

The Special Meeting of the Town Board of the Town of Brighton was held Tuesday, June 27, 2000 at 7:00 p.m. at the Brighton Town Hall, Paul Smiths, NY, with the following:

PRESENT: Supervisor Christopher Leifheit
Council Members: Linda Dobson
John Quenell

ABSENT: Council Members: Wilhelmina Sheridan and Roger Smith

OTHERS PRESENT: Elaine Sater-Town Clerk

RESIDENTS: There were no residents present.

GUESTS: Ann Huzow Holland -Friends of the North Country HUD Administrator and Janet Bliss, Attorney for the Town

Meeting was Called to Order by Supervisor Leifheit at 7:07 p.m. He stated **the PURPOSE for the meeting was to discuss HUD Project BRI-T6-94.**

Notification was made by Fax to the Adirondack Daily Enterprise on June 27, 2000.

Motion made by John Quenell to waive the required written notice to Board Members per Town Law, Section 62, Para 2 due to the short notice of the meeting. (Roger Smith was notified by phone and Wilhelmina Sheridan was notified by e-mail, both were not able to attend) Second by Linda Dobson; Aye 3, Absent 2 (Smith and Wilhelmina)

Discussion was held concerning the Town's options for HUD Project BRI-T6-94 which consists of 3 rental units.

Janet Bliss, Attorney for the Town Of Brighton stated a written notice of abandonment of work could be issued if the Town wanted to foreclose on the property.

The client for HUD Project BRI-T6-94 arrived at the meeting at 7:20 p.m.

Ann Holland, Friend of the North Country gave a brief history of this project. In July 1999 a contract was given to the client stating the project covered three rental units. The agreement was the client would spend \$27,277 of personal funds and sweat equity of \$27,552 before HUD funds of \$30,000 would be available for materials. A line of credit was established with a bank and on August 11 the deal was closed. A contract was let on Aug 12 with a well driller to proceed on August 24. Proof of Insurance and a building permit were required. In October 1999 no action had been taken. The client's attorney was notified. A letter from the client stated the framing would start and a building permit would be available by January 2000. On May 3, 2000 a certified letter was sent to client asking for building permit and proof of insurance. The well has been drilled and the driller is asking for payment. Proof of insurance has not been received by the Town.

The client said the framing will start on July 1, 2000 and two apartments will be ready by July 31,2000. The building permit has been issued and insurance has been obtained. Two renters have been told they can move in August 1, 2000.

Ann Holland stated the rental agreement and renters must have Friends approval before signing the contract. Janet Bliss stated she would review the lease agreement before it is signed. The Town is responsible for eligibility of renters during time of mortgage.

Discussion was held on changes to the original plans. Friends must be notified of any changes before they can be implemented. Changes can affect the amount of HUD funds available. The client decided not to make changes at this time. The septic plan needs to be reviewed by Scott Campbell of Friends.

The client agreed to have the second two apartments ready by September 30, 2000

Friends will charge the Town on an action basis until this project is closed out. It is the last project for Brighton HUD 94. Brighton HOME 96 Program can be closed out.

Janet Bliss will draft a letter to HUD concerning the 96 Audit of the HUD program.

Motion made by Linda Dobson to adjourn the Special Town Board Meeting at 8:45 p.m., second by John Quenell; Aye 3, Absent 2

Respectfully submitted,

Elaine W. Sater
Brighton Town Clerk