

TOWN OF DELHI
JOINT MEETING OF THE TOWN OF DELHI AND THE VILLAGE OF DELHI
Village Hall
September 23, 2025
5:30PM

Present:

Supervisor:	Maya Boukai
Councilmembers:	Josh Morgan, Christina Viafore, Margaret Baldwin, Matt Krzyston
Mayor:	Jeffrey Gearhart
Trustees:	Barbara Sturdevant, Ian Lamont, Jermei Fitch
Absent;	Trustee Janet Tweed

Town Supervisor Boukai stated the only thing she really had to discuss is the Joint Comprehensive Plan. Then stating we've received four bids, two we're eliminating based on cost at this point, and we have two bids within \$5,000 of each other, and that includes the village in it. One is \$70,000 and one is \$75,000; the one that's \$75,000 is the former company that did the last comprehensive plan. We do have bids as well as if we were to do this on our own, which are at \$55,000. She had forwarded Mayor Gearhart the two proposals and further noted we're getting down to crunch time. Boukai then said she needs to know if the village is not going to participate, as she needs to submit a grant update, because the grant was issued in May. She needs to loop them in on what we're doing. She was asking the village for some feedback and what they're thinking. Village Trustee Sturdevant asked Boukai to refresh them on the grant and was the grant going to cover this. Boukai answered the grant is \$50,000 and the total, if we were to do it together, is somewhere between \$70 and \$75,000. Gearhart said it would \$12,500 each, to which Boukai said we're considering the \$50,000 our contribution, it would be \$20 to \$25,000 on your end, and we could submit an O'Connor grant for \$5,000 knowing that we have to match \$5,000, knowing we have the \$50,000 to match that \$5,000. She further said if you wanted to use that to offset anything, we could do that.

Boukai then said she would like is preferably a commitment via resolution at the village's next meeting to participate. But if that's not going to happen, then we'll discuss as a board how we want to proceed, but the way, the way the funding is dispersed is its reimbursement. So theoretically, if the village needed if you want to call it a "payment plan", if cash flow is an issue and the village wanted to be paying a certain amount every month, as opposed to one lump sum, we could work that into how we structure the payments, because we're going to end up having to front everything anyway in order to get reimbursed. Mayor Gearhart said they have virtually no income for the rest of this fiscal year, so payment plans aren't necessarily helpful.

Trustee Fitch asked what the cost was of the last one, the original one that was done. Boukai said she had no idea that it was in 2011. Trustee Lamont asked if the last one was joint and how was that split; Boukai responded she had no idea. Trustee Fitch added that it was prior to him getting on the board because it was just coming out when he came to the village board.

Boukai then stated Colchester is in the \$90,000 range right now, and that's not a joint plan, Middletown's doing one with Fleischmanns and Margaretville, which she believes is over \$90,000 as well. Adding our other two bids were in the \$125,000 range. She then added that what she had read the company that had bid was down in part because a lot of the work had already been done prior. They keep mentioning the 2011 comprehensive plan, which they had been a part of, and much of the work that would be for this one would have been incorporated in that plan as well. This had affected their price, the narrative is already there. The change is going to be the data and the community

involvement, and where the directions go. Further, stating Andes, they're doing it in house, she believed that Bovina is also doing theirs in house. She believes Andes is five years into their plan, at what point does it just become like we are going in circles.

Trustee Lamont asked Trustee Sturdevant how did this factor into the DRI application? Sturdevant replied we need to talk about the comprehensive plan, and if we are going to be going ahead with one it needs to be mentioned there. Lamont then asked if it's not a prerequisite for the application. Sturdevant responded it's not a prerequisite, but it's suggested to be included. Councilmember Baldwin said it is true; it's a lot more expensive if we go separately, but we know we have to move forward. Boukai added for the EPF grant that she submitted, you get zero points if your comp plan is over five years old, you get three points if it's between two and five years old, and then you get five points if it's less than two years old, or something like that. And she presented it as we're in the process of doing our comprehensive plan. She didn't specify that it was joint but letting them know that we have it in the pipeline.

Councilmember Krzyston stated just out of curiosity, do you guys (the village trustees) see the value in it, as Krzyston does see the value in it. He is not trying to push in any direction, but is just curious, is it like something that you would do if the money was there? Trustee Lamont replied if the money was there, then he would say, yes, just speaking on his own behalf, just because it plays into grant applications, but it's this time of year cash flow status. He added he was just thinking from his own perspective; stating Krzyston should defer to others. Mayor Gearhart said he is sure the town is aware of that, and the town is probably in the same boat. They have collected, he thinks all about \$60,000 of our property taxes, and that's our sole basis for income. Adding between now and next June, we're going to get maybe another \$60,000 if everybody pays their taxes. Whatever we've budgeted we've got, whatever money we're going to be able to spend this year is what we've got now. That's just the way it is.

Trustee Sturdevant asked Boukai, are there requirements that you have to have a comprehensive plan? Boukai answered she didn't know that there are requirements, but there's a lot of references, as to, tie this into different documents that already exist. And how, how does your DRI initiative tie into existing documents, so the comprehensive plan would be one way to tie it in.

Councilmember Krzyston added since we're talking about it and again, he stated he is not trying to influence the village trustees; he is just telling his experience with it. He used the comprehensive plan a lot when he was running for office as a reference, because he thought this made him aware of what people wanted done in the community, and he learned a lot. He sees it as a tool that as people change into the office and they rotate; it's like this keeps it consistent of what the community is working towards. Adding it sounds like he's trying to press the village, he is not. He is just saying he was really surprised at how important that document turned out to be for him as a representative. He hopes that it can happen somehow. He then asked Boukai when we had to decide, Boukai said soon, very soon. Further stating she has to submit an update to the grant committee, there's benchmarks. She can update that we have RFPs going through selecting and asking questions to the vendors that would be providing it. The town clerk stated she had gotten several phone calls as to where we were with the selection process.

Trustee Sturdevant said the town can go ahead and select because the village doesn't meet till the 21st of October. Gearhart added we already had our meeting, there's, there certainly is value in terms of, based upon the finances we're going to have to expand our outreach. And of course, having information like that would be valuable in terms of how we appeal to politicians, to other people, as to the needs of not just us, the village, but all of the villages in Delaware County, pretty much fall under the same boat. We're going to have to expand that appeal. This information would be certainly valuable in that it would be something that we can share with Chris, with Peter, and some of the other politicians that represent us that we need to poke a little bit and hopefully get them more active in their work on

our behalf. Adding, it does have value in those terms. It has value in terms of the DRI he believes for the village, it's just fairly a matter of dollars and cents, we certainly can put in a grant to O'Connor for some of that.

Lamont then asked who's your grant through, Boukai said the Appalachian Regional Commission. Krzyston then asked is there, thinking outside the box, but is there something that the village can do for the town, like a gift, in kind bartering type, thing that has value for us, that doesn't cost them much to do, and then in that way, maybe, then this is your likely out of paying. Boukai said for example, if we get the EPF grant, there's in kind labor that Darren, Jeff and she have already talked about in terms of sidewalks and attaching a value to that. She did not include any village contribution numbers in our match for this grant. We have a town match, and then we have the cash that we're matching with, with that being said that potentially could work out. But she did not articulate that in the grant proposal specifically. Krzyston then said he guessed what he meant is that we know that we can pay for this thing on our own and do our own comprehensive plan, but we all want a joint comprehensive plan. The town has earned a lot of money through the class stuff. Is there something the village can do over the next six months that benefits the town that they could afford to do, that doesn't mean increasing their budget or something like that, that we need done. Boukai answered we have the concession stand and connecting all the water and making sure there's plumbing, water and sewage. There are all the sidewalk connections for pool area. Krzyston said we don't have to figure it out now I'm just saying maybe there's some creative solution, if they wanted to do it. Gearhart then said they wouldn't expect a free ride on this by no means, but we will have to see what we can do. Adding, the just open bids to paint this building at the last meeting, for \$158,000. Boukai then said, "yeah, that's insane. I mean, as a let me call my resident hat." Gearhart then said, but the building needs it, we're struggling with some of the numbers that are coming through on some of these projects, we just don't have the resources for.

Boukai then stated she thinks the value of the document speaks for itself. She doesn't think we need to try and sell it to anyone. She added she would be quite disappointed if we only decided to do a town only plan, but she doesn't think we're going end up doing that, it be cutting off our nose to spite our face. At that point, we've already got the \$50,000, why not pay \$25,000 more. She doesn't know if there's a value. Adding the village is a part, so if that's going to be eliminated, then, she's not even sure if the document would be worth it as a town. What are they going to talk about, the pool and the highway department, there's really nothing else that we need, there's nothing we know we need to plan for. Trustee Fitch asked when the leg work would start for it; Boukai answered the timeline she's looking at is, she'd like to submit the questions she has to both companies on Friday, so we can hear back from them by our next meeting, October 6th, and then we make a decision from there. Then the timeline is to meet them in person, make sure everyone's expectations are in line. Realistically, she thinks trying to start something like this right before the holidays are going to not prove to be beneficial to anyone. Adding, January really; starting to have the in-person meetings with the community and things like that. They can be doing their research and their legwork anytime between now and then, but for community involvement, she thinks we need to wait until the new year.

Krzyston added it's an 18-month process, the whole thing. Trustee Fitch said we talked a little bit about this, the first meeting we ever had as a joint thing. Adding, if there was a way that the village could, because we start working on budget in January, February, get it built in. He questioned when the money's needed. Because, if it's not going to start till after the new year, knowing their budget doesn't start till June, but we can at least get the money worked in to the village's budget then. Trustee Sturdevant asked, "did it specify how they want their payment?" Boukai said she believed we get a bill from the company, then we pay the company, we submit that bill to ARC and within three weeks, we get reimbursed. Councilmember Viafore asked if it was half in the beginning, and the remainder at the end? Boukai answered she didn't look at any payment plans yet, she thinks it's more, she thinks they'll

break it down by month or by milestone. Like at this milestone, this is when this amount will be due, kind of like with a contractor.

Trustee Fitch said he thinks we've got to move forward with it, or it would have never happened before. Whenever it started, 2010 he knows the plan came out after he was elected. He had nothing to do with any leg work prior to that. He agrees it's beneficial, but with right now being in the middle of their budget it's kind off this budget year. It's kind of hard to commit that. But he further stated he is willing to talk about it at budget time, if we can figure out a way to make it happen as a joint plan.

Trustee Sturdevant asked what the other grant was; Boukai said she didn't remember off the top of her head. at this point. Mayor Gearhart then said he didn't know if the town was familiar with the village's budget or not. Their budget is balanced right now on \$200,000 of fund balance. They're drawing on \$200,000 worth of reserve just to meet our obligations on our budget at this point. They can only do that for a couple years. And they're out of business. Supervisor Boukai said she understood that, but that's exactly the reason why this was brought up in, March, and at the time she was thinking around \$70,000 to \$75,000. Mayor Gearhart said that may have gotten lost in the wash of the other things that we were budgeting at the at the time, but we'll have to take a look at it. He doesn't know they can. If we need to do it quickly, we could always have an emergency meeting. Boukai said she didn't know if they needed to have an emergency meeting, but if there's some kind of verbal assurances that they are going to be participating. She then asked the town council, how did they feel about, let's pretend they're not participating. What does the council feel, if it's worth our discussion on October 6th? Councilmember Baldwin said maybe there's a window if it's the same company used prior. Boukai said that can be one of my questions, can we start out as a town only, but if we want to switch at some other point, she doesn't think that'll impact the grant, because the grants only covering \$50,000 to begin with. Baldwin added they're researching, and their impact can start with the town. Councilmember Viafore said the village is part of the town. The town clerk stated it seems like this has been discussed for months. And from what Supervisor Boukai has asked the Shared Services Committee every month, this has been in works for months upon months, and we're still sitting here the same way we did day one. well. Supervisor Boukai then added to that point, she is a little frustrated, just because she needs to give updates. She'd love to get the town council's feedback on questions about the two proposals we're looking at, she doesn't think we should just blindly go with one without asking questions. And she further wants the council to have input in those questions. This isn't we pay them, and they do everything for us. There is going to be board involvement.

Boukai is still trying to recruit either one of our two council members who are not re-running for office to kind of participate once they are out of office, but that is going to fall on the next people coming in and those of us that are here. Boukai is being very mindful of what she's applying for, because a lot of times it feels like she's not only applying for it, but then she's going to need to execute as well, and she's getting tapped out. She knows what she can accomplish in the next 18 months, if we get any one of these grants for the pool, that will be what she can handle. So, especially because we don't have a track record of executing high profile grants. We did a lot of work, and we need to do well, and in order to be able to continue receiving grants, they want to know that we are executing on a timeline.

Councilmember Viafore said if we did a town plan that would include the village anyway; Boukai said it would, but she doesn't know into what depth, are we going to include all of the community feedback component of it when the main part of the town is the pool and the highway garage. Councilmember Baldwin said that's a question you're going to ask, and then we should give Supervisor Boukai a little more feedback after the discussion about what questions to submit by Friday. Boukai said yes. Village Trustee Sturdevant said she sees a lot of what's gone into this DRI grant as part of what would go in the comprehensive plan. And the other thing that she looks at is the village is so limited as to what they can't do because of their space, their borders.

Supervisor Boukai stated she'll submit the grant update. She will let them know that we're in the process of picking a vendor, and then the council will get me any questions they have by Friday, so she can submit to both companies, and then we'll discuss them on the 6th of October at our meeting once we have their responses. Both Village Trustee Sturdevant and Mayor Gearhart said they will see what they can do.

Gearhart proceeded to discuss they have in the works at this point that's been submitted. If that comes through, they are going to have to take out loans in terms of millions of dollars. We are waiting for the report on the wastewater treatment plant, which is coming next month, as to what has to be done, and what can be done at what cost it's going to be to us again, to millions of dollars. We're just at this point. We're just getting swamped. It's not a good place to be, to say the least, and there's no way that we can tax our community, the village, to make up for any of that, and yet, we also can't put ourselves in debt to an amount which would they wouldn't be able to pay, so we're trying to balance a few different obligations. At this point, we have to have water for people, and people like to have their toilets flush when they push that handle. Councilmember Baldwin asked Gearhart if the city was still contributing; Gearhart said only past the sand filters. The sand filters are not anything prior to that is our obligation, Baldwin asked personnel as well. Gearhart said they pay a portion of the personnel. Gearhart further added that CWT is letting them know that there may be some changes coming in the future. The city is not as inclined to expend money as they were. Baldwin said you are going to fight it. Gearhart said we've submitted a letter. We have done as much as we can at least at this point. At this juncture, negotiations haven't taken place since June with the city. They've submitted a request to DEC for the water permitting, which is essentially the land permitting, which they haven't shown to anybody else, haven't negotiated with anybody else. We know nothing about it at this point, and that's why we've submitted a letter stating that this is not the way you do business. This isn't how you create friends and keep an air of compatibility, working together cohesively, which, by the way, the agreement that the city has had with the counties, within the watershed, has been an example around the country, as well as in the world, as how you do business. And this is something different, adding Councilmember Viafore has been a part of it in the past. He's sure that just isn't what's been done before this, so business is changing them. He doesn't know how it's going to impact the village.

Councilmember Baldwin stated she didn't think anyone wanted to hear this, but it seems like our separate entities is always in the way. We need to be joined and we're not, and we continue to go our separate directions with separate needs. She wishes that there was a way that we were connected better, to disperse and to creatively come up with better solutions to all this. Mayor Gearhart asked for the town in the village or the city. Baldwin answered the village and the town in our approaches to New York City issues, the problems, she thinks they like us to be divided. Gearhart then said the county supervisors, in numbers, showed up at last Monday's CWT meeting. They had to have two meetings last week because of it and to have a vote. The county made sure that they let it be known their wishes as well. In effect, much of what was going on was being blamed on Delaware County because we did not agree with some of the things that they had said prior to June and wanted to do, and they were blaming Delaware County for the difficulties. The county has, as a whole responded, as has and Schoharie and Greene Counties and passed measures for the letters similar to what we had submitted, and have voiced their support of Delaware County's stand. There is some unity out there. There is some but where it's going to wind up that's kind of in question at the moment. Baldwin said it just frustrates me, because this, this was an issue prior to 2004. Boukai added how when it's convenient for the county to be collaborative and feel like they're being left out of a situation, they will complain about it. But what about the rest of us in the county when we're seeking collaboration and communication?

Mayor Gearhart said there's, again, a certain amount of irony in all this, because the city portrays a position, they would just like Delaware County to be empty, and some of these others just

leave and they'd be happy. And yet, how many people are coming to these communities to now live, work, from, etc. You can't have both of these, so we'll see how this goes, but it leaves the village up in the air with the wastewater treatment plan, not knowing what we're going to have to indebt the village to in order to keep it going and running, which, to be quite honest, if the village were to dissolve, the town would be responsible for it, but the town wouldn't want to pay for that. That would be a separate tax on the village residents using it. So that's not going to solve anything. Gearhart added it's the same thing with the water system; we're trying to replace the third leg of the water system that needed to be replaced. We've had five main water breaks in that section in the last year. It's showing its age. If that rain comes through, it'll be a couple million dollars for us, but we have to put up the other couple million dollars for that. It's just the demands on them, 25% of the taxable wealth only go so far. Trustee Sturdevant added the problem is, too, is the village is getting these loans and they're for 30-40 years, Boukai added by that time, you need a new system anyway. Gearhart then added we haven't even paid for the last one.

Gearhart then stated it's not that we're against the comprehensive plan. Boukai said she would like feedback on any way she could have communicated our position a little bit better. Trustee Lamont said it was so long ago he didn't remember the ballpark figure having been mentioned. And his recollection, and maybe it was some other thing, he thought that the grant was going to be kind of attributed to both parties, and then the balance split, as he recalled. He didn't realize that there wasn't going to be any cash outlay by the town, the cash outlay was just going to be on the village. That was that kind of surprised him tonight. He didn't realize that was the arrangement, but that just could be faulty memory.

Supervisor Boukai said that was all she had for tonight's meeting. Mayor Gearhart said he thought the last time both town and village met that we had talked about everyone starting to ask and to collect information from people and what they thought and ideas that people might have. He then stated he would entertain any responses that any of the boards would like to put forward that they've heard, discussed, and mentioned in public, talked about. Boukai said specific to DRI; Gearhart's said specific to the buildings. Boukai said she didn't have any forward movement on that. To which Mayor Gearhart stated it hasn't been ignored, he thinks everybody's probably aware that the old DPW building was sold. Then stating the name of the gentleman is Perry Ferrara. He did have a meeting Tina and Glenn and Mary, along with four other people that she brought with her, and they met with Perry and his son. The impression that he had from that was that Perry is the one who builds these things. He then turns them over to his son to run. At this juncture, they were thinking, but no definite plans, of something in the order of 10 to 20 hotel rooms, a number of short-term rentals, and then a number of long-term rentals, all within the same complex. What that would look like or how it would work, he doesn't know, but that's what they were kind of thinking. They were in the process of information gathering, to a large extent, through all of that since then, and there was a lot of discussion. There was information presented that maybe a restaurant wouldn't be ideal. Gearhart offered to sit down and let everyone know what was said and what the discussion was. He had thought that when he had originally spoken with people, they were talking about at least a 50-room hotel, how it got reduced to 10 to 20 rooms, he's not exactly sure, but it was the idea of using the college ball field was completely thrown out the door. Adding that unit, whatever it becomes, is going to occupy that corner of Galant and Page, he has made some overtures to the county, to Tina about discussion of what happens with the rest of Page Avenue. It wasn't "poo pooed." It seemed as if they were open, because there's some individuals that are involved that might be a help in accomplishing things anyway to that end. And he talked to Josh Morgan about this, my idea at this juncture is that the corner of Page and Bridge Street where the green space is, and then the car wash behind it. Those two pieces of property would be not necessarily ideal, but certainly workable for a joint town village hall, something with two wings, so that there would still be the semblance of a separate town

hall, village hall, with a joint area in between. Josh Morgan and he discussed some of this to see if it would be a workable concept of a workable idea, especially given that it is still in the floodplain. Josh assures him that it can be worked around, that it's a concept that would work. We have some commitments and some interest, he believes would be the word from someone that would occupy the what is now the current lay down yard that would occupy the space between, if we were to build something there, and the DPW building, and it would occupy most of that, which would be a huge benefit to the to the village. And then the middle portion between the county buildings and then that building where Wickhams now exists, to his understanding, what he's been given to understand, is that it serves for a coffee break room, there's nothing else that takes place there if that were to be removed from there, you would have a space down through the center of that which could occupy parking for village, town, county houses and county building for what goes in between, even potentially for parking for the new structure, whatever Perry and his son envision that as becoming, and it would still have spaces for municipal parking for the village as well. He thinks this is a win, win for everybody, but doesn't know what other people think of it. We have reached a point now, though, and I have expressed this to Maya that he would hesitate to go much further with the idea, until he finds out what kind of financing is available to make that a reality, if we were to pursue that further, which is going to be required, he thinks that at least Boukai and he and Morgan who has volunteered to take a day and go up to Albany and sit with some of the politicians to see what funding might be available, what monies there are that could help us toward that end. That's where he's gotten so far on this. Gearhart doesn't know what other people's reaction is or thoughts are on this.

Councilmember Baldwin said she's gotten some feedback in that the concept of us joining for a building is, is a good idea. And she is just throwing out that we also have a town hall that's lot we could expand and put a second floor on if we had to, that's a possibility too. Boukai added we're so limited in the space that we have available to us. If the county is willing to discuss any of that area, she thinks, like Gearhart said, it's a win. Trustee Sturdavant said she can't believe a hotel is going to want to be able to look out at trailers and trucks. Councilmember Morgan said it would be a beautiful area for a green space along the river, walking path, some planted trees and everything, picnic tables, all that. It would be great something like Schenectady did or Ithaca did along the canal, that'd be a dream. Gearhart added an exercise path as well. He's heard several people express the idea that if there was some way to join that green space to the Hoyt Park green space along the river that people would think that would be the cat's meow at this point. And he kind of agrees with them. Trustee Sturdavant asked would the berm project take that out of the flood zone. Morgan answered, most of it was projected to change it up to the Bridge Street bridge, and then beyond that was a different concept of building a flood bench up there. It won't affect it too much, the berm. The big one, the concept looked like it would move everything. And course he would need modeling and other things.

Boukai then asked what do Gearhart thought the next steps should be, apart from financing? Because that would need to happen regardless. Gearhart answered he would think that once we have some idea of what financing potentially is out there, he knows they have been reassured that there would be the financing; for the court would certainly be there. He believes Mike Mills has said in the past that there's financing out there for police stations, facilities, etc, that would be a part of that. In essence, he believes most of what we'll be looking for is the financing of the offices, the central space, the meeting areas, in addition to all of that. He then stated there has been some interest in and the more he kinds of looks at it, he gets a little bit more excited each time I think about it; that this building (village hall) would become a much more public area, that this would become a spot for groups to have meetings, that once again, the upstairs could be converted into a, he doesn't want to say a "rental hall," but in essence, that people could use for gatherings, dinners, whatever else might be there. He thinks there's portions of this building that could easily be converted into a

coffee cafe, electronics area where people could come to have coffee, have access to Wi Fi. He thinks there's money grants out there for that type of project. The idea of giving access to everyone for Wi Fi is something that the state has promoted and has tried to do. Boukai asked Gearhart if he was thinking that the village would keep this building as part of village property or is this kind of a third-party non-profit that takes over and is responsible for all those, all the programs and things. Gearhart answered he thinks it would be necessary, as part of the villages share something new, to be able to sell this, lease it, whatever would be the easiest, but with reassurances that some of these things that he's talking about, or what this building would become, that would be something we would have to look at down the road as well.

Sturdevant asked Gearhart if he thought if he had some assurance, some inkling that financing would be available for a building, it would give him more clout to talk to the county. Gearhart answered there's a couple of things. The one thing he can't really talk about at this point, he doesn't think too much, that gives us some clout, along with having the financing in hand would truly be he believes we could get some movement. Boukai said she guesses then, if we're talking about clout, then something like plans, showing what that space could be, ideas and working with the new buyer at the end. Gearhart said and knowing what the legion field is being done with that, along with the pool, that whole section, all the way from the pool, all the way to Bridge Street, is if we could accomplish what he thinks we can, it would be certainly a big statement for this village. Adding he thinks it would make it much more attractive. It would provide a lot of outdoor activities, etc, that we know that incoming tourists and prospective residents are looking for, it would be a good thing for all concerned. Boukai then asked what he thought should be the next steps. Gearhart said he believes they need to find some time to head up to Albany, and he thinks Councilmember Morgan can facilitate some of that for us, speaking and sitting down with some of the politicians that he thinks would be most influential on our behalf. He then asked Morgan if he was putting words in his mouth? Morgan responded no. Councilmember Baldwin said she thought it was great. Gearhart said he thinks that's the next step, if we can get their support and some commitment from them, then we can move forward with it in saying, this is where we'd like to go. This is what we want to do. This is what we wish to accomplish. It would benefit the county as much as us, because it would open up the parking there and make it part of the government, you'd have the county building there, you'd have the village, you'd have the town. He just thinks that that would be ideal for people to be able to go to one spot and have access to all three. Baldwin added and they're doing that for other counties, and the money pouring out of Albany. Adding, when Bonacic was in office, he threw us \$100,000.

Baldwin then said we've seen a lot of turnover and people who are moving to this area, and so it's not like we're stagnant here, and it's not like we don't have the beauty and the water and everything. There's a lot of reasons why the state should be investing in this area. Gearhart then said as long as everybody thinks that this is a productive avenue to pursue, he will push forward with it, keep going, see what opportunities are available there for us. But he has to know that everybody's kind of on board. Trustee Sturdevant said she liked it. She thinks by having something new, we can make it what we want it to be, also it doesn't take anything else off the tax roll.

Councilmember Morgan said the village is getting ready to spend \$150,000 painting, you build a new building maintenance free. You are not even talking about the fire escape, that's going to even be more. Boukai added you can sink a million dollars into this building and still not have it be what it needs to be and a community space. Trustee Lamont added he thinks that's the problem, who's going to put that kind of money into a community space? He thinks if we vacate this, it becomes a free for all. Gearhart said no, he does not advocate vacating it, just simply walking away from it. Lamont said the same maintenance would still need to be done; we're going to have maintenance obligations. If this is our main source of operations, center of operations, we can't put that kind of resources into it, how much less would we be willing to rightfully so put it into it, if it's an ancillary sort of space.

Baldwin said when it's sold you can put in the deed the likes of covenants and conditions. Lamont said you can, but you've got to find somebody who's willing to take that. Gearhart added there might be, there are a couple of people who have shown interest in the in the village, and what they can do for the village. Councilmember Krzyston stated it's not going to be popular to say, but given the financial realities, he thinks that both the town and village need to be out of real estate business. Adding any property we have, we have to get rid of as much as possible. We have to sit on a smaller footprint. We have to tighten our belts, the luxury of having and maintaining a historical property becomes almost unrealistic, even though he loves the concept of it. That's like a Cooperstown thing, not a Delhi thing.

Boukai added we would be all open to it if it could fulfill whatever all four entities need, the court, the police, the town of the village, but she thinks, based on what you've said, that's not really feasible, even if we extend out into that parking lot. Krzyston added he thinks if New York State said, we can't build you a new building, but we can do a historical renovation and spend 10 million on village hall, let's do it. But he thinks as everybody has said all these things, he's just repeating it; a smaller, more efficient building, low maintenance, and it's basically just going the direction every other community is. Unfortunately, it's not as beautiful and not as clean. We would have to pray that the right person buys this place and does what we all wish they would. Adding, but like Trustee Lamont was alluding to, it's hard to find that person who is going to do it. Realistically, as decision makers, we have to be honest, and just if we can't do it, we can't do it, and that's that board's decision to make. Krzyston then stated if the town can help them in some way by saying, "yeah, we would move into a new facility, we would invest in a facility, I think that benefits us too, because our building is not superb." Lamont responded, "your building is a fraction of the age of this building, maintenance free is not true." Further stating this building has stood for almost 200 years, and it's not falling apart. He doesn't think they are outgrowing it though. He then said, yes, if we were consolidating, it would need to be bigger, so there would need to be newer construction. But he thinks we're operating on a false premises, if we just assume the new building is going to be maintenance free and it's, you know, all set because, all due respect to the town's building, it's not showing its age as well as this building is, and this building is drastically older. He doesn't want to underestimate A, the value of historic, of preserving an historic building and B, he thinks we can be overly optimistic on the quality of a new building.

Trustee Sturdevant said when they go to Albany to talk these are all things you can discuss. Gearhart stated he believes we have to approach this on a step-by-step basis. All of this is just talk, unless we have the money to do it. He thinks that's the first step, see if you can get the money. And he added he thinks if we can find the resources, then these discussions become much more real.

Trustee Lamont stated he had gone through his emails and found nothing regarding the joint comprehensive plan, he only saw one regarding the county's. Supervisor Boukai then stated she has been communicating directly with Gearhart regarding the comprehensive plan and the village's involvement. Gearhart said it could be his lack of sharing. Trustee Sturdevant then asked how in depth, detail is the county comprehensive plan, and are we duplicating effort? Boukai stated she has no idea, the comp plan for the county has, to her knowledge, not been released. Councilmember Viafore asked who they were using; Boukai stated she thought it was Fisher, who came in to us at \$125,000, she believes they are also doing Colchester. Sturdevant then said this seems like a duplication. Boukai then added this is kind of what she means by collaboration, because, knowing the county was doing a plan, and we're the county seat, and the town. Baldwin added we should have been involved, at this level.

Trustee Lamont asked what's the expiration date on your grant? Boukai responded that she believes it's two years from this past May we're, like, 18 months out. Lamont said if the county plan comes out, hits all the boxes, checks all the boxes that you and we would need. Then maybe it

wouldn't even be necessary for there to be a separate one. Baldwin then said they may wonder why on the committee and the people involved in it did not have the representation at this level, the village, because that's what it's all about, the different levels in the community and people being involved. Sturdevant asked were the supervisors involved at all. Boukai said she thinks she went to one meeting when Shelley gave the presentation about housing, which was a component, she thought of the comprehensive plan. But that's the last she's heard about the comprehensive plan. She believes October, about a year ago. Sturdevant then said so the fact that they haven't involved any of the town level, village level, it's probably not going to take care of us.

Trustee Fitch added back in the old comprehensive plan didn't have that eventually the village in town should go to one building. Boukai said she didn't remember it specifically articulating that, but there were definitely these are the areas, and then these are the action steps. This is who should be involved in the action steps. It literally was like a blueprint of how to move forward. Fitch added this building we don't have the parking, especially if you add on.

Councilmember Krzyston wanted to bring up one thing that he mentioned at a village meeting before and it's the idea of adopting design criteria. He just thought of it because we're talking about historical preservation, and we have a resident who offered to draft them for the village. And when he first brought up, it was kind of, guys were looking at me sideways, like he was trying to tell people what color to paint their house or something. But it wasn't that. It was more like preserving. Of what we've got. He's pretty hot on this idea of design criteria for a village like Delhi, and he hopes the village would entertain the idea, he hopes you'll discuss it. And if you decide amongst yourselves that you want it, then he'll help develop a draft for the village to consider. Trustee Sturdevant said just so you know the projects that have been put forward for one of the things that they all have as a theme is restoring the historical. Gearhart added he would give you a cautionary note that one of the reasons that the gentleman purchased the DPW building was because he'd had it with Cooperstown due to their restrictions and things.

Gearhart then asked Boukai how soon she felt they could get up to Albany; she stated we should be done with our budget by the 9th. Boukai then added speaking to Trustee Sturdevant she thinks once the village is done with the DRI; they should look at the local government efficiency grant together that was due in February of last year. Sturdevant said the DRI is due by November 7th, her goal is to have the draft done by the end of next week.

A discussion was then had regarding the timeline of the village's budget versus the town's budget times. Councilmember Krzyston asked what's the process for changing your fiscal year to match ours, so that we can be one entity? Councilmember Baldwin said it's a big process, as she was a village trustee years ago. Further adding when you are in Albany that should be part of the discussion, because it takes an act of Congress up there. Gearhart said the harder part of the problem is that he thinks there's some sympathy out there, probably on his part as well. You don't want all your taxes coming due at the same time, dividing them up into three parts is somewhat more manageable.

Trustee Fitch asked if anyone had information on the Legion fields. Boukai stated as far as she knows, the Clark companies have taken over the fields themselves through a lease with the Legion. There were surveyors out there at some point when the pool was open, taking a look at stuff. Gearhart added we don't know whether it was on a lease basis that they took it over, or whether it was a purchase. He's hearing mixed things, but that's what he's hearing as well. He believes that they were taking the house or the building as well, and the Legion would have total control of one of the rooms upstairs or something.

Baldwin then asked Dunkin Donuts is going in to a community nearby, are they still going to come here? Councilmember Morgan answered yes, they had to readjust their claims, and they had

to change a few things. He spoke to them last week and they had to readjust their bids, and they hope to get things rolling in October now.

Councilmember Morgan made a motion to adjourn the meeting at 6:43pm with Councilmember Baldwin seconding. Motion carried.

Respectfully submitted,

Elsa Schmitz

Elsa Schmitz

Town Clerk, Town of Delhi