

**Municipal Building Executive Committee**  
**November 21st, Village Hall 12:45 p.m.**

**Present:** Mayor Tim Rogers, Trustee Don Kerr, Councilman Marty Irwin, Councilman Daniel Torres, Supervisor-elect Neil Bettez, Randolph Horner

Meeting called to order by Councilman Torres at 12:47 p.m.

**Randolph Horner (Architect Joe Hurwitz team member) Presentation on LDC's:**

Discussed using Local Development Corporation (LDC) for a Community Distributed Solar Generation model that is being utilized by the Town of Highland Falls, Village of Highland Falls and West Point.

Randolph feels a similar approach could be used to form an LDC with municipal solar generation along with a net zero municipal building and would not add to the timeline building just a municipal center.

Randolph expressed his support of utilizing an LDC for the joint municipal center. He stated that union contracts and non-union contracts have no advantage because prevailing wage must be paid. Additionally, he cited his relationship with labor leaders at the local and national levels.

**Discussion on Proposed Agenda:**

Trustee Kerr expressed concern about moving forward on this project prior to the new town council taking office on January 1st.

Supervisor-elect Bettez expressed his support for the project and the LDC structure. Bettez spoke about his experience as a labor organizer and the history of the Wicks Law. He stated that Councilperson-elect Lillis also expressed support for the project.

**Move Forward with LDC Recommendation:**

Motion made by Councilman Torres to recommend to the Town/Village Boards to establish an LDC for the joint municipal project. All aye votes cast, motion carried.

**Minority Stake for Village of New Paltz (25%):**

Motion made by Councilman Torres to recommend to the Town/Village Boards that the Village of New Paltz take a 25% financial stake in the joint municipal center. All aye votes cast, motion carried.

**50/50 Village/Town Management and Decision Making Representation on the LDC:**

Motion made by Councilman Torres to recommend to the Town/Village Boards that the LDC consist of five members: two elected officials (one each from the town and village boards), one community member appointed by each board, and one at-large member agreed upon jointly and appointed by the town and village boards. All aye votes cast, motion carried.

**Discussion on Potential LDC Members:**

Mayor Rogers recommended he serve on the LDC board along with Councilman Irwin. Rogers expressed the importance of having a diverse group of people. Councilman Torres recommended that both boards think of some names prior to our meetings in order to ensure a smooth process.

**Discussion on Town/Village MOU:**

Councilman Irwin urged the committee to immediately commence conversations on a Memorandum of Understanding (MOU) and have a draft ready by the December 1st joint meeting. Mayor Rogers and Councilman Irwin volunteered to work over the holiday in hopes of having a draft MOU.

Meeting adjourned at 2:02 p.m.