



Town of Tusten Town Board Meeting

Recessed Meeting Minutes

January 18, 2023

4:30 PM

Venue: Zoom ID # 890 1678 4280; Tusten Community Hall, 210 Bridge Street

PRESENT:	Deputy Supervisor Jane Luchsinger Councilman Bruce Gettel Councilman Greg Triggs Councilman Kevin McDonough
ABSENT	Victoria Strumpfeler; Deputy Town Clerk, Supervisor Ben Johnson (on zoom)
OTHERS PRESENT	Crystal Weston, Town Clerk; Ben Johnson (via zoom unable to vote)

1. **OPENING ITEMS**

1.1 **Call Meeting to Order**

Deputy Supervisor Jane Luchsinger called the meeting to order at 4:30 PM

1.2 **Executive Session**

RESOLUTION # 29-2023

ENTER INTO EXECUTIVE SESSION

On motion of Councilman Greg Triggs, seconded by Councilman Kevin McDonough, the following resolution was,

ADOPTED 4 AYES 0 NAYS 1 ABSENT (Supervisor Ben Johnson)

RESOLVED that the Town Board enter executive session at 4:40 PM to discuss proposed lease agreement for 93 Main Street.

No minutes taken; no decisions made.

With no further discussion motion by Deputy Supervisor Jane Luchsinger, to exit the executive session at 4:42 pm, seconded by Councilman Greg Triggs. All in Favor.

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1.3 A RESOLUTION AUTHORIZING THE LEASE BY THE TOWN OF TUSTEN OF THE BUILDING AND A PORTION OF THE LAND KNOWN AS 93 MAIN STREET IN NARROWSBURG.

RESOLUTION # 30-2023

On the motion of Councilman Triggs, seconded by Councilman Gettel the following resolution was

ADOPTED 4 AYES 0 NAYS 1 ABSENT (Supervisor Johnson)

WHEREAS, the Town of Tusten ("the Town") is the owner of certain premises known as 93 Main Street in the Hamlet of Narrowsburg ("the Premises") that are comprised of the former Wayne Bank branch building ("the Building") and a parking lot ("the Parking Lot"); and

WHEREAS, the Town Board has determined that the Building and the grounds immediately adjacent thereto, except for the Parking Lot, are not presently required for use and occupancy by the Town and that it is in the best interest of the Town to lease the Building and the grounds immediately adjacent thereto in order to offset the cost of acquisition of the Premises and maintain a productive, taxpaying use of the Building and the grounds immediately adjacent thereto while the same are not required for use by the Town; and

WHEREAS, the Town obtained an independent appraisal to establish the fair market rental value of the Building and the grounds immediately adjacent thereto and thereafter duly advertised a request for proposals to lease the same; and

WHEREAS, the Town received a single proposal, from AMJR LLC, to lease the Building and the grounds immediately adjacent thereto that conformed with the Town's request for proposals; and

WHEREAS, in furtherance of the Town's request for proposals it has negotiated a lease of the Building and the grounds immediately adjacent thereto for a term of five (5) years with a renewal option for an additional five (5) years, which lease ("the Lease"), together with a related guaranty ("the Guaranty"), have been presented to and read by the Town Board and are now on file with the Town Clerk; and

WHEREAS, the Town Board is satisfied that the lease of the Building and the grounds immediately adjacent thereto upon the terms and conditions set forth in the Lease and the Guaranty will result in the Town receiving a fair market value rental of the Building and the grounds immediately adjacent thereto and that it is in the best interest of the Town to enter into the Lease.

BE IT RESOLVED, by the Town Board of the Town of Tusten, Sullivan County, New York, as follows:

Section 1. The rental by the Town to AMJR LLC of building and a portion of the land known as 93 Main Street in Narrowsburg, being the former Wayne Bank branch building and grounds immediately adjacent thereto, upon the terms and conditions set forth in the Lease and the Guaranty, is hereby authorized and approved.

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Section 2. The Supervisor or, in his absence, the Deputy Supervisor, is hereby authorized to sign the Lease on behalf of and in the name of the Town.

Section 3. The action authorized herein has been determined to constitute a Type II Action as defined in 6 NYCRR §617.5(c)(18) of the regulations promulgated pursuant to the State Environmental Quality Review Act, for which environmental review is not required.

Section 4. Within ten (10) days after the adoption of this resolution, the Town Clerk shall post on the Town sign board and publish in the River Reporter and in the Sullivan County Democrat, the official newspapers of the Town, a notice in conformance with the requirements of Section 90 of the Town Law of the State of New York.

Section 5. This resolution is adopted subject to permissive referendum.

1.4 Little Lake Erie Culvert Award

RESOLUTION # 31-2023

FINAL AWARD & AUTHORIZATION TO SIGN CONTACT FOR THE LITTLE LAKE ERIE CULVERT PROJECT

On motion of Deputy Supervisor Jane Luchsinger, seconded by Councilman Kevin McDonough, the following resolution was,

ADOPTED 4 AYES 0 NAYS 1 ABSENT (Supervisor Ben Johnson)

RESOLVED that the Town of Tusten, Town Board has received the letter from NYS DOT in which they concur with the following award and therefore the Tusten Town Board hereby award and sign the bid analysis & certification of the lowest bidder, Rutledge Excavation for \$1,748,696.46. for the Little Lake Erie Main Street Culvert Project.

1.5 Mail corrected 2023 Tusten Tax Bills

RESOLUTION # 32-2023

On the motion of Deputy Supervisor Luchsinger, seconded by Councilman McDonough the following resolution was

ADOPTED 4 AYES 4 0 NAYS 1 ABSENT (Supervisor Johnson)

RESOLVED that the Town Board motion to authorize the Town Clerk to mail out corrected 2023 Tax Bills.

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2. **PUBLIC COMMENT**

No comments were heard at this time

3. **CLOSING ITEMS**

1.6 Adjournment

With no further business to be had, the meeting was adjourned at 4:47PM on motion of Councilman McDonough, seconded by Councilman McDonough. All in favor

Respectfully Submitted,
Crystal Weston, Town Clerk
Victoria Strumpfler, Deputy Town Clerk