



LaFayette Redevelopment Corporation Meeting

Date: November 7, 2024

Time: 8:45 pm

Location: LaFayette Town Hall

Meeting called by: LaFayette Redevelopment Corporation

Secretary: Jerry Marzo

LRC Attendees: Chairman Mark Distler, Vice Chair Nate Loughlin, Secretary Jerry Marzo, Treasurer Melanie Palmer, Town Attorney Jeff Brown, Director Bill McConnell, Director Carole Dwyer, Director Dave Knapp, Attorney Joseph Frateschi

Other Attendees: Sue Marzo

- Agenda Items:
1. Approve Minutes of September 9, 2024
 2. Conduct SEQR and consider resolution to purchase old Highway garage property (OHG)
 3. Consider agreement to purchase OHG
 4. Consider banking institution for checking account and who will be listed (CEO, Chair, Treasurer)
 5. Consider any new business/projects and general matters

1. Meeting opened with roll call followed by approval of September 9, 2024, LRC Meeting minutes.

Motion was made to approve September 9, 2024, minutes of the LRC as written by Director Palmer seconded by Director Knapp. All directors were in favor. Motion carried 7-0.

Mark Distler	Chairman	Voted	yes
Nate Loughlin	Vice Chair	Voted	yes
Jerry Marzo	Secretary	Voted	yes
Melanie Palmer	Treasurer	Voted	yes
William McConnell	Director	Voted	yes
Carole Dwyer	Director	Voted	yes
Dave Knapp	Director	Voted	yes

2. Director Distler advised that there is a lease that will come due for renewal in August of 2025 for the OHG property. The current lease agreement is \$1800/year per Director McConnell. Director Distler advised the remediation of the property will occur no sooner than late 2026, after assumed grant approval. Director Knapp advised that to apply for the grant to pay for the remediation of the property, it cannot be owned by a municipality that caused the contamination. It must be owned by a non-profit organization.

Director Knapp asked about finances to pay legal fees. Director Distler advised the Town has initially taken that responsibility. A conservative estimate for legal fees will be \$10,000 per Attorney Frateschi. He also supplied a copy of a sample budget to the Board.

Attorney Brown reviewed the SEQR short form of eleven questions with the Board as an unlisted action. Attorney Brown recommended that the LRC taken the role as lead agency and that the SEQR concluded there will be no or small impacts.

Motion was made to accept Attorney Brown’s recommendation by Director McConnell and seconded by Director Palmer. All directors were in favor. Motion carried 7-0.

Mark Distler	Chairman	Voted	yes
Nate Loughlin	Vice Chair	Voted	yes
Jerry Marzo	Secretary	Voted	yes
Melanie Palmer	Treasurer	Voted	yes
William McConnell	Director	Voted	yes
Carole Dwyer	Director	Voted	yes
Dave Knapp	Director	Voted	yes

Attorney Brown stated that the resolution calls for the purchase of the OHG property located at 2447 US Route 11, LaFayette, NY to the LRC in the amount of \$1.

Motion to approve the resolution to purchase the OHG property was made by Director Dwyer and seconded by Director Loughlin. All directors were in favor. Motion carried 7-0.

Mark Distler	Chairman	Voted	yes
Nate Loughlin	Vice Chair	Voted	yes
Jerry Marzo	Secretary	Voted	yes
Melanie Palmer	Treasurer	Voted	yes
William McConnell	Director	Voted	yes
Carole Dwyer	Director	Voted	yes
Dave Knapp	Director	Voted	yes

3. Attorney Brown reviewed the sale agreement to purchase the OHG.

Motion to accept the sale agreement was made by Director Palmer seconded by Director Knapp. All Directors were in favor. Motion carried 7-0.

Mark Distler	Chairman	Voted	Yes
Nate Loughlin	Vice Chair	Voted	Yes
Jerry Marzo	Secretary	Voted	Yes
Melanie Palmer	Treasurer	Voted	Yes
William McConnell	Director	Voted	Yes
Carole Dwyer	Director	Voted	Yes
Dave Knapp	Director	Voted	yes

4. Director Distler advised that NBT Bank requires the Certificate of Operation, a copy of these minutes, and an EIN number to complete the account setup. Directors Distler and McConnell have completed their authorization with NBT. Director Palmer was advised that she needs to take the Certificate of Operation, the EIN number, and these minutes to complete the account setup. Director Palmer was advised that Town Clerk, Kristin Colburn was in receipt of deposit of \$2,600 for her to deposit.

Authorized account users as stated in LRC bylaws are:

Bill McConnell, CEO

Mark Distler, Chairman

Melanie Palmer, Treasurer

Motion was made by Director Dwyer, seconded by Director Loughlin to approve the three authorized users of the LRC checking account at NBT Bank. All directors were in favor. Motion carried 7-0.

Mark Distler	Chairman	Voted	yes
Nate Loughlin	Vice Chair	Voted	yes
Jerry Marzo	Secretary	Voted	yes
Melanie Palmer	Treasurer	Voted	yes
William McConnell	Director	Voted	yes
Carole Dwyer	Director	Voted	yes
Dave Knapp	Director	Voted	Yes

5. New Business

Attorney Frateschi supplied a sample budget. Expenses expected will be professional services, auditor, D&O insurance, and title and closing fees for the sale of the Crossroads building. Attorney Frateschi said he will ask for quotes from independent auditors and an insurance carrier. The insurance will likely be in the ballpark of \$1,000. He advised the auditor should not

be the Town Finance Officer. He also advised that the insurance would not typically be covered as an umbrella under the Town's insurance policy as inquired by Director McConnell.

Motion was made by Director McConnell, seconded by Director Palmer to allow Attorney Frateschi to obtain quotes for an independent auditor and insurance carrier. All directors were in favor. Motion carried 7-0.

Mark Distler	Chairman	Voted	yes
Nate Loughlin	Vice Chair	Voted	yes
Jerry Marzo	Secretary	Voted	yes
Melanie Palmer	Treasurer	Voted	yes
William McConnell	Director	Voted	yes
Carole Dwyer	Director	Voted	yes
Dave Knapp	Director	Voted	yes

Director Distler asked if training for the Board members is required. Attorney Frateschi stated that board training needs to be conducted before mid-next year. The training will likely be held virtually. He advised that a formal Mission Statement also needs to be adopted. He supplied a sample Mission statement. Director Distler said the Board will review and finalize the Mission statement at the next Board meeting. Director Loughlin will send a sample municipality Mission Statement he acquired from AI assistant ChatGPT to all Board members for consideration.

Motion was made to adjourn by Director Dwyer, seconded by Director Knapp. All directors were in favor. Motion carrier 7-0.

Mark Distler	Chairman	Voted	yes
Nate Loughlin	Vice Chair	Voted	yes
Jerry Marzo	Secretary	Voted	yes
Melanie Palmer	Treasurer	Voted	yes
William McConnell	Director	Voted	yes
Carole Dwyer	Director	Voted	yes
Dave Knapp	Director	Voted	yes

Meeting adjourned at 9:10 pm.

Respectfully submitted,
Jerry Marzo
Secretary LRC