICES

This matter has been turned over to the Attorney for the Village of Arcade, as Clerk/Treasurer Beiersdorf found that opinions issued to local governments must be at the request of the attorney for the local government because it is ultimately the responsibility of the municipal attorney to provide advice to the local government.

VILLAGE PARK COMPLAINT

This matter was turned over to Police Chief Laird. Police Chief Laird was instructed to assess the matter and report back to the Board.

SKATEBOARD AREA

Superintendent of Public Works Kilburn and Trustee Burton will work together to identify an area for skateboarders and look for grant funding.

REQUEST SUBMITTED BY WESTERN NEW YORK PHYSICAL THERAPY

Per a request submitted via email from Kerry Ward on behalf of Western New York Physical Therapy, they asked if the Village Board would donate the use of the park cabin for a Making Strides Against Breast Cancer Walk for the Arcade area. The cabin would be the start and ending location of the three mile walk. In addition, they plan to have an event after the walk including food and music. Clerk/Treasurer Beiersdorf was asked to obtain some clarifying information from Kerry and report back to the Board.

A&A YARD MAINTENANCE

Dan Reisdorf asked the Board what could be done about the A&As lack of yard maintenance. Linda Rule added her concerns about their maintenance behind the houses on Haskell Avenue. Clerk/Treasurer Beiersdorf was directed to contact Marv Zielonka to review this area along with property behind the Mill Street garage, in front of the engine house, at the end of Sullivan Avenue. Marv should report his findings to the Board.

NORTHRIDGE - PHASE II PROJECT

For the record, Dan Reisdorf, commented that he was against Northridge Phase II project.

PART-TIME POLICE CLERK

Previously the Board approved advertising for a part-time police/court clerk to cover 120 hours of vacation when the current court/police clerk was absent due to vacation. Trustee Burkett asked the Board to rethink this request because he feels that the Village should have coverage eight hours each day for five days per week. Trustee Burkett recommended two separate and individual positions: a part-time police clerk for 20 hours per week and a part-time court clerk for 30 hours. He feels that this recommendation provides coverage that is in the best interest of the VOA. Police Chief Laird commented that he is concerned that a part-time employee may not be as dedicated as a full-time employee in these positions.

PERMISSION TO ATTEND LOCAL GOVERNMENT EFFICIENCY PUBLIC HEARING

Motion by Trustee Burkett and seconded by Trustee Burton, the Mayor, Trustees, Superintendent of Public Works Kilburn, Clerk/Treasurer Beiersdorf, and Deputy Clerk/Treasurer Miller be authorized to attend the Governor's Commission on Local Government Efficiency public hearings on October 24, 2007 in Buffalo, NY. The public hearing is being held to examine approaches to local government efficiency.

The motion was passed upon the following vote:

VOTE									
Mayor Richard Kosmerl	X	Yes		No		Abstain		Absent	
Trustee Brian Burton	X	Yes		No		Abstain		Absent	
Trustee Paul Burkett	X	Yes		No		Abstain		Absent	
Deputy Mayor Hugh Ely	X	Yes		No		Abstain		Absent	
Trustee Jim McGarvey	X	Yes		No		Abstain		Absent	
VOTE TOTAL:									
	5	Yes	0	No	0	Abstain	0	Absent	
RESULTS									
	X	PASS					FAIL		

PERMISSION TO ATTEND FUTURE OF THE NEW YORK STATE COURTS PUBLIC HEARING

Motion by Trustee Ely and seconded by Mayor Kosmerl, the Mayor, Trustees, Justice Bell-Beyer, Justice Tuttle, and Court Clerk Moore be authorized to attend the public hearings on the Future of New York State Courts on September 25, 2007 in Rochester, NY. The public hearing is being held to seek testimony on subjects relevant to justice courts, with particular focus on efficiency and organization of the local justice system; adequacy of protections of litigant rights and judicial independence; sufficiency of training for justices and other court officials; and sufficiency of court resources and management of those resources.

The motion was passed upon the following vote:

VOTE									
Mayor Richard Kosmerl	X	Yes		No		Abstain		Absent	
Trustee Brian Burton	X	Yes		No		Abstain		Absent	
Trustee Paul Burkett	X	Yes		No		Abstain		Absent	
Deputy Mayor Hugh Ely	X	Yes		No		Abstain		Absent	
Trustee Jim McGarvey	X	Yes		No		Abstain		Absent	
VOTE TOTAL:									
	5	Yes	0	No	0	Abstain	0	Absent	
RESULTS	X	PASS					FAIL		

EXECUTIVE SESSION

Motion by Mayor Kosmerl, seconded by Trustee Burkett, and unanimously carried the Board enter into executive session to discuss the following topics at 10:20pm:

- collective negotiations
- proposed litigation

Motion by Trustee Burkett, seconded Trustee Ely, and unanimously carried the Board exit executive session at 10:40pm.

REPORTS RECEIVED

The following reports were received, reviewed, and placed on file:

- Fire Department (May 2007)
- Justice (May 2007)

ADJOURN

There being no further business to come before the Board the meeting duly adjourned at 10:40pm upon motion by Mayor Kosmerl and seconded by Trustee Burkett.

Clerk/Treasurer

Summary of Analysis of Economic Costs & Benefits to the Village

Prepared by Larry Kilburn, Rich Kosmerl, Paul Burkett.

For Board Meeting of 6/19/07

Details on attached tabs

Item	Annual Incremental Costs	Annual Incremental Revenues	Benefit/(Cost)	Annual Benefits pro rated for Village Only
Village Tax and Revenue	\$ 17,983	\$ 21,066	\$ 3,083	\$ 3,083
Utility Impact	\$ 1,100	\$ 54,917	\$ 53,817	\$ 33,334
Town of Arcade	\$ -	\$ 1,003	\$ 1,003	\$ 486
Pioneer School	\$ 6,252	\$ 8,592	\$ 2,340	\$ 268
Total	\$ 25,335	\$ 85,578	\$ 60,244	\$ 37,171
Potential annual new Spending available to merchants				\$150,000
Economic Impact from construction of both projects				\$ 4,403,000

Item	Data	Who	Comment
Estimate of salt/sand used on Northridge	\$ 318.18	Larry	Avg 06/07= 496T/ 3,104 mi @\$30/T
Total Utilities used per year system wide			
Electric (kwh)	159,407,365		05-06 PSC
Water 1000 gals	162852		06-07 Incode
Sewer 1000 gals	162852		06-07 Incode
Total Number of all Utility Accounts			
Electric	4094	Larry	05-06 PSC
Water	1094	Larry	06-07 Incode
Sewer	865	Larry	06-07 Incode
Total Village Utility Accounts			
Electric	1158	Larry	05-06 PSC
Water	808	Larry	From 2006 analysis
Sewer	808	Larry	From 2006 analysis
Budget \$'s			
Electric	\$ 7,300,699		2007/8 budget
Water	\$ 612,800		2007/8 budget
Sewer	\$ 508,188		2007/8 budget
Fire	\$ 103,980		2007/8 budget - with Pumper at \$0 due to use of bond
# of Fire & ambulance Dept calls per year			
Northridge	5	Rich	Neil Williams pulled records from fire dept. Over 2 years N1 had 5 (ave 2.5/yr). Double that for N1 +N2
Total	207		10 yr average from fire contracts (2006)
Tax Rates			
Town	1.823559		From current tax bills
Pioneer	15.621704		From current tax bills
Pioneer Cost per student not covered by state or Fed gov	\$ 1,042		From Pioneer Web site = (budget - Fed aid - state aid)/# of students
Economic Multiplier			
Construction	1.66		For Construction, 1.66 By Cornell Cooperative Extension
Retail	1.4		For Retail, 1.4 By Cornell Cooperative Extension
2000 US Census Data			
Village of Arcade Population	2026		From 2000 Census
Town of Arcade Population	4184		From 2000 Census
Pioneer Population	17665		From 2000 Census
Town of Arcade	4184		From 2000 Census
Town of Java	2222		From 2000 Census
Town of Freedom	2193		From 2000 Census
Town of Yorkshire	4210		From 2000 Census
Town of Machias	2482		From 2000 Census
Town of Farmersville	1028		From 2000 Census
1/2 of Town of Sardinia	1346		Est 50% for Pioneer vs Springville
Host Community Agreement payment	5000	Rich	6/18/07 from A Bliss (\$2500 per development)
Assessed Value Northridge I	300000	Larry	Larry provided - assumed to be from tax rolls 24 units
Assessed Value Northridge I + II	550000	Larry	calculated from adding 20 units to current 24
Units Northridge I	24		actual
Units Northridge II	20		proposed

Analysis of Costs and Revenues for Northridge I & II- Affecting all Municipalities and Utility Districts
 Calculated Affects on Taxing Municipalities and School and on Utility Districts

	INCREMENTAL EXPENSES				Annual Expense	INCREMENTAL REVENUES			Favorable of Unfavorable Impact to Budget	Village Share	Comments	
	Calculation criteria					Base	Unit	Revenue				
Village General Fund												
Streets	Plow Sand Seal	10 minutes	140 trips	\$ 25.00 /hr	\$ 1,166.67 annually							
		Calculated: 49CT @ \$3.07	31.04 total village	60 miles for Northridge	\$ 236							
		2500 LF	24 Wide	1.00 /sq	\$ 2,004							
Garbage				\$ 250.00 /yr	\$ 11,000	2 bags/wk	\$ 1.75 /bag	\$ 15.17	\$ 6,000			
Fire		# Calls per yr (est)	5									
		Total # VCs/calls	207									
		Portion of Dept Budget	2%	Cost Ratio	\$ 2,516							
			\$103,960									
Police		207										
	Labor Equipment Material	4 calls per mo	0.5 hr/call	\$ 25.00 /hr	\$ 600						No new hires hired. Savings absorption from current budget	
Taxes	Assessed Value	N1 + N2	\$ 550,000									
	VA Rate		\$ 13.56 /\$1,000 AV		\$ 7,458							
	number of units	44			\$ 5,000							
	Hort Community Agreement - estimated											
	Total General Fund				\$ 17,983			\$ 21,068	\$ 3,085	\$ 3,085	100% Village. Expected to rise annually as rents go up and by up to \$33k after year 15	
Utilities												
Electric		KW/yr	16,800			1400 kw/mo	\$ 2.27 / 0.08 kw	\$ 42.41	\$ 22,362	\$ 21,623	\$ 6,116	1156 village acre out of 4094 total
		total district kw/yr	159407365									
		Portion of Dept Budget	0.01%	Cost Ratio	\$ 769							
Water		1000 gal/yr	48			4 1,000 gal/mo	\$ 20.00 / 2.00 / 1,000 gal	\$ 28.00	\$ 14,784	\$ 14,603	\$ 10,758	908 village acre out of 1094 total
		total gal/yr in district	142852									
		Portion of Dept Budget	0.02%	Cost Ratio	\$ 181							
			\$112,000									
Sewer		1000 gal/yr	48			4 1,000 gal/mo	\$ 20.00 / 1.00 / 1,000 gal	\$ 38.00	\$ 17,711	\$ 17,601	\$ 10,492	908 village acre out of 908 total
		total in district	142852									
		Portion of Dept Budget	0.02%	Cost Ratio	\$ 150							
			\$505,188									
	Utility Totals				\$ 1,100			\$ 54,917	\$ 53,817	\$ 33,334		
Town of Arcade												
Costs	No Town Costs				\$ -							
Taxes	Assessed Value	N1 + N2	\$ 550,000									
	TOA Rate		\$ 1.92 /\$1,000 AV		\$ 1,003							Town Tax expected to rise by up to \$4.2k after year 15
	number of units	44										
	Town Total				\$ -			\$ 1,003	\$ 1,003	\$ 482	Population VOA 2030, TOA 4184 per 2000 US Census	
Pioneer School												
Costs	Cost per pupil funded by local taxes (2004/5 school year)		\$1,042		\$ 6,252							
	Number of new pupils from Northridge I		6									
Taxes	Assessed Value	N1 + N2	\$ 550,000.00									
	School Rate		\$ 15.62 /\$1,000 AV		\$ 8,592							School tax expected to rise by up to \$30k after Year 15
	number of units	44										
	Total School				\$ 6,252			\$ 8,592	\$ 2,340	\$ 268	Village population % of Pioneer district per census (2000 in VOA vs 17005 est in all Pioneer)	
	Total Cost				\$ 25,335			Total Rev	\$ 85,578	\$ 60,244	Total current yearly economic impact = Favorable	
Total Current Community Benefits										\$ 33,174	Total current yearly economic impact for Village of Arcade Residents = favorable (ie total of taxes, utility rates)	
Total Community Benefit after properties sell as private homes										\$ 133,230	\$ 75,367	Annual favorable impact After Year 15 and when property is bought by tenants

Plus Annual Community Economic Benefit for increase in available discretionary spending for retail dollars \$ 209,892

Plus one time Community Economic Benefit from Construction Spending \$ 4,403,123

Additional Annual Income Available to Arcade merchants from Tenants

**(Note: Available to Current Retail operations and incentive for new Retail Enterprises)
Calculated from data published by Federal government for Fair Market Rentals**

	# of Units	"Additional Dollars available to Retail per unit per month	Total Dollars Available to retail per month	Total Dollars Available to retail per year	Annual Economic Impact to the Area (1.4x)
Northridge #1	26	\$ 194	\$ 5,044	\$ 60,528	\$ 84,739
Northridge #2	20	\$ 194	\$ 3,880	\$ 46,560	\$ 65,184
Total	46	194	\$ 8,924	\$ 107,088	\$ 149,923

Conclusions:

- 1) Northridge I provides an additional \$60,528 opportunity and incentive for retail enterprises \$84,739 if a 1.4X economic multiplier developed by Cornell Cooperative Extension Service is used for economic impact
- 2) Northridge II provides an additional \$46,560 opportunity and incentive for retail enterprises \$65,184 if the 1.4X multiplier is used for economic impact
- 3) Northridge in total would provide nearly \$150,000 of additional retail opportunity for the area.

Individually and in total the availability annually of an additional \$150,000 of spending for our current merchants to take advantage of or to attract new retail merchants.

This is only from the incremental dollars available from rental income, and does not include the substantially higher dollars that is available from the base spending dollars of residents. and now available to area merchants These dollars should also provide additional opportunity for area merchants to attract sales business.

Property Tax Estimates - Current and after Properties Sell

	# of units	Mkt Value per unit	Total Mkt Value	Current Assessed Value	Current Village Tax Income with current rate	When is Year 15	Yr 15+ Village Tax Income with current rate	Change in Tax Rcpts when units sold
Northrdige I	24	\$ 66,000	\$ 1,584,000	\$ 300,000	\$ 4,068	2019	\$ 21,479	\$ 17,411
Northrdige II	20	\$ 66,000	\$ 1,320,000	\$ 250,000	\$ 3,390	2022	\$ 17,899	\$ 14,509
				Estimated				
Total	44	\$ 66,000	\$ 2,904,000	\$ 550,000	\$ 7,458		\$ 39,378	\$ 31,920
For Pioneer								
				N1	\$ 4,687	2019	\$ 24,745	\$ 20,058
				N2	\$ 3,905	2022	\$ 20,621	\$ 16,715
				Yrs 2019/22 +			\$ 45,365	\$ 36,773
For Town of Arcade								
				N1	\$ 547	2019	\$ 2,889	\$ 2,341
				N2	\$ 456	2022	\$ 2,407	\$ 1,951
				Yrs 2019/22 +			\$ 5,296	\$ 4,293

One Time Economic Benefits to the Area from Construction of Northridge I and II

Northridge I			
Category		Dollars	Identified Local Beneficiaries
General Labor Wages		\$ 236,233	Direct Local Beneficiaries 5 Arcade Companies 3 Bliss, Sardinia Companies 4 other Wyo Co. Companies
Skilled labor wages and specialized Materials)		\$ 327,941	
Materials Supplied		\$ 725,584	
Professional Services		\$ 54,639	
Food Lodging Etc		\$ 24,800	
		\$ 1,369,197	
Paid to the Village for Utility Installation		\$ 83,287	Village of Arcade Rate Payers
	Total Immediate Benefit to the Area	\$ 1,452,484	
	W/ 1.66x economic Multiplier	\$ 2,411,123	Economic Effect Multiplier developed by Cornell Extension Service

Northridge II			
Category		Dollars	Identified Local Beneficiaries
Project Construction Estimate	Total Immediate Benefit to the Area	\$ 1,200,000	Village of Arcade Rate Payers and Local Retailers and Businesses
	W/ 1.66X economic Multiplier	\$ 1,992,000	Economic Effect Multiplier developed by Cornell Extension Service

Total Local Direct Economic Benefit	\$ 2,652,484	
Total Local Economic Benefit with Cornell Multiplier	\$ 4,403,123	

Local Law – Chapter 63H
Rev. 0
Page 1 of 1

CHAPTER 63H

ZONING MAP – ARCADIA DEVELOPMENT GROUP

Be it enacted by the Board of Trustees of the Village of Arcade as follows:

This Local Law to amend the zoning map of the Village of Arcade to rezone lands and to classify lands annexed to the Village in 2007 as described below:

Rezone lands on the North side of North Street, currently owned by Arcadia Development Group (TIN# 182.12-1-3.11 and 182.12-1-5) from R-1 Single Family Residential District to R-2 Single Family Residential Use District.

Classify lands on the North side of North Street, currently owned by Arcadia Development Group (TIN# 182.-1-2.22 and 182.-1-2.122) as R-2 Single Family Residential Use District.

The zoning map of the Village of Arcade is hereby amended to reflect the above changes.

EFFECTIVE DATE

This Local Law shall take effect once filed with the Secretary of State or as noted below.

Local Law No. 2-2007
Adopted: June 19, 2007
Filed: