

At a Special Work Session of the Malone Village Board, held on July 21, 2020 at 4:00 PM at 343 West Main Street the following were present:

Andrea Dumas	Mayor
Norm Bonner	Trustee
Matt Boyea	Trustee
Brian Langdon	Trustee

Absent:  
Trustee McKee

Also in attendance:

Rebahka Scaccia, Village Clerk	Nicholas Eells, Board President
James Button, CEO Citizen's Advocate	Lindsey Hendricks, 3 D Dev. Consultant
Jennifer Bilow, CA Board VP	Sam Ceilia, General Construction Manager
Paul Goodrow, CA Board Member	Aidan Pollard, Telegram
Jennifer Dishaw, CA Chief of Staff	

Mayor Dumas called the work session to order at 4:02 PM.

Mayor Dumas turned the meeting over to Citizen's Advocate (CA) CEO, James Button.

Mr. Button addressed the assembly concerning the Harrison Place Project and the seven (7) buildings on Main Street. Mr. Button announced that the agency had now acquired all seven buildings, as well as the empty lots behind them. Citizen's Advocate has raised roughly 6 million in capital toward this project so far, with hopes of raising an additional 25 million through available grants.

Mayor Dumas asked the Trustees present if there were any questions.

Trustee Boyea asked Mr. Button if CA had settled on a start-date for this project.

Mr. Button replied that CA had hoped to begin the project in September of 2020. However, due to the COVID-19 pandemic it appears that the timeline for the project will have to be pushed back, with an anticipated start date closer to the Spring of 2021.

Sam Ceilia joined the conversation mentioning that there would be a local Malone engineering team and that the project will be looking to purchase services from local construction business and material providers.

Trustee Boyea asked if the demolition would begin with the east end and continue all of the way up the row of buildings, taking all structures down, prior to beginning the building phase of the project.

Mr. Button remarked that all buildings would be down before building begins. Mr. Ceilia remarked that they will always move west to east, due to the grading of the buildings, even if they were to begin demolition in the middle of the row of buildings.

Trustee Bonner asked what steps were going to be taken to secure the foundations of the buildings prior to demolition.

Mr. Ceilia replied that prior to the demolition, they will enter the buildings and pour concrete into the foundations to secure them. Then they will begin the demolition phase with the appropriate fencing, barriers and safety steps in place to monitor asbestos.

Trustee Boyea asked if they had a timeline concerning the demolition phase, specifically how long it would take to demolish the entire row of buildings.

Mr. Ceilia said the demo phase could take anywhere from three to six months. The project would seek to have as little impact upon the flow of traffic on Main Street during this project. They hope to only seek permission to close on lane of traffic on Main Street during the demo phase, and possibly one lane on Harison Place during the construction phase.

Mr. Button announced that the remainder of current tenants in the apartment buildings would be relocated as of August 1, 2020. CA has worked to move them all to locations of their choice.

Mr. Button expressed Citizen's Advocate's excitement to be partnering with the Village of Malone to bring this type of improvement to the Main Street and community.

Mayor Dumas thanked all parties for attending the work session and sharing the details of the project to come.

**ADJOURNMENT:**

Upon the motion of Trustee Boyea to adjourn the meeting at 4:16 PM.

Respectfully submitted,

  
Rebahka Scaccia, Village Clerk