

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: COMMUNITY COLLEGE

DATE: JULY 7, 2008

COMMITTEE MEMBERS PRESENT:

SUPERVISORS CHAMPAGNE  
STEC  
TAYLOR

COMMITTEE MEMBERS ABSENT:

SUPERVISORS TESSIER  
SIMMES

OTHERS PRESENT:

REPRESENTING ADIRONDACK COMMUNITY COLLEGE:

DR. RONALD HEACOCK, PRESIDENT  
WILLIAM LONG, VICE PRESIDENT FOR ADMINISTRATIVE SERVICES  
BETSY RABIDA, DIRECTOR OF FINANCIAL SERVICES  
JOSEPH CUTSHALL-KING, EXECUTIVE DIRECTOR/SECRETARY,  
ACC FOUNDATION

ROBERT JOY, PRESIDENT OF JMZ ARCHITECTS & PLANNERS, P.C.

FREDERICK MONROE, CHAIRMAN

HAL PAYNE, COMMISSIONER OF ADMINISTRATIVE & FISCAL SERVICES

JOANN MCKINSTRY, DEPUTY COMMISSIONER OF ADMINISTRATIVE &  
FISCAL SERVICES

RICK MURPHY, DEPUTY COMMISSIONER OF FISCAL SERVICES

JOAN SADY, CLERK, BOARD OF SUPERVISORS

SUPERVISOR GERAGHTY

REPRESENTING WASHINGTON COUNTY:

KEVIN HAYES, ADMINISTRATOR

PHYLLIS COOPER, TREASURER

DEBORAH PREHODA, CLERK OF THE BOARD

MEMBERS OF THE BOARD OF SUPERVISORS

AMANDA ALLEN, SR. LEGISLATIVE OFFICE SPECIALIST

Mr. Champagne called the joint meeting of the Warren and Washington Counties Community College Committees to order at 2:00 p.m.

The meeting began with a video presentation on the Capital Campaign Fund for the Regional Higher Education Center (RHEC), formally named the J. Buckley Bryan, Jr. ACC '87, '94 Regional Higher Education Center, being constructed on the ACC (Adirondack Community College) Campus. Robert Joy, President of JMZ Architects & Planners, P.C., then provided a pictorial presentation of the floor plan of the RHEC and schematic drawings representing what the building and its surroundings would look like when finished, as well as some photographs of the building in its current state while under construction.

Ronald Heacock, ACC President, advised that tours of the RHEC could be arranged for anyone wanting to see the progressing work on the building and he noted that a grand opening ceremony would be held in January, to which all of the Committee members would be invited. Dr. Heacock apprised that although the RHEC had yet to be completed, all of the available office space had already been rented.

Mr. Joy reminded the Committees that in previous meetings they had discussed the capital planning process and its changing nature. He said that during those discussions it had been noted that the State funding scenarios for ACC building projects had continued to change over the years, leading to uncertainty as to whether or not State funding for the projects would be realized. Mr. Joy stated that this was a continuing trend as the State funding process had changed once again with the recent change in Governorship. He advised that the current State funding process had returned to the "old" system of their being no initial State funding appropriated for the projects until a master plan for the project was adopted and the State was subsequently petitioned for funding. Mr. Joy said the

problem with this system was that when planning the building projects there was no certainty as to how much State funding would be received.

Mr. Joy apprised that although all of the guidelines had been followed to gain funding under the Governorship of Eliot Spitzer, that funding process had ceased when Governor David Paterson assumed the Office; therefore, only the \$277,500 previously promised by the State had been received. Mr. Joy stated that a master plan had been adopted for the RHEC Project, but no additional State funding had been earmarked for the next five years. He said that once a resolution of financial commitment had been adopted by both Warren and Washington Counties, they would be able to petition the State for funding.

Mr. Joy distributed a document entitled the "Updated Project Budget" for the HEC, which he reviewed extensively. *A copy of the Updated Project Budget is on file with the minutes.*

Kevin Hayes, Washington County Administrator, noted that the Local Share portion of the Updated Project Budget indicated that the ACC Foundation, Warren County and Washington County would each contribute \$583,333 to the RHEC Project, which was incorrect. He noted that the actual shares paid by Warren and Washington Counties would be based on assessed valuations. Phyllis Cooper, Washington County Treasurer, noted that the Washington County share would be \$400,000, while Warren County's share would be \$933,000, as the costs would be based on a 70%/30% split. Ms. Cooper distributed copies of her notes from the July 7, 2008 Joint Community College Committee meeting which pertained to the financial aspects of the project. *A copy of Ms. Cooper's notes are on file with the minutes.*

Discussion ensued with respect to the matter.

Mr. Joy stated that two major mistakes had been made by the Project Surveyor, W.J. Rourke, involving the location of a manhole as well as the mis-location of the northern edge of a tree line that had caused the need for the building to be moved 35 ft. from the originally proposed location. He said that these issues had led to additional engineering construction costs of approximately \$265,000.

Mr. Champagne pointed out that because these costs were the result of human error the surveyor should be responsible for them. Mr. Joy apprised that Larry Paltrowitz, Legal Counsel for ACC, was handling the matter and would determine how these costs would be reimbursed.

Joseph Cutshall-King, Executive Director/Secretary, ACC Foundation, apprised that the ACC Foundation was actively seeking donations for the RHEC project and while the campaign was going well, he could not disclose all of the pledges received at that time. Mr. Joy stated that although the ACC Foundation hoped to raise enough monies to fund the RHEC without requiring financial support from Warren and Washington Counties, there might be a need for short-term borrowing at the end of the construction project while awaiting the receipt of the funds pledged.

Discussion ensued with respect to the financial aspects of the RHEC Project.

Mr. Hayes advised that the only costs due in 2009 would be the interest owed on the \$2.5 million BAN (Bond Anticipation Note) issued in May of 2008. He said that the total interest owed would be \$49,500, which would be split evenly between Warren County, Washington County and the ACC Foundation at a cost of \$16,500 each. Mr. Hayes stated that since funding sources for the project were unsure, he recommended that an informal meeting be scheduled to commence discussions on the matter.

Subsequent to discussion on the matter, it was determined that an informal meeting would be held on July 28, 2008 at 2 p.m. at ACC.

The Washington County Community College Committee took action to amend their Capital Project for the RHEC to recognize State Aid in the amount of \$277,500 and properly reflect change orders to date.

Motion was made by Mr. Stec, seconded by Mr. Taylor and carried unanimously to accept the ACC Proposed 2008-2009 Operating Budget and set public hearing thereon, and the necessary resolution was authorized for the July 18<sup>th</sup> Board meeting. *A copy of the Budget is on file with the minutes.*

Motion was made by Mr. Stec, seconded by Mr. Taylor and carried unanimously to recognize State Aid in the amount of \$277,500 and properly reflect change orders to date with regards to the RHEC.

As there was no further business to come before the Community College Committee, on motion made by Mr. Stec and seconded by Mr. Taylor, Mr. Champagne adjourned the meeting at 3:10 p.m.

Respectfully submitted,  
Amanda Allen, Sr. Legislative Office Specialist