

Watkins Glen Housing Authority
Special Meeting - Village Boardroom
November 20, 2020, 9am

Roll call at 9:01am:

Peter Widnyski, Nan Woodworth, Patti Schimizzi, Rob Rossiter, Emily Peckham and Brad Eakins phoned/zoomed in.

Public Comment:

One resident from Jefferson Village was in attendance and he had questions about the parking around the general construction site with regards to the odd/even regulations (the Mayor lifted it in this area until after construction) and a rumor about 2nd Street becoming a one way street (that would be up to the Village and it has not been presented to the Village).

New Business:

Jefferson Village renovations were kept to a minimum as the Board decided Glen Lake Apartments was more pressing at this point. However, it was decided to focus on structural renovations (cement board siding, mechanical upgrades, elevator upgrade, windows, insulation, flooring in corridors, etc.) as opposed to interior renovations which at this point is done as each apartment becomes vacant.

Glen Lake Apartments:

The first item discussed was the proposed legal structure of the three entities. Watkins Glen Housing Authority is considered the umbrella agency with Glen Lake Apartments Housing Development Fund Corporation, Glen Lake Apartments LLC and Watkins Glen Community Development, Inc.

Glen Lake Apartments HDFC, a not-for-profit is responsible for the construction of the building and land ownership (tax exempt on construction costs). Glen Lake Apartments LLC is a joint venture between INHS and WGHA. WGHA can then take ownership of the building after 15 years, but state and federal agencies require this to be run as a tax credit property for 50 years. Under Glen Lake Apartments LLC is Glen Lake Apartments MM LLC which was hired to

manage the property (joint venture between INHS and WGHA as stated above) and Enterprise Housing Partners XXIX Limited Partnership is financing the project, owns 99,99% of the building, WGHA owns the land.

Bank Accounts:

In order to proceed in an orderly and non-confusing manner, Glen Lake Apartments' accounts will be at Visions and Jefferson Village at Chemung Canal. **A Motion to approve all the transfers to said banks by Emily and Nan was made by Patti, seconded by Rob and carried.** Once organized with both banks, the accounts will then be properly named.

Questions to ask INHS:

1. Setting up organizations bank accounts
2. An idea as to what the first two weeks of move in might look like
3. Maintenance/Custodial position
4. Start-up costs – when will this come into play
5. Setting up administrative offices time-line
6. Where will the interviews of tenants take place?
7. Internet set-up
8. Liability and property insurance (EC Cooper currently covers the insurance on the construction site)

Nan will set up the meeting with INHS for as soon as possible.

Motion to adjourn the meeting at 11:10am was made by Nan, seconded by Rob and carried.

Respectfully submitted,
Patti Schimizzi