

**TOWN OF GOSHEN
TOWN BOARD WORK SESSION
November 6, 2006**

The Work Session Meeting of the Town Board of the Town of Goshen was held on the 6th day of November 2006 at 7:30 pm in the Town Hall located at 41 Webster Avenue, Village of Goshen, County of Orange, State of New York.

Present:	Douglas Bloomfield	Supervisor
	Phil Canterino	Councilman
	George Lyons	Councilman
	Kenneth Newbold	Councilman

Also Present: Howard Protter Attorney

Absent: Louis Cappella Councilman

1. Global Country World Peace

Supervisor Bloomfield introduced Mr. Richard Quinn who is present tonight to answer any further questions the members may have regarding Global Country's request for a Public Hearing to enable them to obtain financing. The Supervisor explained that the major issue with scheduling this Public Hearing centers around the fact that no one from the public knows what the project entails. They have not been to the PB with a plan. The members are all concerned with how this project will relate to taxes as this revenue is very important to the Town.

Councilman Canterino explained that they realize that they cannot comment on the tax status. This request for a Public Hearing is an entirely separate issue. He questioned the rationale behind this request of the Federal Government to the Town to hold this Public Hearing. Mr. Quinn stated that the Government has made tax exempt loans available to 501(c)3 organizations and they require acknowledgement from the local area that they are aware of this application for financing. Global Country is a 501(c)3 organization that is entitled to tax exempt financing and this Public Hearing is one of the requirements for closing on the loan. This is called "host" financing and other areas of the country where Global Country is active have done it before. Mr. Quinn noted that this is a formality of the IRS.

Mr. Protter noted that the Board feels they are not in a position to judge the project without a PB application. Mr. Quinn noted that the purpose of this hearing is a public acknowledgement. He also stated that they plan to build a 10,000 sq. ft administration building, but it is premature to bring a site plan to the PB. The Supervisor noted that the tax status is a concern especially if it were ever challenged in Court. Mr. Quinn noted that they "would never take it to court".

Mr. Protter explained that this request has to do only with the financing in Goshen. If the Public Hearing is not held then the money will not come to Goshen. It will only affect the portion of dollars that was to be used here. The portion for Goshen is part of a larger borrowing. There will be \$5.8 million earmarked for use in Goshen, which cannot be used for any of their other projects. There will be no liability for the Town. Mr. Quinn also stated that the entire sum goes into a trust and will only be spent on the project that it is earmarked for. It will be drawn through a trustee. If, after a period of time, it is found that the plan cannot go forward the money in the trust will be redeemed at par.

Mr. Quinn emphasized that he thought that Goshen was eager to preserve the area farmland and his organization is asking for their cooperation. He stated that they just want to develop the farm. They feel they have been good citizens and they would be willing to discuss the tax situation in the future. The Supervisor noted that as representatives of the residents of Goshen, they have to look at the impacts this will have on the community, i.e., schools, traffic etc.

Mr. Quinn stated that the existing residences on the farm are uninhabitable and they plan to replace them with suitable structures. They will be subject to all the Town and PB codes and permits. They have land in many areas of the country and each region needs to develop differently. He noted that the hearing would only be to qualify the organization to be eligible to obtain financing. The Federal Government and the issuer of the bonds does due diligence on the qualifications of the borrower. Mr. Quinn also stated that this will be 100% financing, non-profit preferred funding.

Councilman Canterino expressed concern that there was so little time allowed for the Town to consider this request. There are only 3 meetings left before the end of the year. He feels that the organization must have a Plan B if the Town does not grant their request in the required time frame. Mr. Quinn stated that these hearings are usually an uncomplicated matter and do not require a long time for review. Councilman Lyons asked if there would be people living on the farm and if so, they would have children attending the schools. This would cause an impact. The Councilman noted that they have heard there will be a large number of greenhouses. Mr. Quinn replied that they do not have an entire plan as yet. Councilman Lyons asked if there is a religious component. Mr. Quinn stated there is no religious connection. Mr. Quinn also noted that the land would be used as security for the loan. They are using \$4 million to refinance the land and \$1.8 for the building. The Supervisor asked about impacts to the infrastructure. Mr. Quinn noted that this is a 750-acre farm. They are not building homes or roads. It is mostly undevelopable land. They plan to improve their farm and will not be doing something else with the land.

Mr. Protter stated that this appears to be a way for the Federal government to let the local residents know that they are investing in our community. Councilman Lyons stated that while the tax status issue is a separate issue, can Mr. Quinn state

what they propose to do in the future. Mr. Quinn stated again that they would never take it to Court and the Town has already denied their tax exempt request. However, they will likely ask again. They already have an agricultural exemption. He mentioned that when they construct the new office building they would like to avoid a re-assessment. Supervisor Bloomfield stated that the Tax Assessor would review any new buildings and assess accordingly. Councilman Canterino noted that farmers already pay taxes on their buildings and it would not be fair to put Global Country's tax burden on the existing farmers. Councilman Lyons brought up the possibility of a PILOT program. This could be discussed in the future. Mr. Quinn reminded the Board that they would be bringing employment and people into the area.

The members would like further time to review all the issues surrounding this request. The Supervisor will contact Mr. Quinn shortly.

2. Salesian - Letter from Financial Officer to Village and their response.

Supervisor Bloomfield stated that they have received a response from Mayor Wohl and they will be meeting soon to review the outstanding figures.

Councilman Newbold spoke to Chad Brown of Hudson Pacific and he will be looking into the possibility of adding a bar to the top of the fence for safety reasons. They will also be reviewing the punch list with Mark Warren. Supervisor Bloomfield noted that one of the lights appears to be burned out. Discussion was held regarding the timing for the lights. Councilman Newbold will check with the Police for their view on the need for lighting for security reasons.

3. Conservation Easements - PDR

The Supervisor notified the members that he has asked Mr. Halloran to provide the baseline for the Rhodes and Northstar Farms. The Board needs to decide if they want to avail themselves of the services of Orange County Land Trust or do the work in-house. Mr. Halloran advised that when there are enforcement issues, he would like to see this become part of an individual Town employee's job description in the future.

4. Beaver Problem in Arcadia Hills

Supervisor Bloomfield reported that the water is backing up from a beaver dam and it is necessary to remove the beaver for health reasons. Stantec will contact the DEC to have them removed. Councilman Newbold will also contact Rick Pawliczak as he is licensed for this type of task.

5. 211 Waiver for Joann Soules

Supervisor Bloomfield is putting together the information to submit to the State for Ms. Soules 211 Waiver. He will review it with the members when it is complete.

6. Budget Review - Finalization for 11/9 Public Hearing

The Public Hearing is set for Thursday. The Supervisor will ask Councilman Canterino to speak to the 5-year plan and each councilman will answer questions as they pertain to their departments.

7. Appointment of Susan Maysels to Temporary Deputy Town Clerk Position effective 11/20/06.

The Supervisor explained that a resolution is needed to appoint Ms. Maysels to the position of temporary deputy town clerk effective 11/20/06 in order to meet the criteria of the County. Ms. Doolittle will still be on the books as the deputy while accrued time is used and the Town is only allowed one deputy.

8. Relevy of unpaid water and sewer charges

The Board will be asked to consider the relevy of unpaid water and sewer charges at the next work session.

9. Status Review - PDR

Supervisor Bloomfield attended the County Public Hearing in regard to the Rhodes and North Star farms. He expressed the Town's appreciation to the legislature for passing the proposal.

10. MTBE - Status Update

Supervisor Bloomfield met with the attorney for the County and a member of the DPW on Friday. He presented the information they had requested from our files. Legislator Fornario explained that they are waiting for the results of the recent County testing. The County Executive has also been meeting with his staff on this issue.

11. Procurement of Front End Loader by DPW

Councilman Canterino spoke with the dealer and has worked out a delayed release plan. The Town will be able to rent the loader for November & December (@ \$5,000/mo) and then purchase it after the beginning of 2007. The rental will be deducted from the purchase price. This is in the budget and the Town will be able

to pay cash for this item. The Councilman noted that this is a milestone for the Town. He will have the details of the purchase for the attorney shortly.

12. Dispute Resolution Program - Update

Councilman Canterino reported that he has spoken to the Director regarding this program. The paperwork seems very complicated. The Director stated that the paperwork would mostly be completed by the individual. This is basically a program to get the young people back into the community. The Director offered to give the Board a presentation. This will be scheduled for sometime in January.

13. Peddler Law - Clarification and/or update
14. Citizen's Campaign for the Environment (CCE)

The Supervisor explained that at the last meeting he had given the hours for the Citizen's Campaign for the Environment as 9-5. We have since been advised that we cannot limit the hours. The group has asked to be allowed to carry out their solicitation from 4 - 9. They have submitted a list of workers, which will be reviewed by the Police Department. This change will be explained to the public at Thursday's meeting.

15. Resignation of John Smith, Effective 11/1/06 from PD

Officer John N. Smith has submitted his resignation from the Police Dept. A resolution accepting this resignation will be prepared for Thursday's meeting.

16. Scotchtown Water District

Supervisor Bloomfield spoke with the Mr. Swanson Sr. and he stated that they owe 2005 school taxes. The Town will need to know the exact amount before closing on this purchase. The possibility of back taxes was not included in the cost to the homeowners, so this information needs to be reviewed soon so the closing can be expedited.

17. Any other matters of interest to the Board

Supervisor Bloomfield reported that Councilman Cappella is doing well after his surgery. Councilman Newbold also reported that former Councilman Roberts is recovering from his latest hospitalization. Deputy Clerk Doolittle also stated that

Town Clerk Val Eisma is doing very well with her rehab after her hip replacement surgery and should be back to work soon.

PBA negotiations will begin soon. The Supervisor and Councilman Lyons will be meeting with the PBA representatives on Thursday.

Supervisor Bloomfield reported that he has received a letter from a resident of Scotchtown Park stating that due to some blasting in the area he had to move out of his home and he feels he should not have to pay the water bill. He has been asked to provide a detailed explanation.

Councilman Newbold reported that there was a bonfire at Craigville Park for Youth Football on Saturday evening. He received several calls. The group had all the necessary permits and the Fire Department was in attendance.

The Supervisor reported that the traffic study should be ready by mid-December.

Adjournment: The meeting adjourned at 9:10 pm upon motion made by Councilman Newbold, seconded by Councilman Lyons.

Linda P. Doolittle
Deputy Town Clerk