

**COUNTIES OF WARREN AND WASHINGTON
CIVIC DEVELOPMENT CORPORATION**

**Silver Bay Association for Christian Conference & Training
PUBLIC HEARING MINUTES
June 7, 2017**

Joseph LaFiura, Secretary for the Counties of Warren and Washington Civic Development Corporation (WWCDC) serving as hearing officer, called to order a duly noticed Public Hearing for the Silver Bay Association Project at 11:00 am on the 7th day of June, 2017 in the Community Center at the Town Hall located at 9793 Graphite Mountain Road, Hague, NY.

Present at the meeting were:

Joseph LaFiura	Secretary/Treasurer for WWCDC
Robert C. Morris, Esquire	Counsel for WWCDC
Steve Tamm	CEO, Silver Bay Association
Maletta Hourigan	CFO, Silver Bay Association
Sandra Rust	Resident
Peter Meyers	Resident
Robert Dickson	Resident
Linda Mury	Resident
Steve Ramant	Hague Town Board Member
Kathe Allen	Resident
Edna Frasier	Hague Town Supervisor
Cathy Clark	Town of Hague
Don Johnston	Resident
Susan Johnston	Resident
Alison Craig	Resident and Hague Real Estate Broker
Deborah Mineconzo	Administrator WWCDC

Mrs. Mineconzo read into the minutes the published legal notice describing the proposed project and financing.

Steve Tamm, CEO, for the Silver Bay Association made a presentation describing the proposed project. In summary, the plan is for the construction of a new conference center and dining hall building to be called the William Boyd Center. Mr. Tamm stated besides the center and dining hall, there will be an additional 21 lodging rooms going into the new building on the second floor. Mr. Tamm said the reasons for the project are to modernize the offerings to the guests on a year round basis. By becoming a year round center they can employ more people on a year round basis instead of mostly minimum wage workers in the summer months. Currently they employ about 52 people. They hope to employ more young people year round so they stay are able to live in the North Country area. Mr. Tamm went over the many area programs they offer to the residents.

Joe LaFiura opened the hearing for public comments. Several of the attendees asked questions about the wastewater system improvements and whether the APA would need to approve the project. Residents of Hague commented on the increased usage of Silver Bay Association for guests and the resulting impact on roads, etc. Comment was also made on the Association's tax exempt status given their changing roles. Mr. Tamm responded he hoped the project had a positive impact on the area.

In answer to several more questions from everyone, the following explanations were offered:

Mr. Morris clarified the tax exempt bonding being requested with their application to the Civic Development Corporation and the resulting mortgage tax exemption. He informed everyone that if the Association defaulted on the bonding with the bank, neither the State nor Counties nor the Civic Development Corporation would become responsible for payment of the bonds. Mr. Tamm informed the attendees they have only applied, and have approval from Glens Falls National Bank, for up to \$7 million for bonding towards the estimated \$13.2 overall costs. The land at Silver Bay would be used as collateral for the bonds. Mr. LaFiura stated that if the debt ratio wasn't profitable for the bank, Glens Falls National would not be buying the bonds. The balance of the project costs (over the \$7 million) would come from raised funds already received from outside the area.

Mr. Tamm advised everyone the start date for the project is in September 2017 with completion by May 2018. The Town Planning and Zoning Boards have both met and approved the project. The APA now reviews the specifics of the project for their approval.

There being no further questions, Mr. LaFiura closed the hearing to public comments. He invited anyone to attend the CDC's upcoming Board meeting on June 19th at 4 pm at the Warren County Municipal Center, second floor. At that time, the Corporation's Board will address the application and decide if they will take the project on.

Mr. LaFiura closed the hearing at 11:40 am.

Dated: _____

6/14/17



Corporate Secretary

**COUNTIES OF WARREN AND WASHINGTON
CIVIC DEVELOPMENT CORPORATION**

Date: Wednesday, June 7, 2017

SIGN-IN SHEET

For

**Silver Bay Association
for Christian Conference Training**

	NAME	REPRESENTING
1	Robert Morris	WWCDC Atty
2	STEVEN TAMM	SILVER BAY YMCA
3	Joe Lafira	WWCDC
4	Deborah Munecony	WWCDC / WWIOSA
5	Sanera Rust	Self / resident
6	malitta King	Silver Bay Ymca
7	Peter Myers	resident
8	Robert Dickson	resident
9	Linda Mury	Resident
10	STEVE RANNEY	Town Board Hogue
11	Kathe Allen	Resident
12	Edna A. Frasci	Supervisor (Hogue)
13	Cathy Clark	Town of Hogue
14	Don Johnston	Real Estate
15	Susan Johnston	residents Hogue
16	Alicia Gray	Real Estate Booker-Hogue
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Clarke