

Joint Meeting via Zoom
Town of Goshen, Village of Goshen, Joint Recreation Committee
December 7, 2020 @ 7:00PM

Interested parties dialed in as follows:

1-646-876-9923

Code 419 876 7428 Passcode 1234

	<u>Town</u>		<u>Village</u>	
Present:	Douglas Bloomfield	Supervisor	Michael Nuzzolese	Mayor
	Philip Canterino	Councilmember	Peter Smith	Trustee
	Richard Florio	Councilmember	Daniel Henderson	Trustee
	George Lyons	Councilmember	Anthony Scotto	Trustee
	Kenneth Newbold	Councilmember	James Watt	Police Chief
Also Present:	Richard Golden Esq.	Attorney for the Town		
	Sean Hoffman P.E.	Town Engineer	Margaret Strobl	Village Clerk
	Priscilla Gersbeck	Town Clerk	William Troy	President, Goshen Library
	Christine Cavaliere	Budget Officer		
	Mary Riso	Clerk to the Supervisor		

Representing Joint Recreation Commission

Kate Schmidt
Tricia Sherlock
Lisa Forst
Salvatore LaBruna
Paul Heppes

Councilperson Canterino started the meeting with an historical summary of architectural opinions as to the condition of the Salesian School building beginning in 2004. At that time, only a visual observation was done. It was noted that the building had suffered neglect from extensive water damage. It was recommended at that time to get a structural inspection. In 2005, another firm named Quest did a condition assessment, noting asbestos-containing materials had significant damage. Observers were unable to gain complete access to the building, because of deterioration and asbestos contamination. In 2012, Quest was asked to return to re-evaluate the building for demolition purposes. The interior was significantly damaged. In October 2020, Councilperson Canterino received estimates from Quest's firm with two choices: (1.) to condemn the entire building, as for demolition for asbestos contamination estimated around \$800,000 - \$900,000. (2.) asbestos abatement – which entails an engineer to evaluate the condition of the present construction to stabilize the structure (each floor) - *cost unknown* with no guarantee of stabilization. The abatement estimated around \$150,000 - \$200,000 and the demolition around \$350,000 - \$400,000. If a decision is reached, we can have Sean Hoffman, PE prepare a bid package. The building is falling down piece by piece which is a safety hazard.

Sean Hoffman, P.E. Town Engineer, noted to enter the building so internally deteriorated might mean that no one will want to enter, therefore be cost- prohibitive.

Tricia Sherlock sent in a letter from the Joint Recreation Commission. In this letter, the JRC had architects and engineers from two different firms evaluate the building. As stated "it became clear that the building

had severe structural issues that would make renovation of the building extremely expensive (tens of millions of dollars), if it was even possible at all." To conclude, "The JRC commissioners agree that the building is an eyesore and a safety hazard that must be addressed. As we wrote in our last annual report, we believe that Salesian School site would be a desirable location for a community center (or a shared structure including both recreational and municipal uses) if the building is to be demolished".

Councilperson Lyons suggested to declare the condition of the School Building an emergency situation and by-pass the bid process.

Attorney Golden opined this is self-created not an emergency. There is time for bidding and would be a better way to go legally and financially. Village Attorney David Donovan, unable to attend, should be consulted by the Village Trustees.

Supervisor Bloomfield spoke to our Budget Officer, who noted the Town has \$425,000 in Parkland fees. We can use that or part of that. We can use a BAN for \$450,000 and pay it back over 3½ years. If the Building collapsed today, asbestos would be released into the air.

Mayor Nuzzolese noted that the Village currently hasn't budgeted for this. However, we can use the Parkland fees for this. He is under the impression that the JRC money is solely JRC money and not for use by Town or Village. He is in agreement that this project is important and the JRC/Parkland fees should be used.

Attorney Golden researched the use of recreation fees. As long as it will be used for a recreation area, the fees can be used for this purpose.

Budget Officer Christine Cavaliere questioned how much of the Parkland fees can be used for the entire amount. She will request a formal opinion from the Comptroller as to how much we can spend out of the B Fund.

Paul Heppes, JRC questioned what will be put on the site of the school, (inaudible) noting that there aren't any funds for this situation.

Councilperson Canterino would like to work out the financial end, to be decided by the Town and Village Boards. Do we want to do this? If so, the Town can arrange the financing using a BAN, using Parkland fees, and use the Village and Town money to offset the cost etc. The financial part can be worked out to rid the park of this dangerous situation.

Mayor Nuzzolese would like to know exactly what money from what funds can be used. Also *exactly* what the price is. Perhaps we can research getting grants for the demolition. He has a lot of questions to be answered. Definitely this building needs to come down.

Councilperson Canterino believed the Town can secure the \$900,000 for the entire project. We can get a BAN for this. The main focus is to get the building down and work on what to do with the property in the future. He wants to get this done now.

Mayor Nuzzolese is in agreement that the building cannot be saved and would like to pursue grant money or other funding.

Trustee Henderson (inaudible) fully agreed with the Mayor.

Mayor Nuzzolese would like to look at a plan for the future. He will discuss this with the Trustees at a future time.

Male speaker: For funding purposes, I'd like to discuss more than just taking the building down. There might be more options to utilize the money.

Councilperson Canterino believes a BAN is the way to go, because it is renewable every year. Just in case we get grants or find additional funding or someone wants to make a contribution to reduce the BAN. The Village Board has to discuss this option.

Supervisor Bloomfield suggested to take it down for the \$900,000. Have our Village & Town Budget Officers discuss options. This is a passive park. Asked the Village Board - do you want to take it down?

Mayor Nuzzolese noted for the Village Board, " we are not in a position to make a decision tonight (to take it down)". He will take this to their Attorney and Trustees for discussion.

Salvatore LaBruna JRC, noted that it must be determined if the Parkland fees can be used for demolition and if it is indeed appropriate to use for demolition. This would wipe-out all the money for JRC, which would be an issue.

Supervisor Bloomfield explained capital expenses are used from Parkland fees to build things. You can't use Parkland fees for operations. The JRC will still get money for operations. He wants to borrow the \$900,000 for three years. The Town & Village should come together to pay it off.

Trustee Smith said that all in agreement, something should be done with the building. Disagreement is using the Parkland money. The Village has a small amount compared to what the Town has. Therefore, the Village doesn't have \$150,000 per year. It would have to be bonded longer than three years at a lesser amount.

Supervisor Bloomfield is not in favor of using the Parkland fees. The only way is through a BAN.

Attorney Golden mentioned according to Local Finance Law, to acquire a BAN for demolition it would have to be for "useful life" 10 years or less.

Mayor Nuzzolese needs time to discuss this with his Trustees to find out what we can afford.

In summary: The information gathered was shared between the Town, Village and JRC. The Village will discuss the options and notify the Town with their decision.

Meeting adjourned: 8:05PM

Priscilla Gersbeck, Town Clerk

