

Mr. Condino stated the Board is looking for a building with about 8,000 sq. ft. of usable space; if that ends up to be the final design of space needs, the building footprint will be about 10,000 sq. ft. Also, taking into consideration the possibility of adding the Police Department initially or in the future, we are looking at a space somewhere in the neighborhood of 4,000 sq. ft. of usable space. The site should have room for a minimum of 50 parking spaces; be located as close as possible to the business district; maximize long-term operation and maintenance cost effectiveness and have a total initial cost of no more than \$2.5 million that is available.

Mr. Condino stated the Board and the Committee looked at ten sites. He narrated a presentation of the ten sites and listed the pros and cons of each site. Following this presentation, Mr. Condino stated the Board made a decision that they would prefer to go with a new building to be located at either the Town Barn site or the Westcott Rule site. He proceeded to give an overview regarding the conceptual building layout on each site.

Mr. Condino went over the Project Phases which are as follows:

- Programming - Mr. Condino said a lot of this work has been done. This is basically an update where they interview everyone that has Office space/needs to determine space needed. Tentative completion date is May 13th.
- Schematic Design - 35%. Tentative completion date of June 24th.
- Design Development - 65%. Tentative completion date of July 22nd.
- Construction Documents - 90%. Tentative completion date of August 19th.
- Final Bid Documents - 100%. Tentative completion date of August 25th.
- Advertise for Bids - This is optimistic, but realistic, that it can be out for bids by the end of August.
- Bids Received - September 25th.
- Recommendation of Award - Mr. Condino said hopefully, by the October Board Meeting.

Mr. Condino stated the idea would be that the process would move along to a point where hopefully, a contractor can be on board and actually start construction by the end of the year.

Mr. Condino mentioned some questions that were brought to their attention, and proceeded to answer them:

- On Westcott Rule site, are there any pilings, wall footers and foundations, and if there are, would it drive up the cost? They have just completed the field work for a geo-physical site survey and ground penetrating radar survey, along with the other Phase II work that has been done on the site. They can then assess that information, and decide if the Board moves forward with the site, how much extra work there would be and how it would affect cost.
- Why buy property when the Town owns property? The intent would be that there would be an offset. If the Town buys a piece of property and takes it off the tax rolls, they will sell a piece of property and put it back on the tax rolls.
- Do you have permission from the Town's HPC to remove the Church? Mr. Condino said at this point - no. This will be answered after it is determined whether or not the site is a feasible, developable site. The State Historic Preservation Office indicated that they would not have an issue with the building being removed.
- Will the Police Department be added? It could be done upfront, or it could easily be accommodated in the future, both in the building design and in the layout of the site.
- What would be the cost to renovate/repair the current Police building? Mr. Condino indicated that this is being looked at now, and it will be taken into consideration before any final decision is made.
- Are there structural issues with 10 Fall Street? Mr. Fuller said there are structural issues which were mitigated with the prior design which was 3-4 years ago - they would have to reevaluate those.
- Why haven't you proposed a steel frame structure - we could get more for our money? Mr. Fuller stated the typical metal building lends itself well to a big open space such as a garage, where there is not a lot of interior buildout. He added that is not a typical building used for a municipal building.
- Which proposed site is closer to the center of Town? Mr. Condino said the actual center of Town is in the center of Van Cleef Lake. Westcott Rule is closer to the Business District; Town Barn Site is five blocks away.
- What would the yearly maintenance cost be? It depends on the end design for the building; important issue to consider - long term, cost-efficient building so that energy cost and maintenance are minimized over time. Mr. Fuller said it is more difficult to renovate a building and bring it up to current Code for energy, air consumption and outside air changes; when you build new, you have control over that - everything is high efficiency.
- How will it impact each neighborhood? Mr. Condino said it will certainly bring activity to the neighborhood. The Board intends to do a full Environmental Review, and in doing so, impacts to the neighborhood will be examined.
- What is the breakdown of costs for materials, labor, contingency, landscaping, etc.? Mr. Condino stated it is a bit premature to answer this question now; in the final design and presentation, all those estimates will be put forth.
- How will lighting impact the area? Mr. Fuller stated the only lighting is security around the building - low impact, beaming down. There will be minimal parking lighting for traffic flow. It will not impact

the area more than what is already there.

At this time, Mr. Earle opened the Meeting for Public comments.

Attila Libertini, President of Seneca Falls Machine Company, stated \$2.5 million is a lot of money. His Company would like to make an offer for the Board's consideration, mainly their Office Building. It is 15,000 sq. ft. of first class office space. It is solid concrete and very efficient with ample parking. They would consider selling it to the Town for \$500,000.00. With the added cost of the Town updating and customizing it, he is sure it will represent a significant savings to the Town.

Joanne Elliott, 42 Cayuga Street, stated she has no comments or questions regarding the conceptual future Town building, whether it be a new building or a renovated building. Her questions or concerns have to do with the process of getting to that point of decision. She stated Mr. Bove and Mr. Earle were against spending \$2.43 million from the Capital Reserve Fund to pay for the renovation of 10 Fall Street in 2012. Now, they both agree that it's a good thing to spend \$2.55 million on a new building. She asked why the turn-around and the desire to spend even more money now at this time. Mrs. Elliott stated in the presentation, it was said that the initial cost is \$2.5 million. They talked about landscaping, etc., but we have no idea what those costs are yet; \$2.5 million probably will not do it. In Mr. Bove's interview on FingerLakes 1; he used the words "I think" too often when discussion of a new Town Hall was addressed. In her opinion, he didn't convey a lot of confidence.

Mrs. Elliott asked if anyone has attempted to re-negotiate the contract for this building if it was too expensive; if so and it wasn't successful, you can most likely find a less expensive option with all the vacant buildings in Town. She said it is her opinion that those funds should be set aside for when the Dump closes in 2023. Mrs. Elliott referred to Mr. Earle's campaign promises and his statements of accountability to the taxpayer, and those having the honor of serving the public are public servants. If he believes that, why is there a Court challenge against 350 Constituents on a minor technicality on a petition to give the public a voice. Mrs. Elliott referred to Mr. DeLelys' remarks at the last Meeting regarding the Westcott Rule property being in the Indian land claim area and spending \$22,100.00 of taxpayer money, and why not have the Seller pay for it. She said the Seller should be making the payment if they want to sell the land.

Stanley Praszkwicz of Ken-Mor Estates, stated he gets a little queasy when he hears initial cost of \$2.5 million. There are ways of doing a construction project and coming in under cost. He said the Town of Seneca Falls is in excellent financial condition. Mr. Praszkwicz said we are in the third year of dissolution, and one of the goals was to reduce taxes. If this gets out of hand, it's going to be in the taxpayers' pockets. He urged the Board to take every precaution on this project and do everything it can to keep this cost in balance.

Mr. Condino stated the initial cost of \$2.5 million speaks to whether or not the Police could be added to the project for \$2.5 million or less. He added the intent here is that the project would be done for not more than \$2.5 million; whatever project is proposed, would have the normal contingencies included in the project.

Sue Sauvageau, Fall Street, stated it would have been nice to have this Meeting before there were drawings and projections so that everyone in the Community could have given the Board ideas, whether or not they took them. There are four important elements to a Town Hall project - location, functionality, community enhancement or improvement of support and basic longevity and cost. Ms. Sauvageau mentioned 10 Fall Street and said it is convenient to downtown, made of sturdy materials, ample parking, had a totally completed design, and a projected 75-year life for \$2.4 million. She added some of that was going to be reduced by some of the Town employees doing the parking lot.

Ms. Sauvageau said on the list was the Sanderson-Moore Funeral Home which is centrally located, has extra parking, convenient to the Police Station, and the cost was projected at about \$1.7 million which included the purchase price - it was a cheaper alternative than 10 Fall Street. Academy Square which is an older, structurally sound building, extra space, ample parking, centrally located. She is not sure what the renovation costs would be, but it would probably be less than \$2 million, and it would have some income options. Ms. Sauvageau said the former Westcott Rule has more unknowns than most of the sites - requires purchase, demolition, controversy of removing historic site, property clean-up. It is adjacent to downtown, but it is difficult to see how it would fit into the street screen in a positive manner. She mentioned the Ovid Street site, and said this is something that Planning and Development consultants would tell you not to do because it takes people out of downtown.

Ms. Sauvageau said what is the real cost - what are the materials and who will occupy it; none of these questions have really been answered. This is where the discussion should have taken place first. She has heard no one uses Town Hall much - it doesn't matter if it's out of town. She mentioned some of the things that are done at Town Hall besides meetings, such as pay water bills, pay taxes, pick up permits, attend meetings, etc.

William Moore, Lower Lake Road, thanked Ms. Sauvageau for bringing up a lot of good points, and thanked all the engineering and research people who have put things together. He said tonight, they have been given a

great deal of information and have been asked to understand there are costs that are still unknown. One of the questions brought up - should we, as Citizens, vote for the expenditure of money. The money will eventually have to be spent; how it's spent is why we hired these specialists - Engineers, Lawyers, etc.

Mr. Moore said if there is a referendum, will it impede the process - will it slow it down and put it off so that we will have to stay here and rent longer, or can it be done cooperatively. Why can't the Town and the Citizens work together; if there are differences, correct the format and move forward - give the Citizens that right to make a vote. Mr. Moore said we don't want to delay the factor anymore, but do we need to include the Police Department if they function where they are at and operate efficiently, or can the Town show that it is more efficient to combine space rather than renovate the space they are in. He concluded by saying if everybody can move forward and accomplish what the Board has done a lot of research to accomplish, and the Citizens get to vote, he thinks we will all win.

Robert Wayne, Lower Lake Road, wondered if the Town Board considered buying this building from the Church. It is already off the tax rolls and probably can be renovated a lot cheaper than building a new building. A lot of money has been put into update electrical and other services to this building, and it would give new life to a building that has no other use right now. He added you can put Town property up for sale and get them back on the tax roll. He thinks you can get it for a good price, and can do it for well below \$2.5 million.

Dan Babbitt, Seneca Falls, thanked the Board for having this Meeting as this information was definitely needed. He said the concept of the building he sees is kind of yucky, and hopes they come up with a better design. Solar power was mentioned at some point, but he doesn't think solar power can be applied to a structure that he is looking at now.

Allison Stokes, resident of Seneca Falls for the last 12 years, stated she has very strong feelings about demolishing the historic Trinity Church. She feels very strongly in terms of adaptive, reuse or being able to recycle/reuse buildings we have rather than always building new. This can be done and can be done efficiently. She mentioned Academy Square, and said she feels the facts haven't been presented very fully or clearly about why that makes such good sense. We could buy it for one-half million dollars and then have \$2 million left over. You would have rental income from tenants that have been there for years. Rev. Stokes said she is concerned as a taxpayer as she is paying for all of this (the work that has been done) - we are ahead of ourselves. This hasn't been discussed with the Citizens as to what they want to do, and we are paying already for something that maybe we won't do. She is one of the 350 signers; if this is thrown out on a technicality, it will be an outrage. She concluded by saying she is pleased that the Board had this Meeting.

Since there were no further comments or questions, Mr. Earle stated this is the Board's first Meeting and there will be other ones. He thanked all for their attention, their interest and participation.

Being there was no other business, a motion was made to adjourn the Meeting by Chad Sanderson and seconded by Emil Bove. No questions. Motion carried 5 ayes, 0 nays.

Respectfully submitted,

NICALETTA J. GREER
Town Clerk