

**JOINT
EDUCATION AND ECONOMIC DEVELOPMENT COMMITTEE
AND PHYSICAL SERVICES COMMITTEE
MINUTES
(REMOTELY)
TUESDAY, OCTOBER 13, 2020
3:30 P.M.**

PRESENT: Paul Ruskiewicz, Chairman (Education and Economic Development)
Barry Cheney, Joseph J. Minuta, James O'Donnell,
Joel Sierra, Kathy Stegenga, Laurie R. Tautel

Barry Cheney, Chairman (Physical Services)
Leigh J. Benton, Katie Bonelli, James M. Kulisek,
Michael D. Paduch, Paul Ruskiewicz, Peter Tuohy, Joseph J. Minuta

ALSO

PRESENT: L. Stephen Brescia, Chairman
Thomas J. Faggione, Legislator
Kevin W. Hines, Legislator
Kevindaryan Lujan, Legislator
John S. Vero, Legislator
Antoinette Reed, Legislative Counsel
Harold Porr, Deputy County Executive
Damian J. Brady, Chief Assistant County Attorney
Eric Ruscher, Director, Real Property Tax Service Agency
Bill F. Bill Fioravanti, Director, Economic Development
Gretchen Riordan, Budget Analyst
Corey Sims Foster, Managing Member, Foster Supply Hospitality Holding, LLC
Kenneth Kearney, President, Kearney Realty & Development Group
Sean Kearney, Vice President, Kearney Realty & Development Group

Chairmen Cheney and Ruskiewicz opened the committee meeting at 3:35 p.m. with a moment of silence and followed by the Pledge of Allegiance. All committee members were present with the exception of Legislator Sassi who was absent.

Mr. Cheney announced that all Legislators received the summaries of proposals that was produced by the review committee and copies of the individual proposals. He thanked the review committee who contributed to the summary proposals. He felt it was well done and represented accurately. He mentioned that both presenters were on the call today and will provide a presentation.

Mr. Porr thanked the Legislature for holding the Special Meeting to address the important project. The Request for Proposal (RFP) was put out a few months ago. They were not sure how much response they would get, they ended up with two proposals, both from fine developers; Foster Supply Hospitality from Sullivan County and the Kearney Group. He disclosed that when he was City Manager for Newburgh, he worked with Ken Kearney to redevelop buildings in Newburgh and his work was excellent. This is a Legislative decision as to how they proceed. He stated that the review team they put together represented the county, City of Newburgh, Orange County

Community College and the community. The small group consisted of himself, Dr. Kristine Young, Fred Watson, City of Newburgh Manager, Joe Donat; Executive Director of the Boys and Girls Club, Kevin White and our county staff; Eric Ruscher, Bill Fioravanti, Steve Knob and Damian Brady.

Mr. Fioravanti stated that they have two great developers with two different proposed projects. Kearney Development Group proposed a mixed-use application, some commercial and other space on ground levels, with quality mixed income housing in the rest of the buildings. Foster Supply Hospitality has an urban resort concept, proposing a boutique hotel, spa and restaurant.

Ken and Sean Kearney provided a power point presentation of their proposal (see original minutes). They focus on revitalization, bring in new businesses and help to get a good mix and blend of incomes with the residents.

Mr. Fioravanti mentioned that he visited several the Kearney Group's properties, including Lofts on Main in Peekskill which is beautiful. He interviewed some of the tenants and they love it there. There is mixed income in the building which works very well.

Chairman Brescia commented that he saw the Lofts in Beacon and pointed out that they are beautiful. He comes from a background in the lumber industry, he noted that they did not skimp, and it shows. Their work is very impressive.

Ms. Bonelli asked if there was a zoning change required for this project and what are the chances of a zoning change or variance.

Mr. Fioravanti stated that there is a zoning change required for both proposed projects because currently it is institutional zoning. The City of Newburgh refined their zoning code a few years ago so it is more of a modern-day type of code. The City Manager was part of the review committee and addressed it early on knowing it would be an issue for both projects. They already have planned later this month to propose the change and did not foresee any issue.

Mr. Minuta thought it was a great project. He mentioned it was almost thirty years ago that he attended Pratt Institute and revitalization of downtown began with these artist communities. He loved the project they did in Peekskill. It was one of his design projects, to do artist housing, artist studios and then filter down to the main street where they can sell and view the artwork and it is a natural flow. He loved all the concepts and thanked the Kearney Group for their presentation.

Mr. Paduch asked if they would bring in their own people and they would manage this after it is built. He asked if they plan to hire any local people on the project.

Mr. Sean Kearney explained that once they are stabilized and built, they would hire new people. During the construction phase they always have workforce implementation programs. During construction they advertise, mail and call local suppliers. They advertise at the site and they hold training seminars at the site. They committed to hire during construction a minimum of three local employees as well as anyone above and beyond the three who qualify and then refer them to all their subcontractors. Once they are stabilized, they will have two property managers and a superintendent that they will hire.

Mr. O'Donnell asked about the \$8 million they leveraged in Westchester County for the project, Crossroads at Baldwin Place.

Mr. Ken Kearney explained that the Crossroads at Baldwin Place is in the Hamlet of Somers, New York. Somers worked with Westchester County to build mixed income housing to deal with the Westchester Housing Settlement case. Westchester County had an acquisition fund and they helped fund the purchase price of the land and then they also helped fund some of the offsite work. They worked with the county and rebuilt the hamlet, they ran sewer lines, water lines up and down Route 6, they widened the road and put in traffic lights. They transformed the hamlet with a mixed income and various development.

Mr. O'Donnell confirmed that Westchester put \$8 million of county funds into the project and Mr. Kearney responded that he was not sure if it was \$8 million maybe around \$5 to \$6 million. Mr. O'Donnell pointed out that the presentation displayed stated it was \$8 million.

Mr. O'Donnell noted that the Queen City Lofts project was submitted as a Mid-Hudson Regional Economic Development priority project. He asked if they plan to submit this project to the state.

Mr. Ken Kearney responded that they do plan on it and they have a good track record and he felt that it would be viewed as a priority project. Queens City Loft was just a concept when his son, Sean, unveiled it. They told them the impact that project would be to the neighborhood back in 2014 and they committed \$300,000.00.

Mr. O'Donnell took note that most of the projects are Gold LEED, but West End Lofts was Silver LEED and he asked why it was not Gold LEED.

Mr. Sean Kearney explained that it was mainly the overall design. They get certain points depending on site disturbance, rainwater harvesting and parking. Things like that impact the LEED rating. Normally their level is LEED standard, they always go above it and hit LEED Silver and about 80% of their recent developments have been LEED Gold.

Mr. O'Donnell asked about the eight units that utilize the Nursing Home Transition and Diversion Waiver Program at the Hamlet at Pawling.

Mr. Ken Kearney explained that it was a new pilot program where the state tried to cut down on the Medicaid Medicare costs and were taking vulnerable senior citizens and giving them supportive services in an independent setting. They teamed up with not-for-profit Putnam Independent Living Center where they designated eight handicap units and referred senior citizens who can get supportive services on site which allow those seniors to live independently rather than in a nursing home. He added that the individuals are identified by the support agency and it is usually someone who is in danger of going into a nursing home and they are identified, labeled and then recommended for the program.

Mr. O'Donnell asked about their marketing plan and the Artist Selection Committee.

Mr. Ken Kearney explained that the City of Peekskill formed their own Auto Certification Committee with about six to eight people and any artist must submit an application. Poughkeepsie and Beacon did not have their own Auto Certification Committee, so they had to form one. They chose their regional manager, someone from Hudson River Housing and now are picking tenants that

are in good standing to be put on the committee. The artists check off a box on the application stating they are an artist and then must show them proof they are an artist.

Mr. O'Donnell asked why Beacon was so successful and why was Newburgh still struggling.

Mr. Ken Kearney stated that years ago he purchased a building in Beacon and Newburgh and worked there for three or four years. The mayor of Beacon had great instincts and trusted him and what he had to say and he trusted her which helped them do great things together. They worked in certain areas in Newburgh and had some support. Over the last ten years he felt that they created traction near Liberty Street in Newburgh. There are many different pockets in Newburgh. He is happy with his time in Beacon and Newburgh. Being from New York City, he has seen boroughs come back and some neighborhoods do not. It can be a combination of timing, luck or leadership. He strongly felt it was Newburgh's time.

Mr. O'Donnell asked if they planned to submit to the Newburgh IDA for tax breaks.

Mr. Ken Kearney responded that he never worked with an IDA before.

Mr. O'Donnell asked what their thoughts were on parking.

Mr. Sean Kearney stated that the project they did, Lofts on Main, did not have a parking space on site. There is an underutilized city parking garage a block away that was 70% capacity and two and a half blocks away there was a city owned parking garage that was only at 25% capacity. They brought the percentage of parking spaces. They have been creative with parking and have some shared parking agreements so there are different methods.

Mr. O'Donnell confirmed that they were ready to move forward with the original RFP and with the limited parking that is there and Mr. Sean Kearney responded yes they are.

Mr. O'Donnell continued to state that the Deputy County Executive Porr indicated that the final say would be up to the Legislature. He was sure the Legislature will have a discussion on a way for them to make their best and final offer. He suggested they put the final offer in a sealed envelope addressed to the Clerk of the Legislature. He thanked both men for their time and was impressed with their history in Newburgh.

Mr. Sierra asked if there was going to be language in the resolution precluding the Kearney Group from turning around and selling the property if they win the RFP.

Mr. Cheney responded that was a question for the County Attorney and Mr. Porr.

Mr. Sierra was aware that they are in the business and they do wonderful work. He was concerned that for some reason what if they sold the property to someone else that may not do the same quality work that the Kearney Group is capable of. He would like language in the resolution precluding that from happening. If they cannot develop it themselves then it should come back to the county and it can be revisited by the county.

Mr. Ken Kearney agreed with Mr. Sierra's statement.

Mr. Sierra further asked if there was workforce housing or rent controlled housing. He did not like to use the words rent controlled but there was mention of workforce housing and asked if there would be a percentage of the apartments for workforce housing.

Mr. Sean Kearney stated that they will have a regulatory agreement that will last fifty years, and it will be filed with New York State and that will determine the income limits and rent limits of all their apartments. In the past, they shared that with the municipality they are working in and they would be happy to share that with the county also.

Mr. Sierra asked once they get approval from the Legislature, do they need to get local approval from City of Newburgh.

Mr. Sean Kearney responded yes; they need local approval.

Mr. Kulisek asked if Tern Construction and Development LLC is a subsidiary of Kearney Group and Mr. Ken Kearney responded yes, it is. He further asked if they have preferred contractors that they work with or is there another opportunity for other contractors to bid some of the work.

Mr. Ken Kearney responded that their HVAC and the plumber is a local Orange County business but many of their trades are open. Over the years they used a lot of craftsmen and businesses from Orange County.

Mr. Kulisek asked about possible employment within the inner city.

Mr. Ken Kearney stated that they planned to commit to an internship program.

Mr. Sean Kearney added that they do not take on a lot of internship applicants because it is a focused job. They are not just handing them a broom asking them to sweep up a construction site. They bring them to meetings and to the office and show them how to do financing. They try to give them a bigger perspective on business and development and construction instead of just sweeping floors, not that there is anything wrong with that. He added that he swept floors before.

Ms. Tautel asked what they do with the local unions and other employees because in order to apply for a New York State grant sometimes there are mandates.

Mr. Ken Kearney responded that their funding from New York State that they apply for does not come with a requirement for either prevailing wage or the Davis-Bacon Act. He did not want to make a commitment to organized labor or non-organized labor. The funding they secure and with their own equity, there are no requirements.

Mr. Minuta stated that it appears that they are a group who has been successful in this type of work but sometimes it becomes difficult when you change out pieces of the team to continue the same success. He asked what their cost per square foot or what their budget might be for the investment to complete the project regarding total construction cost to renovate the buildings.

Mr. Sean Kearney responded that he did not have that readily available for him, but he will get back to him.

Mr. Minuta noted that these were landmark buildings although he was not sure if they were designated landmarks by the state. He asked how they would comply with that if that was the case.

Mr. Sean Kearney stated that if they are not presently designated as landmarks, they will have them designated. They planned to work with the historian preservationist who will apply to get all three buildings put on the national registry and the state registry. This would allow them to gain access to the historic tax credits.

Mr. Minuta stated that they need to ensure that the taxpayers are receiving the value of what they put out in actual dollars for these properties. He added that if they are revitalizing the city, there is a lot of value placed on that.

Mr. Cheney asked if the density within the proposal is consistent with the zoning established for the downtown neighborhood.

Mr. Sean Kearney stated that he would need to double check but he believed they were zoned compliant and he believed for density they would be allowed all uses.

Mr. Cheney stated that through negotiations with the City of Newburgh they can achieve greater development allowance. He asked how that would be reflected in the price they are going to pay for the property. Through a variance would they be able to get more units than what is allowed which would benefit them and increase the value of the purchase and is there a way how that can be shared with the county.

Mr. Sean Kearney responded that their biggest restriction is private buildings and going for historic tax credits they cannot do an addition to the building. However, for an example with the parking lot in the back, with the county's approval and the City of Newburgh's approval, they could build a new construction building in the back which would give them another twenty units. They would be happy to put language in the contract stating that above 62 units there will be an additional price per unit added on to the purchase price.

Mr. Lujan thanked the Kearney Group for the presentation. He stated that he grew up in Newburgh and projects like this change communities for the best. He asked what the affordable housing range for the project they did in Beacon, West End Lofts.

Mr. Sean Kearney responded that all their regulations go by county incomes. At West End Lofts they have apartments that are 50% of Dutchess County area median income, 60%, 80%, 90% and the highest was 120%. The same is proposed for this project.

Mr. Ken Kearney stated that the one bedroom is at \$880.00 which are the artist units and the middle-income units are \$1,100 to \$1,200 a month. The artist units are around 60% and 80% of median income and the middle income is higher and in Newburgh it will probably go up to 105% of median income.

Mr. Lujan asked is the internship program was a paid program.

Mr. Ken Kearney replied that they do and start at \$15.00 an hour.

Mr. Kearney stated that in regard to the purchase price they try for a 9% tax credit application, and the purchase price is reviewed and it will help them get funding if it looks as though they brought the property below market. The offered price of \$250,000 is below market. When they went before the committee he didn't recall if the figure of \$1 million came up but they can pay

\$1 million but it will make it more difficult for them to get their financing. That is the reason they put in the offer of \$250,000, they were going for competitive financing and lower on the acquisition price, especially when it is owned by government entity because New York State looks at that. He did not realize until he read the newspaper that the county paid \$3 million. To buy something for \$3 million then turnaround and sell it for \$250,000, the Kearney's can pay at least \$1 million for the property.

Mr. Porr clarified that the zoning at that location is currently called "institutional." They will make sure that there is a clause in the contract if the developer does not do what they said they were going to do. During both interviews, they did state that the price was too low, and it would be subject to negotiation going forward.

Mr. Cheney thanked the Kearney Group.

Mr. Fioravanti introduced the next proposer who was Foster Supply Hospitality.

Mr. Sims Foster introduced himself, his wife Kirsten and partner Christopher Monello. He explained that Foster Hospitality is a hotel and restaurant company with their current properties located in the western part of Sullivan County. Prior to starting their own hotel company, he was an executive for hotel companies that opened large scale hotels in almost every major city in the United States and internationally. They are involved with residential, mixed use, commercial development. They have their own small construction team, although they would not use them for the project in Newburgh. They are looking for people that have done work in Newburgh. They are proposing an urban resort. He uses that term because it is not just a hotel, restaurant or a bar, it is about programming properties to connect and work together for a common vision. They focused on buildings that needed a new chapter in life and they saw those visions and work hard to bring them into the new generations. He explained that the American Legion building is a simple building and can hold 32 rooms with a small yard in the back and a landing zone in the front. The YMCA lobby will have four different functions and at the main entrance will be the primary entrance with a front desk, fireplace and community space. Beyond that there will be public space and a lounge taking advantage of the double height that is in the building. There will be guest rooms on the remainder of the floors estimating 43 to 48 rooms. They would like to turn the pool area into a spa facility that will have treatment rooms, movement studios and reinvent the pool. If possible, they would like to put a rooftop deck with outdoor space. The Masonic Lodge building, they plan to use the first floor as a restaurant and bar. They have a strong culinary reputation and team and feel they can add a lot of energy to Newburgh. The other floors they will have refurbished to hold group meetings and weddings. The size of the rooms will accommodate up to 200 people and the other space 300 people. The fourth floor which has the best views of the Hudson, they would like to add a bar. The zoning would need to be moved from institutional to downtown business. They own the real estate, they develop the real estate and operate the business. He described their timeline of 6 to 9 months to permit zoning change, then demolition and rough construction 10 to 12 months. The construction timeline once they are ready to go from demolition to training 80 to 100 people will be around 18 months. They offered \$1 million for the buildings, contingent on the zoning. They will need significant amount of parking for the guests and events. They plan to work with the county and City of Newburgh. The construction budget is estimated at \$16 million, pre-opening is \$3 million, soft costs roughly \$1 million and the \$1 million they offer is not included, the grand total \$21 million. Mr. Foster stated that they never took money from the state, from Sullivan County or any tax breaks. They have done it all with private money. They felt it was their duty to properly pay taxes. He did not say they would not take anything, he was not sure if that was the wisest choice because they might ask for some help. They plan to create 80 to 100 construction jobs and employ at least 80

people for new jobs from entry level, mid-management to management. Their goal will be to prioritize with those who live in Newburgh because we want this project and the hotel not to be about them, but about the community. They plan to generate \$1.3 million in combined tax revenue from sales and occupancy, half to the state and half to the county.

Mr. Foster stated that they met with Dr. Young, President of Orange County Community College, and they spoke with the consultants that work with her, and they spoke with the team at SUNY Orange about building a hospitality program and or a culinary program. They look forward to a partnership with the college to provide education and internships.

Mr. Lujan commented that he was pleased that Foster Supply spoke to the college and the discussions on the culinary program and creating jobs and a workforce which is wonderful. He added that projects like this are gamechangers and addresses the needs of the community.

Mr. Lujan stated that the county paid \$3.2 million for the project and the county wants to get the best bang for their buck because of how much they paid. Is that something they are comfortable with.

Mr. Foster was aware that pricing did not come in at the county's satisfaction and they advised the committee that they are an open book. This is not just property tax, they would be creating sales tax, bed tax, property tax and employment tax. This will bring people who will go to the stores. There will be millions and millions of dollars on an annual basis that will be generated by this project. They cannot pay \$3.2 million for the properties because all the great things they want to do will not be able to be accomplished, however they are open for discussion.

Mr. Lujan mentioned that there is no ferry system and asked if they considered doing something private to try and attract people from Beacon or New York City and have them picked up by the river. He also asked if they did public art in their previous hotels and was that something they would consider for this project.

Mr. Foster responded that they would consider any possible option to get people across the river, whether it be a pick-up at the train station or a boat. He added that they are big art fans and art is very important to their hotels. They would like to provide local art in their restaurants and put it on display.

Mr. Minuta was very excited about the presentation. He was happy to hear that they are not just looking at what exists but what it could be in an area that so desperately needs it.

Mr. O'Donnell asked if the Foster's have any partnerships with SUNY Sullivan that they could share.

Mr. Foster stated that they do have a partnership with SUNY Sullivan and had several dinners at the college bringing in their culinary team and raised money for not for profit agencies.

Mr. O'Donnell asked if they do any training there now or in the past as they are proposing to do with SUNY Orange.

Mr. Foster stated that they did one program, they are not adjunct professors at the college.

Mr. O'Donnell asked if they did any IDA projects and Mr. Foster replied no. He added that they will talk to the local IDA.

Mr. O'Donnell asked about the parking and what they had planned.

Mr. Foster responded that they have not addressed that yet but between the City of Newburgh and the Town of Newburgh, they will figure it out. There is a parking lot behind the buildings and he would like the county to return those spots to them and work something out. There is an underused parking garage nearby, but security is an issue and they plan to look within a two to three block radius to either lease or purchase.

Mr. O'Donnell suggested that Foster Supply submit something on parking. Specifically, on what they need and if it is on county owned property and how much were they willing to pay to get the parking. He pointed out that they seem to think there is a problem with the parking and he agrees, it is. He stated that if it does not get resolved why would they move forward with them. He asked about the program and internship with SUNY Orange.

Mr. Foster replied that there will be a catering or a banquet kitchen which will be used at the college mid-week in the morning during down time.

Mr. O'Donnell suggested for Mr. Foster to submit his best and final offer to the Legislative Clerk.

Mr. Kulisek stated that there are city owned lots that are not in the best area but in walking distance of Grand Street. With a little bit of safety and more patrolling, or valet parking, someone could drive to the hotel and have valet drive the car to a lot. The Johnston Street parking lot is probably a 200 car lot that has been unused forever. The Legislature will need to talk to the City of Newburgh to see if they are interested in more housing at prorated numbers or something that will bring in outsiders and a convention site setting.

Ms. Stegenga stated that over the last ten years they have seen a lot of hotels that were built and once they hit the end of their ten years they were sold and flipped to not for profit organizations so they were off the tax roll. This seemed to be the same for banquet halls. In the current situation of the pandemic, to put that much money into something that we are not sure where our market is going to be, she was trying to figure out what would be a more accurate or fair number for what kind of benefit it would be to the county and to the taxpayers as far as the sales tax and occupancy.

Mr. Foster mentioned that they bring money in from outside, mainly the New York Metro area. It works for Sullivan County, they will make it work for Orange County. Weddings for example, they work hard with the local couples, but most of the weddings come from the New York Metro area. Stewart Airport is an amazing hub for flying people in for these events. They plan to market heavily for people to come to Newburgh. Due to the current pandemic, most of the weddings have been pushed out to 2021 and they have six contracts signed for 2022 weddings. People are signing up to do their weddings now, writing checks for two years from now so the market is there.

Mr. Minuta stated that whatever project they choose, parking has always been an issue in the City of Newburgh. There is presently a proposal he personally has worked on to solve some of these parking problems in Newburgh. He asked if Mr. Foster worked with the City of Newburgh, planning, zoning and the building department.

Mr. Foster replied that they have not. It is their first project in Newburgh. They are ready to hit the ground running and they are ready to work with the City of Newburgh on all the issues, zoning, parking and what is best for the municipality.

Mr. Minuta added that every planning and zoning municipal board has been delayed by months so that could be a hold up. He asked if Mr. Foster's offer is contingent upon approvals.

Mr. Foster responded that their offer is contingent on the ability to do what they are proposing to do.

Mr. Minuta stated that perhaps they might not see anything until maybe a year.

Mr. Foster replied that when they put the proposal together, they were using normal guidelines but if there are obstacles, they will push through.

Mr. Porr clarified that when the County Executive put the review team together, he included the City Manager of Newburgh. The reason was for the important matters that are being brought up by Mr. Minuta about the zoning. There is going to be a State Liquor Authority issue. Another partner they had was the President of SUNY Orange, Dr. Young. Those buildings were purchased originally to support the college. Whatever is planned for these three buildings it must support the college. What they do have with the Foster proposal is the opportunity to create the conference center in the eastern part of Orange County. They do not have the rooms, Foster would bring that, they do not have the dining, Foster would bring that.

Mr. O'Donnell disagreed with the comment made by Mr. Porr about the college and the buildings. They were brought for use by the college, the college did not utilize them, and they were not going to be put on the market specifically for college use. It is to their credit that they included the college in part of it, although they do not have expertise or background with doing programs with a college, but that was not part of the RFP nor is it contingent on the sale that is has to have anything to do with the college.

Mr. Brady stated that he cannot confirm that if this is to be looked at this from a contract viewpoint, if there is going to be approval requirements from both proposers that you can take time to close on the contract. It is up to what the Legislature wants. They can negotiate trigger points in the contract, deposits, turnover of money at certain junctures, which is subject to what the Legislature is comfortable with. The Legislature can present their preference and then give them the opportunity to have further negotiations with the chosen developer to put forth a final package and then come back to the Legislature for final approval as stated in Local Law No. 12 of 2020.

Mr. Paduch stated that he was under the impression there would be more discussion amongst Legislators about the two proposals, but if that was going to take place another day, he was fine with that.

Mr. Cheney stated that it was a public meeting and it would be difficult to have any kind of private discussion in a public meeting.

Ms. Reed explained that the purpose of today's meeting was to provide the Legislature with presentations from both proposers. Legislators can write down their questions and then Mr. Brady can address them. It would be good to have all the contingencies on paper for each proposer. There is more analysis that needs to be done by this Legislative Body. They have encountered this in

the past with other properties where projects look good but then they fall short based on contingencies. They need to be aware of the fiscal exposure for the county. She planned to work with Mr. Chapman and Mr. Brady. More work is needed to be done and once they address that, they can move forward and decide.

Mr. Paduch commented on language on the deeds for these properties and stressed they should be reviewed. He asked why Mr. McCarey was not involved in the process because he has the most knowledge of all. The parking lot behind the YMAC is for the Maple Building. He has many concerns.

Chairman Brescia stated that they can have another meeting and go into executive session.

Mr. Cheney stated that Legislators should put their questions in writing and submit them to the Chairman of the Legislature.

Ms. Bonelli agreed with Mr. Paduch and they do need to have further discussion. Most of that discussion will be in executive session. Today was the initial step.

On the motion of Mr. Kulisek, seconded by Ms. Bonelli (Physical Services) and on the motion of Mr. Minuta, seconded by Ms. Tautel (Education and Economic Development) the meeting adjourned at 6:15 p.m.