

TOWN OF DELHI
JOINT MEETING OF THE TOWN OF DELHI AND THE VILLAGE OF DELHI
Village Hall
November 14, 2024
5:00PM

Present:

Supervisor: Maya Boukai
Councilmember's: Josh Morgan, Christina Viafore, Margaret Baldwin, Matt Krzyston
Mayor: Jeffrey Gearhart
Trustees: Jeremy Fitch, Barbara Sturdevant, Ian Lamont, Janet Tweed
Town Justice: Mat Burkert

Mayor Gearhart called the Joint Meeting of the Town of Delhi Town Council and Village of Delhi Board of Trustees to order at 5:00 pm for the purpose of a meeting/workshop for discussions of a joint municipal facility.

Gearhart asked what everyone thought was the most important aspect. Trustee Lamont stated the village hall was over 150 years old. Trustee Fitch stated he believed it needs to be in the village, so everyone can walk to the offices. Councilmember Morgan stated the least desirable land value, Supervisor Boukai added net ink, more properties going back on the tax rolls, however it's configured. Fitch stated he believed it needs to stay one story, so we don't have to worry about all the ADA compliances. Supervisor Boukai said how realistic it is that with trying to put all four offices in one. Fitch said he had not been in the E-Center in a long time, but that layout would be a perfect layout and then you would build the police station and court on the backside with accessible parking. From what he has seen of the inside it would be comparable to what we would need office-wise, there is nothing that says we have to have two separate board rooms.

Supervisor Boukai stated Judge Burkert has pointed out that in Margaretville they have some kind of temporary wall where it is killing two birds with one stone. It is considered separate, so the funding is available, but it is also a tri-use space then. Judge Burkert stated to everyone if you get a chance you should stop by the Middletown Court and take a look, the back wall is a fake wall that can be opened and closed. Trustee Lamont said having that divider allowed the grant to go through, that was his understanding. Burkert stated the court system is pretty good, they just don't want it to be like we have.

Trustee Lamont stated his conviction was the village hall was a public building; it has been in service for coming on 200 years; he doesn't want it on his watch that it departs public service. If this were sold, we don't know what would happen to it, it's been a public trust for 200 years. You have an esthetic here that cannot be replicated currently, and he would dearly love to see this maintained as a public building. We can talk about ways to reconfigure, how everything is organized and located. As far as he is concerned this has to be part of it. He has talked with some people about the idea that he would envision would be what is now the town hall was the court and police department, and this would be the actual offices for town and village. So, we still have two footprints so it's net-zero in terms of tax rolls, but the court and police are adjacent for obvious reasons, and you have this space which you could have public space on the ground level because that doesn't have to be a garage anymore. That could be ground floor public access and on this floor (the boardroom) you could have offices that don't need public inter-face and then you have the upstairs that could be for community use as there is money to develop that, because if you are going to do public events up there you would need the fire escape and elevator, you could phase that into community use as there is funding

that can pay for those types of improvements. You could develop the downstairs for the town and village offices and meeting spaces and so forth.

Supervisor Boukai stated she has talked with Mayor Gearhart about this, there is no feasible way to put all four in here. I know parking is an issue but if we are redesigning this building anyways is there a way to re-design it so that all four fit. Lamont said then you don't get the one-story thing and there is the parking issue. I'm not saying that's impossible; the first one seems more feasible. Trustee Sturdevant asked what exactly would be here, what are the four offices; Boukai stated court, police, town and village. Basically, what's in ours would have to come here.

Judge Burkert said the police would need locker rooms, probably would want a garage to put their vehicles inside (we don't have a garage), but again that's law enforcement he can only speak for himself. They will need an entry room for people to sit, they will need multiple bathrooms. There would have to be a whole renovation of the town building to make it workable for law enforcement. Anything can happen. Trustee Lamont said you can add a story to the town if needed, because the locker rooms wouldn't have to be on the ground level. Burkert stated for the court the only thing that matters is that the court has its own standalone area. Burkert added he can fund literally everything for the court through the grant. Further stating literally everything chairs tables, look at Middletown everything they have and get is through the grant as its own stand-alone area. There shouldn't be any expense, although he needs to do the grant a year in advance but there is no reason they wouldn't fund something like this. They are very proactive for security stuff; he is very lucky that the town does well with the courts. Some municipalities with the courts fight non-stop. The point is if there is just a stand-alone area for the court, he can literally just write the grant and he is confident we could get it fully funded; wherever you want to put us Burkert will make it work. It's more about you guys with your other facilities; all you have to do is give us an area.

Councilmember Krzyston asked if the garages were currently used by the police; Mayor Gearhart stated the vehicles were stored in there every night. Krzyston said he was imagining if they weren't needed for that, it could become a courtroom, then maybe everything could be here. Councilmember Baldwin said you have to worry about parking. Trustee Sturdevant asked if there was room in the town highway building for parking of police vehicles, Boukai said no but we do have that at the very end of the building by DCEC empty land (more space) we could build something theoretically. Sturdevant said that it would be more logical to put vehicles over there. Councilmember Morgan added we could even build an attached garage where the judge parks and have a stairwell that goes in where they could bring someone in that is secure, he believes there is room for expansion.

Trustee Fitch asked the town clerk on a daily basis how many people came to their office; as we have talked about parking because if you are going to eliminate and move the police and these doors are going to be blocked off, you will have parking in front of this building. Boukai said we don't have a parking issue, maybe on the busiest court days. Burkert interjected on a busy day we will fill the parking lot as our docket will be between 60-80 people. Sometimes people bring people so it could be 100, sometimes they have people waiting in their cars, like this last time we had to have them go back to their cars as we didn't have seats for them.

Mayor Gearhart said the two biggest things would have to be for the court and meeting room, which neither of us really have ideal rooms for those two largest needed areas required.

Councilmember Baldwin stated she has not been above the highway garage in Daren's area but what is there. The clerk stated the breakroom and codes room are located there.

Trustee Fitch asked Councilmember Morgan if the town hall building was designed to put a second story on; Morgan said he highly doubted it. It could be done, it's not much to do, but the addition on the addition isn't exactly level so with some retrofitting it could be fine. Morgan added then you are getting into your ADA and everything and the maintenance of elevators. The elevators

are super expensive. Councilmember Krzyston asked if the elevator here went up to the third floor, Morgan said it is not ADA compliant. The fire escape is a huge violation, and your elevator is not sufficient. He would build a fire escape and an elevator shaft on the outside (pointing to the existing fire escape) to accommodate both of them, so you have another means of egress and elevator shaft. You would lose a couple of parking spots and insulate but that's if you wanted to utilize this building. Gearhart said there was a study done on this building and the insulation is non-existent; Morgan said he has looked in the walls and there is nothing in there, it's a huge fire hazard too. Gearhart said those two items, putting in an elevator and a fire escape would be a half a million right there. Trustee Fitch said by updating the fire escape and putting a new elevator in you would be able to use all that space upstairs for a meeting room; correct. Morgan said yes. Fitch added we would have to take the locker rooms and investigation room out; Morgan said it would be easy to remove. Morgan added on top of that you would be looking at a maintenance contract for maintaining, servicing and inspecting the elevator. It just depends on how far you guys want to go; a sprinkler wouldn't hurt to improve on assembly.

Councilmember Baldwin said you would have that and then have all the renovations to the town hall. Morgan said it would all add up. Councilmember Krzyston asked Morgan what it would cost to build the E-Center now, in his expert opinion. Morgan said 1.5 million maybe two, because he just did a similar project in Hamden. Supervisor Boukai said the Delaware Opportunities building; that was like 3,000,000; Morgan said it came in at just over 2,000,000, but a lot of it was because of the foundation being elevated because that's in the flood plain.

Councilmember Krzyston wondered if the E-Center would trade for the town hall, he stated he had been in there for 15 years as a "start-up business." Fitch said they have a big conference room there. Krzyston said there is actually two conference rooms in there. Krzyston then asked what about the property where you, the village has its equipment now, Gearhart said it's in the flood plain. Morgan added that is another thing we need to look at is flood plain, there are different avenues you can take but its all expensive. You can either build to suit the base flood elevation, which is elevating the structures, however you run into compliance issues, or you can fill it and do a LOMR later on, but you have to prove a "no rise" that it won't affect the structures around it and chances of that are very slim. There are some proposed floodplain projects that are coming that would help determine all this instead of wasting unnecessary money on it.

Councilmember Krzyston agreed with Trustee Lamont that the village hall building is a little bit sacred and anything it becomes will be sad and if money were no object the logical thing to do would be to just keep it; but is that the way we should be thinking. Like money is no object or should we be thinking about what is the most realistic thing to do. There are priorities to be weighed; there is historical history, we all care about it. Do we care about it enough to mortgage our future on it, or do we think that heating bills of the future are more important and ADA compliance. That's an over arching question. Councilmember Baldwin said the third floor used to be a dance hall, it would be curious to see how it was used and maybe with the creativity with our thinking now could open up some possibilities. Supervisor Boukai said she definitely likes the idea of here, but she would like to see if we could put all four entities in one so that we could sell our property because that's probably \$300,000 - \$400,000 if someone can build residential and go up and our spot is an attractive spot for a developer. That money could come into this and maybe pay for the stairs or something like that. She has done a little research on what grants are out there and from what she is understanding unless we consolidate there is no funding. So, if we consolidated the highway departments they would build us a new garage, if we consolidate the village/town the money is there, but if we are just trying to be efficient unfortunately it is not looked upon as a fundable project. Mayor Gearhart stated that he had talked with Glen Nealis of Economic Development, and he seemed to think there was money out there for municipal building, Boukai said maybe that is separate from local government

efficiency. In terms of efficiency, they want us to actually merge before the funding. Trustee Lamont said so our joint shared services agreement is not going to cut it; Boukai said no. So that was the only thing that was remotely feasible. Trustee Fitch said we have looked before there is a federal grant out there that we were actually thinking about putting another bay on and building up for the police, we never pursued it, but once again you are looking about putting another addition on, you are eliminating parking. Unless we go ADA compliant and the police are like the third floor, courts the second floor you still have an issue with parking. Boukai asked if there was a way to cantilever out the second story, so you maintain at least some of the parking and then you go up the two or three stories and you just eliminate the ground level. She further said can you go out the front way and do something similar, she doesn't know what the land looks like. Councilmember Baldwin asked if the village hall was registered as a historical building. The trustees said no, they did not believe so. Boukai asked if the building was lifted at one time and asked, "couldn't we just do that." She added if we are paying for an elevator to go up one more story you might as well put another story or a bay going out, then your elevator is covering both. Justice Burkert said you guys are thinking about putting the court on the third floor and it needs to be ADA compliant, maybe he can put that in his grant. He will call tomorrow, Boukai said even if they will half fund it. Burkert said it would have to be used for the court. He discussed the aesthetics of the new county buildings and bridges and said even if it costs more it's the legacy, money is a factor but there are other factors too.

Boukai asked if we wanted to start eliminating some of what was on the list and come up with like two or three to focus on. Village Hall seems to be one everyone is behind. Gearhart said there are two other possibilities he would bring up just for consideration. The first and he believes we can eventually force the county to give it to us would be the old Wickhams property that would allow us to keep everything on a single floor. There would be plenty of room for a court, police station as well as a town/village hall. There would also be adequate parking not just for the joint hall but for the county. The other possibility would be the Legion field that offers us the opportunity to offer the community facilities that would be (he believes) highly used by the community. A hall that people could rent, part of the pavilion for picnicking, the fields for summer programs for the kids; although there are some caveats to go with that, anything that is done with the building has to be done with the state veterans. At this point Gearhart's understanding is that having talked to some of them is that they are on the verge now where they just simply can't sustain themselves anymore, financially or numbers wise. Something is going to take place at that juncture sooner or later. Boukai said when they were at the SUNY Veterans event on Monday, Mr. Rockefeller approached us and asked if we knew of anything that Glenn Nealis of Economic Development would be able to do to help the Legion. She believes if that's the direction they are leaning it might be a good opportunity to have a conversation. Gearhart said there would be plenty of room for a separate court and there is some involvement as far as flood plan goes (not as much as he originally thought). He and Morgan sat with the maps the other day, Morgan added the best thing to do there is to let the project happen up there although he doesn't know of the realism of that happening as it's taking two structures, the counties salt building and expanding that bridge. Again, he added you can build a site and apply for a map revision later on. Trustee Sturdevant said the water has never come up to that building has it; Morgan said in 2006 there is a photograph of them trying to keep the water out and the floodway runs parallel with Page and then it tapers off by the salt shed and goes behind the other houses there. That's the other issue, the floodways. The floodway only comes up to the intersection there. Gearhart said it wasn't as far as he originally thought. Boukai asked if there was an opportunity for it to maintain some area for the legion, so they have a place. Gearhart said it would depend on whatever we negotiate with them. Councilmember Krzyston said he has been involved in discussions going back a decade with them for different entities from the high school to the town and it has always been similar to what you are explaining now; we are almost ready to do it, we want to get your ideas. The only reason he is

bringing it up is we might be another ten years before they pull the trigger, and he believes they would want to be guaranteed use of the facilities at no charge. Gearhart said his understanding is they are down to a handful of people using the bar on a nightly basis and that's the only reason it's still there at this point.

Krzyston asked if we had all the money to spend, what would everyone do. Boukai said this (village hall), Burkert said is it big enough, you have the town clerk, village clerk, code enforcement, assessors, your (supervisor's) office and mayor along with the village police and court. Boukai said we are already in a small area, this room (meeting room) is bigger than our three offices, it's bigger than what we already have. Do we need to estimate what square footage each group needs? The town clerk said in a perfect world all the filing cabinets (vital records) should be in her office.

Supervisor Boukai stated that in terms of the Wickham's building we know what that is going to take, how realistic is that. Fitch said nothing is realistic at all. Gearhart said we do have the document that says the property should be returned to the village, Boukai stated you did mention Daren has stated it is being used for storage by the county. Gearhart said the only purpose it is going to serve is parking and a breakroom for the highway crew. Fitch asked if they are in the new garages, Boukai said yes, Bloomville opened and had their ribbon cutting and whatever is down in Walton, Fitch said it's a maintenance garage. Boukai stated Dale Downin had issued a C/O on both of them about a month ago and she asked Councilmember Morgan if she was correct, he agreed.

Trustee Fitch agreed with this building too, but we would have to figure out what it would cost to insulate it. The biggest problem is the police department is big, and the court is big, he doesn't foresee putting it all in the village hall. We would have to keep the town hall too, make that court and police but centrally locate the offices of different people from the town and village staff. He doesn't see that happening. Justice Burkert said you could put the court here and the code enforcement, move the village to the town hall and then you don't have to add garages. The third floor would be court, he would do grants every year to do it (progression). The opposite of what Fitch was saying. You can make the garage a full locker room and the PD (remember Harmer used to be downstairs.) The second floor could be code enforcement and whatever you want to put here between the two buildings, you could even do the court on the second floor. Councilmember Baldwin said the assessors too. Burkert said then you run into the elevator issue, having to fund it (he will try and fund it, he will call tomorrow.) He asked what was the cost again, Boukai and Morgan said a half a million Morgan said for the fire escape and elevator. Gearhart said when the village originally talked about doing the fire escape he asked Fitch to collaborate the cost being roughly \$375,000. Burkert said it's the state you never know what they will say.

Fitch said the two grants that are out there could that money be used to do the upgrades that would need to be done here. Ultimately if we decide to go with this, the building needs a lot of work to get it efficient. Gearhart said at this point we have put in quite a bit of money, we would return in any sales or whatever we are going to do, he would expect not a return of any money, he just doesn't see that happening. If we stay and insulate it and upgrade, he doesn't know where the supporting walls in this building are, he would suspect they are where we don't want them to be. It would cost all kinds of money to put in girders across the span openings to create meeting rooms etc., but that's all things that would need to be determined, he knows for a fact that would have to be a study of some type. Trustee Sturdevant liked Boukai's idea of going out another way with the building through the back. Just go out on the second floor, you could keep the parking underneath and you could go all the way to the county garage, even if you went out only one story that could become the court. Gearhart said that would add two floors at the most. Sturdevant said we would want to have the court up there so we could get the elevator. Gearhart said if we keep the parking on the first floor that only affords us the second and third floor to expand out. Would that be adequate enough, he didn't know. Morgan said one of the things to think about is substantial improvement, substantial renovations,

when you exceed 50% of the market value of the structure (which you are going to), the entire structure must be brought up to code.

Councilmember Baldwin said the important part is to maintain this as a community hub of some sort, so maybe we need to think of what we can offer the community that keeps this building in use through the municipality other than it being village and town offices. Maybe we should be thinking how we can use some of this space for the community without it being a municipal operation. Boukai added to that point she has had people approach her as to why does Delhi not have a rec center. Social Services also has an interest in it, so she believes there is an opportunity if for some reason this doesn't work out that (it's up to the village to decide). Baldwin said it's our version of an E-Center.

Councilmember Viafore asked what the history was of the Powerhouse, Councilmember Fitch explained the operation of it and why it closed. Fitch then said he was thinking the same as Baldwin and Boukai; if we can't use the village hall, if we found a place to build a new town/village building and sold town hall we could keep village hall as a community rec center. Boukai asked if the Legion would do some kind of trade; we get that they can have their bar down here somewhere. They might be willing to do something like that knowing they have a space, this becomes a recreation center or community center, their building can then become all four things for us. The police could stay in here temporarily as things are being constructed. Sturdevant said she believes we need to be careful as to having another property that we have to pay for and maintain.

Trustee Lamont asked who owns the E-Center building; Boukai said the Chamber. Krzyston said it's called the Catskill Development Foundation not the Chamber. Boukai said she is on the Chamber board so if wanted she can get the ball rolling. It will need a new roof, everyone discussed what was in the building now, and the size of the building. Krzyston felt there would be room for everyone except the court, Boukai said there is room to add on there.

Burket said it would be great to get an architect in the village hall to see what can be done, Gearhart said it would be a great idea once we make a commitment. Burkert said if a commitment is made and an architect comes in and says it can't be done, you may still need to go to the legion or somewhere else. Gearhart said architects don't come cheap. Morgan said the college has a layout of the building and can do a layout floor by floor to see what works.

Councilmember Krzyston said the town owns the town highway garage and he would like to see it outside of the village. We own that property; it would be a good location for a joint facility. Gearhart said it is important that this meeting is just for brainstorming, getting ideas we are not making any commitments yet. We need to explore the possibilities and find out where to get more information, Boukai added. Krzyston added a version of this conversation happened about ten years ago and the conclusion of that at that time was this (village hall) is the building for administration, the town hall should become the police and the court. Baldwin added this was also in 2004/2005 a discussion about merging due to the states funding, so it's been going on forever. Boukai said speaking for herself we have outgrown town hall, there is no room. Krzyston added the reason he brought it up was because smart people thought about it and they concluded keep this building and retrofit and keep that building and make it court and police.

Councilmember Baldwin added this building has evolved a number of times and its costly everything adds up. Krzyston said out of all the plans and options we have discussed, the only one that doesn't require cooperation from other entities is that one, we control it, the Legion would be a nice one, Wickhams owning the E-Center would be a nice one, but all that requires someone else.

Justice Burkert said he believes the community is behind this, no one is saying they hate this building or anything it has sentimental value to the people in the town and the village, all of us love it. Supervisor Boukai said, to that point is there any public private partnership that we can look into. Is there an entity that could help fundraise, a community foundation that could help offset some of the

costs. She is not sure of what the legality is, Trustee Lamont wondered too if fundraising from private organizations be easier if you are doing a kind of a landmark building rather than new construction. He doesn't know the answer to that but can imagine it would be easier. The town clerk questioned fundraising and suggested the boards contact their attorneys. Justice Burkert said they can do it, the school did it for the turf. Councilmember Krzyston wondered what the general vibe of the people in this room if the judge comes back tomorrow and says the state wants to pay for an elevator and the renovation of that space. Would it be a no-brainer that we want to invest everything into this space. Boukai said strategically maybe its not a no-brainer, then the court should be in here because than we are kind of killing a couple of birds with one stone. The court has its own separate space, that is now ADA compliance. Krzyston said this place (village hall) is the police correct, Trustee Sturdevant asked do the police vehicles have to be stored here, could they park someplace else at night; Boukai asked could the just be under a carport that could be potentially created if we do expand out. It wouldn't be fully garaged; it would be covered. Councilmember Baldwin said they need to be secured; Trustee Fitch said a full garage is better than they are locked away. Sturdevant said if they could be stored someplace else that would give you the first floor. She then said the town garage, Burkert said the sheriff's office the state police store cars there. Mayor Gearhart said if you are going to go that far away, then we have a place to store them which is the place by the WWTP. There is room there to park and store them. Sturdevant said she was just thinking about overnight parking. Krzyston asked could you (the village) own the H& R Block lot and make that your garage. The board said no, that goes with the building.

Baldwin asked what the existing 2nd floor would be, Gearhart said we would make the 3rd floor the courtroom, there would be need to renovate this floor (2nd) and the first floor as well outside the garage for those rooms that are down there. Gearhart added this floor, and the first floor would require as close to a complete gut. Morgan said strip them right down and there will be some serious codes coming up in a couple of months. Air, ceiling everything so you would probably have to pull out the exterior. Gearhart said he wasn't sure where the supporting walls are, that would be scary, this is a pretty big building. Morgan added that wouldn't be too scary with all the engineered beams and everything now, as long as we transfer loads properly. It would make it more pleasing and adaptive if we had an open concept in here. You can do it but the cost of renovating this is probably going to cost more than a new building.

Councilmember Baldwin said what is in the best interests of the taxpayers. Councilmember Morgan said he was just thinking of this, we are looking at cost effective ways to get other things on tax rolls to save the taxpayers, but he doesn't think we will be able to achieve that by consolidating, it may not work. He believes renovating this building (village hall) will be more than a new one, we will still have issues, and we will still need placement in the town hall unless we build out that way (pointing to the side of the building). Again, you are looking at a lot of money and parking will be an issue. And if you are thinking about parking underneath a structure you will have to sprinkler it and then we are a cold climate so you are opening up a lot of different issues.

Trustee Lamont asked Morgan what he thought; Morgan thought he came here to consolidate, to save and get something on the tax rolls but he understands that everyone has a heart here with this structure. He doesn't know, his opinion changed hearing everyone else here, he needs to sit and really think about it. Burkert asked Trustee Tweed what her opinion was; she stated getting rid of this building (village hall) would not be good for the community feel. She was a little disappointed with how expensive it was when you get into all the details of how much it would be to retrofit. Whether we consolidate and have one spot, or we actually do keep it with the two sites. Councilmember Baldwin said again she hears community, she doesn't hear necessarily office municipal, I hear community. Baldwin added this building has been here forever and has a strong history but how can we use it if we can't get all in here, and it costing a 1,500,000 – 2,000,000. Again, we need to think

about how it will be used through the community in that way. Baldwin then said like Barb pointed out we are stuck with one building but then we need to divide it out and how we are going to make a building for a community, what can we do in the future to keep it that way and not have the burden of all the additional properties off the roll. Mayor Gearhart said there is a reason why this has been talked about which is, it is a very hard decision to make. The town has said you can't stay in that building any longer, it's just not feasible. If the village stays here, we will have to do all that renovation work at some point and we, ourselves, certainly, aren't going to have the money to be able to do it. That's where this becomes a really tough decision. He has kind of reached that point where we can't let things go the way they are, it's not a practical road to travel at this point.

Councilmember Viafore asked if he felt Wickhams building was a "never" type of thing. Trustee Fitch said he couldn't see it happening with the leadership across the street. Gearhart said the legal document, the resolution that was passed by the county; where Fitch said yes, I remember reading it but. Krzyston said the way Gearhart put it makes him think; elected officials spend money like they don't care, if it was their money fund your own house. So that's the question, I think we have to think about it that way, from all of us. It doesn't have to be the final decision, but what if this was your own wallet. Morgan said that causes issues later and it's going to cost more later on, Krzyston said he didn't think doing nothing was an option. Krzyston said you use your own money and invest in this thing you love, or you say that sucks I can't.

Mayor Gearhart said he believed this has been a great discussion, no decisions have to be made tonight we can go home and think about the options. Ponder what might be and maybe come up with an option we have not even thought of yet. We can meet again after the new year. Burkert asked about doing a referendum of what the community would like, Boukai said we could do some kind of survey. Morgan said reach out to people you know in the community and get a little feedback, throwing out a survey in public may create a catastrophe. Boukai said we are all in different circles, if we talk to ten different people we will have a pretty good representation.

The clerk stated that from working in both buildings there have always been parking issues at the village hall. Morgan brought up the county garage located by village hall and wondered if the county might give that to the village instead of Wickhams. He believes that would fix a lot of things. Trustee Lamont said before we go too much further ruling things out, getting a sense of what we can get funded through the court system; Burkert said again he would call them, he stated they are very big on grants for stand alone use, look at Margaretville their court has all been funded through the grant. If we can do that great, if it has to be dual use, he was able to get a camera system and doors. There are certain things he can put in for, but it makes it a lot more stringent what they will allow for. Gearhart said the other part as far as the town and village are concerned maybe the first place we should turn is our newly elected officials and see what kind of funding they can provide us.

Trustee Fitch asked if village hall could be used as a community center, Morgan said you are limited on assembly and you would have to retro fit the elevator etc., its not feasible. Trustee Sturtevant said if you want to keep it you have to invest in it, set goals and everything. Councilmember Viafore asked what was good about the village hall, she is hearing it is a maintenance nightmare, parking nightmare, what's good about it other than its historic. Boukai said it's convenient.

Councilmember Morgan asked how much is owned towards the back of village hall. Gearhart said there was at a time a plan to level that back part out and make a parking lot there. With a walk out straight out of the third floor. Morgan said bank stabilization Gearhart said a retaining wall; Morgan said or expand towards the back and save the parking over here, do your elevator shafts and everything and fire escapes, then wouldn't take away parking. Close off the front put parking in the front.

Supervisor Boukai said a new building to house all four entities would be 2,000,000 anyway, then let's call it 3,000,000. She believed putting 3,000,000 in this building and having all entities here is a better use than building something new. Councilmember Krzyston said he didn't believe you could have all four entities here; you have to have parking for the court and also for the police cars. Burkert said he could adjust their schedule however needed. A discussion took place regarding the county maintenance building next door to the village. This could be used to park police vehicles, or for the police department. Burkert stated when he was a police officer, they never had vehicles in garages. Fitch said county employees park in that area. Fitch added he knew a decision was not being made tonight but before one was done, should we have someone come in and tell us what we can do here and give a rough idea of how much the renovations would cost. Gearhart said when he and Boukai had talked originally, we wanted to narrow the possibilities, come up with three distinct possibilities we think would work and see if any of those three to fruition. If we just try to assess all the possibilities at once he is afraid that would be overwhelming, and we wouldn't get anywhere. He thinks going out and talking to people in the community would be the best idea, come back in January and see what we have found in that direction, narrow down what options we have, what we think would be the best ones and investigate those. Then we may be productive in putting our money into seeing what it would take.

Councilmember Krzyston asked who we would talk to about handing over the Wickhams building, Boukai said Mole. He said there is no committee; Gearhart said you have heard me mention the document; there was a resolution when that property was purchased by the county, that when the county was done with it, it would return back to the village. That was a resolution passed by the county and is on the books, but Councilmember Viafore stated that is when the county is done using it. Krzyston said his question is, who are the people to talk with regarding giving it back. Boukai will ask. Gearhart said they are looking at getting rid of the DPW building, he can't imagine who will purchase that. Trustee Lamont said the resolution for Wickhams says it would be returned to "private use." Gearhart said if we have a developer who is going to develop a town/village hall facility, and we purchase it when it's done. Lamont said the resolution is so vague it leaves it up to them, just throw a box in there and yup it's being used. Lamont said it is a resolution there is no contract with the village so he doesn't even know if we would have standing; Gearhart said it would be a very poor myopic if it got out in the public somehow. It might be good as a negotiation standpoint, Lamont said.

Mayor Gearhart and Supervisor Boukai discussed a meeting date with an agreement of Thursday, January 16, 2025, at 5:30pm at the village hall.

As there was no further discussions, Councilmember Morgan made the motion for the Town of Delhi to adjourn at 6:23pm with Councilmember Viafore seconding.

Respectfully submitted,

Elsa Schmitz

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Town Clerk, Town of Delhi