

1Regular meeting of the Village of Carthage Board of Trustees  
Held in the Board Room of the Carthage Municipal Building  
March 19, 2007 – 7P.M.

Present: President G. Wayne McIlroy, Trustees, Michael Astafan, Rebecca Vary, Kathleen Latremore and Bernard Frezza and Attorney Mark Gebo

Guests: John McHugh, Economic Development Coordinator; Resident, Norm Barkley; Jeremiah Papineau, CRT; Robert Brauchle, WDT; and 10 members of the Participation in Government Class.

President McIlroy called the meeting to order at 7:00 P.M. followed by the Pledge of Allegiance to the Flag.

Motion by Michael Astafan and Seconded by Rebecca Vary to approve the minutes of the March 5, 2007 meeting as presented by the Clerk with the exception of two typo's and a Motion by Kathleen Latremore under New Business for the payment of payrolls. Mrs. Latremore was not at the meeting. Motion carried unanimously.

**PUBLIC FORUM:**

No one addressed the Board during the Public Forum.

**CORRESPONDENCE:**

Motion by Michael Astafan and Seconded by Kathleen Latremore to approve the request of Mary Beirman, Unit Secretary, American Legion Auxiliary, to have poppy days on May 3<sup>rd</sup> and 4<sup>th</sup> from 9am to 9pm. Motion carried unanimously.

Motion by Kathleen Latremore and Seconded by Bernard Frezza to approve the request of Dennis Richardson, President, V.E.M., to hold Easter Sunrise Services on April 8, 2007, at 6:30a.m. at Turning Point Park. Motion carried unanimously.

Motion by Rebecca Vary and Seconded by Kathleen Latremore to approve the request of Margaret Woods, Bookkeeper, St. James Church to hold their annual fair on June 14<sup>th</sup>, 15<sup>th</sup>, and 16<sup>th</sup> and close off, to through traffic, West Street from the corner of S. Mechanic to the corner of S. School Street. Motion carried unanimously.

Motion by Kathleen Latremore and Seconded by Bernard Frezza to accept the resignation of Brian Draper as Recreation Attendant, March 23, 2007, with regrets. Motion carried unanimously.

**OLD BUSINESS:**

President McIlroy noted that discussion on Planning Board members attendance at classes will be discussed at budget meetings.

**NEW BUSINESS:**

Motion by Kathleen Latremore and Seconded by Bernard Frezza to approve payment of Payrolls #A51, 52, \$25,362.52; #F51, 52, \$2,829.47; #G52,52 \$2,120.28; #J20 &21, \$17,171.79 and Abstracts #A10, \$50,758.44; #F10, \$4,624.88; #G10, \$11,585.29; and #J10, \$66,449.91. Motion carried unanimously.

#### ATTORNEY UPDATE:

When asked by Attorney Gebo if there is any update from the Library on the Municipal Parking Lot, President McIlroy noted that he was told that the Library is interested in the lot behind their property and he is awaiting a formal request from them.

Attorney Gebo needs an executive session to discuss Collective Bargaining; Code Violation issues; a contract where public discussion could jeopardize the outcome and one litigation issue that may require action.

#### PRESIDENT MCILROY'S UPDATE:

President McIlroy reminded members of the NIMS meeting tomorrow at West Carthage and again recommends that all members attend to discuss the Emergency Response plan.

Wednesday at 5PM is the Utility Board meetings in West Carthage and there is a Special Planning Board meeting and hearing Thursday at 6PM.

Attorney Gebo suggested an update on the Bramans fire. President McIlroy said he received a call at 3:30am from the Fire Chief, went to the Fire site and met with Greg Brunelle from the County Fire and Emergency office. An Emergency Declaration was prepared so that the Village can proceed faster to make the site safe. Attorney Gebo was called and asked to contact GYMO Engineers since they had previously worked on that site and had information already. Attorney Gebo talked with Bill Plante of GYMO and Mr. Plante has done an evaluation of the site and will prepare a written report of what needs to be done. Attorney Gebo noted that the Village does not own the property, the owners disappeared several years ago and the County has not taken ownership of the property for back taxes. The Villages obligation is only to make the area safe. The Emergency declaration allows the Village to be on the property.

#### PUBLIC HEARING:

Proof of notice having been provided, the second Public Hearing regarding the Community Development Block Grant Program was called to order by President McIlroy at 7:15 P.M. and immediately turned over to John McHugh, Economic Development Coordinator. Mr. McHugh presented the CDBG proposal to the Village. Program information was provided including a statement that Community Development Block Grant funds to municipalities can be used in three categories: housing rehabilitation or homeownership; public facilities (infrastructure improvements or service related projects) and Economic Development (creation/retention of jobs or micro enterprise). A single municipality can apply for up to \$400,000 to perform one of these activities provided these projects benefit low and moderate income families; prevent or eliminate slums or blight; or meet other urgent community development needs.

To meeting the first criteria, at least 51% of the persons benefiting must be low and moderate income persons according to the HUD income limits provided in the application. These limits adjust based on household size. This is the primary objective of the Community Development Block Grant Program. At least 70% of the grant funds must be allocated to activities that meet the primary objective of benefit to low and moderate-income persons.

Mr. McHugh explained the state process. To apply for these funds, must be a unit of local government in New York in compliance with all HUD regulations, a community must hold two public hearings. The purpose of the first hearing was to explain the program and gather citizen input on community development needs. A second hearing is being held today to explain the application and to get citizens comments on the proposed activity that will be undertaken using these funds. Mr. McHugh pointed out that the Public Hearing notice indicates that written comments could be submitted to the Village Clerk.

Mr. McHugh stated that assistance to low to moderate income persons can be obtained by contacting the Governor's Office for Small Cities at (518) 474-2057, assistance is available to groups representing low to moderate income persons who are seeking to develop proposals.

Mr. McHugh presented the Village proposal as follows noting that no displacement of persons will occur as a result of this program. No loss of real property taxes is anticipated. No new special assessment districts will be required.

Small Cities funding will be used to establish a Housing Improvement Program in the Village of Carthage. A local Rehabilitation Coordinator will be available to work with eligible property owners, to identify housing problems, and to help each property owner decide the best way to solve those problems. All work will be done by local contractors hired by the property owners. Financial assistance will also be available to help pay the cost of these improvements.

The objective of this program is to promote investment in needed improvements in residential properties. Assistance will be provided to support that work in homes and apartments that are owned or occupied by lower income families. It is hoped that the improvements in those properties will result in improved neighborhood conditions which will encourage long term maintenance of all properties in the hamlet. The following eligibility terms are proposed for this program:

**Owner-Occupants** will be eligible for grants and loans to cover the full cost of improvements needed in their properties. Grant eligibility will be determined on a sliding scale from 100% for Low Income households (income less than 50% of Median adjusted for family size) to 70% for Moderate Income households (income less than 80% of Median). Loans will be available to cover the balance of the eligible cost if property owners are unable to provide those funds from bank loans or their own savings.

**Rental Property Owners** will be eligible for grants to cover 50% of the cost of eligible improvements in their rental apartments that are occupied by low or moderate income families (household income less than 80% of Median). Vacant apartments will also be eligible if the landlord agrees to rent those units to eligible households at affordable rents. Loans will also be available to cover the owner's share of the eligible rehabilitation cost.

Income will be calculated as the total income of all adults in the household. Eligible improvements will include work necessary to eliminate code violations and complete other repairs identified by the Rehabilitation Coordinator. Several other conditions will apply, including:

**Recapture** – a portion of the grant will be repaid to the village if the property is sold or if the current owner-occupant moves out of the house within five years after all improvements are completed.

**Affordability** – rental units must remain affordable to lower income households for five years after all improvements are completed. Rent increases during this period will be limited by the regulations.

Mr. McHugh added that about 30 surveys have been received since the newspaper provided information on the Small Cities Grant program.

There was no one attending that wished to make public comment.

All persons desiring to be heard, having been heard, the hearing was closed at 7:25P.M.

Motion by Kathleen Latremore and Seconded by Bernard Frezza and Resolved;

WHEREAS, the Village of Carthage is eligible to apply for 2007 Small Cities Community Development Block Grant Funds through the Governor's Office for Small Cities; and

WHEREAS, it has been determined that such funding should be used for a single purpose program to support a local housing rehabilitation program; and

WHEREAS, Addressing this need is a high priority of the Village of Carthage; and

WHEREAS, this proposal has been considered at two public hearings conducted by the Village Board on February 19 and March 19, 2007.

BE IT RESOLVED as follows:

SECTION 1. That the Village President is hereby authorized to submit a 2007 Community Development Block Grant application through the Governor's Office For Small Cities and to accept a grant if awarded.

SECTION 2. That the Village of Carthage President, or in his absence, the Vice-President is hereby authorized to make, execute, seal and deliver, any and all applications, certifications, administrative documents, and agreements necessary to effectuate this program.

SECTION 3. That the within resolution shall take effect immediately.

Motion carried unanimously.

LIAISON REPORTS AND COMMENTS:

Trustee Frezza requested an Executive session for the purpose of discussing a personnel matter.

EXECUTIVE SESSION:

Motion by Rebecca Vary and Seconded by Bernard Frezza to enter into Executive Session at 7:28P.M. for the purpose of discussing a personnel matter; discussion on a Collective Bargaining matter; Code Violation issues; a contract where public discussion could jeopardize the outcome and one litigation issue that may require action. Motion carried unanimously.

Regular session resumed at 8:45P.M.

Motion by Rebecca Vary and Seconded by Bernard Frezza to authorize Attorney Gebo to further negotiate with Benjamin Construction provided that West Carthage also agrees to that course of action. Motion carried unanimously.

ADJOURNMENT:

Motion carried to adjourn at 8:45P.M.

Linda M. Weir, Village Clerk