

TOWN OF CHATHAM  
TOWN BOARD WORKSHOP MEETING  
MINUTES OF APRIL 2, 2015

The meeting was called to order with a pledge to the flag at 7pm. The purpose of the meeting was to discuss the lease and other matters associated with the Tracy Memorial Building and the town's continued rental of the court room space. Those present were Village Trustee Jay Rippel, Village Mayor Tom Curran, Village Attorney Ben Neidl, Village Clerk Barbara Henry, Town Board member Jean Rhode, Town Board member Bob Balcom, Jesse DeGroot, Village Trustee member Lenore Packet, Village Police Chief Peter Volkmann, Town Board member Maria Lull, and three members of the public.

Ben Neidl and Tal Rappleyea reported on the final steps to complete the lease. Both parties have agreed to a six month term with all conditions and stipulations as previously agreed upon, together with a general indemnification clause that does not include reference to specific liabilities.

A discussion ensued regarding rental of additional space in the downstairs area in order to accommodate town needs. Chief Volkmann stated that the proposed space which is located in the northeast corner of the first floor between the bathroom and the police department offices could be made immediately available upon two or three days notice to allow for clean-up and set up. Since this space is also utilized on Monday mornings by another department, security and other measures will need to be made in order to secure court documents. The space shall be utilized exclusively by the town court for all other times except Monday mornings.

On a motion by Jesse DeGroot seconded by Bob Balcom, the Town Supervisor was authorized to execute the lease as set for above.

Mayor Curran then updated the Town Board regarding the Village efforts to rehabilitate the entire building. The Village has just received a "Conditions Report" from their engineers which includes the list of items which must be repaired, projected cost thereof and priorities for completion of same. It is estimated to be total cost of just under \$2.8 million with a start-to-finish period of approximately two years, commencing with the creation of construction documents through to the end of construction and occupancy. The major priorities are as follows:

1. Fix or totally remove and replace the roof
2. A systems upgrade regarding HVAC, wiring, and plumbing
3. Ingress and Access including fire escapes and elevators
4. Complete rehabilitation of the garage

The Village has begun its initial work with respect to funding of the \$2.8 million and expects to hire a grant writer in the near future.

Supervisor Jesse DeGroodt then updated the Village with respect to the Town's efforts to obtain engineering and plans for renovation of Town Hall properties which might house the court room and offices in the future. The town's engineers have been tasked with delivering such report, however same is not yet available. Supervisor DeGroodt stated that as soon as it is completed he will share it with the Village in order to have a full analysis of the entire situation.

There being no further business, on a motion by Jesse DeGroodt and seconded by Bob Balcom the meeting was adjourned at 7:30pm.

Respectfully submitted by,  
Tal Rapplelea