

**Village of Tupper Lake  
Board of Trustees  
Minutes**

Date: Wednesday, May 25, 2016  
Start: 6:00 PM  
Location: Board Room  
Meeting: Special Meeting 6:00 – 6:30 PM

At the Special Meeting of the Board of Trustees held this date, the following were present: Mayor Paul A. Maroun, Trustees Thomas Snyder, Leon LeBlanc, Ronald LaScala, David Maroun and Village Clerk/Treasurer Mary A. Casagrain.

Also present were New Reporters Thomas Salitsky and Daniel McClelland.

**Call to Special Meeting**

**To Order** Mayor Maroun called the Special Meeting to order and established the agenda.

**NYS Main Street Grant Professional Services Agreement DANC**

Motion by Trustee LaScala, seconded by Trustee Snyder to authorize Mayor Maroun to execute an agreement with Development Authority of the North Country (DANC) for Professional Services for the submission of a 2016 New York State Main Street Grant for the Village of Tupper Lake not to exceed \$4,000.00. (Carried 5-0)

**Authorization to Submit 2016 Main Street Grant**

Motion by Trustee LaScala, seconded by Trustee Snyder to authorize the submission of a 2016 Main Street Program Grant and to authorize Mayor Maroun to execute any and all related paperwork as needed as follows:

**RESOLUTION IN SUPPORT OF  
2016 MAIN STREET PROGRAM GRANT FUNDING APPLICATION**

WHEREAS, the New York State Office of Homes and Community Renewal is offering NY Main Street (NYMS) Program grant funds in this year's Consolidated Funding Application, and

WHEREAS, obtaining Main Street Program funding for façade renovations and streetscape enhancement will improve curb appeal in the community, which is essential to realizing the potential of the Adirondack Club and Resort, which is identified as a "Vital Action" and ongoing priority of the a North Country Regional Economic Development Council Strategic Plan, and

WHEREAS, the proposed improvements to the Junction downtown area will advance the goals of the recently completed Tupper Lake Destination Handbook, the Village's 2013 Revitalization Strategy and the 2007 Economic Development Strategy, and

WHEREAS, the proposed funding will leverage ongoing public and private efforts to enhance the community's curb appeal along the Adirondack and Olympic Scenic Byways, and

WHEREAS, this project advances the Vision and the Strategies of the North Country Regional Economic Development Council Strategic Plan by improving a key regional tourism destination and implementing local community revitalization plans; and

WHEREAS, the Village of Tupper Lake Board of Trustees fully supports the proposed projects included in the funding application; and

WHEREAS, the Village of Tupper Lake will support and leverage this project through donation of Codes Enforcement Officer and administrative staff time;

NOW HERE BE IT RESOLVED:

That Mayor Paul Maroun is hereby authorized and directed to file an application to the New York State Office of Homes and Community Renewal for funds from the 2016 Main Street Program and upon approval of said request to enter into and execute a state assistance contract for such financial assistance. The attached Resolution shall take effect immediately.

#### **CERTIFICATE OF RECORDING OFFICER**

I, Mary Casagrain, the duly qualified and acting Clerk of the Village of Tupper Lake, New York, do hereby certify that the attached resolution was adopted at a regular meeting of the Tupper Lake Village Board held on May 25, 2016 and is incorporated in the original minutes of said meeting, and that said resolution has not been altered, amended or revoked and is in full force and effect.

Seal of Municipality:

\_\_\_\_\_  
(Signature of Clerk)

21 High Street  
Property

Board members debated back and forth on the bids received and whether or not to reject the three bids received for the sale of the 21 High Street property and re-advertise the property setting a new floor.

Trustees Snyder and LaScala stated their objection to accepting the high bidder was that they felt the bids were \$10,000 to \$15,000 too low.

Accept High Bidder  
Of \$70,100

Motion by Trustee LeBlanc, seconded by Trustee Maroun to accept the high bid of \$70,100 from Mr. David Beausoleil for the purchase of the 21 High Street property. (Carried 3-2, Trustees Snyder and LaScala vote "Nay")

Purchase Agreement  
Offered by Stewart's Shop  
Corp. for Parking Lot  
Near TL Free Press

Mayor Maroun informed the board that we received a formal Property Purchase Agreement from Stewart's Shops Corporation to purchase the parking lot between Stewart's and the Tupper Lake Free Press building for \$30,000.00.

The board debated the additional parking that would be created along Martin Street with the purchase proceeds and whether or not to negotiate with the owner to include all the closing costs at their expense.

Accept Stewart's Offer  
Contingent on All  
Costs Inclusive

Motion by Trustee LaScala, seconded by Trustee Maroun to deem that the small parking lot is substandard for the Village's needs and formally authorize Mayor Maroun to execute the Property Purchase Agreement with Stewart's Shops Corporation contingent that they agree to pay all closing and filing costs associated with the transfer of the property. In addition it was noted that if additional conditions are accepted that the sale proceeds would be used to create 2-3 times the parking along Martin Street. (Carried 5-0)

Approve C2AE  
Amendment #1 to  
Owner-Engineer  
Agreement

Motion by Trustee LaScala, seconded by Trustee Maroun to authorize Mayor Maroun to execute Amendment #1 to the Owner-Engineer Agreement between the Village and C2AE for Professional Services from May 18, 2015 relating the Village's Potable Groundwater Supply & Water Distribution System Improvements project as submitted. (Carried 5-0)

Approve HydroSource  
Associates, Inc.  
Amendment #1 for  
Additional Services

Motion by Trustee LaScala, seconded by Trustee Maroun to authorize Mayor Maroun to execute Amendment #1 to the HydroSource Associates Inc.'s Contract with the Village of Tupper Lake for Groundwater Source Location and Development dated January 22, 2013 amending to include Hydrogeologic Services and Installation of Two Large Diameter Wells as submitted pending EFC approval of MWBE waiver. (Carried 5-0)

Thomas Salitsky  
Leaving ADK Daily  
Enterprise

Mayor Maroun thanked news reporter Mr. Thomas Salitsky for his service to the community of Tupper Lake reporting our news. He announced earlier this month that he was leaving the area to return to his home state of Pennsylvania for personal reasons relating to his wife's health.

Band Shell  
Sponsorship by  
TL Lions Club

Mr. Dan McClelland announced that the Lions Club of Tupper Lake would like to undertake the fund raising efforts for the development of a Band Shell in the Flanders Park. It was noted that a first meeting with our Community Development Director Melissa McManus is scheduled for Tuesday, June 7, 2016 at 6:00 pm.

Enter Executive  
Session

Motion by Trustee LeBlanc, seconded by Trustee Maroun to enter Executive Session at 6:25 pm to discuss issues relating to litigation. (Carried 5-0)

Exit Executive  
Session

Motion by Trustee LeBlanc, seconded by Trustee Maroun to exit Executive Session at 6:29 pm. (Carried 5-0)

Adjournment

Motion by Trustee LeBlanc, seconded by Trustee Maroun to adjourn the Special Meeting at 6:30 pm. (Carried 5-0)

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Mary A. Casagrain, Village Clerk/Treasurer