



Special Board of Directors Meeting – January 18, 2024

Present: Pat Ida, Lance Clark, and Nancy Archer

Present on video: Scott Hearburg, Pam Nolan, Chris Mallon, Mark Wright, and Sandy Morhouse.

Absent: Peter Reale and Bobby Porter

Guest for Childcare discussion: Peter Doliber of Silver Bay

Staff: Donna Wotton and Kathleen Coffman

1. Childcare: Ti-Alliance and St. Mary's are negotiating an agreement for rent of St. Mary's for the Ticonderoga Community Childcare Center. It obliges the Alliance to make future capital repairs (e.g. roof, heating system, plumbing, etc.). The building is essentially new, so imminent repairs are not likely, but The Alliance will require a extensive building inspection and will exclude any major repairs deemed to be currently compromised. The Alliance may build a capital reserve fund for this purpose. These costs will not be passed on to Silver Bay as the operator. St. Mary's has proposed that Ti-Alliance pays all of the utilities for the building and we are in agreement pending an audit of the last two years of utilities for the building. Ti-Alliance will pay the utility bills directly and pass the cost on to Silver Bay as their "rent". Cost of utilities based on actual utility usage for the school building only will be negotiated. St. Mary's and Ti-Alliance will have a signed lease agreement, and Silver Bay and Ti-Alliance will have a separate agreement. The Silver Bay agreement must pass its board of directors. The board is enthusiastic but requires the childcare program to be financially sound. Silver Bay has completed an analysis of costs and management of the facility. This will be a valuable working document to inform the lease and other agreements. It was noted and agreed that having three nonprofits working together is a great benefit to the community. The lease agreement will be renegotiable with St. Mary's in five years.

Action: Thorough walk-through of the facility by the Alliance team and a certified building inspector to note any imminent or potential repairs that may need to be excluded from the lease.

MOTION to approve in principle an agreement with St. Mary's and authorize the negotiating team to move forward with recognition that there is still due diligence to be completed in overhead costs, utilities, janitorial, etc. by Nancy Archer, second Scott Hearburg. Approved.

2. Housing: Concern was expressed by the PRIDE Executive Director that Alliance work in housing crossed over into their housing programmatic area. In a meeting held between Nicolle Green (PRIDE ED) Sandy Morhouse, Scott Hearburg, Donna Wotton, and Mark Wright it was agreed that Ti-Alliance would retreat from work in housing unless PRIDE saw an area that needed input from the Alliance. The exception will be the Regan housing development project at Fireman's Field for which the Alliance is the designated nonprofit partner of Regan Development. Mark Wright referred Regan to Ti-Alliance in 2022.

Action: Mark Wright will advise PRIDE that the Alliance will continue its work on the Regan housing development project as its nonprofit partner.

Ticonderoga Revitalization Alliance is a not-for-profit, local development corporation whose mission is to restore economic prosperity in the Ticonderoga region by serving as a catalyst for innovative ideas and resources, and for public-private partnerships and investment opportunities

Ticonderoga Revitalization Alliance, 174 Lake George Ave. Suite A, PO Box 247, Ticonderoga, NY 12883
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MOTION to ratify the agreement made with PRIDE that PRIDE will manage the housing sector and Ti-Alliance will only be involved where our unique set of tools would be of added value.

Roll Call Vote as follows:

Nancy Archer, aye	Lance Clark, aye
Scott Hearburg, aye	Pat Ida, aye
Chris Mallon, abstain.	Sandy Morhouse, aye
Pam Nolan, abstain.	Mark Wright, aye

MOTION to move to Executive Session by Pat Ida, second Lance Clark. Approved.

MOTION to adjourn the meeting by Scott Hearburg, second by Pat Ida. Approved.

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