

**WAYS AND MEANS COMMITTEE
MINUTES**

**TUESDAY, JUNE 26, 2018
3:30 P.M.**

PRESENT: Leigh J. Benton, Chairman
Mike Anagnostakis, Katie Bonelli, Janet Sutherland,
Kevin W. Hines, James M. Kulisek, Michael D. Paduch, Joseph J. Minuta,
James D. O'Donnell

ALSO

PRESENT: L. Stephen Brescia, Chairman
Barry J. Cheney, Legislator
Antoinette Reed, Legislative Counsel
Matthew Nothnagle, Chief Asst. County Attorney
Ed Magryta, Director, Airport
Christian Farrell, Director, Veterans' Service Agency
John McCarey, Director, Real Property Tax Service
Deborah Slesinski, Deputy Budget Director

Chairman Cheney opened the committee meeting at 3:33 p.m. by asking everyone to stand for the Pledge of Allegiance. All committee members were present.

Mr. Kulisek moved to adopt a resolution authorizing the County Executive to release the County's interest in the following property: Town of Monroe, Section 1, Block 1, Lot 4.32. This is pursuant to Section Five, Paragraph B (1) of Local Law No. 2 of 2010. The property owner(s) paid the delinquent property taxes prior to public auction but after the County took title to the property, seconded by Mrs. Bonelli.

Mr. Nothnagle stated there was a tax auction on Monday by which two property owners came in the Friday before to pay the monies owed to keep their property.

Motion carried. All in favor.

Mr. Kulisek moved to adopt a resolution authorizing the County Executive to release the County's interest in the following property: Town of New Windsor, Section 19, Block 3, Lot 12. This is pursuant to Section Five, Paragraph B (1) of Local Law No. 2 of 2010. The property owner(s) paid the delinquent property taxes prior to public auction but after the County took title to the property, seconded by Mr. Minuta.

Motion carried. All in favor.

Mr. Anagnostakis moved the request for approval and appropriation of funds for the 2018 Capital Expense Project No. 240C for the Orange County Veterans Memorial Cemetery Expansion, \$150,000.00 (bonding), seconded by Ms. Sutherland.

Mr. Farrell explained these monies are to be allocated for the continued expansion of the Veterans Cemetery and improvements because it is busiest one in Orange County; therefore, they continue to expand and develop acreage.

Mr. Benton pointed out this is the annual amount for the capital plan now.

Mr. Kulisek commented due to the use of the cemetery, it needs to expand.

Motion carried. All in favor.

Mr. O'Donnell moved the request for supplemental appropriation to the Capital Projects budget in the amount of \$900,000.00 for Orange County Airport's water connection to the Town of Montgomery. This project is pending the award of New York State grant funds in the amount of \$1,500,000.00. Upon approval a new capital project will be created (bonding), seconded by Mr. Minuta.

Mr. Magryta presented the committee with the State's Annual Aviation Grant Application Program which was presented to the State about 7 weeks ago and after the airport looked at all the projects, they felt the most impactful project after receiving the hangar funding of the last two grants was to get the infrastructure in line with what most viable airports have.

One of the negatives that the airport is currently facing is the ability to attract private investment due to the lack of municipal water that is pressured. Most hangars require high pressure water for fire suppression. If there is no access to that, the cost of an internal system can reach \$300,000 to \$400,000 which makes building a hangar somewhat cost prohibitive unless there are other factors that make it not as large of a cost. In evaluating the master plan that was produced in 2004, there were considerations for municipal water and sewer to be brought to the airport for the build out. About ten years ago, a grant request was submitted for a water/sewer project with the village which is ongoing and close to fruition.

In front of the committee is a supplemental appropriation for the sewer project and a supplemental appropriation for the water project, if he is granted the \$1.5 million for the water project. Both projects are running in tandem even though the inception of one was in 2008. After a full analysis was done by the Department of Public Works Engineering Department, preliminary figures were put together which he believes were provided to all the committee members. The outcome is that it would cost the county \$1.5 million to complete the sewer project and \$2.4 million to complete the water project. Again, he would like to qualify that the sewer money is on hand and the grant is on an extension through April of next year. If he can commence with the project, the county will be able to keep that funding, if he is not, the funding will no longer be available by April of next year. The water portion of this which would be coming from the town, is a grant request that will be submitted on Friday for the State to grant the county \$1.5 million for the project and the

remainder of the cost which is \$900,000.00 would be supplemented. The line would run from the end of County Route 99 which is Neelytown Road along Route 416 to the airport entrance, the well-house and to the new area where private hangar construction has been slated based on the Master Plan.

He explained that the OCA application map that was provided to the committee, details, in blue, the pathway of the proposed water infrastructure. In addition, there is a separate map that points out the sewer pathway to the village. Specifically, the grant details if there is support for the financial facility to complete the \$2.4 million project, the county would have a very strong application in front of the State for the \$1.5 million. In their scheme that they have, other than the 10% that is required of the State grants of 90/10, any additional funding that the sponsor puts in is given additional points in their evaluation of the project; anything over 25% gets maximum points. He added that the applications they have for the last two years for the hangar, the county gave the 10% match because there was a strong enough case to be granted. In this case, if the facility is approved, there is a stronger application because the county is putting its own funding into the completion of the project which the State weighs very heavily on in their analysis. Furthermore, an analysis of both projects is going to require some funding outside of the grant funding in order to complete it. For the airport to be successful in both projects he will need to have county funding support, otherwise the grant that was allocated ten years ago will no longer be viable come next April and the \$1.5 million that he is looking to request will not be sufficient to complete the water project. At the financial end of this, the Master Plan calls for private hangar construction along the Route 211 corridor.

Last week he was at the Westchester County Airport for a business aviation forum and the take away he got from the corporate side of aviation is that there is not enough hangar space in the metro area to accommodate the demand. Currently, Orange County Airport has eight commercial hangars that are full of tenants having long-term leases. There is a waiting list of 14 potential people that would like to come to the airport but there is no space. Based on the data that he has received on the current corporate situation, there is a lot of interest if there was a suitable environment to build a hangar with private funding. He stated that Dutchess County airport is going through a similar issue with getting municipal water and sewer to the areas to be able to support this investment.

The committee discussed the funding and construction of the project as well as it's economic benefits to the airport and to the County of Orange. Legislators further discussed potential benefits to the surrounding community.

Motion carried. All in favor.

Mr. Anagnostakis moved the request for supplemental appropriation to the Capital Projects budget in the amount of \$600,000.00 for Orange County Airport's sewer connection to the Village of Montgomery. Upon approval a new capital project will be created (bonding), seconded by Mr. O'Donnell.

Mr. Paduch clarified that the monies will come from the airport fund.

Mr. Magryta stated the residual connection fee of \$300,000.00 to \$340,000.00 will be a ten to twelve-year payment to come out of operating expenses.

Motion carried. All in favor.

Mr. Minuta moved to adopt a resolution stating that Orange County took possession of 5 tax map parcels in the Town of Deerpark in 2009 under New York State's "Greater Catskill Flood Remediation Program." Under this State-funded program flood damaged homes or those deemed in danger of potential flood damage were condemned, demolished and the property owners were compensated fair market value for their homes. Under the program's guidelines, title to the property was subsequently transferred to the respective counties that participated in the program. Request that the following properties be deemed surplus properties: Town of Deerpark 29-8-2; 29-8-7.1; 29-8-12; 53-2-6 and 55-1-44. Neighboring property owners have expressed interest in acquiring these properties, seconded by Ms. Sutherland.

Mr. McCarey stated that Senator John Bonacic obtained money to buy five house that were flooded in 2009 so the county stepped in, put bids out, tore down the houses and ended up with vacant lots. Since there were deed restrictions, nothing else can be built on the land. He added that they reached out to the Town of Deepark to see if it was interested in purchasing the lots but they were not; therefore, he would like to get rid of it. The next step is sending out letters to residents in the Meyers Grove area to see if they would like to purchase the lots as well as a notice in the newspaper so the public is aware and can submit a bid up until September 15th at which time the bid will be brought back to committee. The market value on the lots range from \$500.00 to \$1,500.00.

Mr. Benton clarified that the lots are not buildable upon.

Mr. McCarey stated that is correct. The lots will never again be buildable upon.

Mr. Paduch asked if they can be made to be campsites.

Mr. McCarey replied no. He stated that he does not think the Town of Deerpark would allow that.

Mr. Kulisek asked why this did not go to auction.

Mr. McCarey replied it did not go to auction because this property was through a State grant and the auction would not do justice to this.

Mr. Benton commented that it is still a dangerous flood zone.

Mr. McCarey reiterated that he is going to mail out letters and giving them until September 15th to submit a bid.

Motion carried. All in favor.

The last agenda item was a Communication: Memorandum from the County Executive regarding Real Property Committee.

Mr. Benton stated that he and Chairman Brescia need to speak with the County Executive as to who calls the meetings and who will run them.

Mr. Hines clarified that the committee will not be selling the properties, they will be making recommendations.

Mr. Benton stated that is correct, they will only be making recommendations.

Mr. McCarey pointed out that this committee cannot make decisions, they can only make initial negotiations.

Mr. Cheney asked if the purpose of the committee is limited to major projects or is there a broader purpose.

Mr. Benton replied that it is limited to any property that the county owns that would be potential surplus.

Mr. Cheney commented that it would be helpful for the legislature to have that in writing. He then asked if this needs to legally be created.

Mrs. Reed replied that the legislature is not creating this committee, the County Executive is.

Mr. Cheney asked the lifetime of the committee.

Chairman Brescia replied the committee will be ongoing.

The meeting adjourned at 4:20 p.m.