

Minutes of a Regular Meeting of the Town Board of the Town of Thompson held at the Town Hall, 4052 State Route 42, Monticello, New York on **July 02, 2013**.

ROLL CALL:

Present: Supervisor Anthony P. Cellini, Presiding
Councilman Richard Sush
Councilman Sharon Jankiewicz
Councilman Peter T. Briggs
Councilman Scott Mace

APPROVED

Also Present: Marilee J. Calhoun, Town Clerk
Michael B. Mednick, Attorney for the Town
Paula E. Kay, Deputy Town Attorney
William D. Culligan, Water & Sewer Superintendent
Thomas Belgiovene, Code Enforcement Officer
Richard Benjamin, Jr., Highway Superintendent
Gary J. Lasher, Comptroller
Gerald Fielding, Town Historian

REGULAR MEETING – CALL TO ORDER

Supervisor Cellini opened the meeting at 7:30 PM with the Pledge to the Flag.

MONTHLY REPORTS RECEIVED AND FILED:

Building Department & Code Enforcement Officer's Report – June 2013
Comptroller's Budgetary Report – June 2013
Dog Control Officer's Report – June 2013

APPROVAL OF MINUTES:

On a motion made by Councilman Jankiewicz and seconded by Councilman Sush the minutes of the June 18th, 2013 regular meeting were approved with (2) corrections as follows:

Page 1 – Public Comment: Paul Walsh of Rock Hill introduced Cheryl Stickle not Stickler the new President of the Rock Hill Business and Community Association.

Page 7 & 8 – Resolution No. 174 of 2013: Should include a paragraph indicating that the property owner would construct a turn-around spot for vehicle use at the property owner's expense. A copy of the revised Resolution is as follows:

At a Regular Meeting of the Town Board of the
Town of Thompson held at the Town Hall, 4052
Route 42, Monticello, New York on June 18, 2013

RESOLUTION TO ABANDON A PORTION OF CAMP ROAD IN THE TOWN OF THOMPSON

**Town Board Meeting
July 02, 2013
Page 1 of 13**

WHEREAS, the Town Board did receive a request from Slate Hill Sand & Gravel, Inc., the owner of certain property located on Camp Road in the Town of Thompson for the abandonment of a portion of an unmaintained road known as “Camp Road”; and

WHEREAS, the Town Highway Superintendent confirms that the portion of Camp Road that passes through tax map parcel 17-7-8.1 and 17-7-8.2, more specifically described in the attached map and metes and bounds deed description, is not currently being maintained and has not been improved or maintained for a period exceeding 12 years; and

WHEREAS, the request is made by the owner of the property whose lands encompass both sides of said street for the distance it is proposed to discontinue; and

WHEREAS, the discontinuance request is not greater than one thousand feet of the terminus thereof; and

WHEREAS, the Town Highway Superintendent has confirmed that said portion of roadway is unnecessary for highway purposes.

NOW, THEREFORE, BE IT RESOLVED, that he Town of Thompson Town Board finds that the portion of Camp Road that passes through tax map parcel nos. 17-7-8.1 and 17-7-8.2, more specifically described in the attached map and deed description, has not been improved or maintained for over 12 years and is unnecessary for highway purposes; and

BE IT FURTHER RESOLVED that Slate Hill Sand & Gravel, Inc., the owner of the property, shall, at its own cost and expense, put a turnaround at the end of Camp Road before the abandoned portion; and

BE IT FURTHER RESOLVED that pursuant to Highway Law §207 the Town agrees to discontinue and abandon the above described portion of the street and the Town Board and Highway Superintendent will execute a Certificate of Abandonment which is attached hereto and made a part of this Resolution.

Moved by: Councilman Scott Mace
Seconded by: Councilman Peter T. Briggs

Adopted the 18th of June, 2013.

The members of the Town Board voted as follows:

Supervisor ANTHONY P. CELLINI	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman PETER T. BRIGGS	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman SHARON JANKIEWICZ	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman RICHARD SUSH	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman SCOTT MACE	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

1. EXTENSION REQUEST FOR TEMPORARY HOUSING: GARY MESSENGER

Gary Messenger submitted a written request dated June 18th, 2013 requesting permission to extend the 6-month temporary permit that was granted on December 18th, 2012 for a recreational trailer on his property as a temporary residence for his elderly mother. Mr. Messenger was present to explain his request.

The Following Resolution Was Duly Adopted: Res. No. 190 of the Year 2013.

Resolved, that the hardship request of Gary Messenger to extend a 6-month temporary permit authorizing him to maintain a recreational trailer on his property consisting of his primary residence for the use of temporary quarters for his parents hereby be granted.

Moved by: Councilman Briggs Seconded by: Councilman Sush

Vote: Ayes 5 Cellini, Jankiewicz, Briggs, Sush and Mace

Nays 0

CORRESPONDENCE:

Supervisor Cellini reported on correspondence that was sent or received as follows:

- 1) Letter dated 06/17/2013 from Catherine MacGowan Dawkins of Wurtsboro, NY to Congressman Chris Gibson regarding concerns with the China City Project Proposal.
- 2) Letter dated 06/19/2013 from Town Clerk Marilee J. Calhoun to Mrs. Joan-Marie Bauman with a response to her FOIL request dated 06/19/2013 regarding the Monticello Motor Club.
- 3) Copy of a NYS DEC Permit issued to Emerald Green Property Owners Association, Inc. for the Lake Louise Marie Dam, DEC ID # 3-4846-00208, Effective Date: 06/26/2013, Expiration Date: 12/31/2018.
- 4) Letter dated 06/27/2013 from Supervisor Cellini to Mr. Gary Tetz, VP of E. Tetz & Sons thanking him for the 20+ tons topsoil donation for landscaping behind the new Community Building at the Town Park.
- 5) Email dated 06/26/2013 from Karen Subek to Supervisor Cellini, Town Board and Town Attorneys requesting a response to her letter dated May 8th, 2013 regarding Local Law No. 01 of 2009 – Amendment of Chapter 190 of Town Code Entitled “Racetracks”. Supervisor Cellini stated that a response has already been provided.
- 6) News Release: NYSEG dated 06/26/2012 entitled “NYSEG and RG&E Ready to Meet Customers’ Summer Power Needs” Providing Safe, Reliable Service a Top Priority All Year Long.

- 7) Copy of the June 12th, 2013 Planning Board Minutes regarding the Monticello Motor Club Project. Also provided was a copy of the Part 2 of the SEQRA Form - Project Impacts and their Magnitude that was completed by GLS for the Planning Board as Lead Agency dated March 2013.
- 8) Letter dated 06/25/2013 from John S. Sansalone, P.E, Environmental Engineer II, Region 3, Division of Water, NYS DEC to Supervisor Cellini regarding a compliance meeting dated Monday, July 15th, 2013 at 11am in the local NYS DEC New Paltz office involving the Dillon Farms WWTP. Superintendent William D. Culligan briefly reported on this matter.

AGENDA ITEMS CONTINUED:

DISCUSSION: KAUFMAN BUNGALOWS – BUILDING CODE VIOLATION ISSUES

Supervisor Cellini advised that Kaufman Bungalows was recently fined \$10,000.00 for occupying the Shule, Mikva, Classrooms as well as (4) Residential Units all without Certificate of Occupancies (CO's). McGoey, Hauser & Edsall Consulting Engineers for the Town provided a Preliminary Project Deficiency List dated June 27th, 2013 with several issues regarding the current construction. They also provided a letter dated July 1st, 2013 regarding the Community Hall/Shule, which list approximately (4) issues that require attention. There is a major issue regarding egress and ingress with the Shule pertaining to the required occupancy number and exits. There are also several other Zoning Board issues involving required variances that are necessary. They are scheduled to appear before the Zoning Board of Appeals. Mendel Lerner, Project Representative on behalf of Kaufman Cottages and also Mike Weber were both present to discuss the matter with the Board. He explained the differences between the older section of the property and the newer section. They are looking to receive permission from the Town Board to use only the portion of the Shule for the summer season while the other issues are being addressed. Supervisor Cellini asked if the other issues have been remedied to date. They were to be completed by today. Mr. Lerner advised the Board that they are still working on them and they have not yet been addressed. They had to cancel today's Town inspection; because of the incident occurring yesterday it delayed completion. Mr. Lerner said that the major issue with the Shule is the occupancy number, which would not exceed 150 to 180 at one time. He said that there are only 67 families that would be utilizing the Shule and the occupancy number would not be exceeded. They were advised that the total capacity limit would be 350 not 1,000, so therefore they would not be exceeding 350 people. Mr. Lerner said that they always try to comply and work with the Town. The Town Board understands that this is a hardship, but they felt that the Building has many safety issues in its present condition. The Town Board said that there have been constant reoccurring issues and the Town did not create this hardship. After an approximate 20 minute discussion it was the consensus of the Town Board not to allow occupancy of the Building at this time until they are advised further by the Town Engineer.

RESIGNATION/NOTIFICATION OF RETIREMENT – THOMAS BELGIOVENE

Received a letter dated July 1st, 2013 from Thomas Belgiovene to Supervisor Cellini and the Town Board advising of his resignation for the purposes of retirement from his

photographs that were taken at the event were provided for the Boards review. The event was very nice and well attended.

4. TAX CERTIARI SETTLEMENT: LINDA RUWOLDT, SBL# 52.I.-4-25

Attorney Mednick provided the above property tax settlement proceeding being presented. Attorney Mednick and Assessor Nora J. Hughson are recommending that the settlement be approved as per the presented Resolution. Attorney Mednick explained the settlement that's been presented. The Town Board took action on the settlement as follows:

The Following Resolution Was Duly Adopted: Res. No. 193 of the Year 2013.

**RESOLUTION AUTHORIZING SETTLEMENT OF A PROCEEDING
INSTITUTED UNDER ARTICLE 7 OF THE REAL PROPERTY TAX
LAW AGAINST THE TOWN OF THOMPSON**

WHEREAS, Linda Ruwoldt, has instituted proceedings under Article 7 of the Real Property Tax Law to review the assessment of Tax Map Parcel Section 52.I, Block 4, Lot 25 and which proceeding is pending in the Supreme Court of the State of New York, County of Sullivan, under Index No. 2106-2012; and

WHEREAS, the parties herein have appeared through counsel, to wit, Michael B. Mednick, Esq., on behalf of respondent, and Eric J. Groper, Esq., on behalf of Petitioner; and

WHEREAS, negotiations by and between the parties hereto have produced a proposed settlement of the issues and matters in dispute, and

WHEREAS, the proposed settlement will also result in a fair and equitable resolution of the complaint with respect to petitioner's 2012 assessment, to wit, a reduction in the assessment of petitioner's real property, SBL **52.I-4-25** from \$490,700.00 to \$430,00.00.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Thompson as follows:

1. That the settlement of the above referenced proceeding be, and the same hereby is in all respects approved and confirmed.

2. That Michael B. Mednick, Esq., attorney for the Town of Thompson, and Nora Hughson, Assessor, be, and they hereby are authorized, empowered and directed to enter into and execute a formal written stipulation of settlement and to bind the Town thereto, such stipulation to be in form approved by the said attorneys.

3. That said Michael B. Mednick, Esq. and Nora Hughson, Assessor, be, and they hereby authorized and empowered to execute any and all other documents and take such other steps as may be reasonably necessary and incidental to effect and finalize the settlement of the subject proceeding.

Moved by: Councilman Sharon Jankiewicz
Seconded by: Councilman Peter T. Briggs
and a roll call vote thereon as follows:

Supervisor Anthony P. Cellini	voting	Aye
Councilman Peter T. Briggs	voting	Aye
Councilman Sharon Jankiewicz	voting	Aye
Councilman Richard Sush	voting	Aye
Councilman Scott Mace	voting	Aye

7. RECESS MEETING TO 5:00 P.M. UNTIL JULY 10TH TO INTERVIEW ASSESSOR CANDIDATES

Supervisor Cellini provided the Board with a listing of the (4) applicants that they will be interviewing for the position of Town Assessor on Wednesday, July 10th, 2013 at 5 PM. This meeting will be recessed until then for the purpose of conducting the interviews.

5. 90-DAY REPORT FOR BUILDING DEPARTMENT/CODE ENFORCEMENT OFFICER: CEO LOGAN E. OTTINO

Code Enforcement Officer Thomas Belgiovene provided the 90-Day report on behalf of Code Enforcement Officer Logan E. Ottino who was unable to attend. The report is as follows: Year-to-Date – 281 Violations total have been written by the entire office, 212 were written by Martha Tully alone, 38 have already been completed and closed and 78 tickets have been written. Mr. Belgiovene reported on the current activities in the Building Department and how well the new staff is working out.

6A. PRIVATE ROAD NAMING REQUEST: MONTICELLO RESORTS, LLC A/K/A KAUFMAN BUNGALOW'S – MISHKINOS LANE, VISHNITZE LANE, BOBOV LANE, ROPSHITZ LANE AND KDISHES ZION LANE

Received request in from Code Enforcement Officer Logan E. Ottino requesting that pursuant to the requirements for 911 addressing that the Town Board approve the naming of (5) private roadways, which are located within the Monticello Resorts, LLC A/K/A Kaufman Bungalow's Development. The roadways will service seasonal residences, which are located within SBL #'s 12.-1-5.1 & 5.7. They requested the following names: Mishkinos Drive, Vishnitze Drive, Bobov Drive, Ropshitz Drive and Kdishes Zion Lane. Highway Superintendent Richard Benjamin was okay with the request, but recommended that the names be listed as Lane's and not Drive's. The Town Board agreed and took action to name the roadway as follows:

The Following Resolution Was Duly Adopted: Res. No. 194 of the Year 2013.

Resolved, that upon the request of Code Enforcement Officer Logan E. Ottino the (5) private roadways to be located within the Monticello Resorts, LLC A/K/A Kaufman Bungalow's Development servicing SBL #'s 12.-1-5.1 & 5.7 hereby be named according to the attached map as follows: Mishkinos Lane, Vishnitze Lane, Bobov Lane, Ropshitz

UNIFORM NOTICE OF CLAIM ACT CHANGES & CERTIFICATE RESOLUTION

Town Clerk Marilee J. Calhoun and Town Attorney Michael B. Mednick both explained the changes to the Uniform Notice of Claim Act effective June 15th, 2013. A person wishing to sue a town now has another option for serving a notice of claim upon the town. In addition to delivering a copy of the notice of claim to the town clerk, the town supervisor or town attorney, a notice of claim may be delivered to the Secretary of State. The Secretary of State will then forward the notice of claim to the person designated by the Town Board to receive the notice of claim from them. To assist the Secretary of State in this task, the Department of State is creating a form certificate to file with the Secretary of State. The required form is available on the Department of State's website. A person filing a notice of claim with the Secretary of State may be charged a fee of up to \$250.00, half of which shall be forwarded to the town providing that the town files its certificate of designation form with the Secretary of State within 30-days of June 15th, 2013, which is approximately July 14th, 2013. A copy of the certificate of designation for service of notice of claim was provided for review. Attorney Mednick explained that the certificate designates the town representative that the Secretary of State must transmit a copy of the notice of claim to. Town Clerk Calhoun said that in order for the town to receive a portion of the fee the town must complete and file the required certificate of designation form.

The Following Resolution Was Duly Adopted: Res. No. 197 of the Year 2013.

WHEREAS, General Municipal Law, §53 requires towns to file a certificate with the Secretary of State designating the Secretary of State as an agent for service of a notice of claim; and

WHEREAS, General Municipal Law, §53 requires the certificate to include the applicable time limit for filing the notice of claim and the name, post office address and electronic mail address, if available, or an officer, person, for the transmittal of notices of claim served upon the Secretary as the town's agent; and

WHEREAS, pursuant to General Municipal Law, §50-e(1)(a), the applicable time limit for the filing of a notice of claim upon a town is 90 days after the claim arises, or in the case of a wrongful death action, 90 days from the appointment of a representative of the decedent's estate;

NOW, THEREFORE BE IT RESOLVED, that the Town Board of the Town of Thompson, County of Sullivan designates Marilee J. Calhoun, in her capacity as Town Clerk, to receive notices of claims served upon the Secretary of State by mail at 4052 State Route 42, Monticello, New York 12701-3221 and email at marilee@townofthompson.com.

BE IT FURTHER RESOLVED, that the Town Board hereby directs the Town Clerk to file the required certificate with the Secretary of State informing him or her of the town's

Barbara Burton of Monticello read and submitted a written statement that she prepared regarding the Kaufman Bungalows issue and the Senior and Affordable Housing issue, which were discussed earlier during this meeting.

Paul Walsh of Rock Hill presented the Town Board with a photograph from the last Road Rally Event held in the Town of Thompson. It is a small token of the Road Rally's and Rock Hill Communities Appreciation for allowing them to hold the event in the Town of Thompson.

Pamela Zaitchick of Rock Hill thanked the Town Board for taking a stand in favor of the Town Regulations that are presently in place regarding the Kaufman Bungalows issue. She also asked a question pertaining to the Annexation request between the Town and the Village. Supervisor Cellini explained the reason for the Annexation request as well as the location of the three parcels that are involved.

Councilman Sharon Jankiewicz introduced and welcomed back a former resident of the Town who attended this evening's meeting. She recently moved back and lives in the Kiamesha area her name is Sharon.

ANNOUNCEMENTS, REMINDERS & FOR YOUR INFORMATION

- July 16th: Public Hearing @ 7:30 PM – Proposed Local Law No. 04 of 2013 to Amend Chapter 250 for Sunshine Property Zone Change from RR-1 to CI, SBL # 15.-1-20.
- July 23rd: Annual Rotary BBQ, Dedication of "Seeds of Hope" Garden and Opening Dedication of the new Community Building at Thompson Town Park.
- August 6th: Joint Public Hearing @ 7:00 PM with Village of Monticello – Proposed Annexation Request for County of Sullivan, SBL #'s 31.-1-10.3, 10.2 & 94.

MEETING RECESSED

On a motion made by Councilman Jankiewicz and seconded by Councilman Sush the meeting was recessed at 8:30 PM until July 10th, 2013 at 5:00 PM for the purpose of conducting a work session to interview prospective candidates/applicants for the Town Assessor position/appointment.

Respectfully Submitted By:



Marilee J. Calhoun, Town Clerk

RESOLUTION NUMBER 189**RESOLUTION OF THE COUNCIL MEMBERS OF THE TOWN OF THOMPSON AUTHORIZING THE EXECUTION OF A PAYMENT IN-LIEU OF TAX (“PILOT”) AGREEMENT BY AND AMONG THE TOWN OF THOMPSON AND GOLDEN RIDGE HOUSING DEVELOPMENT FUND COMPANY, INC.**

WHEREAS, the Town of Thompson (the “Town”) desires to encourage a sufficient supply of adequate, safe and sanitary dwelling accommodations properly planned for persons with low incomes; and

WHEREAS, Golden Ridge Housing Development Fund Company, Inc., a to-be-formed Article XI New York private housing finance law corporation and a New York not-for-profit corporation (the “HDFC”), and Golden Ridge Limited Partnership, a New York limited partnership (the “Partnership”), have identified property located at Rock Ridge Road, Town of Thompson, County of Sullivan, State of New York (Section 13, Block 3, Lot 37.5) (the “Land”), for the purpose of construction on the Land of a housing project for persons of low income, said project to consist of: (i) the acquisition of the Land; (ii) the construction thereon of Three Hundred Forty Eight (348) units of housing for persons of low income who are senior or workforce, including special needs, to be known as Golden Ridge (the “Improvements”); and (iii) the acquisition and installation therein and thereon of certain machinery, equipment, furniture, fixtures and other tangible personal property (the “Equipment”, and collectively with the Land and the Improvements, the “Project”); and

WHEREAS, the HDFC will be formed for the purpose of providing residential rental accommodations for persons of low-income; and

WHEREAS, the HDFC will acquire fee title to the Land, as nominee for the Partnership, and will convey its equitable and beneficial interests in the Land to the Partnership in furtherance of the development of the Project; and

WHEREAS, the HDFC’s and the Partnership’s plan for the use of the Land constitutes a “housing project” as that term is defined in the Private Housing Finance Law of the State of New York (“PHFL”); and

WHEREAS, the HDFC is a “housing development fund company” as the term is defined in Section 572 of the PHFL and Section 577 of the PHFL authorizes the Council Members to exempt the Project from real property taxes; and

WHEREAS, the HDFC will be a co-general partner of the Partnership; and

WHEREAS, the Partnership and the HDFC will be willing to enter into a PILOT Agreement whereby they will make annual payments in lieu of taxes to the Town as set forth in the PILOT Agreement presented to the Council Members for approval;

NOW THEREFORE, BE IT RESOLVED that the Council Members hereby exempt the Project from real property taxes to the extent authorized by Section 577 of the PHFL and approves the proposed PILOT Agreement by and among the Town, the Partnership and the

HDFC, in substantially the form presented at this meeting, providing for annual payments as set forth in such agreement; and it is

FURTHER RESOLVED, that the Supervisor of the Town is hereby authorized to execute and deliver the foregoing PILOT Agreement on behalf of the Town; and it is

FURTHER RESOLVED, that this resolution shall take effect immediately.

Duly adopted by the Council Members
on the 2nd day of July, 2013.

Approved: 5 Ayes
Veto: _____
Not Endorsed: _____

Moved by: Councilman Richard Sush
Seconded by: Councilman Peter T. Briggs

The members of the Town Board voted as follows:

Supervisor Anthony P. Cellini	Aye
Councilman Richard Sush	Aye
Councilman Peter T. Briggs	Aye
Councilman Sharon Jankiewicz	Aye
Councilman Scott Mace	Aye

CERTIFICATION

The undersigned, being the duly elected Clerk of the Town of Thompson, hereby certifies that the attached is a true, correct and complete copy of certain resolutions unanimously adopted by the Council Members of the Town of Thompson on July 2, 2013, and such resolutions have not been modified, amended or repealed and are in full force and effect as of the date hereof.

Marilee J. Calhoun

Name: Marilee J. Calhoun

Title: Clerk

07/31/2013

**AGREEMENT FOR PAYMENT IN LIEU OF TAXES (PILOT)
BY AND AMONG THE TOWN OF THOMPSON, GOLDEN RIDGE
HOUSING DEVELOPMENT FUND COMPANY, INC. AND
GOLDEN RIDGE LIMITED PARTNERSHIP**

THIS AGREEMENT FOR PAYMENT IN LIEU OF TAXES (the “Agreement”), dated July 31st, 2013, by and among the **TOWN OF THOMPSON, NEW YORK**, a New York incorporated municipality, having its principal office located at 4052 Route 42, Monticello, New York 12701 (the “Town”) and **GOLDEN RIDGE HOUSING DEVELOPMENT FUND COMPANY, INC.**, a to-be-formed Article XI New York private housing finance law corporation and a New York not-for-profit corporation, having its principal office located c/o Warwick Properties, Inc., 2 Liberty Court, Suite 3, Warwick, New York 10990 (the “HDFC”), which HDFC will hold title to the Property (as hereinafter defined) for the benefit of **GOLDEN RIDGE LIMITED PARTNERSHIP**, a New York limited partnership, having its principal office located c/o Warwick Properties, Inc., 2 Liberty Court, Suite 3, Warwick, New York 10990 (the “Partnership”).

WHEREAS, the HDFC is, or will become, the bare legal or record owner, and the Company is, or will become, the beneficial and equitable owner, of certain real property located in the Town of Thompson, County of Sullivan, State of New York, as more particularly described in Exhibit A attached hereto (the “Property”); and

WHEREAS, the HDFC will be a corporation established pursuant to Section 402 of the Not-For-Profit Corporation Law and Article XI of the Private Housing Finance Law (“PHFL”); and

WHEREAS, the HDFC will be the co-general partner of the Partnership; and

WHEREAS, the HDFC will be formed and the Partnership has been formed for the purpose of providing residential rental accommodations for persons of low-income; and

WHEREAS, the Partnership will develop, own, construct, maintain and operate a housing project for persons of low income at the Property, anticipated to consist of 348 residential rental units for persons of low income who are senior citizen and workforce, including special needs (the “Project”); and

WHEREAS, the HDFC’s and the Partnership’s plan for the use of the Property constitutes a “housing project” as that term is defined in the PHFL; and

WHEREAS, the HDFC will be a “housing development fund company” as the term is defined in Section 572 of the PHFL; and

WHEREAS, pursuant to PHFL Section 577, the local legislative body of a municipality may exempt the real property of a housing project of a housing development fund company from local and municipal taxes, including school taxes, other than assessments for local improvements, to the extent of all or a part of the value of the property included in the completed project; and

WHEREAS, the Council Members of the Town of Thompson, New York, by resolution adopted July 2, 2013, approved and authorized the execution of this Agreement,

NOW, THEREFORE, it is agreed as follows:

1. Pursuant to section 577 of the PHFL, the Town hereby exempts from local and municipal taxes, other than assessments for local improvements, one hundred percent (100%) of the value of the Property, including both land and improvements. "Local and Municipal Taxes" shall mean any and all real estate taxes levied by Sullivan County ("County"), the Town of Thompson ("Town"), the School District ("School District") or other taxing jurisdiction (collectively, the "Taxing Jurisdictions").

2. This tax exemption will operate for a period of forty (40) years from the HDFC's acquisition of the Property. This Agreement shall not limit or restrict the HDFC's or Partnership's right to apply for or obtain any other tax exemption to which it might be entitled upon the expiration of this Agreement.

3. So long as the exemption hereunder continues, the Partnership shall make annual payments in lieu of taxes ("PILOT") in the amount set forth in this section, which payments shall cover all Local and Municipal Taxes owed in connection with the Property and the Project, and which payments shall be shared by the Taxing Jurisdictions on the same basis as property taxes would be shared if the Property and the Project were fully taxed. The PILOT shall be in the amount of Two Hundred and 00/100 Dollars (\$200.00) per dwelling unit per year (prorated for the year of acquisition by the HDFC).

4. The tax exemption provided by this Agreement will continue for the term described above provided that the Property and the Project continue to be used as housing facilities for persons of low income and (i) the HDFC and the Partnership operate the Project and the Project in conformance with Article XI of the PHFL; (ii) the HDFC will assume sole legal and beneficial ownership of the Property and the Project and will operate the Project in conformance with Article XI of the PHFL; or (iii) in the event an action is brought to foreclose a mortgage upon the HDFC, and the legal and beneficial interest in the Property and the Project shall be acquired at the foreclosure sale or from the mortgagee, or by a conveyance in lieu of such sale, by a housing development fund corporation organized pursuant to Article XI of the PHFL and such successor in interest shall operate the Project in conformance with Article XI of the PHFL.

5. The failure to make the required payment will be treated as failure to make payment of taxes and will be governed by the same provisions of law as apply to the failure to make payment of taxes, including but not limited to enforcement and collection of taxes to the extent permitted by law.

6. All notices and other communications hereunder shall be in writing and shall be sufficiently given when delivered to the applicable address stated above (or such other address as the party to whom notice is given shall have specified to the party giving notice) by registered or certified mail, return receipt requested or by such other means as shall provide the sender with documentary evidence of such delivery.

7. This Agreement shall inure to the benefit of and shall be binding upon the Town, the HDFC and the Partnership and their respective successors and assigns, including the successors in interest of the HDFC and the Partnership. There shall be no assignment of this Agreement except with consent of the other party, which consent shall not be unreasonably withheld.

8. If any provision of this Agreement or its application is held invalid or unenforceable to any extent, the remainder of this Agreement and the application of that provision to other persons or circumstances shall be enforced to the greatest extent permitted by law.

9. This Agreement may be executed in any number of counterparts with the same effect as if all the signing parties had signed the same document. All counterparts shall be construed together and shall constitute the same instrument.

10. This Agreement constitutes the entire agreement of the parties relating to payments in lieu of taxes with respect to the above described property and supersedes all prior contracts, or agreements, whether oral or written, with respect thereto.

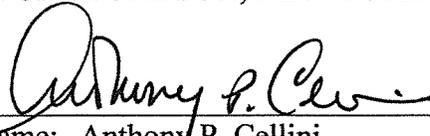
11. Each of the parties individually represents and warrants that the execution, delivery and performance of this Agreement, (i) has been duly authorized and does not require any other consent or approval, (ii) does not violate any article, by-law or organizational document or any law, rule, regulation, order, writ, judgment or decree by which it is bound, and (iii) will not result in or constitute a default under any indenture, credit agreement, or any other agreement or instrument to which any of them is a party. Each party represents that this Agreement shall constitute the legal, valid and binding agreement of the parties enforceable in accordance with its terms.

Remainder of page intentionally left blank.

IN WITNESS WHEREOF, the Town, the HDFC and the Partnership have caused this Agreement to be executed in their respective names by their duly authorized representatives and their respective seals to be hereunder affixed, all as of the date above-written.

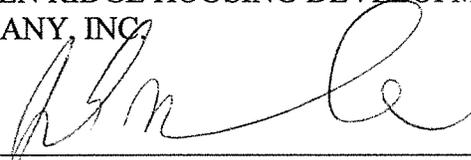
TOWN OF THOMPSON, NEW YORK

DATED: 7/31, 2013

By: 
Name: Anthony P. Cellini
Title: Supervisor

GOLDEN RIDGE HOUSING DEVELOPMENT FUND COMPANY, INC.

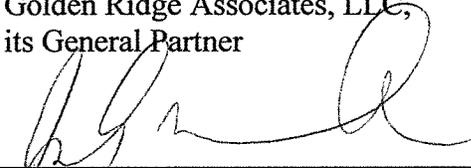
DATED: 7/18, 2013

By: 
Name: Jonah Mandelbaum
Title: President

GOLDEN RIDGE LIMITED PARTNERSHIP

By: Golden Ridge Associates, LLC,
its General Partner

DATED: 7/18, 2013

By: 
Name: Jonah Mandelbaum
Title: Manager

STATE OF NEW YORK)
)
COUNTY OF Sullivan) SS.:

On the 31st day of July in the year 2013, before me personally appeared Anthony P. Cellini, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or person upon behalf of which the individual acted, executed the instrument.

MARILEE J. CALHOUN
Notary Public, State of New York
Sullivan County Clerk's #2571
Commission Expires July 08, 2014

Marilee J. Calhoun
NOTARY PUBLIC

STATE OF NEW YORK)
)
COUNTY OF Orange) SS.:

On the 18th day of July in the year 2013, before me personally appeared Jonah Mandelbaum, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or person upon behalf of which the individual acted, executed the instrument.

Christina Fancher
NOTARY PUBLIC

CHRISTINA FANCHER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01FA6251893
Qualified in Orange County
My Commission Expires November 21, 2015

TOWN OF THOMPSON

Voucher Detail Report

Voucher No.	Stub - Description	Req. No.	Req. Date	Vendor Code	Vendor Name	Ordered By	Fisc Year	Check ID	Voucher Amt.	Pay Due	Approved
Invoice Date	Batch Invoice No.	Recur Months	Refund Year	PO No. Taxable	PO Date Ref No	Approved By	Period	Contract No.	Check No.	Non Disc.	Cash Account Disc. Amt.
									Check Date		

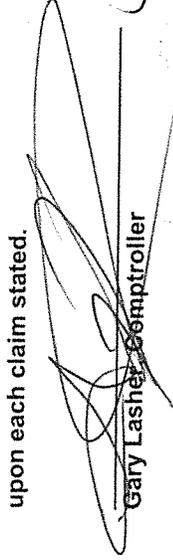
I hereby certify that the vouchers listed on the attached abstracts of prepaid and

claims payable have been duly audited and are presented for payment to the Town

Board of the Town of Thompson at the regular meeting there of, held on the 2 day

of July 2013 in the amounts respectively specified. Authorization is hereby

given and direction is made to pay each of the claimants in the amount as specified upon each claim stated.


 Gary Lasher
 Comptroller


 Anthony Cellini
 Supervisor

