

## Work Session Agenda

TOWN OF WALLKILL  
DATE: July 18, 2018

WORK SESSION  
TIME: 7:30 PM

### Topics:

- Valley Agriceuticals
- Deerfield Commons
- Full Time Dial A Bus
- Weiss Property Town Road

### Resolutions:

1. Resolution Supporting the Submission of a Grant Application for Playground at Circleville Park Along with Special Needs Swings for Other Locations.
2. Resolution Setting Time & Place for Public Hearing to Renew Cable Franchise Agreement With Charter Communications.
3. Resolution Authorizing a PILOT Agreement Among the Town, Deerfield Commons Housing Development Fund Co. and Deerfield Commons Limited Partnership.

### Executive Session:

### Motion to Adjourn:

**THE TOWN OF WALLKILL  
TOWN BOARD**

**ROLL CALL VOTE**

The following was presented

By: \_\_\_\_\_

Sec'd by: \_\_\_\_\_

Date of Adoption: \_\_\_\_\_

Names	Ayes	Noes	Abstain	Absent
<i>Councilman</i> <b>Mr. Coyne</b>				
<i>Councilman</i> <b>Mr. Valentin</b>				
<i>Councilman</i> <b>Mr. Meyer</b>				
<i>Councilman</i> <b>Mr. Johnson</b>				
<i>Supervisor</i> <b>Mr. Diana</b>				
<b>TOTAL</b>				

**RESOLUTION OF THE TOWN BOARD OF THE TOWN OF WALLKILL  
SUPPORTING THE SUBMISSION OF A GRANT APPLICATION FOR AN  
INCLUSION PLAYGROUND AT CIRCLEVILLE PARK ALONG WITH SPECIAL  
NEEDS SWINGS FOR OTHER LOCATIONS**

**WHEREAS**, the Town Board of the Town of Wallkill wishes to apply for a grant from the New York Office of Parks, Recreation and Historic Preservation to partially fund an inclusion playground at Circleville Park along with special needs swings for other locations; and

**WHEREAS**, the total project cost is approximately \$200,000 and the Town would be reimbursed for fifty percent (50%) of the cost upon completion if the grant is awarded; and

**WHEREAS**, the Town Board of the Town of Wallkill believes it is in the best interest of the Town of Wallkill to apply for the aforesaid grant,

**NOW, THEREFORE, IT IS HEREBY**

**RESOLVED** that the Town Board of the Town of Wallkill hereby authorizes and directs the Town Supervisor to execute and submit the application for a grant from the New York Office of Parks, Recreation and Historic Preservation effectuate said funding and to execute any and all documents necessary to implement the grant if it is awarded to the Town.

**THE TOWN OF WALLKILL  
TOWN BOARD**

**ROLL CALL VOTE**

Names	Ayes	Noes	Abstain	Absent
<i>Councilman</i> <b>Mr. Coyne</b>				
<i>Councilman</i> <b>Mr. Valentin</b>				
<i>Councilman</i> <b>Mr. Meyer</b>				
<i>Councilman</i> <b>Mr. Johnson</b>				
<i>Supervisor</i> <b>Mr. Diana</b>				
<b>TOTAL</b>				

The following was presented

By: \_\_\_\_\_

Sec'd by: \_\_\_\_\_

Date of Adoption: \_\_\_\_\_

**RESOLUTION OF THE WALLKILL TOWN BOARD SETTING TIME AND PLACE  
FOR A PUBLIC HEARING WITH RESPECT TO RENEWAL OF THE TOWN'S  
CABLE FRANCHISE AGREEMENT WITH CHARTER COMMUNICATIONS**

**WHEREAS**, the Town Board of the Town of Wallkill previously entered into an agreement with Time Warner NY Cable LLC, now known as Charter Communications d/b/a Spectrum ("Spectrum") granting it the right to operate its cable television franchise within the Town of Wallkill; and

**WHEREAS**, the current franchise agreement between the Town of Wallkill and Spectrum is in need of renewal; and

**WHEREAS**, the Town Board of the Town of Wallkill is in the process of reviewing the proposed renewal contract; and

**WHEREAS**, the Wallkill Town Board wishes to set a time and place for a public hearing regarding the renewal of the agreement so that the public may be heard;

**NOW, THEREFORE**, it is hereby

**RESOLVED**, that a public hearing be held by the Town Board of the Town of Wallkill regarding the renewal of its cable franchise agreement with Spectrum 7:25 p.m. on August 1, 2018 at Wallkill Town Hall, 99 Tower Drive, Building A, Middletown, New York; and it is further

**RESOLVED** that the Town Clerk is hereby authorized and directed to cause public notice of said hearing to be given as provided by law.

**TOWN OF WALLKILL  
NOTICE OF PUBLIC HEARING**

**PLEASE TAKE NOTICE** that a public hearing will be held by the Town Board of the Town of Wallkill on August 1, 2018 at 7:25 p.m. at Wallkill Town Hall, 99 Tower Drive, Building A, Middletown, New York regarding the proposed non-exclusive cable franchise agreement between the Town and Time Warner NY Cable Northeast LLC, now known as Charter Communications d/b/a Spectrum.

**PLEASE TAKE FURTHER NOTICE** that any resident of the Town of Wallkill is entitled to be heard upon said proposed cable franchise agreement and the community's cable related needs and interests for a renewed franchise agreement. Written comments may also be directed to the Wallkill Town Clerk prior to the public hearing.

**PLEASE TAKE FURTHER NOTICE** that all relevant documents may be inspected at the office of the Town Clerk at the address below during regular business hours.

Wallkill Town Hall  
99 Tower Drive - Bldg. A  
Middletown, NY 10941

The Town of Wallkill will make every effort to assure that the hearing is accessible to persons with disabilities. Anyone requiring special assistance and/or reasonable accommodations should contact the Town Clerk.

BY ORDER OF THE TOWN BOARD OF THE TOWN OF WALLKILL.

Dated: July 18, 2018

Louisa Ingrassia, Town Clerk  
Town of Wallkill

**THE TOWN OF WALLKILL  
TOWN BOARD**

**ROLL CALL VOTE**

The following was presented  
 By \_\_\_\_\_  
 Sec'd by \_\_\_\_\_  
 Date of Adoption \_\_\_\_\_

Names	Ayes	Noes	Abstain	Absent
<i>Supervisor</i> <b>Edward A. Diana</b>				
<i>Councilman</i> <b>Mr. Valentin</b>				
<i>Councilman</i> <b>Mr. Coyne</b>				
<i>Councilman</i> <b>Mr. Johnson</b>				
<i>Councilman</i> <b>Mr. Meyer</b>				
<b>TOTAL</b>				

**RESOLUTION OF THE TOWN BOARD OF THE TOWN OF WALLKILL  
AUTHORIZING THE EXECUTION OF A PAYMENT IN-LIEU OF TAX  
("PILOT") AGREEMENT BY AND AMONG THE TOWN OF  
WALLKILL, DEERFIELD COMMONS HOUSING DEVELOPMENT  
FUND COMPANY, INC. AND DEERFIELD COMMONS LIMITED  
PARTNERSHIP**

**WHEREAS**, the Town of Wallkill (the "Town") desires to encourage a sufficient supply of adequate, safe and sanitary dwelling accommodations properly planned for persons of low income; and

**WHEREAS**, Deerfield Commons Housing Development Fund Company, Inc., a to-be-formed New York Article XI private housing finance law corporation and a New York not-for-profit corporation (the "HDFC"), and Deerfield Commons Limited Partnership, a to-be-formed New York limited partnership (the "Partnership"), have identified property located in the Town of Wallkill, County of Orange, State of New York, identified as Section 44, Block 1, part of Lot 42.2, (the "Land"), for the purpose of construction on the Land of a housing project for persons of low income, said project to consist of: (i) the acquisition of the Land; (ii) the construction thereon of 84 units (including one superintendent's unit) of housing for persons of low income to be known as Deerfield Commons (the "Improvements"); and (iii) the acquisition and installation therein and thereon of certain machinery, equipment, furniture, fixtures and other tangible personal property (the "Equipment", and collectively with the Land and the Improvements, the "Project"); and

**WHEREAS**, the HDFC will be formed for the purpose of providing residential rental accommodations for persons of low-income; and

**WHEREAS**, the HDFC will acquire fee title to the Land, as nominee for the Partnership, and

Resolution No. :\_of 2018

will convey its equitable and beneficial interests in the Land to the Partnership in furtherance of the development of the Project; and

**WHEREAS**, the HDFC's and the Partnership's plan for the use of the Land constitutes a "housing project" as that term is defined in the Private Housing Finance Law of the State of New York ("PHFL"); and

**WHEREAS**, the HDFC will be formed as a "housing development fund company" as the term is defined in Section 572 of the PHFL and Section 577 of the PHFL authorizes the Council Members to exempt the Project from real property taxes; and

**WHEREAS**, the HDFC will be a co-general partner of the Partnership; and

**WHEREAS**, the HDFC and the Partnership will be willing to enter into a PILOT Agreement whereby they will make annual payments in lieu of taxes to the Town as set forth in the PILOT Agreement presented to the Town Board for approval,

**NOW THEREFORE, IT IS HEREBY**

**RESOLVED** that the Town Board of the Town of Wallkill hereby exempts the Project from real property taxes to the extent authorized by Section 577 of the PHFL and approves the proposed PILOT Agreement by and among the Town of Wallkill, the Partnership and the HDFC, in substantially the form presented at this meeting, providing for annual payments as set forth in such agreement; and it is further

**RESOLVED**, that the Town Supervisor, or his designee, is hereby authorized and directed to execute and deliver the foregoing PILOT Agreement on behalf of the Town, subject to the approval of same in form and content by the Town Attorney; and it is further

**RESOLVED**, that this resolution shall take effect immediately.

Resolution No. :\_ of 2018

**CERTIFICATION**

The undersigned, being the duly elected Clerk of the Town of Wallkill, hereby certifies that the attached is a true, correct and complete copy of a certain resolution unanimously adopted by the Town Board of the Town of Wallkill on \_\_\_\_\_, 2018, and such resolution has not been modified, amended or repealed and is in full force and effect as of the date hereof.

\_\_\_\_\_  
\_\_\_\_\_, Clerk