

**A regular meeting of the Village of Victor Urban Renewal Agency (URA) was held on Wednesday, October 9, 2019 at the Village Hall, 60 East Main Street.**

<b>MEMBERS PRESENT:</b>	<b>Chairperson</b>	<b>Jason Shelton</b>
	<b>Vice Chairperson</b>	<b>Michelle Chalupa</b>
	<b>Treasurer</b>	<b>Linda Tice</b>
	<b>Member</b>	<b>Carol Commisso</b>
	<b>Minutes Clerk</b>	<b>Roseanne Turner-Adams</b>

**OTHERS PRESENT: Tim Niver, Jim Myers**

Meeting was called to order by Chairperson Jason Shelton at 7:00 pm.

Salute to the flag

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Tim Niver, Director of the Library introduced Jim Myers, Library Board President and stated that they have been trying to make some progress on a new Library. Mr. Niver stated that they have been in the current building since 1995 and have outgrown it rapidly with the population growth of Victor and Farmington. Mr. Niver stated that the Library sees 400 people per day on average and in the summer months they see 500 people per day so it is a very busy and active Library and they would like to make an even bigger, better Library for the community.

Mr. Niver stated that they began discussing the project in January of 2018 and are now at the point that a new location is needed. Mr. Niver stated that they have places narrowed down but in order to move forward there are a couple of roadblocks that they need to get around. Mr. Niver stated that they would like to talk to the URA about the reverter clause and about Mead Square Park which is in the URA district.

Mr. Myers stated that they are looking for the reverter clause to be reversed. Mr. Myers stated that in May of 2020 the \$800,000 Library mortgage will be paid off which has taken 26 years. Mr. Myers stated that the reverter clause says that if the building stops being used as a Library the property reverts to the Urban Renewal Agency. Mr. Myers stated that since they want to build a new Library they don't want it to look like they don't have equity because of the reverter clause. Mr. Myers stated that they would like to raise about two million dollars and borrow the rest. Mr. Myers stated that the current Library is assessed at a little over one million dollars and they would have nothing if the building reverts back to the URA.

Mr. Myers stated that there are two potential locations that are being considered for the new 18,000 to 21,000 square foot Library. The first location is 33 West Main Street where the Chamber of Commerce is now, but to make it work they would need to take Mead Square Park for more parking and to save a small portion of the park. Mr. Myers stated that they want to build a Library that would last 30 years and the only location in

the Village that fits without costing a tremendous amount of money is 33 West Main Street.

Mr. Myers stated that if it is not possible to have Mead Square Park they would build on Brace Road in the Town. Mr. Myers stated that two advantages of building on Brace Road are that the land is less expensive and it would be closer to Farmington. Mr. Niver stated that the Town is talking about building a Parks and Rec building out there so it would make it more of a complex. Mr. Myers stated that they like to refer to the Library as a community Library rather than a Village Library. Mr. Myers stated that he thinks that the Village Board wishes to keep the Library in the Village but if they can't get what they are asking for they will build in the Town.

Mr. Myers stated that they are working on a strategic plan and will start to decide on a location and financing. Mr. Myers stated that they have a Fundraiser Consultant and thought that they had a Development Manager but are working on that. Mr. Myers stated that the reason that it is important to get a location is that they can't start fundraising without a location. Mr. Myers stated that they would like to start fundraising in early 2020 so would need an answer from the Village Board as to location.

Ms. Commisso asked if they would own the building at 33 West Main Street. Mr. Niver stated that they would buy the land from the Melton's and own the building.

Mr. Niver stated that they hired an architect to do a space utilization study and they looked at circulation numbers & population growth and came up with a recommended 24,000 square feet. Mr. Myers stated that right now they can seat 45-50 people but would like to be able to seat up to 100 people and to double the children's area.

Ms. Tice asked if they are considering 1 story or 2. Mr. Myers stated that they are looking at a 2-story Library. Mr. Myers stated that they could go 3 stories but it adds another layer of operational cost as they would need a Librarian on each floor as well as construction cost. Mr. Niver stated that they could build a two story Library at 33 West Main Street taking over the park but would keep some of the park for green space. Ms. Tice asked how much of the park would be taken. Mr. Niver stated that he didn't know. Mr. Myers stated that they would incorporate the park into the design like Pittsford did.

Ms. Commisso stated that she talked to the Village Attorney to ask him what the options were for reversing the reverter clause. Ms. Commisso stated that it has been brought up several times at Village Board meetings and don't think that they are interested in releasing the reverter clause. Ms. Commisso explained that the land was deeded for \$1 and the intent of the reverter clause was to keep the Library in the Village but would be willing to work with the Library if a buyer was found so that the Village got something out of it. Ms. Commisso explained that the land is a valuable piece of property that belongs to the Village and would be part of the negotiation. Mr. Myers stated that they would be willing to share the profits with the Village. Mr.

Myers recommended exploring it further. Ms. Chalupa stated that the Village would like to work with the Library to make sure that the right thing goes in the old Library building.

Ms. Chalupa asked where the Chamber would go if this plan came to fruition. Mr. Meyers stated that he has not heard where they would go. Mr. Meyers stated that Rebecca Melton owns 33 West Main Street and she made a presentation proposing to build a three story building that would house the Village offices, Chamber of Commerce and Library who would pay her rent. Mr. Meyers stated that he would not be interested in renting a building. Mr. Meyers stated that they would like 2020 to be the year that big decisions are made. Mr. Meyers stated that they want to get into the timing phase and Planning Board process rather than just talking about it. Mr. Niver stated that 33 West Main Street cannot happen unless they are able to get the park.

Ms. Commisso stated that the park did come up at the LDC meeting and she shared it at the Village Board meeting and the Mayor said that the park is a dedicated State park. Mr. Niver stated that a park can be alienated by a Library. Ms. Tice stated that if in 25 years, the Library decides they have outgrown the building the Village is left with a building that could only be used as a library because it would be on State land. Mr. Meyers stated that if that is the case, they are not building there. Mr. Niver stated that more investigation is needed.

Mr. Meyers stated that there are three things that are needed, the Melton's would have to sell the property at 33 West Main Street to the Library, the Library and URA would need to work out something on the reverter clause and the Library would have to get permission to take over the park and if those three things can happen, everything else is due process. Mr. Meyers stated that they will look at grants and fundraising which will take a couple years. Ms. Tice stated that right now the Library has taxing authority and wondered if they foresee increasing those taxes again to do this project. Mr. Meyers stated there would be a vote for a tax increase and went over some rough numbers.

Ms. Commisso asked what the next step would be. Mr. Meyers stated that they will talk to Rebecca Melton about purchasing the land at 33 West Main Street.

*Mr. Meyers went into some detail about finances and steps the finance committee should take*

Mr. Niver added that they need to discuss the park and the reverted clause as well. Mr. Meyers stated that they need decisions made and if they can't get those three things they would probably build the Library on Brace Road.

Ms. Commisso stated that the URA is willing to work with the Library on the reverter clause.

Ms. Chalupa stated that it would be nice to keep the Library in the Village.

Mr. Meyers stated that they could add 30 parking spots on the park land and with the current parking lot with 60 spaces would have 90 parking spaces. Ms. Commisso stated that it fits in with the Dadras plan. Ms. Tice asked if there are architectural drawings of their proposal and stated that whoever purchases the old Library will be using the parking lot as well so it is not really 60 spaces for the Library. Mr. Meyers stated that they will show architectural plans after the Village Board sees them.

Mr. Shelton thanked Mr. Niver and Mr. Meyers for attending the meeting and stated that he would like to have them come back.

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**Resolution #16-19URA**

**Acceptance of Minutes**

On a motion by Carol Commisso, seconded by Michelle Chalupa, the following resolution was ADOPTED 4 AYES 0 NAYS

**Resolved,** to accept the minutes dated July 10, 2019.

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**Resolution #17-19URA**

**Financials**

On a motion by Michelle Chalupa, seconded by Carol Commisso, the following resolution was ADOPTED 4 AYES 0 NAYS

**Resolved,** to approve the financials as follows:

**Bank Balances as of 09/30/19**

Current Assets:

Cash consisting of:

Checking Acct with Five Star	\$ 10,466.43
Money Market Acct with Five Star	\$ 3,300.16
Certificate of Deposit--Five Star	\$ 0.00
Revolving Loan Acct with Five Star	\$ 5,417.45

Total cash accounts \$ 19,184.04

**Other Current Assets:**

Loans Receivable – Current	\$ 0.00
Total Current Assets	\$ 19,184.04

Other Assets (Land) \$189,500.00

Total Current Assets \$208,684.04

Liabilities and Net Assets

Current Liabilities

Accounts Payable \$ 0.00

Net Assets

Net Assets 06/01/19 \$206,673.05

Change in Fund Balance (\$2,010.99)

Net Assets available 03/31/2016 \$208,684.04

Accounts Payable & Net Assets

\$208,684.04

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**Resolution #18-19URA**

**Request for Payment - Façade Improvement Program,**

11 West Main Street/Bistro 11

On motion of Linda Tice, seconded by Michelle Chalupa, the following resolution was ADOPTED 4 AYES 0 NAYS

**Resolved** to approve the payment request, in the amount of \$2,000, from the Façade Improvement Committee towards new windows on the second floor at 11 West Main Street.

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**Resolution #19-19URA**

**Request for Payment - Façade Improvement Program,**

80 East Main Street/Side Street Laundromat

On motion of Carol Commisso, seconded by Linda Tice, the following resolution was ADOPTED 4 AYES 0 NAYS

**Resolved** to approve the payment request, in the amount of \$1,060, from the Façade Improvement Committee towards two new exterior doors including trim, paint and hardware.

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**Resolution #20-19URA**

**Request for Payment - Façade Improvement Program,**

33 Maple Ave./Dave Dentino; A Cut Away

On motion of Michelle Chalupa, seconded by Carol Commisso, the following resolution was ADOPTED 4 AYES 0 NAYS

**Resolved** to approve the payment request, in the amount of \$2,000, from the Façade Improvement Committee towards new siding & doors.

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**Resolution #21-19URA**

**Request for Payment - Façade Improvement Program,**

34 East Main St./Alfred Keil/Village Inn-TK Pizza

On motion of Linda Tice, seconded by Michelle Chalupa, the following resolution was ADOPTED 4 AYES 0 NAYS

**Resolved** to approve the payment request, in the amount of \$471.76, from the Façade Improvement Committee towards front & rear signage.

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### **Member Reports**

**Michelle Chalupa**-Ms. Chalupa stated that she likes the façade signs in front of the businesses that received the façade improvement money.

Ms. Chalupa stated that people have been asking a lot of questions about empty businesses up and down Main Street. Ms. Chalupa stated that as a Village Trustee and a URA Member she doesn't want to see empty businesses either. Ms. Chalupa stated that she did field some questions about the façade project so maybe they will get some new applicants next year.

**Carol Commisso**-Ms. Commisso stated that she is part of a committee to get the Dadras plan going. Ms. Commisso stated that there are representatives from Planning and Zoning on the committee as well as John Turner and Kathy Rayburn. Ms. Commisso explained that they did a conference call with the Dadras Brothers and were able to ask them some questions. Ms. Commisso stated that they will start to roll out the plan by presenting the plan to all of the boards. Ms. Commisso stated that the Dadras Brothers suggested that it would be advantageous to have a historic district downtown and Kathy Rayburn is looking into that. Ms. Commisso stated that the idea came up when Planning Board received an application for demolition of 34 West Main Street which was tabled until a more detailed plan is submitted. Ms. Commisso stated that LDC has a strategic plan of their own and they are working to try to fill some of the vacant places around Town. Ms. Commisso explained that they are going to have a developer's forum in the spring with LaBella and Harris Beach who team up to put on the forum.

**Jason Shelton**-Mr. Shelton stated that he fielded a few questions about the proposed demolition at 34 West Main Street.

Mr. Shelton stated that he would like to schedule a special meeting on January 8<sup>th</sup>, 2020 to discuss the Library again and make some decisions.

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### **Adjournment**

Meeting was adjourned on motion at 8:09 pm.

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Roseanne Turner-Adams, Minutes Clerk