

SPECIAL BOARD MEETING – JUNE 23, 2011

The Special Board meeting of the Town Board of St. Armand was held on the above date at the Town Hall, Bloomingdale, NY.

PRESENT: Supervisor Joyce W. Morency, Councilmen Samuel A. Grimone, Earl J. Dakin, Jr. Cynthia A. Woodson, Town Clerk.

ABSENT: Councilmen Paul Woodruff and Thomas C. Jones.

GUESTS: Mr. Clyde Rabideau Mayor of Saranac Lake, Mr. John Sweeney Village Manager of Saranac Lake, St. Armand's Attorney Matt Norfolk, Village Attorney Charles Noth, Sandy Hayes, and Nathan Brown Adirondack Daily Enterprise. Connie and Gabriel Willette.

Supervisor Morency called the Special Board meeting to order at 1:30 p.m.

ITEM TO DISCUSS:

1. Village Annexation of American Management Association

Mayor Clyde Rabideau stated that the intent is to partner with St. Armand Town Board and American Management Association (AMA) to have St. Armand allow the annexation for the Village of Saranac Lake to develop some infrastructure at AMA for future development, such as put in water and sewer lines, improve the roads, and have a taxable base.

Supervisor Morency asked why they can't do what they plan without having an annexation. Mayor Rabideau stated that they could do the major infrastructure projects, but not the development of some of the AMA buildings. Mayor Rabideau stated they talked of doing sub-dividing the acres and doing marketing. Attorney Norfolk asked if the sub-dividing is for residential. Mayor Rabideau stated that it would be residential and possibility commercial development. He wants to get the properties on the tax roll.

Supervisor Morency asked about the other buildings at AMA. Mayor Rabideau stated that he understood they would use two or three buildings to incorporate all the workers; and the rest of the buildings is used for residential or commercial. He stated that the Village has established the Local Development Corporation (LDC). Some of the buildings could be leased or sold to companies; but need a resolution from St. Armand to get it annexed into the Village. Councilman Grimone asked it is because they are not annexed into the Village, the businesses can't do anything; if not, why can't that happen now. Attorney Noth stated he is not sure why. Mayor Rabideau stated he was told it had to be in the Village.

Attorney Norfolk stated that the Village is taking a risk into development and infrastructure; he asked Mayor Rabideau if he came up with this AMA. Mayor Rabideau stated that one and half years ago; he went to AMA and asked what we (Village) can do to keep them here. He stated that AMA asked for marketing, water and sewer, and development of old buildings they don't use. Attorney Norfolk asked if the water and sewer rates would be lower, if there is residential and/or commercial development. Village Manager Sweeney stated that AMA's position is that they don't want to be an infrastructure.

Attorney Norfolk asked if the Village have any intentions of owning any of the buildings. Mayor Rabideau stated that his goal is to create jobs, and have taxable properties. Connie Willette asked if the Village will become a city. Mayor Rabideau stated that there is less than zero percent chance of happening. Connie asked if there is any way that St. Armand could receive some money when it becomes a city in the future. Gabriel Willette stated that his property has water problems that is coming off the AMA hill, and if there are more problems such as washouts; who pays for it. Attorney Noth stated that the Village will have some part in it; but is more of a civil matter between the owners such as them and AMA?

Sandy Hayes asked if AMA pays taxes or has a pilot. Supervisor Morency stated that they have a pilot. St. Armand used to receive taxes until AMA declared by court system they are an educational institution and St. Armand's assessor fought it; but lost. St. Armand receives \$18,000, Essex County receives \$2,000, and Saranac Lake Central School receives \$15,000 for a total of \$35,000. Attorney Norfolk stated that the pilot is in place and what will happen if AMA sells properties. Village Manager Sweeney stated that the property sold would be taxable and the pilot would be reduced.

Attorney Noth stated that there will be a petition to St. Armand. Attorney Norfolk asked if they are going to give details plans with this petition. Mayor Rabideau stated that it is generally asking for annexation. Attorney Noth stated that when AMA comes to St. Armand they will give you some type of plans. Village Manager Sweeney stated that the Village of Saranac Lake and AMA both want the annexation. He stated that AMA wants to get rid of some infrastructures and want development for marketing and jobs; the Village of Saranac Lake wants the annexation for increased development, and infrastructure of water and sewer, and roads.

Attorney Norfolk asked whether Village would be willing to have an agreement with Town of St. Armand not to become a City. Mayor Rabideau stated that he is amicable to do anything for St. Armand for a degree of comfort.

Mayor Rabideau stated that in the future to help St. Armand they could have the LDC help with jobs potentials in St. Armand; talk to the Trustees of Mt. Pisgah about discount ski passes and shared services with the sewer treatment plant. Supervisor Morency stated speaking of shared services; many kids come from all over to use the hockey and skating rink in Bloomingdale and there is no charge, would the Village not charge the St. Armand kids for skiing at Mt. Pisgah. Mayor Rabideau said no.

Councilman Grimone made a motion to go into Executive Session at 2:30 p.m.; seconded by Councilman Dakin. All were in favor. Motion passed. Councilman Grimone made a motion to move out of Executive Session and into Regular session at 2:48 p.m.; seconded by Councilman Dakin. All were in favor. Motion passed.

END OF MEETING

A motion was made by Councilman Grimone, and seconded by Councilman Dakin, to adjourn the Special Board meeting at 2:50 p.m.

I, Cynthia A. Woodson, Town Clerk for the Town of St. Armand, do hereby certify that the above is a true and correct transcript of the Special Board meeting minutes held on the above referenced date.

Cynthia A. Woodson
St. Armand Town Clerk