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STATE OF NEW YORK: COUNTY OF ORANGE
TOWN OF CHESTER TOWN BOARD

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In the Matter of:

THE ROCK

24 Old Black Meadow Road
Chester, New York

-----X
PUBLIC HEARING

Town of Chester
Town Hall Meeting Room
1786 Kings Highway
Chester, New York

October 6, 2016
7:05 p.m.

BOARD MEMBERS: ALEX JAMIESON, Supervisor
CINDY SMITH
DON WITTIKIND, II

ALSO PRESENT: LINDA ZAPPALA, Town Clerk
AL FUSCO, P.E.
WALTER POPAILO

Reported by:
Kari L. Reed

MICHELLE L. CONERO
10 Westview Drive
Wallkill, New York 12589
(845) 895-3018

1 Proceedings - 10/6/16

2 SUPERVISOR JAMIESON: We are going to get
3 started. This is a Special Town Board meeting held
4 October 6th, 2016. It is 7:05 p.m.

5 Linda, call the order.

6 THE TOWN CLERK: Supervisor Jamieson.

7 SUPERVISOR JAMIESON: Here.

8 THE TOWN CLERK: Councilwoman Smith.

9 COUNCILWOMAN SMITH: Here.

10 THE TOWN CLERK: Councilman Wittikind.

11 COUNCILMAN WITTIKIND: Here.

12 THE TOWN CLERK: Councilmen Valentine and
13 Brischoux are absent.

14 SUPERVISOR JAMIESON: All right. Please
15 stand for the Pledge, everybody.

16 Cindy.

17 (Pledge of Allegiance said.)

18 SUPERVISOR JAMIESON: All right. I just
19 want to thank everybody for coming. I want to
20 thank everybody who's been part of the process,
21 who's done our tours. We want to thank you for
22 allowing us this process to be our project. We've
23 watched it evolve over the past couple of months
24 since the opportunity first presented itself.

25 I first also would like to introduce

1 Proceedings - 10/6/16

2 Christine, who has been working with us. She's
3 been at the tours with us, and it's helped us do
4 this project. So, Christine.

5 MS. DEROHANNESIAN: I like the claps,
6 that's okay.

7 Hi, my name is Christine DerOhannesian.
8 We felt it was important to introduce myself
9 because I've seen some of you at some of the town
10 board meetings and on the tours, and I know some of
11 you, I've worked with you out in the community.
12 But just to introduce myself, I am the president of
13 the Woodbury Chamber of Commerce. I run an
14 economic development group down there. I also host
15 Community Connection and Business Expos, you might
16 have heard of them. Some big ones down in Monroe
17 Woodbury. And I'm reaching out to a variety of
18 school districts, including Minisink valley. And
19 really my mission is about community engagement and
20 public awareness.

21 And how I actually got involved in this
22 is I've been watching over the past year everything
23 that's been going on within the new municipality,
24 and all the different services that you're trying
25 to accommodate for. And Monroe -- excuse me,

Proceedings - 10/6/16

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2 Woodbury had a bond resolution out there for a \$9
3 million municipal center. And I'm actually the one
4 who said whoa, nine million bucks. And what is it
5 that you have to have, what is it that you are
6 offering, and why, and why aren't we utilizing
7 existing buildings and how are we responsible to
8 the taxpayers and how are we engaging the
9 community.

10 So while I started some of that research
11 and started to raise questions and voice my
12 concerns, I started to look at what was going on in
13 some of the other municipalities around me, what
14 are some of the other towns doing. And in reading,
15 months and months, going all the way back to what
16 the Town of Chester is trying to accommodate, I
17 reached out to Alex. And I said, you know, can I
18 meet with you, I want to pick your brain, I want to
19 see what it is that you're trying to do. I know
20 you've got a couple of different objections --
21 objectives that you're trying to achieve, how are
22 you going about doing that and how is the public
23 involved. And, very simply, over the past couple
24 of months I've learned that he was looking into
25 putting this out to a public referendum, and he

Proceedings - 10/6/16

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2 said all along, you know, I really want this to be
3 the public's decision. And I said well, that's
4 funny, because what I've been reading isn't that.
5 And what I've learned was that there's this
6 misconception. And I've learned this through my
7 process down in Woodbury, I've learned that
8 reporting isn't necessarily one hundred percent.
9 People say you can't believe everything that you
10 read on Facebook just because it's on Facebook or
11 just because it's in the news. And I thought, you
12 know, after communicating with some of our local
13 residents that I know quite well, as well, from
14 being engaged within the community, I started to
15 ask more questions. And then I said you know what,
16 I think that there is a complete barrier here of
17 communication, and I think that perhaps I can help.
18 So I've been my offering my, I guess you can call
19 it services, but just taking some of my
20 opportunities to help communicate, create a
21 Facebook page, do a little bit more homework and
22 research with the crew and said what is it that
23 really you're trying to say up there, what's your
24 message. And listening to the community as well.
25 we scheduled some tours of the facility.

Proceedings - 10/6/16

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2 We've had an open public comment period. We've
3 provided this, a full presentation. Just to be
4 clear, I think a lot of times there's some comments
5 that could be misconstrued, there's mis-reporting,
6 there's too much hearsay. And this is the
7 opportunity for you to say here, I'm real, you
8 know, I've got my own concerns, and Alex can
9 express what their plans are, all of them within
10 the Town Board and present it very clearly for you.
11 So I'm excited that I was able to bring that to
12 your community.

13 One of the things that I always say is
14 it's very important for us to create vital
15 communities. We live in this county together. I'm
16 very proud of Orange County, I grew up here, I
17 graduated here, I'm raising my family here. I see
18 what's going on all across the board, especially
19 for us in the lower Orange County, sharing the same
20 concerns in Chester and Monroe and Woodbury. And I
21 think it's super important that I always say to
22 create a good defense is to have a strong offense.
23 And that's kind of important with all of our
24 planning and creating vitality. I know there's
25 some things beyond that that's beyond our control,

Proceedings - 10/6/16

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2 but here we have to create strength and work
3 together. So I'm really excited to be able to be a
4 part of that, and I'm glad that you are all here
5 tonight. And thank you.

6 (Applause)

7 SUPERVISOR JAMIESON: All right. Thanks,
8 Christine.

9 So, once again, you know, we have, as
10 Christine alluded to, we have collected public
11 input for several months, we have done community
12 conversations through our -- with our Town Board
13 meetings. We scheduled, two scheduled tours of the
14 Rock. And last Wednesday we did our open public
15 comment forum.

16 All right, so hopefully we are going to
17 answer all your questions during this presentation.
18 However, we are going to provide a final fifteen
19 minute Q&A session upon closing tonight's event.

20 So overview, what are we talking about
21 exactly, what is The Rock?

22 The Rock, the property details of The
23 Rock. The Rock is located at 24 Old Black Meadow
24 road in Chester. The building comprises 15,000
25 square feet on 11.6 plus acres. There's

1 Proceedings - 10/6/16

2 approximately 200 parking spaces. The source of
3 heat is forced air and cooling, and the water
4 source is the village water.

5 The general zone of the property is GC,
6 which is our general commercial. And possible
7 property uses under this current zoning include
8 private schools and colleges, churches or similar
9 place of worship, a function hall for private
10 members, warehouses, car washes and gas stations.

11 There's a couple of pictures of the
12 outside of The Rock and also the inside.

13 All right. So these are all over.

14 So on to the next slide. This is
15 actually an overview of the property. And on the
16 next slide is the Rock's history. I'm going to
17 bring up Tony Abbatine, who's the founder of Frozen
18 Ropes to talk about the history of The Rock and his
19 vision. So Tony.

20 MR. ABBATINE: Thanks, Alex. I don't
21 need a mic, I'm good.

22 when Alex and the gang asked me to
23 present tonight, my first question was what am I
24 exactly selling. And I'm not, quite frankly, here
25 to sell anyone on the project. That's going to be

1 Proceedings - 10/6/16

2 the decision that the town will make. I'm just
3 here to tell you a story as to really where this
4 came from.

5 Someone the other day asked me about why
6 do we call it The Rock. Most of you who have been
7 living in Chester, and I've been a business
8 resident for 22 years now. Before I was at 24
9 Black Meadow Road I was down the road behind the
10 crematorium in 1994, and started Frozen Ropes back
11 then. And kind of moved about ten years later over
12 to Old Black Meadow Road. And I used to drive past
13 this, what I thought was an eyesore. I mean there
14 was a lot of debris coming out and there's rocks
15 and whatnot. For ten years I drove past it, and I
16 don't know whether it was divine intervention or
17 what, one day I just pulled in and said this might
18 be kind of a neat place to do something. For those
19 of you that have been there before, I was
20 fascinated with the slopes, right. I mean not that
21 I am dating myself, but the old Yankee Stadium,
22 where you kind of had the facade and mezzanine
23 level and the upper level, I thought with a little
24 bit of imagination this would be kind of a neat
25 place to actually have a playing area on the

1 Proceedings - 10/6/16

2 bottom. And five people laughed at me, two banks
3 laughed at me, my mom laughed at me, and I said you
4 know what, I think we can do something here. About
5 a year later, the idea came to fruition.

6 And Frozen Ropes, and I know you can kind
7 of see the pictures there, what it looked like
8 before. Some of the things that I'm most proud of
9 as far as what we have been able to accomplish
10 there. In 2012 the Department of Environmental
11 Conservation, DEC, every year they give out an
12 award based upon the coolest thing that you can do
13 with an old mine. And I was so excited, I thought
14 there was like a million dollar prize involved in
15 this. And so we applied, and the DEC came down and
16 they looked at what we were doing, they checked out
17 the slopes, what we were doing with the stormwater
18 detention, and they said, you know what, this is
19 kind of a cool thing. And that year The Rock as
20 we're calling it, actually won the award for the
21 nicest mining reclamation project in the country.
22 I got a nice plaque, thank you very much.

23 Each year the DEC comes in and they
24 actually visit when other DEC officials come in,
25 and they show what happened from kind of a mess to

1 Proceedings - 10/6/16

2 what has gone on at this point.

3 This is really about, and again, the
4 children that play there -- actually, today for
5 some reason there were a lot of people up on the
6 fitness trails, whether it was some of the people
7 that were here -- but since the beginning, for
8 those of you that have never seen the view, not so
9 much on the artificial turf, which is, you know,
10 which is nice, but going up and around is something
11 that from the beginning we offered Town of Chester
12 residents to walk. For some reason I think because
13 it was nice today there were a bunch of people just
14 walking on the fitness trails and seeing kind of
15 the view. which today was actually spectacular.

16 I'm a big fan of -- well, before we go to
17 the turf, right, I think some of the -- yeah, we
18 have children that play there, and there's baseball
19 and there's softball going on, but I think some of
20 the coolest things that the place has sponsored,
21 overnight graduation has been kind of a big thing.
22 we actually hosted a Special Olympics because of
23 the artificial turf, which we are going to kind of
24 segue into it.

25 So I know it's about Frozen Ropes and

1 Proceedings - 10/6/16

2 people have said well, is the Town of Chester
3 buying Frozen Ropes. No, it's not for sale. I'm
4 the franchiser. I'm the one that created the
5 concept many years ago. And then I read in the
6 paper well, there's some Frozen Ropes that have
7 closed. Well, actually besides the Danbury and the
8 other one, right, if you look back at all the
9 history, we have closed 18 of them, and there have
10 been 43 that have been opened. But I'm not the
11 franchise, I'm the mother ship, to an extent. And
12 once we got to The Rock, we haven't really been in
13 the franchise business for a while. So I want you
14 to understand that, that I don't think that the rec
15 department is now going to be in the baseball and
16 instruction world, that's not the case at all.

17 The natural progression of my business, I
18 think some of you know, two years ago New York
19 State started closing prisons. Make a long story
20 short, the Town of warwick through their LDC
21 purchased the entire 500 acres, and I remember Town
22 Supervisor Michael Sweden that was part of the
23 group said look, we have a project here that I
24 think would make some sense. I went over to it.
25 And those of you who haven't been there before, you

1 Proceedings - 10/6/16

2 need to see it. It's a truly spectacular piece of
3 property, between the housing units, the
4 dormitories, totally different concept than Frozen
5 Ropes. And from a business standpoint I thought
6 this would be the next progression to what I wanted
7 to do, right. I can't put dormitories in that
8 quarry anymore. There's other sports that I want
9 to do, there's other events that we want to do.

10 One of the things that we're sponsoring
11 soon, is whole different camps. We are going to
12 have broadcasting and performing arts camps because
13 of the housing units. You've got a whole group,
14 and without talking about special ed and autistic
15 children, you've got a ton of children that are not
16 professional athletes or mainstream that need a
17 place to go to and actually stay over, right, in
18 dormitories.

19 So that's really what The Yard is about.
20 It's not about competing with whoever runs or
21 operates or purchases The Rock. It was just simply
22 me seeing a great opportunity. And the Town of
23 Warwick made it very easy for me to take over the
24 project. They want someone who's been in the
25 community for a while, right. I see my old

1 Proceedings - 10/6/16

2 principal actually in the audience, Mr. Stoddard,
3 right. I'm a Monroe Woodbury graduate. And it was
4 let's at least have someone who's around here,
5 right, who understands the community, lives in the
6 community, that I have two children, to do
7 something that would make sense.

8 The turf part of it, that's the other
9 part of I guess my spiel, okay. I'm not an expert
10 at all in artificial turf, but I can tell you,
11 before I put my children on it, and all the
12 children that are there, I needed to make sure that
13 it was something that was going to be healthy. And
14 when we got site plan approval, it went through the
15 Planning Board, when the DEC was in they saw it,
16 they looked at the same propaganda that's out
17 there, right. well, there's a study that said that
18 if you ate the rubber infield, you know, all day,
19 you might have cancer. But there was nothing
20 definitive that says that playing on Astroturf has
21 anything to do with getting sick or whatnot. We
22 think quite the opposite. No fertilizer, no
23 pesticides, it's actually safer for children.
24 Concussion rates are down. And you've got over
25 10,000 fields around the country, both

1 Proceedings - 10/6/16

2 municipalities and high schools, that have this
3 artificial grass.

4 From our standpoint, we don't have to mow
5 the lawn. The grooming of this thing is relatively
6 simple. Take a golf cart, you put this big rake
7 that FieldTurf gives you, and four times a year you
8 go and scratch the top of it. And if it's busy,
9 you can actually bring a broom and just get rid of
10 some of the debris. So from a maintenance
11 standpoint for us it's been tremendous when we are
12 actually hosting any events.

13 The warranty, and Christine, I don't know
14 if you showed -- that was the other issue. In the
15 recreational world, right, if there's a piece of
16 turf that you need to replace, you replace it,
17 right. I've been hearing oh, it's going to cost
18 whoever buys the property hundreds of thousands of
19 dollars to do this thing right. The warranty on
20 this is much different than the lifetime
21 expectancy. FieldTurf, which is kind of a big
22 giant in the industry, the way in which we're using
23 it, and anybody who buys it is going to use it, in
24 their opinion, 13 to 15 years before you have to
25 start replacing the whole thing. which means,

1 Proceedings - 10/6/16

2 we've been there six years, we had to go out and
3 spend at best a few thousand dollars to replace the
4 wear areas that were there. So it's important, and
5 the nice thing about the turf, when you need to
6 replace part of it you cut it out like a piece of
7 shag carpet and you put it back in again.

8 The maintenance on it, as we said before,
9 is minimal. We went back and forth, do you do
10 grass or not, and the amount of money that we've
11 saved in lawn care, fertilizer and just simply not
12 having to cancel events, we thought that was the
13 best thing to do. And I know in the presentation
14 you're going to see all the studies that I looked
15 at that said there is no direct relationship
16 between artificial grass and people getting sick,
17 right. In fact, some of the articles talk about
18 how it's healthier for the knees, arthritis, and
19 all the other people that are walking on this
20 thing. And again, I'm not an expert on this thing,
21 but these are some of the information that
22 FieldTurf -- and just going on the Internet and
23 seeing some of this information.

24 I'll just end with this as Christine is
25 telling me that it's time for Alex to speak again.

1 Proceedings - 10/6/16

2 I'm very proud of what I built. I don't
3 want to get too emotional. My children grew up
4 there. In fact, my daughter actually isn't talking
5 to me, she's in North Carolina, dad, what do you
6 mean you might be selling The Rock. And I told
7 her, you know what, it's -- she's been to The Yard
8 before, she understands that some -- that this is
9 kind of where the business is headed to. But
10 whoever runs this thing and whoever owns it, I want
11 it to be really special. I want it to be about
12 children. I want it to be more about the
13 community. And the amount of Chester Little League
14 residents that have been on that field every time
15 that Pop Warner needs a rain-out, Chester High
16 School is one of the biggest users of the fields,
17 because when it rains there, the first thing that
18 the Chester Little League or someone says hey, do
19 you have a field that's available, that's a good
20 thing, and I want to continue that. And, as I've
21 told the town officials before, I'm not going
22 anywhere, I'm not getting out of Dodge any time
23 soon. I'm going five miles down the road. And to
24 the extent that I can be an asset, right. And the
25 way in which we're having discussions, I'm going to

1 Proceedings - 10/6/16

2 be one of the biggest renters backing this thing,
3 right, on days in which we need to have more fields
4 subject to the town's overall schedule, we are
5 going to be putting money back into this thing, in
6 addition to being a resource in the event that it's
7 needed. So I want the people to understand that.

8 Thank you very much.

9 (Applause)

10 SUPERVISOR JAMIESON: Thanks, Tony.

11 All right. So why do we want The Rock:
12 simply to add value to your homes/real
13 estate by providing the community with a gem to
14 call our own;

15 Increase our park and rec run programs
16 for all ages;

17 save annual expenditures now providing
18 additional local things to do, activities, classes
19 and community events;

20 Improve our summer camp; and

21 Keep community spending local by offering
22 more in our own backyard, and keeping and
23 attracting customers to share our businesses.

24 we also want to provide facility rentals
25 for organizations, personal use and local

1 Proceedings - 10/6/16

2 businesses to offset our expenses. We are going to
3 have the outdoor fields, the indoor gymnasium, the
4 indoor multi-use turf, the fitness trails and
5 classes, conference meeting and party rooms.

6 We also support our local businesses by
7 extending use of the facility for their special
8 events as well.

9 And to provide a storm ready emergency
10 facility for our community, the neighboring region,
11 which is one of the things that's new that we are
12 talking about. That obviously, as you see the
13 hurricanes happening in Florida, is something that
14 we have to plan for.

15 Fact finding. You asked, we answered.
16 So these are some of the frequently asked questions
17 that we had.

18 Are we looking to purchase Frozen Ropes
19 and run a business? No. We are proposing to
20 purchase The Rock, the facility, for sole use of
21 the Town of Chester recreation, emergency services,
22 and community amenities only. We will be able to
23 rent out the facility to Frozen Ropes during a five
24 year transition period, the Town of Chester, school
25 district, and other local organizations, private

1 Proceedings - 10/6/16

2 parties and local businesses. However, I'm going
3 to state this again, the Town's intent is not to
4 run any business franchise like Frozen Ropes.

5 Another question, is there intentions to
6 convert The Rock into our complete town hall? No.
7 This is to use as our town's Parks Rec. But I want
8 to make this clear. However, we are not going to
9 say no never. This town hall was built in 1978, so
10 it is getting up there in age. And because of
11 purchasing The Rock, the building will be added to
12 our inventory. If we ever have to assess the
13 overall best plan, to renovate or expand, and The
14 Rock is the best overall choice, most cost
15 effective versus investing more money into older
16 building, so be it.

17 But the immediate and foreseen plan is to
18 simply move any Town Hall basement offices to The
19 Rock, and allow our existing Town Hall the room to
20 shift for organizations and for storage. This
21 would include our park and rec department, our
22 buildings department, and our water departments.

23 And those are two of the nice pictures
24 that we can come up with for our basement.

25 All right, so who will oversee this whole

1 Proceedings - 10/6/16

2 project. That was one of the questions that was
3 asked too, as well, a couple of times. The Town
4 Board. What I'm going to do is just run down a
5 little bit.

6 Myself, I come with over 20 years of
7 banking, budget numbers, that's what I bring as an
8 asset to the Town Board, that's what I've been
9 doing since I've become Supervisor.

10 Bobby Valentine, he's run a 20 plus year
11 family run business. He's also a resident, you
12 know, of the Town of Chester since the mid
13 nineties. His expertise is in the construction
14 field.

15 Claude Brischoux on the Town Board, he's
16 also a life-long resident of Chester, and the past
17 Chester Chief of Police. Claude now is in the real
18 estate business.

19 Cindy, who's up on the Town Board here,
20 is a life-long resident of Chester, stellar
21 networking. School, family and everything else,
22 two, three generations, Cindy, right?

23 COUNCILWOMAN SMITH: Right.

24 SUPERVISOR JAMIESON: So that's what
25 Cindy has brought. Cindy has been on our board

1 Proceedings - 10/6/16

2 probably the longest out of anybody on our board,
3 and we appreciate all her work.

4 Don is new to the board as well, but
5 comes as a 1980 graduate of the Chester High
6 School. And he's involved in many children's
7 community services.

8 But I would like to say, because this has
9 come up, that Mr. Brischoux has recused himself,
10 being that he's in the real estate business, has
11 recused himself from all the negotiations and
12 discussions pertaining to The Rock purchase.

13 All right. Now, who will run the
14 facility, all right. The three people are Walter
15 Popailo, who is actually our Park and Rec Director.
16 Kristin Paul, who's -- wave, Kristin -- who's
17 actually doing the video for tonight. And Lori
18 Striker, make up our Parks and Rec department right
19 now. And so what I'd like to do is introduce
20 Walter to come up, because Walter is going to
21 discuss with you the uses for the facility, and
22 what park and rec is going to be looking to do with
23 the facility.

24 Walter.

25 MR. POPAILO: Thanks, Alex. Thanks,

1 Proceedings - 10/6/16

2 everybody for coming out tonight.

3 So these are the plans that, you know,
4 these are all the tentative plans that we have come
5 up with for using the place. We'd like to increase
6 the programs, give some classes and events. These
7 are just a list of some uses that we came up that
8 the town might use. Some volleyball, dodge ball,
9 bigger movie nights. One of my favorites here, and
10 this is my idea, is a town garage sale, using one
11 of the fields, you know, putting tables out and
12 having all the residents, instead of having a
13 garage sale in front of your house, you can have it
14 at one central location. And then, you know,
15 everybody knows to come and you get rid of all the
16 stuff that you don't want anymore.

17 There's a spot at Frozen Ropes now where
18 they sell baseball bats and gloves and stuff like
19 that. We are looking to turn it into like a
20 tween/teen lounge, put a pool table in there, maybe
21 a Foosball table, something like that, just to keep
22 the kids busy. An exercise boot camp, and senior
23 exercise. The main thing you need to know on this
24 is that whatever you can dream up, you bring it to
25 us and we can see if we can make it happen, because

1 Proceedings - 10/6/16

2 this place has endless possibilities of what we can
3 do in this town.

4 We also want to expand on our summer
5 camp. We want to add -- right now, as it stands,
6 our camp is six weeks long. It starts at 8:30 in
7 the morning you drop off, 2:30 you pick your child
8 up and you go along, and that's for six weeks.
9 We'd like to possibly add, you know, make it eight
10 weeks during the summer time. Right now, again,
11 like I said, it's 8:30 to 2:30. This will allow
12 us -- and that's because the school, that's the
13 rules, they want us out of there at 2:30 during the
14 summer time. So we can make longer hours, we can
15 make drop off earlier. If you want to drop your
16 child off at 7:30, we will have somebody there to
17 take care of the child, keep them busy, as well as
18 a late pick up so people can get home from work and
19 pick their child up.

20 what's available to us. This is the view
21 from, I guess a drone, of what's available for us
22 to use. Well, right now there's an event room.
23 And we can use that for events. We have a
24 conference room; that's staying. We do have a
25 kitchen; that's staying. And this is a facsimile

1 Proceedings - 10/6/16

2 of some kind of tween room I was talking about,
3 where they sell the gloves and the bats and the
4 shirts.

5 Also indoors, right now as you see it,
6 this is what it consists of inside, all batting
7 cages and field use. We are looking to change half
8 of it into a hard floor space. It's a basketball
9 court, but it can also be used for dodge ball, it
10 can be used for volleyball. It can be used for
11 expos. It can be used for anything.

12 AUDIENCE MEMBER: What's that going to
13 cost?

14 MR. POPAILO: We'll answer questions at
15 the end. We'll have it at the end.

16 Also outside, a beautiful pavilion. The
17 pavilion we have up in the commons right now, we
18 rent that out just about every weekend for people's
19 family reunions, for barbecues, for everything,
20 just everything that anybody wants. Churches.

21 FEMALE SPEAKER: Did you say that's there
22 now?

23 MR. POPAILO: What's that?

24 FEMALE SPEAKER: Did you say that's there
25 now?

1 Proceedings - 10/6/16

2 MR. POPAILO: What's there?

3 MALE SPEAKER: The pavilion is there now.

4 FEMALE SPEAKER: Thank you.

5 MR. POPAILO: Yeah, with the picnic
6 tables and everything. So that's going to be used.

7 Also right now there's a fitness trail
8 there. There's two fitness trails. There's a
9 small one and there's a bigger one. The one up top
10 has all of this workout equipment. So when you
11 walk it, you can go do pushups, you can do
12 pull-ups, you can do all exercises on there.
13 That's all there, that's all staying.

14 All right, right now we have three
15 constructed fields, but we do have five constructed
16 fields. And I know this question was brought up,
17 where the five fields are, because we see three.
18 Well, we have one field over here. We have a big
19 field here. We have another field here. But there
20 is a home plate and a pitcher's mound here. And
21 there's a home plate and a pitcher's mound here.
22 So you can technically play five games at one time.
23 In which case also this is where we can put a
24 soccer field for the town.

25 Supporting of Frozen Ropes. Mr. Abbatine

1 Proceedings - 10/6/16

2 also came out and he said he has a 22 year business
3 in Chester, he started out in Elkay Drive, went
4 here, and he's moving on over to Warwick. He has
5 said that he's not walking away from this. He's
6 going to help us in every step we have. We're not
7 going to be left alone on this. So if we have a
8 problem, we call him up, he comes over or he tries
9 to fix it over the phone for us. But he's not
10 walking away from it. And there's nothing --
11 there's no charge to that, so that comes with the
12 price.

13 Alex brought this up before, it's a big
14 thing, because right now Florida is getting hit
15 with a hurricane, you know, it's just real now. It
16 happens all the time. Sandy hit up here, knocked
17 down trees, knocked people's power out. This year
18 we are looking to possibly making this a storm
19 ready facility. It's going to be registered as an
20 emergency shelter for the Town of Chester and
21 neighboring towns. There are grants available.
22 Our town engineer has said there are grants
23 available. It will be government funded. We can
24 get cots, we can get generators, and all of the
25 supplies significantly discounted or for free.

1 Proceedings - 10/6/16

2 So we are going to answer the questions
3 all at the end, okay.

4 So this could be something that nobody
5 else around here has. And, like it or not, this is
6 what's happening with the world. There are
7 hurricanes that are coming. There's just stuff
8 happening. So this is going to be added into the
9 inventory of things to do.

10 I'm going to give it back to Alex, he's
11 going to explain the sale of it.

12 SUPERVISOR JAMIESON: All right. Thanks,
13 Walter.

14 All right, so let's get to the nuts and
15 bolts of everything, the sale. The listing price
16 is 3.5. The agreed sale price is \$3.2 million. We
17 had a restricted use appraisal done that came in at
18 2.79 in May. It was based on the full deed
19 restriction with no income rental, which has since
20 been lifted. And there was no account of the four
21 acres of fitness trails or the community walking
22 paths also with the appraisal report.

23 The purchase price is 3.2 million. The
24 bond interest rate is 1.35 percent. Expense that
25 over 30 years, the total price is \$3,893,400.

1 Proceedings - 10/6/16

2 I put up max view on this just as an
3 example of the last time we did a referendum for a
4 purchase. And at that time we purchased Knapps
5 view for \$4.4 million at a bond interest rate of
6 3.625 percent, and the expense over 15 would have
7 cost us \$5,704,223.

8 So what we negotiated in the sale. The
9 original sale was 3.3 million. We got it reduced
10 to 3.2 million. We lifted the deed restrictions.
11 The restrictions now are only for the first five
12 years. It only pertains to major tournaments or
13 incrementals as permitted, and further allow us to
14 rent the fields for 20 weekends a year for the
15 first five years as a transition period for all.

16 Frozen Ropes is going to -- Frozen Ropes
17 will retrofit the indoor turf and install the hard
18 floor and the partition systems for turnkey
19 readiness. And also, we negotiated to include a
20 bigger bundle of existing furniture, fixtures,
21 equipment, maintenance and machinery.

22 what's turnkey conditions? Reconfiguring
23 of the indoor turf space, purchase and installing a
24 50 by 80 portable hardwood floor, and purchase and
25 install partition dividing system.

1 Proceedings - 10/6/16

2 So that's the current floor plan, which
3 is 12,000 -- you can't see the number here, but the
4 main floor is 12,950 square feet. And this is what
5 it will look like. On the left hand side is area
6 one, it's an 80 by 60 hardwood flooring. And then
7 area two is 85 by 50, and that's going to remain as
8 the indoor turf for multi-use purposes.

9 That's the sample of the inside of the
10 indoor divider that we'll be getting. As to what's
11 also included in the purchase, so that everybody
12 understands, on the grounds, the two gazebos, the
13 sheds, the turf groomer, the golf cart, fitness
14 trail equipment, bleachers, benches, portable
15 fencing. And on the indoors the permitted nets,
16 the ceiling nets, the blue wall padding, the front
17 reception counter, the selected office furniture,
18 the bleachers and the benches as well. And all
19 major concession stand figures, display cases and
20 appliances as well.

21 So the financials, how much will it
22 actually cost. All right. And that is the big
23 picture as far as the senior center and the police
24 station as well.

25 And now let's get to the most important

1 Proceedings - 10/6/16

2 part, in how the purchase of The Rock will affect
3 you. All right.

4 The tax rate. As I've stated numerous
5 times when people asked me, and I said that taxes
6 will not be affected by the purchase. In 2016 the
7 tax rate in our general and part town funds. Now,
8 I'll go slow here because most people will look at
9 this and be like wait a minute, what is this. So
10 the part town funds are people that live in the
11 town that don't live in the village. So the part
12 town fund is consisting of all the people outside
13 the village. That's the easiest way to explain it.

14 In 2016 in the major funds, our tax rate
15 per thousand assessed was \$9.43. In 2017, as I
16 complete the final budget, including The Rock, our
17 tax rate is going down, to \$9.31.

18 So this is actually one of the things
19 that Walter had explained is here is a situation
20 where there's three fields, and you can see the
21 partition of the fences, where three fields were
22 used, not in this case, but you have three fields
23 and the one in the back. So there's the use of
24 four -- of one, two, three, four, and the dirt
25 field that's on the other side. So there's the

1 Proceedings - 10/6/16

2 five fields shown being used.

3 And now on the budget. All right. So
4 let's start out with the top 2017. So what I did
5 here, so everybody follows, I did a five outlet,
6 and then I did a number at year ten and year twenty
7 as far as the 2017 budget is concerned. Now, this
8 is just relating to the purchase of The Rock.

9 Personal services, the 57,000 -- yeah
10 let's blow that up -- the \$57,200, what that comes
11 down to is what we estimated was hiring five part
12 time employees, calculated 20 hours a week at
13 eleven dollars an hour, ball park figure is
14 eleven-four times the five employees. So that's
15 where we got what we were thinking to use, the five
16 part time employees.

17 Maintenance was derived from figures from
18 The Rock and also from a schedule used and
19 calculated out through our town engineer. So we
20 have utilities, our custodial, which includes
21 insurance, general repairs and maintenance, the
22 total is \$75,000.

23 Our debt service, the debt service is the
24 \$129,780. That is what our yearly payment would be
25 on the property.

1 Proceedings - 10/6/16

2 So what you have here is -- and you can
3 go to the next one -- that's our expenses.

4 Now, as far as what we consider as
5 rental -- as far as what we constitute as what our
6 revenue is going to be. We have a Frozen Ropes
7 rental, \$32,400. That's derived from him -- from
8 Frozen Ropes renting the property back to us. Our
9 pavilion rental, we don't think it's going to be
10 that much, we have only \$2,300, and only because we
11 are using the -- we added in that Frozen Ropes is
12 going to be renting the facility for 20 weeks, so
13 it really doesn't give us that many weekends to
14 rent the pavilion out, but we still believe that
15 people are going to rent the pavilion out. But not
16 as much as the next five years, and you'll see, as
17 I start to increase that.

18 The concession stand, on \$43,600, that
19 again was -- that number comes from -- the
20 concession stand is derived -- at Frozen Ropes they
21 lease out their concession stands to a third party
22 vendor, who gives them -- now, what I did was, I
23 always, right, when you're doing a budget you
24 always underestimate your revenues, you
25 overestimate your expenses. What I did here with

1 Proceedings - 10/6/16

2 the revenues was only took about, I believe it was
3 75 percent of what Tony Abbatine makes on his
4 concession stands, so I only used 75 percent. He's
5 got vending machines outside and inside. We are
6 feeling that we are going to be able to raise
7 \$3,000 in that. They're going to be available to
8 the camp and things of that nature.

9 The other thing too I will say with this,
10 with the concession stand, one of the biggest
11 things from a profit standpoint, or not from a
12 profit, from a revenue standpoint, from the
13 vending, from the concession standpoint, is it's
14 going to give us another option as far as our
15 summer camp is concerned. Our summer camp people
16 right now use, you know, use our camp but have to
17 brown bag it. With the concession stand being open
18 for pizza or hamburgers, what have you, chicken
19 fingers and all that, we will be able to raise --
20 you know, bring some revenue through there. But we
21 estimated that our total revenue is \$96,350. The
22 net cost to the building is \$165,630. The average
23 cost to the taxpayer is \$31.25. Now, that is the
24 actual average of all the taxpayers in the town.

25 So hit the next -- keep going.

1 Proceedings - 10/6/16

2 All right. Now, this is the nuts and
3 bolts of what everybody is saying.

4 MALE SPEAKER: Alex, where's the expenses
5 for running the heat and the electric?

6 SUPERVISOR JAMIESON: That was in
7 already.

8 MALE SPEAKER: Where?

9 SUPERVISOR JAMIESON: Go back three.

10 MALE SPEAKER: I didn't see the insurance
11 either.

12 SUPERVISOR JAMIESON: Maintenance,
13 utilities, custodial.

14 MR. FERRUGGIA: Where is insurance?

15 SUPERVISOR JAMIESON: The insurance is
16 the custodial. You have the utilities at 35,000.
17 The custodial is fifteen. General repairs were
18 estimated at twenty grand, and maintenance is
19 twenty.

20 MR. FERRUGGIA: So we're getting a policy
21 for a thousand dollars a month for that facility.

22 SUPERVISOR JAMIESON: Say that again.

23 MR. FERRUGGIA: You're telling me if
24 insurance is in that 15,000 --

25 SUPERVISOR JAMIESON: Right.

1 Proceedings - 10/6/16

2 MR. FERRUGGIA: That's -- my house cost
3 more than that.

4 SUPERVISOR JAMIESON: well, because what
5 happens is --

6 MR. FERRUGGIA: How am I going to have
7 anybody in there, they could break their knee?

8 SUPERVISOR JAMIESON: All right, I'll
9 answer your questions when I'm done. But just to
10 answer the insurance question, the town has a
11 blanket policy on properties. So it's -- you're
12 getting a discount when you add properties on.
13 It's not like just like going out, somebody
14 individually having to go get a brand new policy.
15 So it actually is compiled with our other parts.
16 That number is the number we got, so --

17 MALE SPEAKER: where did you get the
18 \$35,000 from?

19 SUPERVISOR JAMIESON: We got that from
20 bills from The Rock.

21 MALE SPEAKER: when did you look at the
22 bills?

23 SUPERVISOR JAMIESON: I've had the bills
24 for two months.

25 MALE SPEAKER: I asked you at the last

1 Proceedings - 10/6/16

2 meeting, you said you hadn't even looked at the
3 summer bills.

4 SUPERVISOR JAMIESON: No, that's not
5 true.

6 MALE SPEAKER: That is true.

7 SUPERVISOR JAMIESON: well, I'm telling
8 you I've had --

9 MALE SPEAKER: I'm telling you, I asked
10 if you looked at them, you said you didn't have the
11 bills, Alex.

12 SUPERVISOR JAMIESON: I had three bills
13 from him. I told you that.

14 MALE SPEAKER: You got three bills? How
15 about a year's worth of bills?

16 SUPERVISOR JAMIESON: Because I got two
17 in the summer, and one in the winter.

18 MALE SPEAKER: And then you just
19 extrapolated out, you didn't look at what his --

20 SUPERVISOR JAMIESON: I looked at the
21 three months and that was average.

22 MALE SPEAKER: And, by the way, what 20
23 weeks are we renting? we'll get the fields in the
24 winter and he gets the fields in the summer? what
25 do we need it for? Twenty weeks he rents it?

1 Proceedings - 10/6/16

2 SUPERVISOR JAMIESON: First off, the 20
3 weeks -- the 20 weeks are from April until the end
4 of October, so --

5 MALE SPEAKER: Great, that's more than 20
6 weeks. And when --

7 SUPERVISOR JAMIESON: Right, that's more
8 than 20 weeks. It's probably -- it's probably two
9 a month that he's going to rent it, or rent it from
10 us.

11 MALE SPEAKER: For five years, for five
12 years he gets the pick of the litter, and we get to
13 pay \$3.2 million.

14 SUPERVISOR JAMIESON: All right, go to
15 the next screen.

16 MALE SPEAKER: Go to the next screen.

17 SUPERVISOR JAMIESON: So go to the next
18 screen.

19 MALE SPEAKER: I have a question.

20 SUPERVISOR JAMIESON: wait, hold on.

21 One more.

22 All right. So everybody was asking how
23 much it was going to cost, well here's what the
24 reality of it was. The assessment for The Rock is
25 21 cents per thousand assessed value. So, as I

Proceedings - 10/6/16

1
2 said before, the average is \$31. If you had
3 \$189,000 assessed value home, which values about
4 \$300,000, our equalization rate from our assessment
5 office, the cost would be about \$39 a year. Here
6 are the top tax rates once again, going down to 12
7 percent. When you take the cost of The Rock that's
8 already in here and take that out of the 21 cents,
9 you come to a modified assessment rate of The Rock
10 at nine cents. The home value on a \$300,000 home,
11 189, will cost you \$17 a year. That's exactly what
12 the cost of The Rock is going to be.

13 FEMALE SPEAKER: What's the cost?

14 SUPERVISOR JAMIESON: What's that?

15 FEMALE SPEAKER: Could you go back to the
16 screen again? Wait, hold on.

17 SUPERVISOR JAMIESON: Let me finish this
18 and we'll get to the questions.

19 So that is actually what the cost is
20 going to be for a town resident, \$17, on a house
21 that's assessed at three hundred.

22 Now, how do we secure The Rock? We vote
23 yes on November 8th at the general election. We
24 are voting to secure the bond allowing us to move
25 forward with the actual purchase. We chose to add

1 Proceedings - 10/6/16

2 this in the November ballot so that we don't have
3 additional expenses if we want to have a special
4 vote.

5 MALE SPEAKER: You want a special vote.

6 SUPERVISOR JAMIESON: In closing, I just
7 want to thank you for being part of the process and
8 allowing this to be our project and adding this
9 crown jewel to our community.

10 MALE SPEAKER: I have a question.

11 SUPERVISOR JAMIESON: And that is the end
12 of our slide.

13 so let's go ahead, let's go with the
14 first question. Go ahead. wait, you know what I'm
15 going to do is this, I'm going to make it very
16 simple because I'm not going back and forth. we
17 are going to go from row to row, ask your question
18 and that will be the easiest way to do this.

19 MS. BAHREN: Alex, I'm in the back row,
20 but I just want to make sure, are we only going to
21 get one question then, is that how it's going to
22 work if you're going to go row by row? Because I
23 have several.

24 SUPERVISOR JAMIESON: well --

25 MS. BAHREN: I'd just like to know.

1 Proceedings - 10/6/16

2 SUPERVISOR JAMIESON: well, when it's
3 your turn, you ask three turns.

4 FEMALE SPEAKER: Isn't our town a
5 democracy? I mean, it's sounding like you're going
6 to make your rulings on how we are here and how we
7 are hearing.

8 SUPERVISOR JAMIESON: No, I am just
9 saying --

10 FEMALE SPEAKER: well, if you're going to
11 go row by row, and someone's question and answer
12 encourages someone else to have a thought process,
13 you're saying we are not allowed to do that?

14 SUPERVISOR JAMIESON: I will answer --
15 listen, I will answer all your questions. It
16 doesn't matter. I'm just trying to figure out an
17 easy format so people aren't raising hands or
18 whatever else. If you want me to go one question
19 at a time, I'll do one question at a time. I don't
20 really care, it doesn't matter to me.

21 MALE SPEAKER: Excuse me.

22 SUPERVISOR JAMIESON: So let's --

23 MALE SPEAKER: If you raise your hand,
24 and you recognize that person, that person will
25 speak.

1 Proceedings - 10/6/16

2 SUPERVISOR JAMIESON: Right.

3 And, as I said, what we are going to do

4 is --

5 (Cross talk)

6 SUPERVISOR JAMIESON: As I said --

7 (Cross talk)

8 SUPERVISOR JAMIESON: Listen. Listen.

9 Let's not get this out of control. We have a
10 stenographer here who needs to know, if you raise
11 your hand, we need to get your name, your address,
12 and then the question, make it clear as possible so
13 we can understand it.

14 All right, so who's got questions?

15 Go ahead, Jenny.

16 MS. PREMATOR: Jenny Premator, 1803
17 Whispering Hills. I'm here for The Chronicle.

18 I wanted to ask you if you could go back
19 to the financials page, how much it's going to
20 cost. No, I think -- wait, wait, just the -- yeah,
21 this is it.

22 SUPERVISOR JAMIESON: Do you want the
23 other one?

24 MS. PREMATOR: Yeah, all of these, if you
25 do them slowly, one after the other, back to the

1 Proceedings - 10/6/16

2 cost page. That's it. That's it. Thank you.

3 wait, slow down.

4 MS. DEROHANNESIAN: Are you wanting a
5 copy of it? Because we want to allow enough time
6 for everybody to asks questions. So we can provide
7 you with a copy of it.

8 MS. PREMATOR: Okay.

9 SUPERVISOR JAMIESON: All right. Go
10 ahead, sir.

11 MR. FERRUGGIA: I have a question. You
12 said in the assessment there --

13 SUPERVISOR JAMIESON: Name, please.

14 MR. FERRUGGIA: Mike Ferruggia, Black
15 Meadow Road.

16 You said in the assessment there that in
17 2016 it was 943. And if we include The Rock, if we
18 all vote yes for it, it's the 931. why didn't you
19 tell us what it was going to be if we didn't vote
20 yes? what's it going to be if we say no? That
21 would be a very, very important thing to know.

22 SUPERVISOR JAMIESON: well, what happens
23 is this, all right. You have the situation of in
24 this number includes The Rock, it's expenses and --

25 MR. FERRUGGIA: Right, right. So my

1 Proceedings - 10/6/16

2 question is, what if we say no to The Rock? If
3 it's not going to be in there, it's got to go down.

4 SUPERVISOR JAMIESON: No, it won't go
5 down, because there's revenue that offsets that.
6 There's revenue numbers from The Rock that's in
7 this number. So it's not going to go below 931.

8 MR. FERRUGGIA: Well, it's faulty revenue
9 numbers, right, I got it. Because I live on Black
10 Meadow Road, and when you go in there on a weekend
11 when they've got a tournament, you can't even --
12 you've got to go through because they've got it so
13 parked out. That's how they're making \$43,000 on
14 the concession stand. Not six kids coming there
15 playing dodge ball like you said last week.

16 And during the 20 rent outs do we still
17 get commissions?

18 SUPERVISOR JAMIESON: Yes, we do.

19 MR. FERRUGGIA: Okay.

20 SUPERVISOR JAMIESON: we do. we'll
21 have -- our concession stands will be used --

22 MR. FERRUGGIA: It's still not going to
23 be \$45,000 a year profit.

24 SUPERVISOR JAMIESON: Sir, go ahead.
25 Just state your name, please, go ahead, you.

1 Proceedings - 10/6/16

2 MR. PATANE: Me, me?

3 SUPERVISOR JAMIESON: Yeah, yeah.

4 MR. PATANE: Alex Patane, Chester, New
5 York.

6 Are we going to have access to these
7 documents here any place?

8 SUPERVISOR JAMIESON: Yes.

9 MR. PATANE: Because you whizzed through
10 it really quickly.

11 SUPERVISOR JAMIESON: No, no, I will,
12 anybody who wants to copy it --

13 MR. PATANE: I just want to remind
14 everyone that the Town of Woodbury has a school
15 district of over 5,500. That was back in my day.
16 We don't have that here. And that's a big factor,
17 you know. So again, I -- you know, we're talking
18 three and a half million dollars, plus interest.
19 That's a lot of money. You know, with this
20 property that we bought here, are we getting use
21 for it, the one that we have on Sugar Loaf Road
22 here?

23 SUPERVISOR JAMIESON: No.

24 MR. PATANE: Are we getting use for that?
25 Because the fellow that owned that was willing to

Proceedings - 10/6/16

1
2 sell it for \$250,000 as Land Baird's Farm, I
3 believe. I mean that was a while ago. But again,
4 we paid five million bucks for it. Are we getting
5 the use for it? Are we going to get the use for
6 this? We are looking at \$4 million here, for what?
7 You know, if you add this up, you can go and build
8 all of these things for a lot less money. We have
9 the property, you can buy it off for a lot less and
10 own it yourself. It doesn't make sense to me. I
11 think we need to really look into this closer.

12 SUPERVISOR JAMIESON: First off, let me
13 answer your question because I can answer that.
14 First off, if we went to go build The Rock
15 facility, with the prevailing wages and the cost
16 that -- the municipality cost, the purchase price
17 on that would be somewhere between five and a half
18 and six million dollars.

19 MR. FERRUGGIA: We don't need The Rock
20 facility.

21 MR. PATANE: But do we need this now, to
22 go out and buy it, number one? And number two, if
23 there's another sports complex coming in here, what
24 are we doing here? I mean really, are we going to
25 be able to utilize this to the full extent, where

Proceedings - 10/6/16

1
2 we're going to get our money's worth, even though
3 we don't have to have money from it? Are we going
4 to get our money's worth? Is it worth it to spend
5 all this money to accommodate what we have here in
6 Chester? You know, again, I can't say that these
7 things won't happen, because I spent 25 years in
8 Central Valley, and when they told me they were
9 going to build Woodbury Commons, I told them they
10 were all crazy. But, you know, that was a success.
11 Things are different, you know, that's the general
12 public. This is more concern to a local area.
13 It's concentrated in the village of Chester, the
14 Town of Chester. What are you going to get from
15 around the area here? Woodbury is not going to
16 come here to use your facilities, you know. And
17 hurricanes don't come here as much as they do in
18 Florida. So that reflection there is a negative.

19 SUPERVISOR JAMIESON: All right, thanks
20 Al.

21 Go ahead, Rich. Go ahead, sir. Go
22 ahead.

23 MR. BERNSTEIN: Rick Bernstein,
24 Whispering Hills.

25 SUPERVISOR JAMIESON: Rick Bernstein,

1 Proceedings - 10/6/16

2 whispering Hills.

3 MR. BERNSTEIN: Thank you. That was
4 good, okay.

5 My question has to deal with -- testing,
6 testing. No.

7 SUPERVISOR JAMIESON: No, it's on.

8 MR. BERNSTEIN: Okay. My question has to
9 deal with -- Rick Bernstein whispering Hills.

10 MALE SPEAKER: You should know that by
11 now.

12 MR. BERNSTEIN: I wanted to hear it.

13 Okay, the situation is this. That you
14 had a slide on there regarding plans for a senior
15 citizen center and plans I guess to update the
16 police department.

17 SUPERVISOR JAMIESON: Right.

18 MR. BERNSTEIN: Exactly where are you
19 going to put that?

20 SUPERVISOR JAMIESON: All right, I'll
21 answer both. The police station is going to be --
22 right now we are getting bids back, they're going
23 into the ambulance Building. The ambulance
24 building is empty. We have Mobile Life in there,
25 they use a front little desk, and they don't use

Proceedings - 10/6/16

1
2 much of the building at all. So we had -- and this
3 is going back, you know, five, six months, we
4 actually put bids out for the police station, they
5 came back too high, we thought it was too much of a
6 cost, so we had them re-bid the general contracting
7 part of the bid. So we're waiting to get the bids
8 back on that.

9 The senior building is a building that we
10 are going to be building in the park behind the
11 ambulance building. We are going to be --

12 MR. BERNSTEIN: That's going to be new
13 renovation?

14 SUPERVISOR JAMIESON: That's going to be
15 a new renovation. The cost of that will be minimal
16 at best. We have grant money lined up from the
17 county as well as Bill Larkin's office, and also
18 NYSERDA. So the cost of that is not going to be
19 significant at all as far as the cost to the
20 taxpayers.

21 MALE SPEAKER: Let me pass around the
22 mic.

23 MR. HOLMVICK: Hi. Rick Holmvick, Black
24 Meadow Drive, Chester. Hello.

25 SUPERVISOR JAMIESON: Yeah, it's good.

1 Proceedings - 10/6/16

2 MR. HOLMVICK: I have several quick
3 questions, and I will go through them, it will be
4 easy enough to remember.

5 Christine, thank you for your
6 introduction. I was wondering, do you have a
7 financial interest in doing your work here or it is
8 strictly volunteer?

9 You mentioned Claude Brischoux was not
10 going to have any discussions or be a part of the
11 discussion of this. The question I would have is
12 does he have any vested financial interest
13 regardless of the discussions or not.

14 You mentioned employees, and you gave a
15 price there of fifteen dollars per hour for part
16 time employees.

17 (Chorus of "he said eleven.")

18 MR. HOLMVICK: Eleven. That's not going
19 to last too long obviously. But besides that
20 price, certainly insurance involved with them,
21 there's the cost -- there's a much bigger cost to
22 hiring somebody than just paying them by the hour.

23 And I was just wondering, did we get a
24 price if Frozen Ropes did not have a five year
25 phase-in agreement to use the fields, in other

1 Proceedings - 10/6/16

2 words, what would it be to sever the relationship
3 totally? You may not want to do that, but I'm just
4 wondering if that was entertained at all.

5 SUPERVISOR JAMIESON: well, I'll talk on
6 Frozen's behalf on this one is, as Mr. Abbatine
7 explained, their purchase of The Yard is not fully
8 finished yet. He's got other fields, he's got a
9 dome that he's looking to do. So the overflow over
10 the first couple of years, even though the contract
11 says five years, but over the first two years it's
12 definitely going to be used a lot more than the
13 last three. But over those periods when he has a
14 tournament and he has an overflow and his fields
15 aren't ready yet, that's what's going to be --
16 that's what's going to be held up at The Rock.

17 MALE SPEAKER: That would tie our hands
18 if we are then locked in until he's ready to sever
19 it.

20 SUPERVISOR JAMIESON: Right.

21 MR. HOLMVICK: So there's a -- we don't
22 have -- we don't have another price if in fact we
23 decide we don't want to be locked in for five
24 years, or two or one?

25 SUPERVISOR JAMIESON: When you say price,

1 Proceedings - 10/6/16

2 you mean -- I'm not getting it.

3 MR. HOLMVICK: well, you listed a sale
4 price.

5 SUPERVISOR JAMIESON: Right.

6 MR. HOLMVICK: But part of that contract
7 would include a five year phase-in for all parties
8 as if it was theirs. My question is --

9 SUPERVISOR JAMIESON: Right. But the
10 sales price -- I'm still not following you.

11 MR. HOLMVICK: So I offer to buy
12 something from you, but you have to agree to let me
13 use it for another five years. You could also come
14 up with a price --

15 SUPERVISOR JAMIESON: well, we
16 originally -- the original contract was for \$3.3
17 million and he was going to use the fields for ten
18 years. So what we did was we negotiated the price
19 down into the five years. So it was 3.3 at ten.

20 MR. HOLMVICK: Okay.

21 SUPERVISOR JAMIESON: And now it's 3.2 at
22 five.

23 MR. HOLMVICK: So the first price shows a
24 clearcut no?

25 MS. DEROHANNESIAN: Can I help explain

1 Proceedings - 10/6/16

2 this? I'm seeing you guys are just not
3 understanding each other, if you don't mind.

4 MR. HOLMVICK: Sure, no.

5 MS. DEROHANNESIAN: I'm so sorry, I just
6 wanted to --

7 So him utilizing him -- not him, I'm
8 sorry, the Frozen Ropes business utilizing the
9 property for the first five years isn't part of the
10 negotiation of the sale. So it's not reflective of
11 the sale price. What we are saying is the deed
12 restriction that once was for ten years has been
13 lifted, so now in that sale price you can rent out
14 that space to generate revenue. And part of that
15 opportunity in that transition period of Frozen
16 Ropes going into The Yard they have an option of up
17 to 20 weeks, which there's 32 I believe during the
18 time frame that we are talking about, that's why it
19 equates to about two weekends per month, they have
20 the option to rent this, according to our available
21 schedule, which their schedule is going to be
22 provided at the beginning of each season. What
23 they're doing is renting that back from us.

24 So that's why when we talk about, when we
25 go into the income, the revenue, you'll see that

1 Proceedings - 10/6/16

2 the first few years, the first five years, see how
3 we have field rental on the bottom and it's zero,
4 that's because Frozen Ropes' rental is on top. So
5 they're coming in as an income generating
6 opportunity not negotiated in the sale price. And
7 to replace that rental, we feel that the field
8 rental will increase after those five years because
9 not being him, it could be somebody else. So it's
10 not a matter of negotiating that rental or that use
11 of field in part of the sale. That's just an
12 opportunity for them to utilize it as being one of
13 the revenue generating --

14 MR. HOLMVICK: At their discretion.

15 MS. DEROHANNESIAN: According to our
16 available calendar, which is provided at the
17 beginning of the season. So they'll provide a full
18 season calendar at the beginning of each year.
19 That's how that works.

20 MALE SPEAKER: Are you being paid by
21 Tony?

22 MS. DEROHANNESIAN: I'm not being paid by
23 anybody. Actually, again, and I just want to be
24 clear too, I was against that \$9 million building
25 in Woodbury. So the reason why I am here is I'm

1 Proceedings - 10/6/16

2 genuinely interested in the community, in the
3 county, in utilizing local businesses, local
4 facilities, utilizing existing buildings.

5 The first two questions. Thank you. And
6 I know I was -- I gave several questions, but can
7 we just do one more? Going back to the --

8 SUPERVISOR JAMIESON: The first two
9 questions. The first two questions.

10 MR. HOLMVICK: Well, if there was a
11 financial interest, I know Mr. Brischoux said he
12 will not be involved in discussions.

13 SUPERVISOR JAMIESON: Right.

14 MR. HOLMVICK: Is there still any
15 financial interest?

16 SUPERVISOR JAMIESON: Yes.

17 MR. HOLMVICK: Yes? And can we get --

18 SUPERVISOR JAMIESON: All right, all
19 right, I'll answer it anyway. There is a financial
20 gain for Claude sitting on the board. Claude does
21 know, through our conversations with the
22 Association of Towns and Villages legal advice, is
23 that once a contract is finally in place, or any
24 money is being transferred at that time, he is to
25 resign from the Town Board.

1 Proceedings - 10/6/16

2 MALE SPEAKER: I think -- I've got to
3 take over on this one. He's asking you, I
4 believe -- I'm sorry, am I speaking too loud?

5 (Chorus of yeses)

6 MALE SPEAKER: Better?

7 (Chorus of yeses)

8 MALE SPEAKER: I believe he's asking does
9 Claude have a financial interest in this at the end
10 of the day.

11 SUPERVISOR JAMIESON: And I just said
12 yes.

13 MALE SPEAKER: Well, you went through a
14 lot.

15 SUPERVISOR JAMIESON: I said he does, but
16 I said that --

17 MALE SPEAKER: As a commission, correct?

18 SUPERVISOR JAMIESON: Yes, as a
19 commission.

20 MALE SPEAKER: Correct.

21 SUPERVISOR JAMIESON: As the owner of the
22 real estate property that listed the property.

23 MALE SPEAKER: That was what I was
24 asking, so --

25 FEMALE SPEAKER: How much would it be?

1 Proceedings - 10/6/16

2 SUPERVISOR JAMIESON: I don't know. You
3 know, it's not my -- I never asked. I don't know.
4 I would guess six percent or four percent.

5 MR. FERRUGGIA: You should know, Alex.
6 As the leader of the town, Alex, it's a shame you
7 don't know. You're the leader of this town, it's a
8 shame you don't know, it's a shame.

9 SUPERVISOR JAMIESON: That I don't know
10 what his commission is going to be on a real estate
11 deal?

12 MR. FERRUGGIA: It doesn't matter. It's
13 a shame that you don't know. It's a shame.

14 MALE SPEAKER: I have a question.

15 MR. FERRUGGIA: You're the leader of the
16 town.

17 MALE SPEAKER: I am.

18 MS. BAHREN: You should be recognized.

19 MALE SPEAKER: Is the money for the
20 police station in this bond?

21 SUPERVISOR JAMIESON: No.

22 MALE SPEAKER: Okay. So but the senior
23 center I know you said was based on --

24 SUPERVISOR JAMIESON: That's not in this
25 either.

1 Proceedings - 10/6/16

2 MALE SPEAKER: Right, that's not in this
3 either. So the bond package --

4 SUPERVISOR JAMIESON: The bond is for the
5 \$3.2 million purchase of The Rock.

6 MALE SPEAKER: Thank you very much, Alex.
7 Sue?

8 MS. BAHREN: You've got to get Alex to
9 recognize people.

10 SUPERVISOR JAMIESON: All right, hold on
11 a second.

12 MALE SPEAKER: You can recognize, I'll
13 walk the mic around.

14 SUPERVISOR JAMIESON: All right. Put
15 your hand up, please, go ahead.

16 MS. DENNIS: I just have a quick follow
17 up question.

18 SUPERVISOR JAMIESON: Name, please.

19 MS. DENNIS: Sherry Dennis.

20 Did you say that after the sale Claude
21 would step down, he would no longer be on the
22 board, if you could expand on that?

23 SUPERVISOR JAMIESON: We haven't
24 finalized the contract yet. As you can see in one
25 of the slides we mentioned before, we dropped the

1 Proceedings - 10/6/16

2 price down where we added some things on there, all
3 those little conditions, as far as Frozen Ropes
4 building the indoor turf and -- I mean the indoor
5 basketball hoop and everything, all that stuff was
6 just newly added into the contract. So we're
7 redoing the contract with all that stuff, because
8 all that stuff obviously from a legal standpoint
9 has to be in there. So the contract hasn't been
10 finalized yet. Once the subcontract is finalized,
11 then Claude will step down.

12 MS. DENNIS: will he step down if the
13 sale doesn't go through? will he step down?

14 SUPERVISOR JAMIESON: He has to step down
15 as soon as the contract is signed. The contract
16 will be signed before the November vote.

17 MS. DENNIS: So regardless of when the
18 contract is signed.

19 SUPERVISOR JAMIESON: Yes.

20 MS. DENNIS: Okay.

21 SUPERVISOR JAMIESON: Now, let me -- I
22 want people to understand this, because I know this
23 is a touchy subject regarding Claude. When the
24 whole process --

25 MALE SPEAKER: Sorry.

1 Proceedings - 10/6/16

2 SUPERVISOR JAMIESON: When the whole
3 process started, I had asked our town attorney to
4 be involved in the process as far as what's
5 Claude's thing on here. He's going to be making a
6 commission on this. I don't -- you know, I told
7 him outright I didn't like the situation. But
8 what's our legal ramifications regarding this. The
9 town attorney at the time, and this is going back
10 three, four months, contacted the New York State
11 Association of Towns and Villages and called them
12 and got two -- what's the word I'm looking for --
13 two opinions. And both opinions basically stated
14 that he doesn't have to resign until either a
15 contract or a transfer of money has taken place.

16 Now, the other issue too is this.
17 Listen. I've gone back and forth on this with the
18 board and the town attorney. The other issue too
19 is this. As an elected official you are protected.
20 You just can't tell somebody to resign and they
21 have to resign, you can't do that. So they are
22 protected as elected officials under the state.
23 Matter of fact, if you go down in Monroe and you
24 look at what's going on down there, you just can't
25 remove somebody just because they're -- you know,

Proceedings - 10/6/16

1
2 until he's done something where he's -- where, as I
3 said, and that was the opinion that we got was as
4 far as he got the contract signed or somewhere
5 along the line money was transferred and changed
6 hands or whatever as a down payment, let's say,
7 then at that point Claude must resign. But until
8 then he doesn't have to. And we're just going by
9 what the legal advice is and the conversations that
10 I had with Claude.

11 MS. BAHREN: Alex, I'm sorry, but --

12 SUPERVISOR JAMIESON: Go ahead.

13 MS. BAHREN: -- you're not calling
14 people --

15 SUPERVISOR JAMIESON: No, go ahead.

16 MS. BAHREN: -- who've had their hands
17 up.

18 My name is Susan Bahren, B-a-h-r-e-n, and
19 I'm from Whispering Hills, 3103.

20 I'd like to know, first off, I need to
21 dispel a couple of things. Claude was only an
22 acting chief. He was never chief. I'd also like
23 to -- because I was the village mayor, so I know.

24 So I'd also like to know, if there are
25 three people allegedly running this, and you're

1 Proceedings - 10/6/16

2 going to hire part time people, it's kind of hard
3 to imagine that there would be -- even not -- that
4 there wouldn't be more work that would be generated
5 for more people other than part time. If you're
6 talking about Mr. Abbatine renting the place for
7 the five years, and every two weeks, then somebody
8 at Park and Rec has to be responsible for all of
9 that. You've got maintenance costs. You've got
10 all those costs.

11 So I'd like to know what the renovation
12 costs would be for the inside, and what the
13 anticipation is, because I know there's
14 anticipation for more full time staff being hired
15 by the board.

16 SUPERVISOR JAMIESON: Okay. I can answer
17 that because we can go back to -- go back to the
18 two previous slides. Because that's a good
19 question, Sue. Is that it?

20 MS. BAHREN: No.

21 SUPERVISOR JAMIESON: Okay.

22 MS. BAHREN: You can answer that one.

23 SUPERVISOR JAMIESON: Okay. Well, I'll
24 answer the two questions.

25 Number one is, the cost to do the indoor

1 Proceedings - 10/6/16

2 basketball court and put up the retaining wall
3 would cost the town \$150,000. So that's a cost
4 that Mr. Abbatine has actually and Frozen Ropes has
5 taken on.

6 MS. BAHREN: I'm talking about the
7 renovation -- other renovation costs that you
8 talked about renovating the place for the teen
9 lounge and whatever, whatever, whatever.

10 SUPERVISOR JAMIESON: It's an open space,
11 so the only expense you'd have in there is putting
12 whatever the cost is of an air hockey machine in.
13 The structure is already there.

14 MS. BAHREN: So there would be, you know,
15 no other renovations?

16 SUPERVISOR JAMIESON: No. We are getting
17 all -- he's got major offices. You saw the
18 pictures of the conference room. We are getting
19 all the desks, all the chairs. There's two
20 offices, there's four cubicles, and there's four
21 other desks out there. We are getting all the
22 desks, the cubicles, we are getting everything
23 inside. So it's a move in condition. There's
24 no -- there's no extra expenses to do anything on
25 the inside.

1 Proceedings - 10/6/16

2 MS. BAHREN: Okay. And the next thing
3 would be, if you're claiming that we're not into a
4 rental business, how can that be, because you're
5 already accepting this revenue from him. So you
6 must be entering into some sort of agreement in the
7 contract, I would imagine, that would incur calling
8 it rental. Because the town is getting into the
9 rental business. I mean, there's absolutely no way
10 that you can't say that, Alex. It's baseless for
11 you to say that. Because you are accepting and
12 have an agreement with Mr. Abbatine to rent
13 property from us. So you're getting into a rental
14 income business. And at what time and at what part
15 does the town become an agent to accept money as a
16 rental. I don't -- to make it offset the revenue
17 so that you guys can look good. This just doesn't
18 make sense to me.

19 SUPERVISOR JAMIESON: All right, let me
20 answer that, I can answer your question. We rent
21 right now pavilions and other -- and the senior
22 centers and things out to other municipalities --
23 to other people. So we already have a rental
24 income stream. Very small, yes, but we still do
25 it.

1 Proceedings - 10/6/16

2 MS. BAHREN: It's a hundred dollars. And
3 you get the deposit back if you clean it up and you
4 make it look nice. Don't, please, don't do that to
5 me, because I know this, Alex, I know it. So you
6 don't charge unless you have to clean up
7 afterwards, that the party does not go in and clean
8 up. You get your check back. I don't like -- I
9 don't like being patronized, and I don't like --

10 SUPERVISOR JAMIESON: No, I didn't
11 mean --

12 MS. BAHREN: And I don't like it that you
13 think we don't know what we are talking about.
14 That's what I don't like.

15 SUPERVISOR JAMIESON: All right. Listen,
16 I'm going to explain this. The contract with
17 Frozen Ropes is a contract for him to use the
18 fields, and also to help us offset the cost of the
19 building while we are in the process of getting the
20 building up to where we want to get it to. We're
21 not renting the building for ten years, we're not
22 renting the building for 20 years. We are looking
23 to get the building up to where we were. Walter
24 had a presentation about all the uses.

25 MS. BAHREN: Where? I don't know what

1 Proceedings - 10/6/16

2 you mean when you say we're looking to get the
3 building up to where we are. What does that mean?

4 SUPERVISOR JAMIESON: When Walter did his
5 presentation he gave you a whole list of all the
6 things that we want to do.

7 MS. BAHREN: Yeah.

8 SUPERVISOR JAMIESON: Okay. Well, that's
9 the things that -- you were asking me about the
10 usage of the fields. That's what you're getting.

11 MR. FERRUGGIA: What's the budget?

12 SUPERVISOR JAMIESON: What's that?

13 MS. BAHREN: No, you said --

14 MR. FERRUGGIA: What's the budget, what's
15 the cost analysis?

16 SUPERVISOR JAMIESON: All the costs of
17 the building are in the budget. There's nothing
18 outside.

19 MR. FERRUGGIA: How many employees does
20 Frozen Ropes have right now?

21 SUPERVISOR JAMIESON: I don't know.

22 MR. FERRUGGIA: How many, Tony? Really.

23 MS. BAHREN: And I just need to know if
24 the cost of replacing the turf in fifteen years has
25 been estimated by the board in any way, shape or

Proceedings - 10/6/16

1
2 form. And, if Mr. Abbatine talked about, as he
3 talked about having to replace little patches for a
4 few thousand dollars, what does that amount to and
5 how often do little patches need to be replaced?
6 Has the Town Board looked at that? Because I'm
7 telling you, your expenses are not truthful here.
8 They are not truthful, they are not accurate. And
9 I want to know that your insurance agent has told
10 you definitively that your insurance will only be
11 in that cost of that \$15,000 a year, that your
12 insurance will not escalate because, A, you're
13 renting it, and B, then you're going to make a
14 tween place out of it that somebody is going to
15 have to be at all the time.

16 SUPERVISOR JAMIESON: well, I'm going to
17 disagree in the fact that my expenses numbers are
18 out of whack, because we got the utility bills to
19 tell us what the expenses are going to be at the
20 facility.

21 MS. BAHREN: Three months of them.

22 SUPERVISOR JAMIESON: Sue, I got two
23 summer months, I got two summer months and one for
24 February. So I got the coldest month of the year
25 plus two of the hottest summer months. So

1 Proceedings - 10/6/16

2 that's -- so I get a couple in the fall and the
3 spring, what's that going to do? I took the
4 highest --

5 MS. BAHREN: well, it's going to help
6 to --

7 SUPERVISOR JAMIESON: I took the highest
8 average of those three months.

9 MR. FERRUGGIA: How do you know it's the
10 highest average if you didn't look at all twelve?

11 SUPERVISOR JAMIESON: Because I would
12 expect in my house the highest heating and air
13 conditioning bills to be in the summer time and the
14 winter time.

15 MR. FERRUGGIA: How difficult is it to
16 look at all twelve for maybe two or three years, to
17 see what the real numbers are, before you publish
18 something? You looked at three months of electric
19 bills. We have been asking you about that, Alex.
20 You're supposed to -- you're buying a property for
21 \$3.3 million. You should be -- the fields are five
22 years old already, they have a fifteen year useful
23 life, it means you're going to have replace them in
24 ten years.

25 SUPERVISOR JAMIESON: No. See, that's

1 Proceedings - 10/6/16

2 where you're wrong, Ben. You don't have to replace
3 a whole entire field. If the outfield -- you heard
4 the gentleman that owns the property tell you that
5 you only have to do certain spots, you have to do
6 patching and everything else.

7 Also, one of the things --

8 MS. BAHREN: Two thousand dollars, what
9 does that mean?

10 MR. FERRUGGIA: The useful life. You sat
11 on the dais and said the useful life of a field is
12 fifteen years.

13 MS. BAHREN: Fifteen years.

14 MR. FERRUGGIA: Now you're saying it's
15 not.

16 SUPERVISOR JAMIESON: No. Wait. You're
17 talking about the useful spots of the field. First
18 off, the argument was -- one of the arguments that
19 you guys brought up was, you turned around and said
20 you've got to remove the whole entire surface, how
21 much is that going to cost. And my point is that
22 you never have to replace the whole entire field.
23 You only have to replace pieces of it.

24 MR. FERRUGGIA: Where did you get that,
25 that you never have to -- Howard University has

1 Proceedings - 10/6/16

2 replaced their fields three times in 30 years.
3 They replace the field. Alex, they don't last
4 forever. Your tires on your car don't last
5 forever. They have a useful life. And it has to
6 be -- it's not a 30 year useful life. And the fact
7 that you're standing in front of us and you don't
8 know what the useful life is, and the --

9 SUPERVISOR JAMIESON: That's not true. I
10 told you the useful life is twelve years.

11 MR. FERRUGGIA: So then you have to plan
12 on replacing it in twelve years. And it's already
13 four or five years old. Where is the money going
14 to come from?

15 SUPERVISOR JAMIESON: Some of the fields
16 have already been replaced. So that brown surface
17 that I just showed you there, now you've got twelve
18 years before you've got to replace it. And the
19 brown turf is the most used, because it's the
20 pitcher's mound, the batters' boxes and the bases.
21 Those brown fields are actually being replaced
22 within the next month or two by Turf at a cost to
23 Frozen Ropes. So the brown turf is going to be
24 replaced. So you're going to have twelve years of
25 no expenses for that turf.

1 Proceedings - 10/6/16

2 MR. FERRUGGIA: So then we'll be twelve
3 years into our bond, and in twelve years you'll
4 have to have another expense. What's it going to
5 cost?

6 SUPERVISOR JAMIESON: And that's in my
7 numbers.

8 MR. FERRUGGIA: That's \$15,000 a year for
9 all the maintenance, including replacing the
10 fields? Sue asked you a question. If you don't
11 have the answer, just say I don't have the answer.

12 MS. BAHREN: You don't know what the cost
13 is that Mr. Abbatine has paid over the course of
14 the last three or four years to replace the spots.
15 You don't know. You don't know what the electric
16 is. And you don't know --

17 SUPERVISOR JAMIESON: Yes, I do, I know
18 what the electric is.

19 MS. BAHREN: No, you don't.

20 SUPERVISOR JAMIESON: Yes, I do.

21 MS. BAHREN: You don't know the full
22 electric.

23 (Audience participation)

24 MR. PATANE: I don't know much about
25 what's going to go out, because I really need to

1 Proceedings - 10/6/16

2 look at those figures there because I don't believe
3 that what's coming in, according to that, is what
4 we are going to be bringing in as an entity here.
5 It's just not going to work. There is not enough
6 money coming in to pay the expenses, let alone to
7 make it profitable. I just don't believe that.
8 It's just not right. We need to find out. Is this
9 the money that was made by this organization prior
10 to? Is this the money, you have access to all the
11 revenues that came in?

12 MR. FERRUGGIA: Alex --

13 SUPERVISOR JAMIESON: no. The
14 revenues -- hold on. The revenues are comprised
15 from, this is what he's going to be paying us for
16 renting the facilities.

17 MR. PATANE: Forget about what he's going
18 to be paying us. I want to know what came in --
19 what came in, what was his bottom line, what was
20 his profit, what came in?

21 SUPERVISOR JAMIESON: As far as?

22 MR. PATANE: AS Frozen Ropes. What came
23 in? You're showing figures there, what we're going
24 to bring in.

25 SUPERVISOR JAMIESON: Look, these are the

Proceedings - 10/6/16

1
2 revenue numbers that we plan on bringing in from
3 the town.

4 MR. OSTRER: Alex --

5 SUPERVISOR JAMIESON: Based on the usage
6 of the fields for the next twelve months.

7 MR. OSTRER: Alex, the school district
8 will be paying, even with the tax break that's in
9 place now, more to use the fields when they have a
10 rain out than Mr. Abbatine is going to pay for 20
11 weeks a year, because they're going to give up
12 \$45,000.

13 SUPERVISOR JAMIESON: Ben, the school
14 district in Chester just passed a \$2.2 million bond
15 to fix three baseball fields where the fireworks
16 show is. They just passed a bond in the school
17 district for \$2.2 million to fix three baseball
18 fields up. That's what the school district did.

19 MALE SPEAKER: Then why are we buying
20 this place? School enrollment is going down. And
21 you want to spend \$3.4 million to buy Frozen Ropes.
22 That's number one.

23 Number two, Frozen Ropes is on the tax
24 rolls and pays a nice revenue to the town. Where
25 are you going to replace that money?

1 Proceedings - 10/6/16

2 SUPERVISOR JAMIESON: Frozen Ropes pays
3 \$7,500 a year for town taxes. They pay \$7,500
4 roughly to the county. They have a fire district
5 and they pay \$30,000 to the Chester school
6 district. That's what Frozen Ropes' tax bills are.

7 MS. BAHREN: Because of the IDA.

8 SUPERVISOR JAMIESON: You can go on --
9 what's that?

10 MS. BAHREN: Because of the IDA.

11 SUPERVISOR JAMIESON: No, we don't have
12 an IDA, we have a business district rate. But it's
13 the same thing.

14 (Audience participation)

15 SUPERVISOR JAMIESON: But Frozen Ropes
16 paid 45 -- roughly about \$44,000. You can get it
17 off the tax bill and everything else.

18 Now, I will say this. I spoke to the
19 superintendent of the school district the other day
20 when we were talking about this. And this is going
21 back to you talking about usage and everything
22 else. The \$2.2 million that they just bonded to
23 fix those fields, they're not going to be able to
24 use the fields for two seasons.

25 MR. OSTRER: One season.

1 Proceedings - 10/6/16

2 SUPERVISOR JAMIESON: Two season.

3 MS. BAHREN: One season.

4 SUPERVISOR JAMIESON: The superintendent
5 told me that it's going to cost one season and then
6 he can't play on it for another year.

7 MR. SAMBETS: It's one full year of each
8 sport not being able to play on it. And there's
9 also, in that same conversation, because I know
10 we're supposed to meet on the 18th, that there's
11 been no discussion about the school district paying
12 rent, you know.

13 Frank Sambets. 14 Chester Acres. I
14 happen to be the president of the school board, if
15 it matters.

16 (Laughter)

17 MR. SAMBETS: However, there's been no
18 discussion with the town officially about us paying
19 rent at Frozen Ropes.

20 SUPERVISOR JAMIESON: And you won't pay
21 rent.

22 MALE SPEAKER: But it was listed on your
23 thing that the school --

24 SUPERVISOR JAMIESON: Not from the
25 schools.

1 Proceedings - 10/6/16

2 MALE SPEAKER: Yes, it was listed on one
3 of your panels that Chester school district has --
4 it's listed on one of the panels.

5 MR. OSTRER: But you won't be collecting
6 \$30,000 in taxes. So that discussion hasn't
7 happened yet. And yes, the voters of the town
8 approved that bond, which also included -- you're
9 leaving out -- the cost of that was about replacing
10 also the roofs on the buildings. So it wasn't just
11 about our fields. But yes, that improvement that
12 the voters of the town approved was to make fields
13 that could be played on that they were never going
14 to originally. So that's the level that they're
15 at.

16 So again, there's been no discussion
17 about paying rent. And I know if you go through
18 your slides, you'll see that it says income from
19 the school. I mean, I'm not trying to argue it
20 either way, but it seems -- right there, the last
21 one. No, keep going. It's up there.

22 SUPERVISOR JAMIESON: I'm telling you,
23 it's not up -- I don't think it's up there. And I
24 will tell you that the school is not going to pay.
25 I spoke to the superintendent the other day.

1 Proceedings - 10/6/16

2 MS. BAHREN: Right there, there it is.

3 MALE SPEAKER: Right there, the facility.

4 (Cross talk)

5 FEMALE SPEAKER: Rent out the facility,
6 the Town of Chester school district.

7 MS. BAHREN: Hello, it's right there.

8 (Cross talk)

9 MALE SPEAKER: Right there.

10 SUPERVISOR JAMIESON: So the use of the
11 property.

12 MS. BAHREN: But that's rent. You just
13 said --

14 (Cross talk)

15 FEMALE SPEAKER: You just said you won't
16 charge to the school. And it's right there.

17 MALE SPEAKER: Saying able to rent.

18 SUPERVISOR JAMIESON: All right. well,
19 so it's a mistake there. I'm telling you that
20 we're not charging the school. As I said, I spoke
21 to the -- I spoke to --

22 (Cross talk)

23 MALE SPEAKER: what's that -- I spoke
24 to -- what's that?

25 MS. BAHREN: How do we know there's not

1 Proceedings - 10/6/16

2 mistakes in the tax rate and the revenue then?

3 SUPERVISOR JAMIESON: well, you can check
4 that out, you can call the assessor's office and
5 everything else. I'm telling you about the tax
6 rate.

7 MS. DEROHANNESIAN: Can I just --

8 SUPERVISOR JAMIESON: I already used --
9 my budget's already done in 2017.

10 MS. DEROHANNESIAN: I just want to
11 clarify one thing.

12 MS. BAHREN: Sorry, Christine, you
13 already indicated that you're from Woodbury.

14 MS. DEROHANNESIAN: Right.

15 MS. BAHREN: And that you turned down the
16 Woodbury Town Hall, and that you're interested in
17 all the communities, and I understand that. But we
18 have Chester questions. And if our town supervisor
19 cannot answer those questions, that's a bad thing.
20 So he should be answering the questions. If he
21 doesn't know the premise, then we're all in a big
22 lot of trouble.

23 MS. DEROHANNESIAN: But I've also helped
24 pull this together, and I know what he meant by the
25 district.

1 Proceedings - 10/6/16

2 MS. BAHREN: I don't really care. But I
3 have to tell you, what matters is that Alex --

4 FEMALE SPEAKER: Understands.

5 MS. BAHREN: -- and the rest of this
6 board should be able to project to their voters
7 what is going on here. Because I don't think
8 that -- I think we are getting a lot of zibzab
9 here, and you're trying to cover for them. So I
10 appreciate that, but --

11 SUPERVISOR JAMIESON: I take exception to
12 that, Sue. I mean, you know, I'm sitting here
13 answering every single question you've giving me.
14 You don't like my answers, so all of a sudden
15 you're -- it's all of a sudden we're wishy-washy.
16 I mean, come on.

17 MR. FERRUGGIA: You said that it wasn't
18 up there's two seconds ago, so your answers weren't
19 true.

20 SUPERVISOR JAMIESON: All right. So you
21 know what, I made a mistake.

22 MR. FERRUGGIA: How do we know the rest
23 are true?

24 SUPERVISOR JAMIESON: But, as I said,
25 listen, I'm worrying about the slides, I'm telling

1 Proceedings - 10/6/16

2 the gentleman in the back that I had a conversation
3 with Mr. Michel, and told him --

4 MR. FERRUGGIA: Your answers weren't
5 true. Not that we didn't like them. Acknowledge
6 that.

7 SUPERVISOR JAMIESON: I'm saying that I
8 had a conversation with the school superintendent
9 the other day, Mr. Michel, and told him that -- he
10 told me that for two seasons, his words, not
11 mine --

12 MR. FERRUGGIA: Right.

13 SUPERVISOR JAMIESON: That for two
14 seasons that they're going to need fields.

15 MR. FERRUGGIA: Okay.

16 SUPERVISOR JAMIESON: And he said the
17 answer --

18 MR. FERRUGGIA: Right.

19 SUPERVISOR JAMIESON: wait a minute, let
20 me finish.

21 MR. FERRUGGIA: It was a lie either way,
22 Alex. You don't need to finish it. You've already
23 embarrassed yourself.

24 SUPERVISOR JAMIESON: well, you have no
25 idea --

1 Proceedings - 10/6/16

2 MR. FERRUGGIA: Answer a question. How
3 many employees at Frozen Ropes?

4 SUPERVISOR JAMIESON: I don't know.

5 MR. FERRUGGIA: That's right. You should
6 know.

7 SUPERVISOR JAMIESON: why should I know
8 how many employees there are? He's got --

9 MR. FERRUGGIA: How many employees at
10 Frozen Ropes, just answer the number.

11 FEMALE SPEAKER: why are you talking over
12 him?

13 MR. FERRUGGIA: Because he keeps talking
14 over me.

15 MS. BAHREN: It's relevant.

16 (Cross talk)

17 MR. FERRUGGIA: How many employees? You
18 should know this.

19 SUPERVISOR JAMIESON: Listen. He's got
20 trainers in there, temp trainer positions that come
21 in. I have no idea what his employees do, I'm
22 not --

23 MR. FERRUGGIA: Okay. Before this goes
24 out, you should know the number.

25 SUPERVISOR JAMIESON: what?

1 Proceedings - 10/6/16

2 MR. FERRUGGIA: You kind of just made it
3 up that there's going to be five part time
4 employees.

5 SUPERVISOR JAMIESON: No, I didn't make
6 that up. That was the consensus of what we feel is
7 going to be needed.

8 MR. FERRUGGIA: Who's we and where did
9 you get them?

10 SUPERVISOR JAMIESON: The Town Board, the
11 Park and Rec Department, all consented to what we
12 thought the use of the field -- the use of the
13 facilities was.

14 MR. FERRUGGIA: So all those programs
15 that all of you put up there, and I saw them, they
16 were incredible, that's going to be run by five
17 part time employees --

18 SUPERVISOR JAMIESON: Five part time
19 employees.

20 MR. FERRUGGIA: -- for eleven dollars an
21 hour, plus three full time people who are already
22 doing a ton of stuff.

23 FEMALE SPEAKER: who are already doing
24 other jobs.

25 MR. FERRUGGIA: who are already doing all

1 Proceedings - 10/6/16

2 kinds of stuff. They're all going to be running
3 it?

4 (Cross talk)

5 SUPERVISOR JAMIESON: All right, wait,
6 hold on a second. Let me explain something. In
7 one of the slides I did have in year three we added
8 employees, in year five we added employees. So in
9 my projections over five years, ten years, twenty
10 years, the projections show that there's an added
11 increase in the expenses, but along the line
12 there's an added increase of revenue based on --
13 and we'll keep going. In year three, right, so we
14 went from 57,000 in year three to the payroll is
15 now at 83,000. That's because more employees, what
16 we feel is going to be added to our -- as our
17 programs continue to grow, our thought process was
18 that we would be able to get more employees in
19 here.

20 Now, the conversation that we have is,
21 here is the revenues, here is the expenses, and the
22 revenues will offset that because of the extra
23 programs that we're running. And that's how we
24 come out with this. So in the third year we are
25 talking about now having seven employees there.

1 Proceedings - 10/6/16

2 MR. ABBATINE: Alex, just as a point of
3 reference, because you raised -- you asked about
4 dollars and whatnot, and the gentlemen asked --

5 MS. BAHREN: Mr. Abbatine, could you
6 stand --

7 MR. ABBATINE: Yeah. And the gentleman
8 asked about what we do. We do a million point
9 three. Our tax returns last year were a
10 million-three in total revenue. So if you're
11 looking at our expenses for payroll, I don't know
12 if it's a very good comparison.

13 We do pay ten to twelve dollars an hour
14 as it relates to -- if there's a program, you add
15 staff. And one of the things that we've learned,
16 you've got to be careful with full time staff. We
17 have five full time staff. But we'd be -- if I can
18 finish, please, okay. And it's because, forget the
19 field rentals, we are running programs 24/7, both
20 inside and outside, and we have administrative help
21 also. That's not the business that I don't think
22 the town is getting into, so I --

23 And from an insurance standpoint, we pay
24 \$3,300 a year for sports liability insurance. If
25 you're looking at \$15,000, right, you're probably

1 Proceedings - 10/6/16

2 going to the insurance broker down the road.
3 There's a special niche for this. Our insurance
4 for the year, on all the things that we do 24/7, is
5 around \$3,500, give or take. It's not a thousand
6 dollars a month.

7 MR. OSTRER: You insure the buildings
8 though?

9 MR. ABBATINE: Sorry?

10 MR. OSTRER: You insure the buildings
11 though?

12 MR. ABBATINE: It's the building and the
13 liability. It's the building and if anybody gets
14 hurt. If anybody gets hurt, right --

15 MALE SPEAKER: Well, you should have
16 passed that information on, because that's a big
17 deal.

18 MR. ABBATINE: Well, I'm just adding --
19 I'm just trying to fill in the blanks for you now.

20 MR. OSTRER: You would have -- you would
21 have expenses, what your manpower was to run your
22 concession stand. I mean, there were things in
23 your operation that could have been isolated for
24 them to --

25 SUPERVISOR JAMIESON: The concession

Proceedings - 10/6/16

1
2 stand at Frozen Ropes, and I'll talk about that, is
3 run by a third party food vendor who comes in, does
4 the work of Frozen Ropes during all their
5 activities, during their summer camp, during any of
6 the activities -- some of the activities during the
7 week, but mostly on -- mostly while tournaments are
8 being run. They come in, and there's an agreement
9 that Frozen Ropes has in place that the third party
10 food vendor cuts them a check, depending on the
11 business and the size of, you know, what they do as
12 far as businesses is concerned.

13 MS. BAHREN: So you would have a third
14 party?

15 SUPERVISOR JAMIESON: What's that?

16 MS. BAHREN: You would have a third
17 party?

18 SUPERVISOR JAMIESON: I'd have a third
19 party. I'd put -- I'd have to, you know, we've got
20 to put it out to bid, we've spoken already to the
21 gentleman who does it, all right. And we --

22 MS. BAHREN: That's a crap shoot, right?

23 SUPERVISOR JAMIESON: What's that?

24 MS. BAHREN: That 43 then is not real.

25 SUPERVISOR JAMIESON: Well, we took what

1 Proceedings - 10/6/16

2 he's doing, and took 75 percent of what he makes,
3 and we put it in our thing. So I don't think we
4 are going to get the same contract as him.

5 MR. STODDARD: This is a million dollar
6 operation. And that's the revenue they're getting
7 out of the concession stand. You're talking about
8 adding some programs that are nice little programs
9 for little kids. They're basically free, exactly.
10 what's it cost -- what's the cost for the kids to
11 go to summer school, how much does the parent pay?

12 MALE SPEAKER: For camp.

13 SUPERVISOR JAMIESON: The summer camp?
14 The summer camp right now is \$195.

15 MR. STODDARD: One hundred ninety-five
16 dollars for the two weeks?

17 SUPERVISOR JAMIESON: For the two weeks.
18 And this year our enrollment was down due to some
19 of the improvements that were being done at the
20 high school this year where they cut us down.

21 MR. STODDARD: But you also know that our
22 population is down.

23 FEMALE SPEAKER: Yeah.

24 MR. STODDARD: All right. I have a
25 question. What -- Ed Stoddard, from Chester. It

1 Proceedings - 10/6/16

2 goes back fifty years and you recognizing me, I'm
3 sorry about that.

4 Very specifically, what are we as
5 taxpayers going to be asked to do on election day?
6 Is this just, you know, we like this idea so we
7 give you our like, or are we in fact voting on a
8 bond resolution?

9 SUPERVISOR JAMIESON: We are voting on a
10 bond resolution for the \$3.2 million sale. So you
11 vote yes if you want to go through the bond, you
12 vote no if you're against the bond purchase.

13 FEMALE SPEAKER: What if you're against
14 the --

15 MR. STODDARD: Where will it be on the --

16 SUPERVISOR JAMIESON: It'll be on the
17 ballot, I'm thinking on the back, Sue?

18 MS. BAHREN: It's on the back of the
19 ballot, because the ballots are Optiscan ballots
20 now, and the voter would have to turn the ballot
21 over to vote yes or no.

22 SUPERVISOR JAMIESON: Right.

23 This lady right here in the front,
24 please.

25 FEMALE SPEAKER: I'm sorry, I don't want

1 Proceedings - 10/6/16

2 to get the evil eye here. My name is Kristin. I
3 live on Black Meadow Road.

4 My husband and I bought our house there
5 four years ago. And we are a hundred percent
6 absolutely petrified of what will happen if the
7 town doesn't get this property. One hundred and
8 ten percent. We feel like November 5th we have to
9 put a for sale sign on our front yard. And I don't
10 think that anybody is taking this seriously.

11 And in the beginning of your slide show,
12 you know, you showed what else this property could
13 become. And it's out there, and they're coming.

14 MALE SPEAKER: Who's coming?

15 MALE SPEAKER: You got that right.

16 FEMALE SPEAKER: Who would that be?

17 FEMALE SPEAKER: Who's coming? Are you
18 looking around at the rest of Orange County?

19 FEMALE SPEAKER: That's a fear mongering.

20 (Cross talk)

21 MALE SPEAKER: They're trying to buy
22 everything.

23 (Audience participation)

24 SUPERVISOR JAMIESON: I'm not commenting,
25 I'm not going there.

1 Proceedings - 10/6/16

2 FEMALE SPEAKER: Mr. Abbatine, he has a
3 business for sale, he wants to sell it. So if the
4 Town of Chester doesn't get it and he puts it out
5 there for sale, who's going to be making an offer?

6 MALE SPEAKER: The Bogey man.

7 FEMALE SPEAKER: You know, like who's
8 already approached him and made him an offer?

9 SUPERVISOR JAMIESON: I can't comment on
10 that. I just can't. I can't comment on that.

11 MALE SPEAKER: It could be done.

12 SUPERVISOR JAMIESON: In the back, sir.

13 (Audience participation)

14 SUPERVISOR JAMIESON: All right,
15 everybody, please, please, before this gets out of
16 control.

17 Sir, could you stand and go ahead.

18 MR. MICHAEL: Hi, how are you doing.

19 SUPERVISOR JAMIESON: Just your name.

20 MR. MICHAEL: I'm Al Michael.

21 MS. BAHREN: Al Michael.

22 MR. MICHAEL: Al Michael, Murray Drive,
23 Chester.

24 So anyway, just a couple of questions.

25 Apparently Tony has done a wonderful job.

1 Proceedings - 10/6/16

2 So a lot of questions. Do we have his financials
3 for the last three to five years, his tax
4 statements? Is he running at a loss for the last
5 couple of years, is he trying to sell this because
6 it's not profitable? Number one.

7 Number two, why is the municipal
8 government getting involved? Why is a public
9 service, a municipal government getting into the
10 private entrepreneurial business? So if Chester
11 Six goes out of business because they got a lot of
12 kids on Saturday morning who watch all the
13 cartoons, are you going to go out there and buy
14 them? You can't fix the road one mile from here.
15 Murray Drive is a cancer drive. We can't get the
16 roads fixed for five years. We have had three
17 deaths. One ten year old died of cancer. You
18 can't go out on the road without all the liquid tar
19 coming up onto your bicycle, your dogs or anything
20 else. We can't get the roads fixed, and you are
21 buying this. This is insanity. It has nothing to
22 do with the concept, it's probably very nice. But
23 we as a public service, you as a public service to
24 the community --

25 SUPERVISOR JAMIESON: well, I'll answer

1 Proceedings - 10/6/16

2 your questions. One, everybody talks about, and
3 this is just off the record or whatever else, off
4 topic, but the intersection over there has nothing
5 to do with the town, where the road is --

6 MR. MICHAEL: It has to do with the
7 budget.

8 SUPERVISOR JAMIESON: what's that?

9 MR. MICHAEL: It has to do with the
10 budget that you -- five years from now --

11 SUPERVISOR JAMIESON: No, I'm saying the
12 roads, just the road. The road by 17M, is that
13 what you are talking about?

14 MR. MICHAEL: It's a private road. You
15 put up View Crest, beautiful tar road, 20 years
16 ago, that's fine. Our road is falling apart. You
17 can't breathe fresh air on that road because all
18 the gravel is pulverized, okay. People can't walk
19 on the street with their dogs. You can't take your
20 bicycle out. The new highway commissioner says not
21 in my lifetime are you going to see that road
22 paved, because we have no money. But you're buying
23 this thing for \$3 million? You're an upper
24 management consultant, you're a banker?

25 SUPERVISOR JAMIESON: I will say this.

1 Proceedings - 10/6/16

2 I've had arguments with Anthony telling me that he
3 doesn't have money. But that's beside the point
4 but --

5 MR. MICHAEL: It's a \$3 million
6 operation.

7 SUPERVISOR JAMIESON: Let me go back to
8 the question.

9 MR. MICHAEL: One last thing. You can't
10 run a multimillion dollar operation without paying
11 someone \$150,000 a year to do it, not eleven
12 dollars. This is insanity.

13 SUPERVISOR JAMIESON: All right. First
14 off, let me just try to answer a little bit of
15 that.

16 The thought process behind the purchase
17 of this building was that we had conversations with
18 our Park and Rec Department, we had conversations
19 with our Board. We thought that there was a need
20 for a recreational center in the town. We talked
21 about, you know, all the things that are on the
22 slide here as far as, you know, increasing our
23 summer rec program, bringing in new programs and
24 everything else.

25 So what the town did was the town, with

1 Proceedings - 10/6/16

2 the help of our town engineer, Al Fusco, we put
3 together a plan to build a small little recreation
4 center, which was just going to be a gym. And
5 basically what we were going to do was be able to
6 move and we were going to put it in the park over
7 behind where the ambulance building is. And one of
8 the things we were going to do is, okay, it's in
9 the park, we'll have use for this, we can move our
10 summer programs here and everything else.

11 well, during the process, and this goes
12 back to like what some people say about cost or
13 whatever. The difference between a municipality
14 and an individual homeowner buying something, it
15 cost the municipality sometimes three times the
16 amount that it does for a regular homeowner because
17 we have prevailing wages we have to pay and
18 oversights and everything else in terms of
19 regulations.

20 MR. MICHAEL: But you can't take care of
21 the basic service that we need.

22 SUPERVISOR JAMIESON: well, let me
23 finish.

24 So what happened is, when we came up with
25 a price, the price to build this new facility was

Proceedings - 10/6/16

1
2 going to be somewhere in the five million dollar
3 range, which was absolutely crazy. So what
4 happened was, we would then pull that off the
5 table, and all of a sudden in the meantime I had
6 met with Mr. Abbatine and we started discussing
7 hey, wait a minute, a second, I know you're looking
8 to move The Rock, I know all about The Rock
9 facility, I know all about The Yard in Warwick that
10 he's moving into with the prison, I've been there a
11 number of times. And so the conversation became
12 listen, you know what, for \$3.3 million we can get
13 a much better facility and a much larger facility
14 with more uses and everything else. And that's
15 where our concept was into purchasing -- that's how
16 we got to the table to purchase The Rock.

17 Now, my thing is this.

18 MR. MICHAEL: No, I understand. But I
19 don't think the government -- I mean, government
20 doesn't -- they can't manage business. I mean,
21 we've all seen that. So why are we getting into
22 this when you should take care of maybe the
23 ambulance corps, the empty building.

24 SUPERVISOR JAMIESON: well, we are taking
25 care of those buildings.

1 Proceedings - 10/6/16

2 MR. MICHAEL: Well, but that's what I'm
3 saying.

4 SUPERVISOR JAMIESON: We are taking care
5 of those buildings.

6 MR. MICHAEL: It doesn't take 20 years to
7 move the police out and put them into that
8 building. The building has been empty.

9 SUPERVISOR JAMIESON: The building has
10 only been empty what, a couple years I think.

11 MR. MICHAEL: Also, what happened to the
12 ambulance corps, do you want to get into that?

13 (Laughter)

14 SUPERVISOR JAMIESON: Sir, I'll argue
15 with you about the ambulance corps all day long,
16 sir, because guess what, we had an ambulance corps
17 that wasn't providing service to anybody, it was
18 costing us a fortune and everything else. We have
19 a free ambulance service that's in here now that's
20 providing service. Please, I'm not going down that
21 road again.

22 MR. MICHAEL: Who is overseeing it,
23 that's all.

24 MALE SPEAKER: You mentioned the gym.
25 would any of the things that you want to run out of

1 Proceedings - 10/6/16

2 this place compete with another business, Scrubs
3 Gym.

4 MR. FERRUGGIA: Tax paying businesses.

5 MALE SPEAKER: would you be in
6 competition with what they might offer? I'm sorry.

7 SUPERVISOR JAMIESON: we probably -- in
8 certain instances, yes, we probably would. But I
9 will tell you that as -- listen, it's all about
10 adding services. So if some --

11 MALE SPEAKER: I just want to say I'm not
12 disagreeing, I'm not arguing the point, I just want
13 to know are we going to then be competing with a
14 business in town, that's all.

15 SUPERVISOR JAMIESON: I think with some
16 of the things we are doing we are not competing. I
17 don't think there's that many obstacles where we
18 would be competing against the Scrubs gym. We're
19 not putting, you know, a gym in there.

20 MALE SPEAKER: well, you mentioned --

21 SUPERVISOR JAMIESON: well, we mentioned
22 some of the things that we're doing in there, yes.
23 We are doing line dancing. So if some other
24 organization is doing line dancing, yes, we are
25 going to be competing with them. But it's more or

1 Proceedings - 10/6/16

2 less -- let me go back to this.

3 Here's what we are offering
4 organizations. Personal use, local businesses, the
5 outdoor fields, the indoor gymnasium, the indoor
6 multi-use fitness trails. We are going to be going
7 out to the conferences, meetings, party rooms as --
8 you know, to other organizations as well. There's
9 a host of organizations that use our senior center
10 now that we'll be able to move over to The Rock and
11 to use The Rock as well. So that's one of the
12 things as well.

13 MS. ELTER: Susan --

14 (Inaudible)

15 MS. ELTER: I live in --

16 (Inaudible)

17 MS. ELTER: My question is, if you --

18 SUPERVISOR JAMIESON: Susan --

19 (Cross talk)

20 MS. ELTER: -- we don't make the revenue,
21 where are you going to get that money from to pay
22 these bills that are now outstanding? If you buy
23 this building, if it goes through and they say yes,
24 and you don't make all that money you say you're
25 going to make, where is that going to come from?

1 Proceedings - 10/6/16

2 SUPERVISOR JAMIESON: The money will come
3 from --

4 MALE SPEAKER: Tax levy.

5 SUPERVISOR JAMIESON: whatever.

6 MR. FERRUGGIA: You've got to learn to
7 answer shorter questions.

8 SUPERVISOR JAMIESON: If we -- well, we
9 feel that the revenue in there is pretty
10 conservative numbers.

11 MS. ELTER: But what happens if that
12 doesn't happen, what happens?

13 SUPERVISOR JAMIESON: well, in other
14 words, if Tony Abbatine decides not to rent the
15 fields from us?

16 MALE SPEAKER: Yes.

17 MS. ELTER: Or in general, what happens
18 if you don't make enough money to pay your bills?

19 MR. FERRUGGIA: Or if you only make
20 \$20,000 in the concession stand.

21 SUPERVISOR JAMIESON: Right. Then the
22 budget would be adjusted, just like it is with
23 every department in every year. Ever since --
24 listen. Ever since I've been the supervisor in the
25 town, I've kept taxes underneath the tax cap. I've

1 Proceedings - 10/6/16

2 been fiscally responsible, and have proven that
3 from the time I was on the board when I used to
4 help Steve Neuhaus with the budget until the times
5 here. I just showed you a slide that in 2017 your
6 taxes are going down, with this building included.

7 MS. ELTER: But, and I didn't ask about
8 the --

9 SUPERVISOR JAMIESON: So what I'm saying
10 to you is -- what I'm saying to you is if we don't
11 get the revenue, it will be -- the budgets will be
12 adjusted and the cost to maintain the buildings
13 will stay underneath the cap, and adjustments just
14 have to be made at the town.

15 MS. ELTER: So for three years in a row
16 this isn't going to make money, so then for three
17 years -- after that then it's going to affect our
18 taxes. So what happens if this really doesn't make
19 the revenue that you think that it's going to make?
20 Then where is that, then our taxes are going to go
21 up, that percentage is going to.

22 SUPERVISOR JAMIESON: No, because every
23 year when I prepare the budget in the town --

24 MS. ELTER: Have you lived in Chester all
25 your life? I mean people, I just --

1 Proceedings - 10/6/16

2 SUPERVISOR JAMIESON: I've lived in
3 Chester actually 20 years. So it's not like I've
4 only been here a couple years. I've been here 20
5 years.

6 And I will tell you that every year when
7 the budget is done, you have expenditures and you
8 have revenue. And just like everywhere else where
9 you learn in budget 101, you underestimate your
10 revenue and you overestimate your expenses. That's
11 what we have been doing in the town since I've
12 started helping Steve with the budget and I've been
13 a supervisor. There hasn't been an issue at all
14 since I've been supervisor about taxes in this
15 town. I've given -- I've shown examples where
16 people in Surrey Meadows are paying less taxes now
17 than they did -- they paid less taxes in 2016 than
18 they did in 2013. Look at your tax bill. Minus
19 the county taxes and just the town taxes, you paid
20 less in 2016 than you did in 2013. I did it to
21 three homeowners in Surrey Meadows just as a
22 random.

23 MR. STODDARD: Yeah, but you still
24 haven't put the curbs in.

25 (Laughter)

1 Proceedings - 10/6/16

2 SUPERVISOR JAMIESON: well, the curbs --

3 MR. STODDARD: The thirty dollars that I
4 got, the big tax break, you know, you're talking
5 pennies there. You're talking millions here.

6 SUPERVISOR JAMIESON: I'm showing here
7 that your taxes are going to go up \$17.

8 MALE SPEAKER: Alex, we're buying this so
9 our kids can pay.

10 SUPERVISOR JAMIESON: I'm sorry, sir, go
11 ahead.

12 MR. ELKIRK: My name is Steven Elkirk, 38
13 Park Drive.

14 You're telling us that, you know, for the
15 20 weeks that you're going to give to Mr. Abbatine,
16 you know, if the kids -- what do the kids do then,
17 where do you put your Little League then? All
18 right. The school is going to be out of fields for
19 a year, so you're not going to have the use of that
20 for a while. I mean, you know, you're telling us
21 that you're purchasing this for the use for the
22 kids, you know. I mean, I just don't see that.

23 SUPERVISOR JAMIESON: well, here's the
24 thing. And we had these things with Mr. Abbatine.
25 We are going to know, when we have the meeting, as

1 Proceedings - 10/6/16

2 Mr. Sambets just mentioned, we have the meeting
3 with the superintendent of schools, we are going to
4 go over when he thinks he's going to need the
5 fields, when he thinks that the fields are going to
6 be needed. There's a couple other things too, you
7 know, talking about the school and the field use
8 and everything else.

9 MR. ELKIRK: He's going to need the
10 fields in prime time. Then our kids will play on
11 it in the wintertime. That'd be great.

12 SUPERVISOR JAMIESON: No, he's only using
13 the fields -- he's using the fields -- hold on,
14 wait a minute. He's only using the fields maybe,
15 maybe two weeks per month throughout, from the
16 spring until the fall.

17 MR. ELKIRK: From April to October, then
18 our kids are going to play in December.

19 SUPERVISOR JAMIESON: But he's not going
20 to -- as I said, when I talked to the
21 superintendent of schools, and the superintendent
22 tells me I need the fields April 1st, 2nd and 3rd,
23 when Tony gives me his schedule, and he's got April
24 1st, 2nd and 3rd, I'm going to say no, Tony, you
25 can't have the fields that week, the school is

1 Proceedings - 10/6/16

2 using the fields.

3 MR. FERRUGGIA: That's lost revenue then,
4 right?

5 MR. STODDARD: This is a question that
6 should be raised.

7 SUPERVISOR JAMIESON: What's that?

8 MR. STODDARD: Is it guaranteed so many
9 weeks a year, or is it if the option is --

10 SUPERVISOR JAMIESON: No, it's
11 guaranteed.

12 MS. BAHREN: You said maybe.

13 MALE SPEAKER: It's 20 weeks guaranteed,
14 or it's 20 weeks -- they have the option of 20
15 weeks. Which is it?

16 MALE SPEAKER: Because we heard both here
17 tonight.

18 SUPERVISOR JAMIESON: Right.

19 MALE SPEAKER: Which is it?

20 MALE SPEAKER: Same question I had.

21 MALE SPEAKER: And you said maybe.

22 SUPERVISOR JAMIESON: Go ahead.

23 MR. ABBATINE: Alex, I mean I don't know
24 if it's appropriate for me to answer.

25 MALE SPEAKER: Sure it is.

1 Proceedings - 10/6/16

2 MR. ABBATINE: I mean, this whole rental
3 back, quite frankly, was to make sure that there
4 was enough municipal dollars coming in on the
5 rental, okay. The position that I could take, you
6 know what, go and use all the fields and not -- I
7 believe it's about \$1,500 a weekend, plus the food
8 and concession and the admissions fee that is going
9 back in to offset the expenses here. To answer
10 your question, it's 20 weekends. We know that
11 that's what we'd like to use.

12 MR. STODDARD: Is it a guaranteed 20
13 weekends?

14 MR. ABBATINE: Yes, it is. And in the
15 event that we can't use it, Mr. Stoddard, we're
16 willing to pay for it.

17 MR. STODDARD: No, that's not the issue.
18 The issue is what does the contract say, is it
19 optional or is it guaranteed? It's another one of
20 these wishy things up in the sky somewhere, that
21 these taxpayers -- the taxpayers in this community
22 are going to vote --

23 MR. ABBATINE: Well, I think the
24 contract --

25 MR. STODDARD: -- based upon everything

1 Proceedings - 10/6/16

2 that we have heard. And everybody that I've heard
3 speaking, they're not voting and that's all that's
4 going to be said.

5 SUPERVISOR JAMIESON: Let me answer it
6 this way. If Mr. Abbatine -- there's quite a few
7 municipalities. I'll use New Windsor as an
8 example.

9 MS. BAHREN: Please don't, it's too
10 large.

11 SUPERVISOR JAMIESON: what's that?

12 MS. BAHREN: Please don't, it's too
13 large.

14 MR. FERRUGGIA: There's no comparison.
15 It's --

16 SUPERVISOR JAMIESON: wait, wait, no. In
17 my comparison -- just let me finish -- New Windsor
18 has a sports facility off of Mount Airy Road that
19 consists of four softball fields, four fields.
20 wait a minute, let me finish.

21 MS. BAHREN: They are larger.

22 SUPERVISOR JAMIESON: The Park and Rec
23 Department there runs tournaments, like
24 Mr. Abbatine does, all throughout the year. That's
25 all that park is used for. They generate to the

1 Proceedings - 10/6/16

2 town \$275,000 as a profit to the Town of New
3 Windsor just by renting those fields and the
4 concession stands. That's it, nothing else.

5 MALE SPEAKER: Do they have a Primo there
6 and do they have a Frozen Ropes?

7 SUPERVISOR JAMIESON: There's no --
8 Primo?

9 MALE SPEAKER: Primo, yeah, the field
10 they're completing on 94?

11 SUPERVISOR JAMIESON: Primo right now is
12 in a lawsuit. That may not happen. They changed
13 owners and everything else.

14 MALE SPEAKER: So therefore you're going
15 to have a little competition on both sides.

16 SUPERVISOR JAMIESON: well, Primo does
17 mainly soccer. This is baseball. Two different
18 sports.

19 MALE SPEAKER: who's making the soccer
20 fields?

21 SUPERVISOR JAMIESON: well, that's --

22 MALE SPEAKER: You could use it.

23 SUPERVISOR JAMIESON: But that is for our
24 recreational use. The soccer field would be used,
25 Chester High School calls up and says guess what,

1 Proceedings - 10/6/16

2 we're trying to use a football field but it rained
3 Sunday and Monday and I got a game Monday. They
4 call us up and we say yeah, come on and use it.
5 That's the usage of the high school.

6 MALE SPEAKER: But on a rural road we
7 have two fields, a football field and we have a
8 soccer field.

9 SUPERVISOR JAMIESON: Right. I'm saying
10 what happens is -- they use those fields. What
11 happens is if there's bad weather or whatever else
12 during the weekend, sometimes they've used, the
13 Chester schools, the Goshen schools, have used
14 Frozen Ropes as back up.

15 MALE SPEAKER: Good. So we should ask
16 the president of the Chester of School Board
17 whether or not their school leagues would rent the
18 facility if there's a problem.

19 MR. SAMBETS: No way. You heard me say
20 it.

21 MALE SPEAKER: No way, I didn't hear you,
22 say what?

23 MR. SAMBETS: I'll just say it again.
24 And I've spoken to Shawn Michel, and we are
25 actually a team. The school district will not be

1 Proceedings - 10/6/16

2 paying rent.

3 MS. BAHREN: Exactly.

4 MR. SAMBETS: The school right now has an
5 agreement with the town where the town uses school
6 property. The taxpayers are already paying to use
7 facilities. If there's a big storm, we have a
8 brand new building that's ten years old, you'll all
9 be safe in it. It's not something that needs for
10 the emergency and that kind of stuff. It's just --
11 all's I'm saying to you is, there will be no moneys
12 paid by the Chester school district to whatever
13 this endeavor is.

14 MR. POPAILO: That was already said.

15 MS. BAHREN: Right.

16 SUPERVISOR JAMIESON: That was already
17 said.

18 MR. POPAILO: I'm just repeating it. The
19 school is not paying.

20 SUPERVISOR JAMIESON: Right.

21 (Cross talk)

22 SUPERVISOR JAMIESON: The school --
23 listen. The school is not paying to use the
24 fields. Chester residents, just like if a town
25 resident wants to use any facility in the town,

1 Proceedings - 10/6/16

2 they do not pay. The Chester school district will
3 not pay any fees to the town for using their
4 fields.

5 Ben.

6 MR. OSTRER: Alex, I just wanted to
7 correct you. I got a copy of the appraisal through
8 FOIL, and it's an as-is appraisal. It's not
9 produced based upon the restrictive covenant. The
10 restrictive covenant was a reference to
11 Mr. Abbatine's listing of the property that -- he
12 was listing it and he wouldn't sell to a
13 competitor, at least as far as the appraiser was
14 concerned. But the as-is appraisal and the cost of
15 both appraisal was two million 775. Now, you paid
16 \$1,700 to --

17 SUPERVISOR JAMIESON: Evaluation
18 Consultants.

19 MR. OSTRER: Right. And, by the way,
20 Claude signed a voucher for that bill. He had
21 nothing to do with. And why are we paying \$425,000
22 over the appraised value?

23 SUPERVISOR JAMIESON: All right. I could
24 answer that. First off -- first off, the price was
25 reduced to 3.2 million. The next thing is,

1 Proceedings - 10/6/16

2 Mr. Abbatine and Frozen Ropes is going to be
3 building the indoor turf, the indoor basketball
4 hoop, as well as a partition wall, which is another
5 \$150,000.

6 MALE SPEAKER: We are paying for it.

7 MS. BAHREN: We're paying for it.

8 SUPERVISOR JAMIESON: What's that?

9 MALE SPEAKER: He's not paying for it,
10 we're paying for it, for the 2.7 and the 3.3.

11 MR. OSTRER: Right.

12 MS. BAHREN: And they're not paying
13 prevailing wage.

14 SUPERVISOR JAMIESON: Excuse me?

15 MS. BAHREN: Sorry, sorry. I stand
16 corrected, it is being paid for. But
17 unfortunately, it's in the price, ergo --

18 SUPERVISOR JAMIESON: No, it's not.

19 MALE SPEAKER: It is, 2.7, and he's going
20 to improve the fields and do the indoor part, and
21 that now it comes to 3.3. I'm sorry, let me ask my
22 attorney. Is that correct, sir?

23 (Laughter)

24 MR. OSTRER: I take the Fifth.

25 SUPERVISOR JAMIESON: The original sale

1 Proceedings - 10/6/16

2 price of \$3.3 million did not include the indoor
3 facility.

4 MALE SPEAKER: I'm not talking about the
5 sale price, I'm talking the appraised price.

6 SUPERVISOR JAMIESON: The appraised price
7 did not take into account the indoor facility that
8 the gentleman is paying for? What are you talking
9 about?

10 MR. FERRUGGIA: So we're actually --

11 MS. BAHREN: You're not listening, Alex.

12 MALE SPEAKER: We are doing a back door
13 maneuver so that we don't have to pay prevailing
14 wage and we don't have to bid for what is
15 essentially a public works project to make changes
16 in this building, and we are going to pay the money
17 to the seller so these renovations can be made.
18 That's improper. It's a scam, it's another scam.

19 SUPERVISOR JAMIESON: I feel differently,
20 and so does my board and everything else.

21 MR. OSTRER: By the way, did you get a
22 second opinion?

23 SUPERVISOR JAMIESON: By the way, when
24 you negotiate with a facility, I had \$100,000
25 negotiated, another \$150,000 negotiated off the

1 Proceedings - 10/6/16

2 value, let's say, of what we are looking to do,
3 that is less of a cost to the town, because if we
4 didn't have it, we were going to have to pay 3.3
5 million plus the 150,000.

6 (Audience participation)

7 SUPERVISOR JAMIESON: Wait a minute.
8 There's also \$150,000 of turf fields that's being
9 replaced for free that we're not paying for either.

10 MR. OSTRER: Alex, did you get that
11 opinion you talked about for Claude in writing?

12 SUPERVISOR JAMIESON: Yes, we did. Scott
13 received two things in writing.

14 MR. OSTRER: Are they available?

15 SUPERVISOR JAMIESON: I don't have them.
16 Scott does. Scott advised the board with that.

17 MR. OSTRER: So the written opinion --

18 SUPERVISOR JAMIESON: And I will say
19 this, I believe Claude even got his own
20 representation or whatever else.

21 MS. BAHREN: Scott had been --

22 MR. OSTRER: I asked for copies, I didn't
23 see any.

24 SUPERVISOR JAMIESON: I just -- listen,
25 all I'm telling you is this. I discussed this with

1 Proceedings - 10/6/16

2 our board, with our attorneys. I take the legal
3 advice. I'm not an attorney. So if my town
4 attorney says listen, he needs to go, then he would
5 have went. But I'm telling you what the town
6 attorney said. And the town attorney went and got
7 legal advice from the Association of Towns. I can
8 only do what I -- first off, Ben, you know this. I
9 can't force him to go even if I wanted to. So I
10 mean, you know, you're asking me questions about,
11 listen --

12 MR. OSTRER: But you can say you won't
13 participate because you don't like the smell of it.

14 FEMALE SPEAKER: There are other Realtors
15 that we could have used.

16 MS. BAHREN: No, but I was at the August
17 10th board meeting, and I think that there would be
18 minutes to that, where Claude admitted that he
19 brought it to the board in January, after he had
20 been elected, and after he had been even appointed
21 during that brief period of time before. So he
22 admitted that he brought it to the board. That's
23 exactly what he said; I brought it to the board to
24 see if it would stick. That's what he said. And
25 you cannot -- Alex --

1 Proceedings - 10/6/16

2 SUPERVISOR JAMIESON: Listen --

3 MS. BAHREN: -- please don't deny that.

4 SUPERVISOR JAMIESON: Listen, I know what
5 he said. But what I'm telling you is, I don't
6 believe that to be true. Because I will tell you
7 that the first conversation that I had about Frozen
8 Ropes, my daughter was training at Frozen Ropes'
9 facilities, and all of sudden I heard Mr. Abbatine
10 talking to couple of people that were over there,
11 whether they were coaches, parents, whatever,
12 talking about how his need was to take this
13 facility and move into The Yard. And I went over
14 to him and I said wait, before you do anything, let
15 me talk to you about -- about maybe the town may be
16 interested in looking at this. That was the
17 initial conversation that we had on the property.

18 MS. BAHREN: When was that?

19 SUPERVISOR JAMIESON: Probably I would
20 say during the winter. It was during the winter
21 because they were indoor training, so it had to
22 have been.

23 MR. FERRUGGIA: Before or after the
24 property was listed?

25 SUPERVISOR JAMIESON: Before.

1 Proceedings - 10/6/16

2 MR. FERRUGGIA: Before.

3 SUPERVISOR JAMIESON: Before the property
4 was listed then, right.

5 FEMALE SPEAKER: Then why would you list
6 it --

7 MS. BAHREN: Exactly.

8 MR. FERRUGGIA: Yeah, why would you ever
9 list it with a board member? That's bad, Alex.
10 That's as bad as not knowing numbers. And you're a
11 numbers guy. That's bad, that looks like
12 impropriety, bud.

13 SUPERVISOR JAMIESON: Why not, I don't
14 understand that.

15 MR. FERRUGGIA: You said before it was
16 listed, you and Tony had conversations about it.

17 SUPERVISOR JAMIESON: All I had --

18 MR. FERRUGGIA: And then a board member
19 lists it. And you don't think that looks
20 inappropriate? You guys think that looks
21 appropriate?

22 SUPERVISOR JAMIESON: First off -- first
23 off -- let me -- all right.

24 (Audience participation)

25 SUPERVISOR JAMIESON: I also want to

1 Proceedings - 10/6/16

2 answer this other question. I've never had, never,
3 had a conversation regarding The Rock with Claude
4 Brischoux.

5 MS. BAHREN: Oh, my God.

6 SUPERVISOR JAMIESON: My only
7 conversation that I had -- the only person that I
8 talked to and he left here, was his partner, Chris
9 Scibelli. I handed everything from Chris Scibelli
10 right from the beginning. He left.

11 MS. BAHREN: why would Claude lie?

12 SUPERVISOR JAMIESON: what's that?

13 MS. BAHREN: why would Claude lie?

14 SUPERVISOR JAMIESON: I don't know, Sue.
15 You're asking me a question why somebody -- I have
16 no idea why people say things.

17 MS. BAHREN: But you didn't counter him
18 that day.

19 SUPERVISOR JAMIESON: I was sitting right
20 here.

21 MS. BAHREN: That night you never
22 countered him. You never said oh, no, Claude,
23 that's not the way it happened, it happened this
24 way --

25 MR. FERRUGGIA: Yeah.

1 Proceedings - 10/6/16

2 MS. BAHREN: -- blah, blah, blah. You
3 never countered that, Alex. He admitted here with
4 Scott sitting right there.

5 SUPERVISOR JAMIESON: well, I -- wait a
6 second. You're asking me what someone -- I'm not
7 putting words in anybody's mouth. What I am
8 telling you is that was the actual conversation
9 that we had, and the only person I ever spoke with
10 regarding anything to do with this property was
11 with Mr. --

12 MS. BAHREN: Scibelli.

13 SUPERVISOR JAMIESON: Scibelli. And
14 right after that Mr. Scibelli -- if I had my texts
15 I would show you where he turned around and said I
16 will talk to Tony or whatever else. And they --
17 Claude -- scibelli was the one who actually, I
18 believe, listed the property, it wasn't even
19 Claude. So it was scibelli who actually listed the
20 property.

21 MS. BAHREN: But Claude is the owner of
22 the firm.

23 SUPERVISOR JAMIESON: Right. But, as I
24 said, I never had one conversation with Claude
25 regarding the purchase of The Rock. Not one.

1 Proceedings - 10/6/16

2 FEMALE SPEAKER: It doesn't make any
3 sense to me what you're saying because it's just
4 out of order. If you in fact talked to the owner,
5 then why didn't you just go to our lawyer and his
6 lawyer before it was listed?

7 MR. FERRUGGIA: You don't need an agent
8 at that point, Alex.

9 FEMALE SPEAKER: Well, I'm just sharing
10 that.

11 MR. FERRUGGIA: You don't need an agent.

12 FEMALE SPEAKER: But then, but then you
13 said --

14 SUPERVISOR JAMIESON: Wait, because I'm
15 going to answer that first.

16 FEMALE SPEAKER: Yeah.

17 SUPERVISOR JAMIESON: Because I -- I'm
18 going to answer that first.

19 FEMALE SPEAKER: Sure.

20 SUPERVISOR JAMIESON: Because let me add
21 something. If all of a sudden I'm negotiating
22 prices on behalf of myself --

23 FEMALE SPEAKER: You're not negotiating
24 prices on behalf of yourself.

25 SUPERVISOR JAMIESON: Well, you're

1 Proceedings - 10/6/16

2 telling me I am. You're saying --

3 FEMALE SPEAKER: We have a lawyer. We
4 have a lawyer representing the town.

5 MR. FERRUGGIA: The town lawyer.

6 FEMALE SPEAKER: We pay for it.

7 MR. FERRUGGIA: He would negotiate it.
8 You would have gotten our lawyer and his lawyer
9 together. Without an agent.

10 FEMALE SPEAKER: Whether it's -- I mean,
11 I'm just offering that as a thought that I had.

12 SUPERVISOR JAMIESON: But he wants to
13 list his property to not just me.

14 FEMALE SPEAKER: Fine.

15 SUPERVISOR JAMIESON: Suppose you come to
16 me and you want to buy my house for 200,000, and my
17 house is worth three, let's just say, I'd be like
18 all right, you can talk to me about it, but I'm
19 going to an agent to put it on the market for
20 300,000. So that allows him to put his building on
21 the market for other people to look at.

22 we're not the only game in town. The
23 Town of Chester is not the only person looking at
24 Mr. Abbatine's property. I will tell you that.
25 That's as far as I'm going to go. And I will tell

1 Proceedings - 10/6/16

2 you that our needs for the town work to his -- to
3 our advantage as a town, more than it did looking
4 at that other building that we were looking to buy.
5 when you look at the cost of the other building at
6 five and a half million dollars, this is a steal
7 for the town. The uses and everything else --
8 listen, the bottom line, you know what, the bottom
9 line is my numbers. Seventeen dollars it's going
10 to cost you per tax -- it's going to cost you \$17 a
11 year, a year, not a month, not a day, \$17 a year.
12 If you live in whispering Hills, I know some of you
13 mentioned whispering Hills, \$8.92 a year is what
14 it's going to cost you for The Rock in whispering
15 Hills, \$8.92.

16 FEMALE SPEAKER: For how many years?

17 SUPERVISOR JAMIESON: So that's what your
18 cost is going to be.

19 FEMALE SPEAKER: For how many years?

20 SUPERVISOR JAMIESON: what's that?

21 FEMALE SPEAKER: For how many years?

22 SUPERVISOR JAMIESON: That's for 2017.

23 FEMALE SPEAKER: No, for how many years?

24 SUPERVISOR JAMIESON: The building is 30
25 years.

1 Proceedings - 10/6/16

2 FEMALE SPEAKER: Okay. And when you
3 refinanced the other property as you said you did,
4 to save us money, how many years is that note?

5 SUPERVISOR JAMIESON: That note comes off
6 in five years, 2022 is the last year. And I'm glad
7 you brought that up, because I want to explain
8 that.

9 We had two buildings, I mentioned before,
10 the Knapps View, Broad View at the time. We
11 refinanced -- the Knapps View note, along with, we
12 had a Field Crest development here where we had to
13 do a bond for that, those two notes were a total of
14 \$505,000 in debt that the town paid a year. When I
15 refinanced, that one note was reduced to \$323,000,
16 with a savings of \$180,000, and it ends in five
17 years. So not only did I save the money per year,
18 but I saved the life of the loan over the life of
19 the existence of the other two notes. So in five
20 years, after this building is over, the town will
21 be in even a better financial shape because the
22 200 -- the 323,000 note is paid off. So in five
23 years the town will have revenue, an extra revenue
24 source of 323,000 to offset any cost that may
25 happen if Frozen Ropes doesn't rent the facility or

1 Proceedings - 10/6/16

2 if we're losing revenue. Or in that time, if the
3 town wants to --

4 FEMALE SPEAKER: In five years?

5 SUPERVISOR JAMIESON: What's that?

6 FEMALE SPEAKER: In five years?

7 SUPERVISOR JAMIESON: In five years.

8 Or, if the town wants to -- as I'm
9 talking here, I'll bring this up. A lot of
10 residents talk about a swimming pool. I could put
11 a swimming pool on there where the expenses would
12 be covered with the cost of this \$323,000 bond.
13 And we'd collect extra revenue from residents
14 paying, using it, and everything else.

15 So the revenue stream for this property,
16 there is more of an improvement going forward than
17 there is right now. So the questions about renting
18 the property now and everything else is, listen, we
19 know Mr. Abbatine is going to rent it for at least,
20 I'm guessing, listen, five years is in there. If
21 he's sound for the first -- those five years, the
22 town will be in much better financial shape.
23 Listen, I just decreased the tax rate by 13 cents,
24 all right.

25 FEMALE SPEAKER: I wish my house was as

1 Proceedings - 10/6/16

2 valuable as you're saying all these properties are.

3 SUPERVISOR JAMIESON: well, I'll tell you
4 right now, I'll tell you right now. Us buying
5 Frozen Ropes over the alternatives will increase
6 your property value. Trust me.

7 FEMALE SPEAKER: You said there were --
8 there was available parking for 200 cars. Where?
9 The cars are all over the road.

10 SUPERVISOR JAMIESON: Show a slide.

11 FEMALE SPEAKER: The cars are all over
12 the road.

13 MS. ELTER: That one person who lived on
14 that road said they could barely get down.

15 SUPERVISOR JAMIESON: Yeah. You have
16 this. You have this. And down here is also
17 parking.

18 FEMALE SPEAKER: How many spaces are
19 there?

20 SUPERVISOR JAMIESON: That's 200 spaces.

21 MR. FERRUGGIA: Have you ever been there
22 on a Saturday during a tournament?

23 SUPERVISOR JAMIESON: what's that?

24 MR. FERRUGGIA: Have you ever been there
25 on a Saturday during a tournament?

1 Proceedings - 10/6/16

2 SUPERVISOR JAMIESON: Plenty of times.

3 MR. FERRUGGIA: You know it's Leone Lane,
4 the only lane around the bend --

5 SUPERVISOR JAMIESON: Oh, right, it goes
6 down.

7 MR. FERRUGGIA: I'm talking about where
8 cars are parked, they're like illegally parked the
9 whole way when you go around that corner.

10 SUPERVISOR JAMIESON: Well, there's spots
11 down here, right. There's spots down here. This
12 is the road now that they don't allow parking, we
13 have no parking.

14 MR. FERRUGGIA: But they're parked there
15 every weekend, every weekend.

16 FEMALE SPEAKER: Actually, there's
17 parking signs that have been put up and it has
18 gotten better.

19 SUPERVISOR JAMIESON: We actually put up
20 the parking signs not to prohibit Frozen Ropes, but
21 people were complaining about truckers that were
22 stopping overnight and parking on the side of the
23 roads idling.

24 MR. FERRUGGIA: Instead of no parking
25 what you should have done is put no parking on the

1 Proceedings - 10/6/16

2 curb and let them park on the straight area.

3 SUPERVISOR JAMIESON: well, here's what
4 happened. This road here, you can't see it, but
5 when we redid the road, we actually built a two
6 foot buffer, and you'll see it where we actually
7 built like a shoulder for cars to park. And then
8 what happened was residents complained that people
9 were parking there and the trucks were parking not
10 using the shoulder, that we put up the no parking
11 signs. And that's why there's no parking signs
12 now. But listen, if you didn't have -- if you had
13 the no parking signs removed, you're talking about
14 that road going all the way out to -- I'm not too
15 sure what the name of the road is, where the
16 sausage guy does --

17 MS. BAHREN: Leone Lane.

18 SUPERVISOR JAMIESON: Right. So you
19 could take this to Leone Lane and park on both
20 sides, which would have ample parking for more than
21 any event that he's there.

22 we don't envision using as many people as
23 he does at the fields. He's going to be using the
24 max, the max amount.

25 And here's the other thing too with the

1 Proceedings - 10/6/16

2 parking, this was another question that came up
3 with the parking. Mr. Abbatine runs a tournament,
4 right. Five fields are being used. Two hundred
5 kids are there playing all day long. You've got
6 cars parked all over the place. When Mr. Abbatine
7 uses a field, these are just going to be used as
8 backups. This isn't going to be used as the main
9 facility where his tournament's being run. It's
10 going to be run at The Yard. So you may not have
11 the parking, you may not have the people there.
12 He's not -- in other words, he doesn't think he's
13 ever going to rent this out. So that's one field.
14 So you figure that out. That's a fourth of -- a 25
15 percent decrease already in parking. Because it's
16 not at the center, you're not going to have the
17 merchandising people and all the other stuff that
18 is there. So it's just going to be used as an
19 offset to his tournaments at The Yard. So the
20 parking is going to be less.

21 Ed.

22 MR. STODDARD: You're going to be able to
23 run tournaments? Is the town going to be able to
24 run tournaments?

25 SUPERVISOR JAMIESON: Yes, the town will

1 Proceedings - 10/6/16

2 be able to run tournaments.

3 MR. STODDARD: But the answer was made
4 before you're going to have those competitions in
5 the warwick area and conceivably competitions
6 across the town here. And then the town -- they're
7 going to run these tournaments. And did you factor
8 in those costs?

9 SUPERVISOR JAMIESON: Do we know what the
10 cost of running a tournament is?

11 MS. BAHREN: Have you factored in the
12 costs?

13 SUPERVISOR JAMIESON: well, the cost of
14 renting the fields out to him, is that what you're
15 talking about?

16 MS. BAHREN: No.

17 MR. STODDARD: You're going to run a
18 tournament --

19 MS. BAHREN: You being New Windsor.

20 SUPERVISOR JAMIESON: well, we don't --
21 listen. we don't plan on running any tournaments
22 in the five --

23 MR. FERRUGGIA: Why did you bring the New
24 Windsor thing up where they made \$275,000 then?

25 SUPERVISOR JAMIESON: Because somebody

1 Proceedings - 10/6/16

2 asked what would happen if he wasn't --

3 MR. FERRUGGIA: It's a lie.

4 SUPERVISOR JAMIESON: That's not a lie.
5 I can show you the financials.

6 MR. FERRUGGIA: Well, then why did you
7 bring it up?

8 SUPERVISOR JAMIESON: Wait a minute.

9 MR. FERRUGGIA: What's the relevance,
10 Alex?

11 SUPERVISOR JAMIESON: Because somebody
12 mentioned what happens if he walked away.

13 MR. FERRUGGIA: It's smoke is what it
14 was.

15 SUPERVISOR JAMIESON: No, no, no. You
16 don't listen. He asked me, one of the residents
17 asked me what would happen if he walked away. So
18 I'm telling you what our alternatives could be.
19 You don't want to listen to the answers because you
20 don't like whatever. I can't help you with that.

21 MS. BAHREN: Alex, he just asked you if
22 you were going to run tournaments, and you said
23 yes.

24 MR. POPAILO: We could. We could.

25 SUPERVISOR JAMIESON: We could run

1 Proceedings - 10/6/16

2 tournaments.

3 MS. BAHREN: No, you didn't say we could,
4 you said yes.

5 MR. POPAILO: We could run tournaments.
6 We don't have plans to run tournaments, but we
7 could. So there's no restriction on running
8 tournaments. So that's the answer to Ed's
9 question. We could, but we don't have plans to.

10 MR. FERRUGGIA: So the answer is what do
11 they cost to run.

12 FEMALE SPEAKER: And you don't have the
13 costs factored in.

14 SUPERVISOR JAMIESON: First off -- first
15 off, Tony Abbatine's business of \$1.9 million has
16 made -- a lot of it's derived from tournaments. So
17 there's no expense or cost to running a tournament.

18 MR. STODDARD: That's the whole point.
19 His is a business.

20 SUPERVISOR JAMIESON: But if I was -- if
21 I was running the tournament --

22 MR. STODDARD: Time out, time out. I
23 have the floor for a second.

24 SUPERVISOR JAMIESON: Go ahead. Go
25 ahead.

1 Proceedings - 10/6/16

2 MR. STODDARD: His is a business designed
3 to raise money. You're talking about buying a
4 facility that's going to possibly be able to
5 increase our summer program by, using your
6 calculation, 200 young people in addition to what
7 we had last year. Which is, again, a questionable
8 point.

9 SUPERVISOR JAMIESON: No. No.

10 MR. STODDARD: But my whole point is
11 this.

12 SUPERVISOR JAMIESON: Ed, you're missing
13 a number. Wait, wait, I just want to correct the
14 number. We had 140 -- 140 something kids that this
15 year came to our summer camps every two weeks. And
16 a lot of it was deducted because some of it we had
17 to cut back because of work that was being done at
18 the school. But what I'm saying is, we feel that
19 with the extended hours that Walter talked about
20 and offering a few more weeks, that we will be able
21 to have -- to raise that 145 kids to 200 kids, for
22 instance. And Mr. Abbatine is here, and I'll say
23 this. Mr. Abbatine runs a camp, right. We feel
24 that some of the kids going to his camp may not be
25 into sports and do basic stuff. Those kids will

1 Proceedings - 10/6/16

2 come back to Frozen Ropes or to The Rock under the
3 town's plan.

4 MS. BAHREN: No, they won't. They're
5 going there for that reason.

6 SUPERVISOR JAMIESON: He runs a day camp
7 at Point. He doesn't run certain -- his camps
8 aren't certain baseball --

9 FEMALE SPEAKER: As a younger family, I
10 know a lot of people send their kids to the camp at
11 Frozen Ropes because it's a full day of camp.

12 SUPERVISOR JAMIESON: Right.

13 FEMALE SPEAKER: It has before and after
14 care, and parents can go to work. And that's why a
15 lot of parents choose --

16 SUPERVISOR JAMIESON: Exactly.

17 FEMALE SPEAKER: -- to send their
18 children to that camp.

19 SUPERVISOR JAMIESON: we feel that by
20 increasing our hours, that we be will able to
21 increase our enrollment from the 140, 150 kids that
22 we get to an easy 200 kids. That's asking for 50
23 other kids in the town.

24 MR. STODDARD: All right, 50 or 60 kids
25 to what was originally proposed or what I read

1 Proceedings - 10/6/16

2 somewhere was going from 200 to 400.

3 MS. BAHREN: Right.

4 SUPERVISOR JAMIESON: All right, you know
5 what, that was in the newspaper and I can't --

6 MR. STODDARD: Well --

7 SUPERVISOR JAMIESON: That's the
8 newspaper.

9 MR. STODDARD: The newspaper just comes
10 out of the sky with these numbers.

11 SUPERVISOR JAMIESON: They do, Ed, they
12 do. They do.

13 MR. POPAILO: Hang on.

14 SUPERVISOR JAMIESON: I will tell you
15 right now, they do. They do.

16 (Audience participation)

17 MALE SPEAKER: What amount of revenue
18 increase would you have?

19 SUPERVISOR JAMIESON: That's it right
20 there. That's our revenue numbers.

21 MALE SPEAKER: How much are you going to
22 get from these 200 --

23 MS. BAHREN: Alex, Ed is still asking
24 you.

25 Okay.

1 Proceedings - 10/6/16

2 MR. STODDARD: Forty-three thousand, six
3 hundred dollars is one of your biggest revenue
4 items in your revenue.

5 SUPERVISOR JAMIESON: Right.

6 MR. STODDARD: Which you just said we're
7 not going to run any tournaments, we're not going
8 to run any of the types of things that Frozen Ropes
9 does. How in the world are you ever going to
10 generate that kind of revenue?

11 SUPERVISOR JAMIESON: Because we are
12 going to be running concession stands while he's
13 running his tournaments.

14 FEMALE SPEAKER: But you just said you're
15 going to give them to somebody else.

16 SUPERVISOR JAMIESON: No. Wait, wait,
17 listen. You guys are getting all confused.

18 (Audience participation)

19 SUPERVISOR JAMIESON: The concession --
20 all right, wait a minute. Let me just finish the
21 answer. The concession stand of \$43,600 comprises
22 of us renting out our concession stand, like we
23 mentioned, to a third party person, and the
24 concession stand revenue is going to be used -- the
25 concession stand is going to be opened, where we

1 Proceedings - 10/6/16

2 are getting this money from is from him renting his
3 fields 20 times, and from our summer camp program,
4 because our summer camp program right now only
5 offers cold lunch, you've got to brown bag it. So
6 with the concession stand now being open, we're
7 going to able to offer hot food and hot choices.
8 Now listen, you know if you've got kids, there are
9 some mornings you're not going to be turning around
10 saying, listen here's a brown bag. Here's five
11 dollars, go get lunch. So what we did was we
12 calculated, based on the number of kids and the
13 percentage that we used to come up with that
14 number. But this number mainly is coming from
15 Mr. Abbatine's tournaments being run there for 20
16 weeks.

17 FEMALE SPEAKER: We are not going to have
18 any kind of generation of that. I mean, that's my
19 own take.

20 SUPERVISOR JAMIESON: what's that?

21 FEMALE SPEAKER: He's running a million
22 dollar business. We're running like a mom and pop,
23 if you can comparatively speak. So our concession
24 stand is not going to be the same 75 percent.

25 SUPERVISOR JAMIESON: wait a minute.

1 Proceedings - 10/6/16

2 It's the same concession stand he has inside his
3 building. Nothing is changing.

4 MALE SPEAKER: But that's Tony's number
5 up there.

6 SUPERVISOR JAMIESON: No, this is not
7 Tony's number up there.

8 MR. FERRUGGIA: It's 75 percent of it,
9 right, it's 75 percent of it?

10 SUPERVISOR JAMIESON: Right, 75 percent.

11 MR. FERRUGGIA: So his number was like
12 65,000.

13 SUPERVISOR JAMIESON: Sixty-five
14 thousand, somewhere around there.

15 MR. FERRUGGIA: Right. So it's still a
16 ridiculous number, Alex, no matter what you say.

17 (Cross talk)

18 MR. FERRUGGIA: And you said we were
19 confused. You're more passionate about this
20 project than you are about fixing that gentleman's
21 street who left. And you're more passionate
22 about -- I can't drive down Black Meadow Road
23 without coming to a complete stop, without going
24 over the railroad tracks. There's way more stuff
25 that you could be fixing. Fixing our buildings.

1 Proceedings - 10/6/16

2 This building needs repair. Fix what we own. Be
3 passionate about that. Not about some whimsical
4 project that everybody seems to not like.

5 SUPERVISOR JAMIESON: First off, it's
6 great talking points, but let me tell you, we put
7 money into this building, we put over -- like the
8 other lady last week talked about the library,
9 right. We've put 45, \$50,000 dollars in the
10 library and in this building over the last two
11 years, fifty grand.

12 MR. FERRUGGIA: Wow, that's a lot
13 compared to 3.9 million.

14 SUPERVISOR JAMIESON: Well, you know
15 what --

16 MR. FERRUGGIA: A library, where you read
17 and learn things. This where, you know, I mean,
18 it's not a bad thing, I got to be honest with you,
19 I was one of the first people who ever joined
20 Frozen Ropes, my kid was there every weekend, we
21 enjoyed that facility. But it was a business and I
22 paid for it out of my pocket. It wasn't included
23 in my taxes. That's why this is such a passionate
24 thing for me.

25 SUPERVISOR JAMIESON: All right.

1 Proceedings - 10/6/16

2 MR. FERRUGGIA: I love the Frozen Ropes.
3 Tony built an incredible place, it's specialized
4 for baseball, and the town wants to buy it. If
5 you're not buying it to run a baseball facility,
6 it's a bad deal. It's a bad deal.

7 SUPERVISOR JAMIESON: The guy in the back
8 there that's had his hand up for an hour.

9 MR. GODDARD: Bill Goddard, Atlantic
10 Court, Chester.

11 (Cross talk)

12 SUPERVISOR JAMIESON: Hold on, wait a
13 second. Your name again?

14 MR. GODDARD: Bill Goddard, Atlantic
15 Court in Chester.

16 Quick question. How many square feet is
17 the turf field?

18 MR. ABBATINE: All of them?

19 MR. GODDARD: The one main field, how
20 many square feet, is it a Division One size,
21 college?

22 MR. ABBATINE: I mean, you can play high
23 school or college on it.

24 MR. GODDARD: It's roughly 80,000 square
25 feet of turf, okay. I've been building turf fields

1 Proceedings - 10/6/16

2 and maintaining turf fields for over 30 years,
3 right. In ten years who's going to get the \$8
4 million to replace that field?

5 MS. BAHREN: That was my next question,
6 thank you very much.

7 MR. GODDARD: I've been here for hours.

8 MS. BAHREN: Thank. You.

9 MR. ABBATINE: I mean I don't know where
10 that -- again, as we are buying new turf --

11 MR. GODDARD: You're doing patches.
12 You're doing patches.

13 MR. ABBATINE: I'm talking about the new
14 fields that we just put in, sir, in the Town of
15 Warwick, at \$3.25 a square --

16 MR. GODDARD: A square?

17 MR. ABBATINE: -- foot installed.
18 Yes, sir.

19 MR. GODDARD: Are you government? Are
20 you paying him to install it?

21 MR. ABBATINE: I'm not government. I'm a
22 private business.

23 MR. GODDARD: If you're not paying him to
24 install it, you're not paying prevailing wage then.

25 MR. ABBATINE: Not my world, so I can't

1 Proceedings - 10/6/16

2 comment on that. I'm just telling you at three
3 dollars a square foot --

4 MR. GODDARD: A hundred dollars a square
5 foot is about the going rate for a facility.

6 MR. ABBATINE: Okay.

7 MS. BAHREN: What I was going to say --

8 SUPERVISOR JAMIESON: So now, by the
9 way -- by the way, the gentleman brings up a good
10 point. So when somebody said oh, you could put,
11 like oh, for a million dollars you could put on the
12 roof and all that other stuff, he just talked about
13 an expense that went from three dollars to a
14 hundred dollars. For a million dollars -- listen.
15 My ambulance building, which has got four walls and
16 everything else, it hasn't been used and it's not
17 worn down, we got bids back from the police
18 department. The builder --

19 MR. FERRUGGIA: And that's not in this
20 budget? Excuse me, I didn't know this.

21 MALE SPEAKER: What's that?

22 MR. FERRUGGIA: I'm a citizen. You know
23 that you just told me about five percent of a
24 million dollars --

25 MS. BAHREN: You've got to let him

1 Proceedings - 10/6/16

2 finish.

3 (Audience participation)

4 SUPERVISOR JAMIESON: what's that?

5 MR. FERRUGGIA: Let me finish, please.

6 (Audience participation)

7 (Cross talk)

8 MS. BAHREN: why not remodel the old
9 building?

10 SUPERVISOR JAMIESON: I don't even
11 know if --

12 MR. FERRUGGIA: You said some guy said
13 you could put a million dollar addition on the
14 building. That was me who said that.

15 SUPERVISOR JAMIESON: I don't remember
16 who it was, but that was -- okay.

17 MR. FERRUGGIA: But that was me who said
18 that. I'm a citizen. You know about prevailing
19 wages, and it's not in this budget. That gentleman
20 just proved it to us. That gentlemen just proved
21 me -- and you just said you knew about this wicks
22 Law and everything, so you can't do this and this,
23 you can't do anything for a million dollars in this
24 building. You're doing something pretty slick
25 here, Alex, and it looks bad. Really slick. That

1 Proceedings - 10/6/16

2 gentleman just proved it.

3 SUPERVISOR JAMIESON: whatever. You know
4 what, he basically just said that whatever he -- I
5 have no idea who the gentleman is. He said he's
6 been building turf fields for 30 years.

7 MR. FERRUGGIA: Pretty credible.

8 SUPERVISOR JAMIESON: I have no -- you
9 know what, he says that it costs whatever, you
10 know.

11 MR. GODDARD: It's the wicks Law. So
12 you're taking the cost of the material, plus the
13 labor and the expense to put it in. You're paying
14 prevailing wages if it's a union shop.

15 SUPERVISOR JAMIESON: Right.

16 MR. GODDARD: It averages out between 89
17 to a hundred dollars a square foot to sell a field
18 to the government.

19 It's a great idea, I like the idea if
20 you're going to buy it for ball parks, yeah, \$3
21 million, you're getting a steal. You're not going
22 to take Knapps field and build ball parks up there
23 for that price.

24 SUPERVISOR JAMIESON: Right. Well, you
25 can't -- right. So we can't do anything with

1 Proceedings - 10/6/16

2 Knapps field. It's open space and --

3 MR. GODDARD: But in the ten years where
4 is your cost in the budget for replacing fields,
5 for the subsurface, if you have to start replacing
6 subsurface material, that gives you the safety
7 bounce and everything else?

8 MR. ABBATINE: Well --

9 FEMALE SPEAKER: If I can just add to
10 that, because last week I came to the meeting and I
11 did say to you, right, or I asked, because I said
12 is the paper correct, that our assessed -- the
13 person who did the assessment for us that said it
14 was worth 2.7 million. And fast forward a few
15 whatever, he said yes. But, you know, there's a
16 turf field, and they didn't say that was included,
17 and it's \$450,000. And so that added to -- and
18 that's why we got to -- well, that's not exactly
19 how you get to 3.3 million, the math is still a
20 little off. But you told me that the assessor
21 forgot to add in the \$450,000. Then it was brought
22 up that that had to be replaced. And you said yes,
23 but it doesn't count because it's guaranteed. And
24 so they're going to replace it. But the gentleman
25 who owned it just said he's not replacing the whole

1 Proceedings - 10/6/16

2 field, he's replacing --

3 SUPERVISOR JAMIESON: The brown, we have
4 been talking about the brown.

5 FEMALE SPEAKER: Right.

6 SUPERVISOR JAMIESON: we've been talking
7 about the brown, the brown field.

8 FEMALE SPEAKER: But then we've been
9 talking about the 2.7 million, why are we paying
10 3.3 million?

11 SUPERVISOR JAMIESON: SO here's your
12 question. If the brown fields are going to be
13 replaced, how much of a savings is that to the
14 town? At a hundred, the brown field, which is the
15 infields and everything else.

16 MR. GODDARD: Eleven dollars a square
17 foot.

18 SUPERVISOR JAMIESON: what's that?

19 MR. GODDARD: Eleven dollars a square
20 foot, so \$1.1 million.

21 SUPERVISOR JAMIESON: Right. So there
22 right there is what the savings is that
23 Mr. Abbatine has taken on.

24 FEMALE SPEAKER: But the point is that
25 it's needed it now, after five and a half years of

1 Proceedings - 10/6/16

2 use, not twelve years. So we're going to have to
3 then put out a million, not even 450,000, after
4 five years of use?

5 SUPERVISOR JAMIESON: The brown --

6 (Cross talk)

7 SUPERVISOR JAMIESON: You have two
8 aspects here on the turf. You have brown turf and
9 the green turf. The brown turf is the one that's
10 mostly used because that's the bases, home plate
11 and the pitcher's mound. The green is the outfield
12 and everything else. You're going to use the brown
13 turf more than you're going to use the green turf.
14 The brown turf is being replaced right now. So
15 you're going to get an extra ten, twelve years,
16 whatever that life is, on all the brown turf
17 throughout the whole entire facility.

18 FEMALE SPEAKER: If it only lasted six
19 years, it's not going to last twelve.

20 SUPERVISOR JAMIESON: It lasted because
21 of all the use that was on there. We're not going
22 to be using the fields over the next twelve years
23 as much as Mr. Abbatine has used them. That's the
24 point I'm trying to make.

25 FEMALE SPEAKER: So why are we buying it?

1 Proceedings - 10/6/16

2 (Laughter)

3 SUPERVISOR JAMIESON: For our residents
4 to use. As you looked at the slide, there's many
5 more uses than just baseball here. We're not
6 buying this to do baseball. We're doing this as a
7 community center. There's a ton of things that
8 Walter described, all within the inside, the
9 outside uses, the tracks, the emergency centers,
10 everything else that was listed here are what we're
11 using this facility for. It's not going to be a
12 one dimensional facility.

13 Mary.

14 FEMALE SPEAKER: I have a question. I'm
15 hearing about warranty. I don't know if you can
16 answer this. The fields, the turf that's on there
17 and the replacement turf that you're putting on
18 there, my first question is, is the replacement
19 turf going to come with a ten year warranty?

20 MR. ABBATINE: It typically does. Once
21 they do a replacement the, I believe it's an eight
22 year warranty, starts again.

23 FEMALE SPEAKER: But you're having it
24 replaced, we're not.

25 MR. ABBATINE: Correct.

1 Proceedings - 10/6/16

2 FEMALE SPEAKER: So the second part of my
3 question is, does the warranty, is that with Frozen
4 Ropes, or does the warranty come with the property?

5 MR. ABBATINE: It goes to the owner. So
6 whoever purchases the property, that warranty goes
7 with the property.

8 FEMALE SPEAKER: So any warranty is --

9 SUPERVISOR JAMIESON: Right, the warranty
10 will come to us.

11 Are there any more questions? Go ahead,
12 sir.

13 MALE SPEAKER: I have one regarding
14 Claude's involvement with the sale. Sure, I know
15 you said you spoke to the attorneys about it, but
16 you might want to revisit that with them, because
17 it's kind of a conflict of interest that somebody
18 sitting on the board is also his firm is
19 representing the seller. I don't know if you guys
20 are using him as the buyer's agent as well. But
21 it's something that's a pretty big conflict of
22 interest, so it should be revisited.

23 SUPERVISOR JAMIESON: He's actually the
24 buyer, David, not the seller. So I'm not -- I just
25 wanted to -- right. But you asked if there was

1 Proceedings - 10/6/16

2 two --

3 MALE SPEAKER: It's still a conflict of
4 interest, from hearing everybody.5 SUPERVISOR JAMIESON: Right. Listen, I'm
6 not going to sit here and argue with you that these
7 things -- conflict of interest and everything else.
8 The point being is, and, you know, I'll say it
9 again, is we have to, you know, as a supervisor, as
10 an elected official and all this, there's rules
11 that you have to follow. And what we're doing as
12 we're following the rules is, we went and said
13 look, there could be this -- you know, there
14 obviously is a, let's say call it a conflict of
15 interest, there is that impropriety there, there's
16 the perception and everything else. We can't -- as
17 a board member, as a supervisor, I can't force
18 anybody here on the Town Board to resign. So all I
19 can say is listen, let's follow the legal
20 procedures, let's get opinions from -- usually what
21 happens with municipalities, and it's a very good
22 resource for municipalities, sometimes stuff like
23 this happens and other. And what we are always
24 told is, the Association of Towns and Villages of
25 the State of New York has an office in Albany where

1 Proceedings - 10/6/16

2 they provide free legal advice to municipalities
3 under certain situations and everything else. So
4 our town attorney contacted the legal team up in
5 Albany and said we have an employee, this is the
6 scenario, this is where he's at, this, that and all
7 the other things. This is -- you know, who he
8 works for, this is how much money he's, you know,
9 he's making, and all this other stuff that the
10 attorney discussed with the attorneys up there.

11 They wrote down two opinions, two
12 different opinions from two different -- you know,
13 because Scott was like me get a second one. Both
14 of them basically said listen, the situation -- I'm
15 paraphrasing Scott's reply to me -- was that they
16 find that, yes, there is some things there, but it
17 doesn't call for him to be removed until a contract
18 is signed or moneys exchanged, in other words, a
19 down payment or whatever else. Until those two
20 things happen, they feel that he doesn't have to
21 resign. So he's -- and Claude has also gotten
22 opinions from other people with the Association of
23 Towns. So yes, I agree, but there's only so much
24 legally that we can do as a board.

25 MS. BAHREN: Alex, I just -- you said

1 Proceedings - 10/6/16

2 before that you were going to sign the contract
3 next month. You said before -- you said before
4 that you're going to sign the contract next month.
5 Now, that's what I heard you say. Maybe that's not
6 what you said, but that's what I heard. So I'd
7 just like to know what's your term of that, like
8 have you set a date yet? Or because, you know, we
9 don't certify --

10 SUPERVISOR JAMIESON: Right, right,
11 right.

12 MS. BAHREN: We've got 21 days to
13 certify.

14 SUPERVISOR JAMIESON: Right. I will say
15 this, sue. What we are probably going to do,
16 because some of the new stuff that came on here is
17 part of the contract with the sale price and
18 everything else. What we are going to end up doing
19 is over the next few days, the end of this week,
20 Monday, Tuesday, is to rewrite some of the things
21 that were added and taken out of contract, get it
22 done and get it signed. I would like to get it
23 signed by the end of next week.

24 MS. BAHREN: How can you sign a contract
25 for a purchase if you don't know whether or not you

1 Proceedings - 10/6/16

2 have the funds to purchase that property?

3 SUPERVISOR JAMIESON: Because the
4 contract would be subject to the referendum passing
5 in November.

6 MS. BAHREN: Is there a down payment
7 required by Mr. Abbatine --

8 SUPERVISOR JAMIESON: No.

9 MS. BAHREN: -- when you sign the
10 contract?

11 SUPERVISOR JAMIESON: We took the down
12 payment out.

13 FEMALE SPEAKER: So it's non binding.

14 SUPERVISOR JAMIESON: Right. So
15 everything is subject to. Even the bond, like when
16 we did the bond resolution at last month's
17 meetings, the bond resolution is subject to the
18 passing of the referendum.

19 MS. BAHREN: I'm very well aware of that.

20 SUPERVISOR JAMIESON: Right. No, but I'm
21 just saying, and the same thing with the contract,
22 we are doing the same thing with the contract. The
23 contract is subject to --

24 MS. BAHREN: So why would you sign the
25 contract until you know that the bond passed? I

1 Proceedings - 10/6/16

2 don't get that. I just don't get that. It doesn't
3 sound like it's fiscally responsible of a town to
4 do that. A buyer of property is searching for a
5 mortgage, and a buyer of property is going to give
6 the owner a down payment and hold it for maybe 45
7 days, and if you can't get the financing, then the
8 down payment goes back to you. That's one thing.
9 But you're signing a contract with someone when you
10 don't know that you have the money. And it's
11 gracious of Mr. Abbatine to say that I'll do it
12 without the down payment.

13 MR. ABBATINE: Well, it's not a question
14 of being gracious. As I said before, my first
15 choice is to see this through. If it was a
16 third -- if it was anyone else --

17 MS. BAHREN: At a nice profit.

18 MR. ABBATINE: Well, it would be a down
19 payment and it would be no different. You'd have a
20 mortgage contingency clause in there.

21 MS. BAHREN: Right.

22 MR. ABBATINE: So I believe what Alex was
23 saying -- you keep saying signing. Signing
24 requires two people. All this stuff that he talked
25 about tonight needs to be in a revised contract. I

1 Proceedings - 10/6/16

2 mean, this information that I'm seeing up here,
3 quite frankly, right, the full deed restriction,
4 that's been taken off, all this other stuff, that's
5 never been in any draft contract that I've seen.

6 So the fact that --

7 MS. BAHREN: But there is not a contract
8 yet.

9 MR. ABBATINE: There is none yet.

10 FEMALE SPEAKER: Isn't that the cart
11 before the horse?

12 MS. BAHREN: So you've done this
13 negotiation for whatever several months means?

14 MR. ABBATINE: We've had discussions for
15 four months now. What's wrong with that?

16 MS. BAHREN: Right, okay. Because the
17 public really didn't know until August, you know.
18 So that's -- that's okay, though, but that's not
19 your problem. That's his problem. So the fact
20 that you're going to do that before the bond is
21 passed, I just don't think it sounds like good town
22 business to me. It's just a personal statement,
23 but I just don't think it sounds like good town
24 business.

25 MALE SPEAKER: Another personal

1 Proceedings - 10/6/16

2 statement. I can't believe that for the last two
3 weeks what I've seen in this hall, that you want to
4 go forward with this process without trying to iron
5 out some of the stuff, to stop the process entirely
6 I would say, but at least address the questions
7 that have been asked. Nothing's moving forward.
8 All we keep -- every day there's a new argument.
9 This is crazy. The board should be ashamed they
10 didn't do the due diligence. You're wasting
11 everyone's time and money. How much did you spend
12 on this so far?

13 SUPERVISOR JAMIESON: Just time. Just
14 time.

15 MALE SPEAKER: How much did you spend on
16 this so far?

17 SUPERVISOR JAMIESON: The appraisal.
18 Seventeen hundred dollar appraisal.

19 FEMALE SPEAKER: That's ridiculous.

20 FEMALE SPEAKER: which we didn't even pay
21 attention to it obviously.

22 SUPERVISOR JAMIESON: That's it. There
23 hasn't been any other money disbursed to anybody.
24 Just our time. The only expense we've had so far
25 is the 1,700 -- I believe it's \$1,800, or whatever

1 Proceedings - 10/6/16

2 it was, for the appraisal.

3 MALE SPEAKER: Have you made an
4 adjustment to the budget for the expenditure?

5 SUPERVISOR JAMIESON: What's that?

6 MALE SPEAKER: Have you had made an
7 adjustment in the budget for the expenditure?

8 SUPERVISOR JAMIESON: All the stuff
9 that's in the budget, everything, all the
10 expenditures are in the budget for 2017.

11 MALE SPEAKER: No, what about 2016?

12 SUPERVISOR JAMIESON: Yes, 2016.

13 MS. BAHREN: The expense of the
14 appraisal?

15 SUPERVISOR JAMIESON: Yes, that was
16 already paid out of our funds.

17 MALE SPEAKER: But there's so many
18 questions here.

19 MALE SPEAKER: What's the rush?

20 MS. BAHREN: Exactly.

21 MALE SPEAKER: Let's stop it all
22 together.

23 MALE SPEAKER: Were there any other known
24 qualified bidders or people interested in this
25 property? It almost looks like this

1 Proceedings - 10/6/16

2 presentation --

3 SUPERVISOR JAMIESON: well, I will say
4 this. I will say yes, and then just stop my answer
5 there. And again, I'm not answering who, what,
6 where, I'm not doing it.

7 MALE SPEAKER: It just looks like it was
8 very quick, get it done, quick, let's just get it
9 done.

10 MALE SPEAKER: what's your time frame, to
11 fear mongering among those people.

12 MALE SPEAKER: It just seems like it's --
13 I understand you've got to get things done, you
14 know, by a certain time frame, but I'm hearing
15 that, you know --

16 SUPERVISOR JAMIESON: I would just --

17 MALE SPEAKER: We don't hear about it for
18 months, we now hear about it in August, all of a
19 sudden we've got to buy it.

20 SUPERVISOR JAMIESON: I will say this. I
21 feel, talking with the board, that time is of the
22 essence, because of whatever. I can't explain it.
23 I just can't. You've just got to think outside the
24 box.

25 MALE SPEAKER: Just to wrap up my point,

1 Proceedings - 10/6/16

2 if you, Mr. Abbatine, we talked about this six
3 months, whatever the number was, I don't know, and
4 all of a sudden it's dropped in the town's lap in
5 August thereabouts, you have a meeting September
6 27th, you have a meeting October whatever the last
7 one was, the third now today, I don't understand.
8 Like you condensed the amount of time into like a
9 three week period, it's like quick do it or -- this
10 gentleman -- there's a ton of questions that are
11 unanswered, and not thought -- you know, it's
12 thoughtful, it's presented. But again, I do not
13 see this should be -- this seems like we are
14 getting ram-rodged down, do it, do it, buy now, pay
15 later. It doesn't make any sense to me.

16 MR. STODDARD: Picking up off of that,
17 back to my original point, if this goes forward,
18 and we've heard tonight that it will be on the back
19 of the ballot, the resolution that we will be asked
20 to vote upon is whether to -- is authorizing the
21 expenditure of X numbers of dollars?

22 MS. BAHREN: Hold on a second.

23 MR. STODDARD: Or is it a bond
24 anticipation note? What are we really being asked
25 to do?

1 Proceedings - 10/6/16

2 SUPERVISOR JAMIESON: What will be on the
3 ballot is a 3.3, or 3.2 million dollar bond, 30
4 year bond at -- it's not a band, it's a bond. The
5 question will be, and I am sure Sue will get it,
6 but basically it's going to say, you know --

7 MS. BAHREN: I'm working on it.

8 SUPERVISOR JAMIESON: But it basically is
9 going to ask you if you support the purchase of the
10 town bonding out \$3.2 million to purchase The Rock,
11 yes or no.

12 It's not a band. I know Ben, you know, a
13 couple of meetings ago was questioning the whole
14 situation regarding bands and bonds and everything
15 else. I spoke to my bond counsel -- go ahead, Sue.

16 MS. BAHREN: (Reading:) "Shall the
17 Resolution entitled: Bond Resolution of the Town
18 of Chester, New York, adopted September 28th, 2016,
19 authorizing the acquisition of a parcel of land and
20 all facilities thereon and appurtenances thereto,
21 located at 24 Old Black Meadow Road, in said Town,
22 stating the estimated total cost thereof is \$3.3
23 million, appropriating said amount therefor;
24 authorizing the issuance of \$3.3 million bonds of
25 the Town to finance said appropriation; calling for

1 Proceedings - 10/6/16

2 and scheduling a Special Town Election for the
3 approval or disapproval of this bond resolution;
4 and determining that this bond resolution shall be
5 subject to a mandatory referendum, be approved?"

6 FEMALE SPEAKER: What does that mean?

7 (Laughter)

8 MS. BAHREN: So in election talk -- in
9 election talk they're asking you to approve or
10 disapprove the expense of \$3.2 million in bonds
11 that will be due payable by the town.

12 FEMALE SPEAKER: But if we say no, does
13 that mean the property is dead and buried, or it
14 can just do a different way to refinance?

15 MS. BAHREN: No. But they have to -- I'm
16 sorry -- they have to bond the money because
17 there's no way they can come up with \$3.2 million.

18 FEMALE SPEAKER: I'm not that sure.

19 MS. BAHREN: Well, no, they can't.

20 SUPERVISOR JAMIESON: Our total town
21 budget is only \$11 million.

22 MS. BAHREN: Right, so they can't.

23 SUPERVISOR JAMIESON: We don't have \$3
24 million sitting around.

25 MS. BAHREN: So they can't come up with

1 Proceedings - 10/6/16

2 3.3, so they have to bond the money. So a bond
3 resolution -- they have allowed the bond resolution
4 to be voted on in the November election. And they
5 did that because they knew there were going to be
6 certain groups of people who were going to carry a
7 petition to get it on the ballot, but it wasn't
8 going to make the November election because of the
9 timing of when they brought it forth.

10 SUPERVISOR JAMIESON: That is almost true
11 except for the point that we did not take into
12 consideration anybody going out and getting
13 signatures.

14 MS. BAHREN: You said that in the paper.

15 FEMALE SPEAKER: What's the percentage --

16 SUPERVISOR JAMIESON: I don't care what
17 the paper said. I never said that. I never said
18 that we did not -- I said to the paper -- I said to
19 papers and I said it to the Town Board members, we
20 can go through the minutes, like everything else
21 says, I stated here that we went out because it was
22 a community complex and we wanted the community's
23 involvement in purchasing the town. I never
24 once -- I don't care what the Chronicle said,
25 please.

1 Proceedings - 10/6/16

2 MS. BAHREN: It wasn't the Chronicle.

3 SUPERVISOR JAMIESON: well, you know
4 what, the other paper too hasn't been -- listen,
5 I'll give you an example, the other article that
6 The Record said, it said we were moving the senior
7 center to the building. We are not moving the
8 senior center into that.

9 MS. BAHREN: But you said that yourself,
10 you said that yourself.

11 MR. FERRUGGIA: You said that at the
12 meeting.

13 SUPERVISOR JAMIESON: what did I say at
14 the meeting?

15 FEMALE SPEAKER: Last week you changed
16 your mind.

17 SUPERVISOR JAMIESON: what's that?

18 FEMALE SPEAKER: Last week you told me
19 you changed your mind.

20 MR. FERRUGGIA: Yes.

21 FEMALE SPEAKER: Because previously you
22 said that the senior citizens were going to have a
23 place at The Rock.

24 SUPERVISOR JAMIESON: Right. I said to
25 you that we decided to do this, but wait a

1 Proceedings - 10/6/16

2 minute --

3 (Cross talk)

4 SUPERVISOR JAMIESON: -- I never -- wait
5 a minute. I never said that it was because I was
6 worried that people were going to go get
7 signatures. Never said that.

8 FEMALE SPEAKER: No, I didn't say you
9 did.

10 SUPERVISOR JAMIESON: All right, so there
11 you go. There you go.

12 FEMALE SPEAKER: But when you changed
13 your mind, it gets very hard to --

14 (Cross talk)

15 SUPERVISOR JAMIESON: Thank you. Thank
16 you.

17 (Cross talk)

18 MS. BAHREN: No, that's --

19 SUPERVISOR JAMIESON: I pointed out that
20 we made changes and that we decided to put it on a
21 referendum so that the residents of the town could
22 vote on it.

23 MS. BAHREN: However --

24 FEMALE SPEAKER: You changed your mind --

25 SUPERVISOR JAMIESON: I didn't.

1 Proceedings - 10/6/16

2 FEMALE SPEAKER: -- on what you are going
3 to do with it.

4 SUPERVISOR JAMIESON: I didn't.

5 FEMALE SPEAKER: And you're the ones
6 voting on it, and we're the ones who have to foot
7 the bill.

8 SUPERVISOR JAMIESON: Vinnie.

9 MALE SPEAKER: After all this deception
10 and all these meetings, can the Town Board take a
11 new vote?

12 MS. BAHREN: No.

13 MALE SPEAKER: So it's a done deal,
14 nothing can be done?

15 MS. BAHREN: The ballot's been certified.

16 MALE SPEAKER: Okay, so it's been
17 certified. Could they still turn around and change
18 their mind, excluding Don because he's a newcomer?

19 SUPERVISOR JAMIESON: Vinnie, listen, I
20 will tell you right now, I've never, in the years
21 I've been on the board and as supervisor of the
22 town, ever lied to anybody.

23 MALE SPEAKER: We're not talking about
24 that.

25 SUPERVISOR JAMIESON: I know, but listen.

1 Proceedings - 10/6/16

2 when I told everybody that their taxes were going
3 to go down, all I heard was smirks, never happen,
4 can't happen, whatever. I just showed everybody
5 that their taxes were going down in 2017, with the
6 purchase of The Rock. So what I'm trying to say is
7 that for \$3.2 million, with getting all the stuff
8 that we are getting, is a great deal for the town,
9 considering the options of what -- stop. Stop.
10 Considering the options.

11 FEMALE SPEAKER: what will happen if we
12 don't buy it?

13 SUPERVISOR JAMIESON: Considering the
14 options that are out there. Considering the
15 options that are out there, this is the best deal
16 for the town.

17 MALE SPEAKER: Scare tactics.

18 SUPERVISOR JAMIESON: we're looking to
19 improve the Parks and Rec department, expanding our
20 programs and everything else. This is the best
21 deal because, as the gentleman out here talked
22 about prevailing wages and how much prevailing
23 wages are, to build a facility even half the size
24 of Frozen Ropes would cost us three, four, five,
25 six million dollars. And people want to talk

1 Proceedings - 10/6/16

2 about -- wait a minute, let me finish -- people
3 want to talk about population. I don't know if
4 anybody notices, but the Greens of Chester filed
5 their maps. They're building a 450 home
6 development right down the street. That's going to
7 affect the Town of Chester school district. BT
8 Holdings -- they are, they filed the maps. I'm
9 telling you it's going to get built. You say it's
10 not, but it is.

11 FEMALE SPEAKER: It's not going to get
12 built.

13 SUPERVISOR JAMIESON: It is. I'm telling
14 you they were downstairs with Joe last week.
15 They're ready to go.

16 The other thing too is BT Holdings is
17 still dealing with the village and everything else.
18 That may not happen, it may happen, but there are
19 possibilities of a hundred plus units over there.
20 Maybe not as many as once was. But you're talking
21 about there is going to be an increase.

22 I am telling you, go talk to our building
23 department. We have a development behind Surrey
24 Meadows which is what, 20, 25 houses over there.
25 We have developments over on the other side of the

1 Proceedings - 10/6/16

2 town that were built to 25. We have a development
3 over by -- we have a development off of LaRue Road
4 that the guy is now clearing that you see by
5 Sunfish. That's another 20, 30 houses.

6 I am telling you that there's going to be
7 an increase in population in this town. There
8 hasn't been one all because of the restrictions on
9 development and funding to developers. But those
10 restrictions and everything else are being lifted.
11 And if you talk to the --

12 MALE SPEAKER: And when the town of
13 Whispering Hills came into the school district, the
14 amount of kids that graduated from Chester High
15 School went down. So come on.

16 SUPERVISOR JAMIESON: But Whispering
17 Hills --

18 MALE SPEAKER: When I graduated there
19 were 70 some kids. How many kids graduated this
20 year? That was 1986 when I graduated. Seventy
21 something kids graduated then. This year what was
22 there, 80?

23 MS. PREMATOR: How much were the --

24 MALE SPEAKER: I have two kids.

25 MS. PREMATOR: Alex, I have two

1 Proceedings - 10/6/16

2 questions. One, I was looking for the minutes from
3 the September 28th online, they're not there. Is
4 it possible to put them up so people can see what
5 was said at the last meeting?

6 SUPERVISOR JAMIESON: Yeah.

7 MS. PREMATOR: As soon as possible?

8 SUPERVISOR JAMIESON: Yes, we'll get
9 that.

10 MS. PREMATOR: And the other thing I want
11 to ask was, Claude Brischoux is a buyer's agent,
12 isn't he?

13 SUPERVISOR JAMIESON: No, seller's agent.
14 No, buyer's agent, I'm sorry, buyer's agent.

15 MS. PREMATOR: Yeah.

16 SUPERVISOR JAMIESON: He's the agent for
17 Frozen Ropes.

18 (Audience participation)

19 SUPERVISOR JAMIESON: I'm sorry, you're
20 right. So the seller, he's the seller's agent.

21 MS. PREMATOR: Okay. But either way,
22 isn't it incumbent on the town to know exactly how
23 much they're going to be paying him in commission?

24 SUPERVISOR JAMIESON: I'm not -- we're
25 not paying him.

1 Proceedings - 10/6/16

2 MS. PREMATOR: Well, I mean how much --
3 that's going to be added into the price, right?

4 SUPERVISOR JAMIESON: What Claude is
5 paying is entirely up to Mr. Abbatine and Frozen
6 Ropes. It has nothing to do with the town.

7 MS. PREMATOR: Yes, but I'm sure that Mr.
8 Abbatine would like to make that money back,
9 whatever he pays Claude Brischoux.

10 SUPERVISOR JAMIESON: I do not know what
11 his contract is with Claude Brischoux.

12 MR. ABBATINE: I mean --

13 MALE SPEAKER: At five percent it's 175
14 grand.

15 MS. BAHREN: Mr. Abbatine, I don't think
16 you should answer either.

17 MR. ABBATINE: I have no problem with
18 sharing but, okay.

19 MS. BAHREN: I really don't.

20 MR. ABBATINE: It's four percent, but I
21 don't know where that number came from.

22 SUPERVISOR JAMIESON: All right. So is
23 that it, does anybody have any questions?

24 FEMALE VOICE: So if we say no as a town,
25 just if we say no as a town, we vote no, what

1 Proceedings - 10/6/16

2 happens, can it go back out there?

3 SUPERVISOR JAMIESON: No. It's done.

4 FEMALE VOICE: It's done?

5 SUPERVISOR JAMIESON: Done.

6 FEMALE VOICE: It's a one chance deal to
7 buy it?

8 SUPERVISOR JAMIESON: Yeah, done.

9 FEMALE VOICE: I'm just curious to know
10 if Mr. Abbatine plans to keep the property for five
11 years and use that as a transition to The Yard.

12 MR. ABBATINE: I wish I knew. I don't
13 know the answer to that.

14 SUPERVISOR JAMIESON: If we don't buy it?

15 FEMALE VOICE: I'm wondering when I need
16 that for sale sign.

17 SUPERVISOR JAMIESON: If we don't
18 purchase it?

19 FEMALE VOICE: If you guys don't buy it.

20 SUPERVISOR JAMIESON: He won't be there.

21 (Cross talk)

22 FEMALE VOICE: Because then he became
23 very upset, he wouldn't offer it to the sports
24 complex because he didn't want the competition five
25 miles down the road.

1 Proceedings - 10/6/16

2 (Cross talk)

3 MS. BAHREN: You don't want to sell to
4 another business. Do you have other offers? You
5 don't have to tell us what they are.

6 MR. ABBATINE: Yeah, I do.

7 MS. BAHREN: But do you have other
8 offers?

9 MR. ABBATINE: Yeah, I do.

10 MS. BAHREN: And they're not a business?

11 MR. ABBATINE: Well, again, is the town a
12 business? No.

13 MS. BAHREN: Clearly no.

14 MR. ABBATINE: I mean, you saw the
15 other -- you saw all the other permitted uses. So
16 yeah, I'm not going to sell to a business that's
17 going to directly compete with what I do five miles
18 down the road.

19 MS. BAHREN: Right.

20 MR. ABBATINE: And that's an honest
21 answer.

22 MS. BAHREN: And we can't blame you for
23 that of course.

24 MALE SPEAKER: I don't think you should
25 be selling a private business --

1 Proceedings - 10/6/16

2 MR. ABBATINE: Sure.

3 MALE SPEAKER: The Town Board should be
4 taking care of the town's services and not a
5 business. This is a perfect example of why you
6 shouldn't. We shouldn't. Especially not if you're
7 going to negotiate under pressure. That shouldn't
8 be involved in the decision at all.

9 MR. ABBATINE: I just answered her
10 question. I wasn't speculating on rumors or
11 whatnot. The question was if you don't buy it what
12 do I do?

13 MALE SPEAKER: The best thing you can do
14 is take the time, do due diligence, go out there,
15 make sure your neighbors and everybody else can
16 come and vote no.

17 SUPERVISOR JAMIESON: All right, is that
18 it?

19 MR. FORRY: One quick question.

20 SUPERVISOR JAMIESON: Sure.

21 MR. FORRY: Last question. My name is
22 Ray Forry, I live in Surrey Meadow.

23 Do you feel that if this facility is
24 bought by the town, you could run it without it
25 being a tax burden on us?

1 Proceedings - 10/6/16

2 SUPERVISOR JAMIESON: Absolutely.

3 MR. FORRY: There's really all.

4 SUPERVISOR JAMIESON: There's no
5 question. And my slides, if you were here before,
6 show that.

7 MR. FORRY: I was here.

8 SUPERVISOR JAMIESON: All right. So my
9 slides show that we could run this without any
10 impact on the taxpayer.

11 MS. BAHREN: As long as Mr. Abbatine is
12 renting from us; correct?

13 MR. ABBATINE: Which is part of the
14 contract, right, Susan?

15 MS. BAHREN: No, I understand that,
16 but --

17 MR. ABBATINE: I'm willing to commit that
18 dollar amount.

19 MS. BAHREN: But you're going to rent it
20 for X amount of years, right, maybe? So after the
21 X amount of years, we all have to project forward
22 as to what the cost becomes if you get The Rock
23 done and you're out of here.

24 MR. ABBATINE: The Yard.

25 MS. BAHREN: The Yard, excuse me, sorry.

1 Proceedings - 10/6/16

2 MR. ABBATINE: Between a rock and a hard
3 place.

4 MS. BAHREN: So if you get it done and
5 you're out of here --

6 MR. ABBATINE: Right.

7 MS. BAHREN: So then we're losing that
8 revenue, the town loses that revenue. And again,
9 it's at that point where we become that business
10 where we're running these softball tournaments.
11 And Alex, you've already said that you want Chester
12 to have, and I'm paraphrasing, like a very
13 prestigious Park and Rec department, a Park and Rec
14 facility like this. And I've heard you say that.
15 Please don't say -- not prestigious, I'm
16 paraphrasing, but you made a statement like that.
17 So I just don't know to what end this -- that we're
18 going to be at cost later on down the road. I
19 really, really don't.

20 SUPERVISOR JAMIESON: well, I will say
21 that, as I stated before, the five years after
22 Mr. Abbatine rents the fields, yes, we can get into
23 the business if we want to, if we wanted to, it's
24 not what we are looking to do, but if we wanted to
25 we could definitely get into the business and raise

1 Proceedings - 10/6/16

2 even more money than what Mr. Abbatine is paying
3 us. That's number one.

4 Number two though is, there's other
5 things that are affecting the bottom line numbers
6 for the town as we move forward. As I stated, the
7 323,000 note, that comes off the books in five
8 years. That's an actual savings to the town. And
9 so is one year -- there's other -- our concession
10 stands, our pavilion that we are going to be
11 renting out. The other activities that we are
12 doing. The summer camp program that we are
13 running. Those other facilities we feel will
14 offset any of the revenues that Mr. Abbatine is
15 bringing us the first five years.

16 MR. ABBATINE: Well, Alex, without
17 sounding like a wise guy, let's redo the contract
18 and I'll agree to, at that price, let's go to 15
19 years. Because you're the one that wanted to --
20 I'll put up my hand and say since you don't want to
21 be in the tournament business, we'll go ten years,
22 so there's more of a comfort level, so you know
23 that line item is never going to move. I mean, we
24 had this discussion, I wanted ten years. And --

25 FEMALE SPEAKER: Because it benefits you

1 Proceedings - 10/6/16

2 too, because then we're not -- if we do get it,
3 we're not competing with you.

4 MR. ABBATINE: In the tournament
5 business. But the ability to rent fields out to
6 any other entity, you should be doing that
7 immediately.

8 MR. FERRUGGIA: Like for practice and
9 things like that, right?

10 MR. ABBATINE: Well, I mean you're not
11 going to charge for Little League or anyone else
12 like that.

13 MR. FERRUGGIA: No, I mean like travel
14 leagues and --

15 MR. ABBATINE: All these travel teams
16 that are looking to do something at \$75 an hour,
17 which these other places --

18 MR. FERRUGGIA: We rented from you, so I
19 know this.

20 MR. ABBATINE: And you probably paid.

21 MR. FERRUGGIA: We did pay.

22 MR. ABBATINE: And I appreciate it.

23 MR. STODDARD: Alex, how are we going to
24 market to these people, who are the targeted
25 groups?

1 Proceedings - 10/6/16

2 SUPERVISOR JAMIESON: well, I will say
3 this. we've talked about, you know, obviously
4 going through Facebook and those channels as well.
5 But I will tell you that the marketing, I've taken
6 responsibility on marketing this myself, in the
7 sense of where we are getting fliers and comment
8 cards made up, and I'm going to be knocking on
9 doors as if I am campaigning for office. And I'll
10 be knocking on everybody's door in the Town of
11 Chester the most as I can over the next six weeks.

12 MALE SPEAKER: who's making the fliers?

13 SUPERVISOR JAMIESON: The town.

14 MS. BAHREN: No, I said that's the
15 purpose, that's your volunteer purpose.

16 SUPERVISOR JAMIESON: So the point being
17 that I'm marketing it. I'm not like spending money
18 doing mailings. I'm not doing any of that stuff.
19 I'm going to do it the old, you know, boots and
20 straps, knock on doors and get the voice out to the
21 people. Because, as many of you have disagreed
22 with me on this, I can tell you that I'm still
23 passionate about this and believe that over the
24 long haul this is the best thing for the town.
25 I've showed you the bottom line. I showed you that

1 Proceedings - 10/6/16

2 your taxes are going down, what the cost is for the
3 homes as far as the assessed value and everything
4 else in 2017. I've showed you over the course of
5 the years of the build-out the cost actually goes
6 down as our revenues increase, because we believe
7 that the biggest debt is staying the same. The
8 note on the building is going to stay, is going to
9 stay constant over the 30 years. Yes, there will
10 be an increase in maintenance. Yes, there will be
11 an increase in other things, which was actually on
12 my scale. I increased maintenance and the other
13 expenses by five percent going forward every year.
14 And I thought that was a real number. Because
15 we're not going to have the maintenance the first
16 year. The first two years I don't think we're
17 going to have maintenance that's up there that,
18 like I said, we are paying for. We're not going to
19 have -- you know, any maintenance on the field is
20 going to be limited.

21 So I believe for the first two, three
22 years we'll be able to grow a nest egg enough to
23 where if the turf needs to be replaced in year four
24 or year five, we are going to have money for that.
25 But that's already projected in all the numbers

1 Proceedings - 10/6/16

2 that I've shown you. So I, you know --

3 MS. BAHREN: why would our fund balance
4 have to get that big?

5 SUPERVISOR JAMIESON: what's that?

6 MS. BAHREN: why would our fund balance
7 have to get that big? You know how they don't
8 like -- the auditors like don't like you getting
9 fund balances that are too large. You know that.
10 The comptroller's office doesn't like that.

11 SUPERVISOR JAMIESON: Right. But I don't
12 understand what you mean by fund balance.

13 MS. BAHREN: You're talking about getting
14 a nest egg to be able to help out. That's a fund
15 balance.

16 SUPERVISOR JAMIESON: I'm talking about a
17 very small nest egg, just The Rock facility. I'm
18 not talking about the rest of the budget. I'm
19 talking about The Rock.

20 MS. BAHREN: But it's still going to be a
21 fund balance, which the auditor's --

22 SUPERVISOR JAMIESON: Right.

23 MS. BAHREN: -- which the comptroller's
24 office is not really favorable to, because as you
25 grow it for the years, you're going to incorporate

1 Proceedings - 10/6/16

2 more funds.

3 SUPERVISOR JAMIESON: But I'm also going
4 to be reducing taxes, using the fund balances that
5 are out there to reduce taxes. And that's why I'm
6 telling you that it's not -- you're going to have
7 no tax impact whatsoever on this property, none.
8 You're talking about \$17.

9 MS. BAHREN: But Alex --

10 SUPERVISOR JAMIESON: Let me ask you, the
11 \$17 a year --

12 MS. BAHREN: These are all theoretical.

13 SUPERVISOR JAMIESON: No, they're not
14 theoretical. A lot of them are based --

15 MS. BAHREN: They were never done before.

16 SUPERVISOR JAMIESON: Right, exactly,
17 okay, that's fine. So if the numbers are less,
18 what's your cost? You said -- I'm sorry, where did
19 you say you live?

20 FEMALE SPEAKER: Black Meadow Road.

21 SUPERVISOR JAMIESON: where?

22 FEMALE SPEAKER: In Chester.

23 SUPERVISOR JAMIESON: Black Meadow Road,
24 okay. So, using my assessment, you're talking
25 about your taxes going up \$17. That's going to be

1 Proceedings - 10/6/16

2 your impact. If you live in Whispering Hills,
3 which some of you do, we're talking about eight
4 dollars a year.

5 FEMALE SPEAKER: But it's one thing to
6 talk about my taxes going up. The other thing is
7 you're saying that --

8 SUPERVISOR JAMIESON: They aren't.

9 FEMALE SPEAKER: No, forgive me. My
10 statement is, my -- I'm seeing that our town is
11 getting richer with all of the things we own. My
12 house values are not. They've gone down and down.
13 Now, that's not --

14 (Applause)

15 FEMALE SPEAKER: That's --

16 (Cross talk)

17 SUPERVISOR JAMIESON: I'm not President
18 of the United States. I can't dictate what
19 Congress does.

20 FEMALE SPEAKER: No, but usually it means
21 that sometimes we love something, it sounds
22 terrific, but we can't afford it in our own homes.

23 SUPERVISOR JAMIESON: I just showed you
24 how we can afford it. I just showed you that the
25 tax rate with The Rock in 2017 is going down.

1 Proceedings - 10/6/16

2 You're going to pay less taxes as a homeowner in
3 2017 than you did in 2016 with The Rock in it.

4 MS. BAHREN: But Alex, is Gene wrong? If
5 the assessed valuation of the homes goes down, then
6 the tax rate has to grow.

7 (Inaudible)

8 MS. BAHREN: For the equalization, okay.

9 SUPERVISOR JAMIESON: Right, for the
10 equalization rate. Years ago -- that's a good
11 question -- years ago the equalization rate in the
12 Town of Chester was at 50 percent, for the longest
13 time it was at 50 percent. It's now up to 63
14 percent. Just to give you an idea of some of the
15 things we are talking about, assessed values and
16 everything else.

17 In 2015 the town-wide assessment roll was
18 \$802 million. In 2016-17 it's up to \$805 million.
19 So the town's assessment as a town grew over \$3
20 million in assessed values. That's added houses to
21 the assessment roles, that's doing the reassessment
22 of towns -- of the assessors, you know, working
23 with homeowners and everything else, as houses get
24 sold, and the economy -- that's also showing proof
25 a little bit that house values are rising.

1 Proceedings - 10/6/16

2 But, as I said, listen. Is this
3 controversial a little bit? Yes. Has the town in
4 the past, has the town in the past purchased a
5 facility like this or spent money? The town --
6 let's not forget this. The town spent \$4.4 million
7 for a hill that has no use to the town whatsoever.
8 So for a million dollars less you're getting a
9 twelve month facility that's going to be used by
10 all our residents. And that deal was much worse
11 and got voted on by about 70 percent of the
12 residents. That vote was like three to one, I
13 believe, if I remember correctly, that vote was
14 about 1,800 to like 600 or something in that
15 vicinity.

16 MS. BAHREN: Because you're talking
17 about preservation.

18 SUPERVISOR JAMIESON: So, you know, to
19 vote on something that -- you know, sometimes, you
20 know, I'm sure there was a lot of questions. But
21 this deal is a much better deal than that deal ever
22 was.

23 MS. BAHREN: But you're talking about the
24 preservation of land versus buying a piece of land
25 that's going to end up costing money in the long

1 Proceedings - 10/6/16

2 run. Knapps View got taken off the tax rolls.
3 That cost us X amount of dollars. Somewhat similar
4 to what the Frozen Ropes might cost us getting
5 taken off the tax. But what you did was you
6 preserved that land and prevented developers from
7 coming in and developing the land, whether it would
8 have been cluster development or a major
9 development or whatever it might have been. But
10 you did that for the preservation of the space
11 along with the Preservation Coalition. That's what
12 you did it for.

13 SUPERVISOR JAMIESON: Exactly. And I
14 will tell you standing here I voted for that.

15 MR. FERRUGGIA: So why is it a bad deal
16 compared to this?

17 SUPERVISOR JAMIESON: well, because --
18 (Cross talk)

19 SUPERVISOR JAMIESON: Let me answer your
20 question. Let me answer your question.

21 MR. FERRUGGIA: You just said we made a
22 bad deal in the past so we should make this other
23 bad deal that's not as bad.

24 SUPERVISOR JAMIESON: No, I didn't. Now
25 you're putting words in my mouth. I didn't say

Proceedings - 10/6/16

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that.

MR. FERRUGGIA: That's what I heard.

SUPERVISOR JAMIESON: And what I'd tell you is, a bad deal in the sense of where we spent four and a half million dollars at a five and a half percent or, I'm sorry, 3.75 interest rate at the time, costing the town taxpayers overall of about \$5.3 million. When you look at that, is that really -- would you consider that a good deal, to spend four and a half million dollars for 90 acres?

MR. FERRUGGIA: I consider it no better of a deal than paying \$450,000 more assessed value for a specialized piece of property that was built for one purpose and one purpose only, now we've got to renovate and do this and do this, do that. It's a bad deal. So to say that it's a good deal, they're both bad deals. So don't do one bad deal because this is a little less of a bad deal and be rushed into it.

SUPERVISOR JAMIESON: No. I'm saying this is a better deal -- I'm not -- you're putting words in my mouth. I never said it was a bad deal. I said this is a great deal, for \$3.2 million a facility that all the town residents could use all

1 Proceedings - 10/6/16

2 year round.

3 MR. FERRUGGIA: So when you said we had a
4 bad deal --

5 SUPERVISOR JAMIESON: You're getting a
6 state-of-the-art center --

7 MR. FERRUGGIA: -- you were talking about
8 the other one.

9 SUPERVISOR JAMIESON: Listen. Right.
10 And when you look at what the interest rate is and
11 what the total cost is and the revenue -- listen,
12 you may not like the numbers that I proposed, and
13 you could argue with me all day long, but I will
14 tell you that it is going to cost you, the \$17
15 assessed value is what the actual cost is going to
16 be, and your taxes are going down. In Black Meadow
17 Road your taxes are going down.

18 MR. FERRUGGIA: They'll go down further
19 when it gets voted down no, so I'm happy about
20 that.

21 SUPERVISOR JAMIESON: No, it won't change
22 at all, because there's revenues attached to that,
23 and the revenues will go down.

24 MR. FERRUGGIA: So my taxes will stay
25 flat if we don't vote for it, but it will go down

1 Proceedings - 10/6/16

2 if we vote for it. Alex, you're ridiculous. Did
3 you hear what you just said? You just said my
4 taxes won't go down if we don't vote for it --

5 SUPERVISOR JAMIESON: It won't go down --
6 no --

7 (Cross talk)

8 MR. FERRUGGIA: -- and it will if we vote
9 for it, and it won't if we -- yes, you did.

10 SUPERVISOR JAMIESON: I never said that
11 either.

12 MR. FERRUGGIA: You just did.

13 SUPERVISOR JAMIESON: I said it won't go
14 down as much. You're saying oh, my taxes are going
15 to go further down.

16 MR. FERRUGGIA: Right.

17 SUPERVISOR JAMIESON: I said no, they're
18 not going to go further down.

19 MR. FERRUGGIA: You just said they won't
20 go down.

21 SUPERVISOR JAMIESON: The taxes are not
22 going further down.

23 MR. FERRUGGIA: They're still only going
24 down \$17.

25 SUPERVISOR JAMIESON: What's that?

1 Proceedings - 10/6/16

2 MR. FERRUGGIA: They're still only going
3 down \$17.

4 SUPERVISOR JAMIESON: The twelve cents in
5 the tax rate, right, if I take Frozen Ropes out,
6 probably goes to about ten cents, nine cents. So
7 you're still going to get a tax cut, yes. But my
8 point is, I'm showing you that you're getting a tax
9 cut even with the building. You may not agree with
10 it because you don't like the building and for
11 whatever reason --

12 MR. FERRUGGIA: It's a great building, I
13 love the building. But it's not a building the
14 town should own. It's a fantastic building,
15 brother. I've been in that building, my kid grew
16 up in that building. It's a fantastic building, a
17 fantastic facility. I've walked that top, it's
18 fantastic, he did a great job with it. But it's
19 not something the town should own. It's a
20 commercial, you know, business property, like a gas
21 station or a something else.

22 SUPERVISOR JAMIESON: All right, so if
23 that's about it, I'm going to wrap it up. Thanks
24 for coming.

25 FEMALE SPEAKER: How did Mr. Abbatine

1 Proceedings - 10/6/16

2 come up with the price for the property?

3 SUPERVISOR JAMIESON: what's that?

4 FEMALE SPEAKER: How did Mr. Abbatine
5 come up with the price for the property? How did
6 the price of the property come up?

7 SUPERVISOR JAMIESON: All right, let's
8 make a motion to close.

9 COUNCILWOMAN SMITH: I make a motion.

10 SUPERVISOR JAMIESON: Second?

11 COUNCILMAN WITTIKIND: Second.

12 SUPERVISOR JAMIESON: All in favor?

13 (Chorus of ayes)

14 (Time noted: 9:50 p.m.)

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C E R T I F I C A T E

STATE OF NEW YORK)
) SS:
COUNTY OF ORANGE)

I, KARI L. REED, a Court Reporter
(Stenotype) and Notary Public with and for the
State of New York, do hereby certify:

I reported the proceedings in the
within-entitled matter and that the within
transcript is a true record of such proceedings.

I further certify that I am not related,
by blood or marriage, to any of the parties in this
matter and that I am in no way interested in the
outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set
my hand this ____ day of October, 2016.

Kari L. Reed

KARI L. REED