



## VILLAGE OF JOHNSON CITY

MUNICIPAL BUILDING  
243 MAIN STREET, JOHNSON CITY, NY 13790  
www.villageofjc.com

### Village Board

Gregory Deemie, Mayor  
Deputy Mayor Clark Giblin      Trustee Martin Meaney  
Trustee Benjamin Reynolds      Trustee John Walker

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### **Minutes of a Regular Meeting of the Johnson City Village Board held at 7:30pm on Tuesday, October 1, 2019 in the Municipal Building, 243 Main Street, Johnson City**

Present: Gregory Deemie, Mayor  
Clark Giblin, Deputy Mayor  
Martin Meaney, Trustee  
Benjamin Reynolds, Trustee  
John Walker, Trustee

Absent: None

Also Present: Cheryl Sacco, Legal Counsel  
Cindy Kennerup, Clerk/Treasurer  
Thomas Johnson, Deputy Clerk/Treasurer

Mayor Deemie called the meeting to order at 7:30pm, led the Pledge of Allegiance and noted the fire exits.

#### **MAYOR'S ANNOUNCEMENTS**

- [1] The next Town of Union Board meeting is scheduled for Wednesday, October 2, 2019 at 7:00pm with a work session at 5:30pm at 3111 East Main Street, Endwell.
- [2] The Public Hearing for the Sears Project, 501 Reynolds Road is scheduled for October 9, 2019 at 5:00pm in the Village Hall Training Room, 1<sup>st</sup> Floor.
- [3] The next regular Village Board Meeting will be Tuesday, October 15, 2019 at 7:30pm with a work session at 5:30pm at Village Hall.
- [4] At the next Village Board Meeting on October 15<sup>th</sup>, someone from the County Executive's Office will be here to give his budget address at 7:30pm.

#### **APPROVAL OF BOARD MINUTES**

- [1] Minutes of September 17, 2019 regular meeting and work session

A motion to approve the minutes of September 17, 2019 was made by Trustee Walker and seconded by Trustee Meaney. The motion carried with all those present voting in the affirmative.

**BIDS** - None

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**PUBLIC HEARINGS** – None

**PETITIONS RECEIVED** - None

**PRIVILEGE OF THE FLOOR – VISITORS**

Mayor Deemie opened the first privilege of the floor.

*Carol Laskoski, Edward St* – Sears project is this building that is owned by somebody else that is going to be leased to the County? What do they have to determine?

Mayor Deemie explained it is the Matthews Group, Spark LLC, they asked for a PILOT payment in lieu of taxes. They had to come to us first because it is a deviated one so we had to approve it. Because it is 21 years, we have to approve it. They will be leasing about 35,000 sq feet of the upstairs. Beer Tree is going in the upstairs and Ascension Health will be going in the 140,000 square feet of the downstairs. We put stipulations in the PILOT agreement, they only get the payment in lieu to taxes if they secure a 15-year lease with the County and a 15 year lease with Ascension Health and they cannot ask for a reassessment for the life of the PILOT.

Trustee Walker stated the Beer Tree site plan has been approved for the Sears Building.

*Don Slota, Eldredge Ave* – How are we making out tax wise on the PILOT vs. what it used to be when Sears was there?

Mayor Deemie stated they will be paying what Sears was paying and it will go up from there.

Mayor Deemie closed the first privilege of the floor.

**COMMUNICATIONS**

A motion to accept and file the following Communication was made by Trustee Meaney and seconded by Trustee Walker. The motion carried with all those present voting in the affirmative.

- [1] Correspondence from Alissa Yohey, Esq. at Yohey Law with request for waiver of the 30-day municipality notification for a liquor license at Baymont Inn, 569 Harry L Drive, Johnson City, NY 13790.

**COMMITTEE/BOARD REPORTS**

A motion to accept and file the following Committee/Board Report was made by Trustee Giblin and seconded by Trustee Walker. The motion carried with all those present voting in the affirmative.

- [1] Minutes of the September 4, 2019 Town of Union Board Meeting

**DEPARTMENT REPORTS**

A motion to accept and file the following Department Reports was made by Trustee Meaney and seconded by Trustee Walker. The motion carried with all those present voting in the affirmative.

- [1] Fire Department Overtime Report for the weeks of September 5– September 18, 2019
- [2] Town of Union Code Enforcement August 2019 Monthly Report
- [3] Police Department Monthly Report for August 2019

**PAYROLL AND BILLS PRESENTED**

A motion to approve Abstract #7 of the 2019 – 2020 fiscal bills as stated and/or amended and attached to the work session minutes and recorded as part of the work session minutes, having been audited by the Board and approved, was made by Trustee Walker and seconded by Trustee Giblin. The motion carried with all voting in the affirmative.

Motion Carried – Vote:

**Ayes – 5 (Reynolds, Meaney, Giblin, Walker, Deemie)      Nays – 0    Absent – 0**

GENERAL FUND	\$615,074.42
WATER FUND	\$345,723.60
SEWER FUND	\$77,880.70
REFUSE FUND	\$31,092.46
JSTP	\$706,161.93
VARPUR	\$0
CAPITAL	\$0
DEBT SERVICE	\$451,781.26

**UNFINISHED BUSINESS**

**Resolution #2019 – 152**

A motion to amend the following resolution with the amount as stated below was made by Trustee Giblin and seconded by Trustee Reynolds.

WHEREAS, the owners of 501 Reynolds Rd, Johnson City, NY, have submitted a plan for the use of the old Sears building, a long abandoned former retail building in the Johnson City mall, and such plan requires a PILOT; and

WHEREAS, the PILOT is estimated to generate \$5,220,754.17 in revenue for the taxing jurisdiction (Village, JCCSD, Town and County) over the term of the PILOT, in addition to meaningful, water, sewer and refuse charges for the Village as well as other allowed charges;

THEREFORE BE IT RESOLVED, that the Board of Trustees of the Village of Johnson City hereby approves this PILOT and authorizes the further action as necessary; on the following conditions that 1) the intended use of the Project must remain substantially the same or similar for the life of the PILOT and 2) the Owner is prohibited from requesting a reassessment of the property or seeking a reduction in the assessment during the life of the PILOT 3) any modification or extension of the PILOT must be referred back to the Village of Johnson City and 4) the owner secures a 15 year or longer lease with both Broome County and Ascension Health (aka Lourdes) covering the same or similar square footage as proposed in their plan and

RESOLVED, this resolution takes effect immediately.

Motion Carried – Vote:

**Ayes – 5 (Reynolds, Meaney, Giblin, Walker, Deemie)      Nays – 0    Absent – 0**

*Discussion:* Trustee Reynolds stated we have a really good opportunity to change the direction of the mall and this is what we need to do to get things going again.

**Resolution #2019 – 161**

Mayor Deemie stated the following Resolution will stay tabled until further notice.

Authorize the Mayor to sign an agreement with Delta Engineers, Architects & Land Surveyors to provide professional engineering services for design and bid phase services in the amount of \$446,298.00, to be funded through FY19-20 Budget line A1640.4.975, 'New DPW Facility'.

**NEW BUSINESS**

**FINANCE & RULES (All Board Members)**

**Resolution #2019 – 185**

Motion to authorize the Mayor to sign an agreement with Paychex, Inc. regarding a village wide timeclock system, in a form acceptable to legal counsel was held over by Trustee Meaney.

**Resolution #2019 – 186**

A motion to waive the 30-day notice period to JSK Lakes LLC – Baymont Inn located at 569 Harry L. Drive, Johnson City, NY 13790, for a liquor license with a letter of authorization from the Mayor was made by Trustee Giblin and seconded by Trustee Walker.

Motion Carried – Vote:

**Ayes – 5** (Reynolds, Meaney, Giblin, Walker, Deemie)      **Nays – 0**      **Absent – 0**

**PUBLIC SAFETY**

**FIRE (Trustees Balles & Walker)** - No new business

**POLICE (Trustees Balles & Walker)** - No new business

**PUBLIC WORKS (Trustees Balles & King)** - No new business

**RECREATION (Trustees Balles & King)** - No new business

**PLANNING, ZONING & CODE ENFORCEMENT (Trustees Balles & Walker)** - No new business

**JOINT SEWAGE TREATMENT BOARD (Trustees Giblin & King)** - No new business

**PRIVILEGE OF THE FLOOR – VISITORS**

Mayor Deemie opened the second privilege of the floor.

*Carol Laskoski, Edward St* – Baymont, formerly the Best Western was that owned by Dr. Bedosky?

Trustee Meaney and Mayor Deemie responded they are just reopening the bar.

*Shirly Krno, Mill Pl* – Is the new DPW facility definitely going on Grand Ave? Did they look at other options?

Mayor Deemie stated yes. We are in the process of purchasing the property now. We looked at many other options:

- Underneath 201 bridge near Fourth and Third St – The State said we could not do anything under the highway.
- 59 Lester Ave – Broome County got control of it and sold it. The Board at the time refused to use that as a DPW facility.
- Hangst property by CFJ and they want \$2-3 million
- Grand Avenue - the hospital was willing to work with us. \$7-9 million to build a new facility.
- Reconstructing the current DPW facility which would be \$10-12 million

Trustee Meaney thanked Mayor Deemie and Julie Deemie for watering the flowers on Main Street.

Mayor Deemie closed the second privilege of the floor.

### **ADJOURNMENT**

Mayor adjourned the meeting at 7:45 pm.

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Cindy Kennerup  
Village Clerk/Treasurer

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Recordings of the Village Board meetings and work sessions  
are available for review through the Village Clerk/Treasurer's Office.