



LaFayette Redevelopment Corporation Meeting

Date: September 9, 2024

Time: 5:00 pm

Location: LaFayette Town Hall

Meeting called by: LaFayette Redevelopment Corporation

Secretary: Jerry Marzo

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

Other Attendees: Sue Marzo, Steve Pitoniak

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- Agenda Items:**
- **Member Meeting: Resolution to clarify positions are held Ex Officio and update bylaws.**
 - **Director Meeting: Resolution to update bylaws Director Meeting: Resolution authorizing the Corporation to enter into a Purchase Contract for certain property.**
 - **Consider any new business/projects and general matters**

Resolution to clarify positions are held Ex Officio and Resolution to update Bylaws.

Attorney Brown stated that Bill McConnell as CEO of the Town, the sole member of the LRC will be the sole approver of the joint resolution clarifying that the LRC directors are serving in an Ex Officio capacity by virtue of their positions on the Town or the County Legislature. Thus, any changes to Town or County positions would apply also to LRC director positions, as is so reflected in the revised bylaws. During the Member meeting, Supervisor McConnell voted in the affirmative and signed the joint resolution to approve as CEO of the Town of LaFayette.

During the Director meeting motion was made to approve the resolutions to clarify positions and revise bylaws to reflect same by Director McConnell, seconded by Director Distler. All directors were in favor. 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	Director	Voted	yes
Carole Dwyer	Director	Voted	yes
Dave Knapp	Director	Voted	yes

Motion was made to go into Executive Session to discuss the counteroffer to the Crossroads Building purchase contract between the LRC and JK Morgan LLC. Director Knapp made the motion, which was seconded by Director Dwyer. All directors were in favor. 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	Director	Voted	yes
Carole Dwyer	Director	Voted	yes
Dave Knapp	Director	Voted	yes

Motion was made to close the Executive Session and rejoin the public LRC meeting by Director Distler, seconded by Director McConnell. All directors were in favor. 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	Director	Voted	yes
Carole Dwyer	Director	Voted	yes
Dave Knapp	Director	Voted	yes

Motion to change buyers name from JK Morgan LLC to Morgan and Morgan Development LLC was made by Director McConnell, seconded by Director Loughlin. All directors were in favor. 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	Director	Voted	yes
Carole Dwyer	Director	Voted	yes
Dave Knapp	Director	Voted	yes

Motion to accept the contract purchase price of \$26,000 for the Crossroads properties instead of the appraised value of \$100,000 to JK Morgan LLC was made by Director McConnell, seconded by Director Marzo. Director Dwyer and Director Palmer voted nay. All other directors were in favor. 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	Director	Voted	Yes
Carole Dwyer	Director	Voted	No
Dave Knapp	Director	Voted	yes

The economic advantages to approving a purchase price below the appraised value were stated by Director McConnell advising that the hamlet revitalization will bring increased tax revenue to the Town, given the building generates no tax revenue as is and will aid in drawing more economic development to the Town. Director Distler stated that the entrusted buyers are committed to the Town and are willing to invest their own money in the project and have already shown their willingness to invest in the Town. He said their ownership and long-term commitment to the Town will solve the long-term commercial viability concern of the building. Per Attorney Brown it could jeopardize the project if not approved. Per Director Distler, this project will incur other expenses not typical or normal as other buildings. Director Dwyer disagreed with the approved offer and thought the appraised value was a fair price.

Motion was made by Director McConnell, seconded by Director Loughlin to accept a deposit that is 10% of purchase price instead of \$5,000. All directors were in favor. 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	Director	Voted	yes
Carole Dwyer	Director	Voted	yes
Dave Knapp	Director	Voted	Yes

Motion was made by Director McConnell seconded by Director Dwyer for a due diligence date of September 24, 2024, instead of September 30, 2024, the date of contract execution. This is required to be ready for the bid opening on September 26, 2024. All directors were in favor. 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	Director	Voted	yes
Carole Dwyer	Director	Voted	yes
Dave Knapp	Director	Voted	yes

Motion was made to waive an updated survey for the Crossroads property after the contract execution. Motion was made by Director McConnell, seconded by Director Dwyer. All directors were in favor. 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	Director	Voted	yes
Carole Dwyer	Director	Voted	yes
Dave Knapp	Director	Voted	yes

New Business

Director McConnell discussed the idea of applying for a new grant for remediation of the old highway garage property, which according to the state grant program will require the property to be sold to the LRC (a state non-for-profit) to pursue future development. There are already two interested parties in the property. This property could also be used for parking for the VFW and other hamlet businesses. He

asked the Town Board Members to be prepared to discuss as new business at tomorrow's Town Board meeting. He said the cost of remediation is estimated to be no more than \$200,000.

Motion was made by Director McConnell, seconded by Director Knapp to adjourn. All directors were in favor. 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	Director		Voted	yes
Carole Dwyer	Director		Voted	yes
Dave Knapp	Director		Voted	yes

Meeting adjourned at 6:14 pm.

Respectfully submitted,
Jerry Marzo
Secretary LRC