

**Town of Ulster Library**  
**Special Meeting of the Town of Ulster Library Trustees**  
**To discuss end of year topics**

**Monday, December 12<sup>th</sup>, 2016**

Theresa Brettschneider – excused  
x Anne Davis  
x Richard Metzger  
x Mary Nielsen  
x Tracy Priest, Director  
x James Quigley, Town Supervisor

Rotena Nippert – absent  
x Cynthia Wadnola  
Annie LaBarge – absent  
x Bruce Engholm  
x Rose Turmo Woodworth, Bookkeeper

**Public Comment**

**Call To Order**

Meeting was called to order at 5:15 pm by Cynthia.

**Pledge**

**Visit from the Town Supervisor to explain reduced tax assessments and the potential effects on the library.**

- Supervisor Quigley advised the library board regarding the tax assessment base and how future problems resulting from this are expected to affect the library.
- The Supervisor reviewed an email that he had written to Walter Maxwell regarding three issues that will impact the library.
  - 1. \$2,100 paid regarding the Bank of America building
    - The owner of the building has sued, alleging that it is worth only \$6 million.
  - 2. Tech City East Campus
    - The Town prevailed in 2013. This was appealed, and the case was heard again in 2015. The appellate court reversed the trial court decision. Although the Town appealed the judgment, at the last Town board meeting, it was decided to drop the appeal, as it would not materially affect the monetary award.
    - The Town now owes \$784,000, to be paid to the County, which will allocate the money.
    - The assessed base for the library district is down \$6 million.
    - Because the East Campus tax assessment has been aggrieved, the Town will be back in court.
  - 3. Hudson Valley Mall
    - In July 2015, a grievance regarding their assessment was filed. They filed again in July 2016, regarding the current 2017 tax year, saying that it should be worth only \$8.4 million. The property had been valued at \$75 million. This creates a potential \$65 million diminishment to our tax base when adjudicated. This hits the Town in five districts, including water, highway, & general fund. This shrinkage of the tax base will affect the Town's taxpayers,

impacting the library.

- When preparing the 2017 budget, Walter and Tracy included the estimated \$15,000 that the library would be obligated to pay back. This was not an additional amount on the taxpayers, but was shown as a transfer in and then back out. After consulting with Rose and New York State, Walter concluded that showing it as part of our overall 2017 budget was the best way to provide transparency. The Supervisor informed the board that there could be at least an additional \$36,000 (approximately) to be due to the county later, at the rate of \$18,000 per year.
- Scenic Hudson bought the old IBM Rec Center. They plan on eradicating the pool, clubhouse, ball fields, etc., and on restoring the site to its natural state. This site may be taken off of future tax rolls.

**End of Year Financials and Report** were presented by Rose Turmo, bookkeeper.

**Motion to to increase the following expense lines by the following amounts, for end-of-year adjustments:**

9030.8	Social Security	\$1,200
9060.8	Medical Benefits	\$10,000
L7410.11	Gross Payroll	\$17,000
L7410.2	Library Equip & Capitol Outlays	\$3500 (mostly for new computers)

Mary moved, Anne 2nded.

Roll call vote taken.

The motion passed unanimously.

**Motion to retain Rose's services, paying up to \$500 for preparation of 2016 comptroller report.**

Rose noted that she is changing employers

Anne moved, Mary 2nded.

Roll call vote taken.

The motion passed unanimously.

**Committee Reports**

- Update from Expansion Committee.
  - Planning committee met with all three architects. The committee will be making a recommendation.

**Motion to adjourn**

Mary moved, Richard 2nded.

The meeting was adjourned at 6:03.

**Public Comment**

None

Respectfully submitted,  
Bruce Engholm  
Recording Secretary