

**TOWN BOARD
SPECIAL MEETING**

WEDNESDAY

July 9, 2025

Supervisor Reger opened the meeting at 6:00 p.m. with all Councilors present.

Supervisor Reger stated proper notification of the meeting took place and further a quorum was present for the purposes of this meeting.

The Town Board had a lengthy discussion in terms of acquiring property at 10 Albany Street in the Village for purposes of a new Town Hall.

Councilor Golub expressed the importance of the Gothic Cottage keeping a presence in the Town's official business and fixing the building to accommodate that need. He had concerns the acquisition of the building could make it the Town Hall and the Gothic Cottage could be turned into something else.

Councilor Race asked for clarification.

Councilor Golub stated he did not want this purchase to move closer to abandoning the Gothic Cottage and using the new building as our Town Office. He said if a vote was taken, he thinks there are three members that feel like he does. He thought there could be a hybrid use or uses for recreation, but he wanted some of the Town's official business to remain in the Gothic Cottage.

Councilor Race said this is what we are voting on this evening.

Councilor Golub thought the Town would be better off having meetings across the street where the size would accommodate such a function.

Councilor Race said we are not going to spend a million dollars for a meeting hall.

Councilor Golub said this is nothing new because he has always wanted to stay at the Gothic Cottage.

Councilor Race said the whole idea was to move into a place that was built and designed to be a Town Office, not a home, without putting on additions or tearing it down. He further said part of the agreement was to retain the buildings and use it for non-profits and other community needs.

Councilor Golub wanted there to be a presence in this building, as well as across the street. He thought these three rooms [east and west parlor and the space connecting those rooms] could be used for some of the staff and across the street could be used for some other offices and meetings.

Councilor Johnson agreed with Councilor Golub and wanted assurance that moving across the street does not mean abandoning the Gothic Cottage. She thought, at some point in assessing the best use of the properties the Town owns, a hybrid approach should be considered.

Councilor Race said from the early stages of this whole undertaking the Gothic Cottage would be kept. Repairs would be done as we can afford and have it as a space for non-profits,

historical uses, etc. He said his vision was to buy the other building to create a new Town Office. He said the money in the capital reserve account has a specific use for a new Town Office and the funds could be used to do an addition or make changes for the present Town Hall. However, the money can't be used to buy across the street and then leave the Town Offices in this building.

Supervisor Reger said the whole intention is to acquire 10 Albany Street. Anne Ferguson wrote a grant for the Gothic Cottage and he thinks we have a good chance of being awarded the grant. This will allow us a place to go and restore this building, plus it leaves options open for this building. He said the building across the street has some fun history, too.

Councilor Golub said his concern is that this building could possibly become obsolete, if all the Town functions move to the new building.

Councilor Race said the vital functions of a town happen at a town hall. In his mind, the Town Hall would be across the street.

Councilor Golub said if that is what is being voted on-he is voting negative. He thought 10 Albany was a great opportunity and the price is right. It can be a great thing for the Town, plus meeting some of the needs for the Town's business. He said if that is what is being voted on, he would vote "yes." He said if we are ruling out the possibility of any Town business here, then he is voting "no."

The Town Clerk thought a hybrid approach seemed a little dangerous. She didn't think people would walk up and down to the crosswalks to get across the street. They will likely go directly across the street and certain times of the day the traffic is busy.

Supervisor Reger said they are trying to move forward with authorizing the purchase of the building. He said it will take years to restore the Gothic Cottage. The game plan is to move the Town Offices across the street. As he has said, before, this Town Board can't encumber future boards and there are great opportunities with both locations.

Councilor Johnson said in her mind, it is like a college campus-there are multiple buildings. From her experience in working on college campuses, not all business takes place under one roof. She said people regularly go between buildings. She is looking at this as an opportunity to see how business can be done differently.

Councilor Fallon said it was her intention to bring to the meeting this evening photos of beautiful town offices that she printed that are in New York on the Historic Register. She was going to show the Board how this building is more beautiful and substantial than any of them. She expressed the importance of this building.

Councilor Race said the building across the street gives us an opportunity to get out of the 60's (when the Town Offices were moved to the Gothic Cottage) and an opportunity to get into the 21st Century. He said it never crossed his mind to leave this building unattended or empty. He further mentioned a lot of money will be spent on the new building to make it what we want it to be.

Councilor Johnson did not think it was a good idea to go in and gut portions of the buildings at 10 Albany. She suggested sometimes you have to live in a space to make it right. She said it is already set-up to functionally serve as office space. She expressed concerns about the art

equipment being removed and thought it could be repurposed for something else. She expressed, in her mind, the fear is real if the Town Board moves further and further away from this building in terms of governmental functions it could become obsolete if we are not careful. She felt it was important to do good by the Gothic Cottage, in terms of preservation and restoration. She had reservations being part of a Board that could potentially abandon the Gothic Cottage as future generations will reflect on previous Board's decisions.

Councilor Golub said part of his campaign promise was keeping the Town Hall at the Gothic Cottage.

Supervisor Reger said it is hard to fix things here when it is full capacity.

Councilor Race thought the best way to save the Gothic Cottage was to leave and put it in shape and lightly use it with functions that are not going to "beat it to death."

Councilor Johnson said the library basement is a perfect example of using an old structure and adding space. She wanted reassurance they were going to do right by the Gothic Cottage regardless of what happens in terms of town business. Adaptive reuse was important to her.

Supervisor Reger said more space will be needed because additional staff is being hired. He thought the building across the street will be an opportunity to better serve the public and it is a "once in a lifetime opportunity."

Councilor Race wholeheartedly agreed and did not think this opportunity could be passed up.

The Town Clerk pointed out the resolution referenced a cash offer, subject to the terms and conditions of the Purchase and Sale Agreement.

Councilor Race said this is the capital reserve fund.

Supervisor Reger said it was unanimously adopted on October 2, 2006 by the Town of Cazenovia Town Board. The capital reserve fund has been established to finance the cost of the acquisition, site improvement construction and/or furnishing of a new Town Hall for the Town of Cazenovia and its residents. He said that was the permissive referendum. He thought with renovations this project will be under two million and there is over 1.1 million in the account. He stated the purchase price is 1,050,000.00. He also thought the timing was perfect with the Gothic Cottage Grant application.

Resolution No. 104 presented by Councilor Race, seconded by Councilor Johnson

AUTHORIZING THE TOWN SUPERVISOR TO EXECUTE A PURCHASE AND SALE AGREEMENT BETWEEN MATTA FRESCA LLC AND THE TOWN OF CAZENOVIA

WHEREAS, the Town of Cazenovia has been presented with a proposed Purchase and Sale Agreement relative to the Town's potential acquisition of 10 Albany Street, located in the Village of Cazenovia (Tax Map No. 94.51-1-28), which purchase would include the buildings and improvements thereon (hereinafter the "Premises"); and

WHEREAS, the Town of Cazenovia desires to accept the Purchase and Sale Agreement for said Premises for Town purposes; and

WHEREAS, the Town of Cazenovia is proposing a cash offer, subject to the terms and conditions of the Purchase and Sale Agreement; and

WHEREAS, such action constitutes a Type II action for purposes of State Environmental Quality Review and, as a result, no environmental impact is anticipated thus ending the environmental review process.

NOW THEREFORE, BE IT RESOLVED that the Town of Cazenovia Town Board hereby authorizes the Town Supervisor to execute the Purchase and Sale Agreement between Matta Fresca LLC and the Town of Cazenovia without further authorization, subject to final review and approval by the Town's legal counsel and further subject to the negotiated terms thereon; and

BE IT FURTHER RESOLVED that the Town hereby authorizes the transfer of Five Thousand and 00/100 Dollars (\$5,000.00) of earnest money to be held by the Seller's Attorney; and

BE IT FURTHER RESOLVED that the Town hereby authorizes the use of reserve funds to complete said purchase subject to the Purchase and Sale Agreement terms.

Roll call:

Councilor Race	Yes
Councilor Golub	Yes
Councilor Johnson	Yes
Councilor Fallon	Yes
Supervisor Reger	Yes

Supervisor Reger declared Resolution No. 104 adopted.

At 6:37 p.m., motion by Councilor Golub, seconded by Councilor Fallon to adjourn this meeting.

Supervisor Reger declared this meeting adjourned.

Signed: *Connie J. Sunderman*
Connie J. Sunderman, Town Clerk