



LaFayette Redevelopment Corporation Meeting

Date: July 22, 2024
Time: 5:00 pm
Location: LaFayette Town Hall

Meeting called by: LaFayette Redevelopment Corporation

Secretary: Jerry Marzo

Attendees: LRC members: Chairman Mark Distler, Vice Chair Nate Loughlin, Secretary Jerry Marzo, Treasurer Melanie Palmer, Attorney Jeff Brown, Members, Bill McConnell, Carole Dwyer, and Dave Knapp

- Agenda Items:**
- Consider Real Property Acquisition Policy
 - Consider resolution to purchase Crossroads properties
 - Consider purchase/sale agreement with Town
 - Consider process to sell to developer/owner
 - Consider any new business/projects and general matters

Attorney Brown stated that the Property Acquisition Policy is a standard policy set forth by NYS State Law about how we can acquire property.

Nate Loughlin moved and Jerry Marzo seconded the motion to accept the Property Acquisition Policy. Motion carried 7-0.

Mark Distler	Chairman	Voted	yes
Nate Loughlin	Vice Chair	Voted	yes
Jerry Marzo	Secretary	Voted	yes
Melanie Palmer	Treasurer	Voted	yes
William McConnell	Member	Voted	yes
Carole Dwyer	Member	Voted	yes
Dave Knapp	Member	Voted	yes

Attorney Brown reviewed a resolution approving the purchase of the two Crossroads properties from the Town Board. Bill McConell moved, and Carole Dwyer seconded the motion to accept the resolution to purchase the Crossroads properties. Motion carried 7-0.

Mark Distler	Chairman	Voted	yes
Nate Loughlin	Vice Chair	Voted	yes
Jerry Marzo	Secretary	Voted	yes
Melanie Palmer	Treasurer	Voted	yes
William McConnell	Member	Voted	yes
Carole Dwyer	Member	Voted	yes
Dave Knapp	Member	Voted	yes

Attorney Brown reviewed the Purchase & Sale Agreement (PSA) with the Town, noting that exhibits are still to be finalized. Melanie Palmer made a motion to approve the PSA, Bill McConnell seconded it. Motion carried 7-0.

Mark Distler	Chairman	Voted	yes
Nate Loughlin	Vice Chair	Voted	yes
Jerry Marzo	Secretary	Voted	yes
Melanie Palmer	Treasurer	Voted	yes
William McConnell	Member	Voted	yes
Carole Dwyer	Member	Voted	yes
Dave Knapp	Member	Voted	yes

There was discussion about the process to sell to a developer/owner, regarding honoring the Town Board's letter of intent with the Morgan's by negotiating a PSA with them or trying to find more interested parties via some level of advertisement. There was discussion about the schedule to complete the stabilization work in time before the grant's deadline on November 30, as well as the criteria for the right developer/owner the Town has been focused on for the duration of its deliberation of the properties. There was discussion about the Morgan's meeting the criteria for long-term commercial viability of the businesses to be in the building.

Motion was made by Bill McConnell, seconded by Jerry Marzo to negotiate directly with the Morgan's. Motion carried 5-2.

Mark Distler	Chairman	Voted	yes
Nate Loughlin	Vice Chair	Voted	yes
Jerry Marzo	Secretary	Voted	yes
Melanie Palmer	Treasurer	Voted	no
William McConnell	Member	Voted	yes
Carole Dwyer	Member	Voted	no
Dave Knapp	Member	Voted	yes

There was discussion on how to use the recent appraisal of \$100k in the PSA with the Morgan's. Motion was made by Carole Dwyer seconded by Melanie Palmer to use the appraisal value as the initial asking price in the PSA. Motion carried 6-1.

Mark Distler	Chairman	Voted	yes
Nate Loughlin	Vice Chair	Voted	yes
Jerry Marzo	Secretary	Voted	yes
Melanie Palmer	Treasurer	Voted	yes
William McConnell	Member	Voted	no
Carole Dwyer	Member	Voted	yes
Dave Knapp	Member	Voted	yes

Before the next meeting, Attorney Brown will draft the PSA and report to the LRC on the results of the negotiations. The goal will be to finalize the PSA with the Morgan's by the August 26 meeting.

Motion was made by Dave Knapp, seconded by Nate Loughlin to approve minutes of June 18, 2024 meeting. Motion carried 7-0.

Mark Distler	Chairman	Voted	yes
Nate Loughlin	Vice Chair	Voted	yes
Jerry Marzo	Secretary	Voted	yes
Melanie Palmer	Treasurer	Voted	yes
William McConnell	Member	Voted	yes
Carole Dwyer	Member	Voted	yes
Dave Knapp	Member	Voted	yes

Motion was made by Bill McConnell, seconded by Dave Knapp to adjourn. Motion carried 7-0.

Mark Distler	Chairman	Voted	yes
Nate Loughlin	Vice Chair	Voted	yes
Jerry Marzo	Secretary	Voted	yes
Melanie Palmer	Treasurer	Voted	yes
William McConnell	Member	Voted	yes
Carole Dwyer	Member	Voted	yes
Dave Knapp	Member	Voted	yes

Meeting adjourned at 5:53 pm.

Respectfully submitted,
Jerry Marzo
Secretary LRC