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**SPECIAL SALEM TOWN BOARD MEETING
TO REVIEW GEORGI MOU & LEASE AGREEMENT
& OTHER ITEMS THAT MAY COME BEFORE THE BOARD
JUNE 23, 2025**

Present: Supervisor Evera Sue Clary; Town Council: Brenda Levey; Tom McMorris; Wyeth Coburn; Clerk to Supervisor-Kathy Chambers; Town Clerk-Pat Gilchrist

Absent/Excused: Howard Law-Councilman; Travis Keys-Highway Sup't.

PUBLIC PRESENT: See Attached Sheet

5:00 P.M.-Supervisor Clary called the meeting to order, followed by Pledge of Allegiance

MOU Review between T/O/S & Georgi-Attorney Klingebiel's email regarding the MOU: "MOUs are non-binding and outline a general agreement between parties and become moot once a lease is signed."

Page 1-(3) – arrange for insurance coverage for the structure and contents, upon execution of the Lease.

Take out "to be effective on the day transfer of title takes place" as Town will hold title to real estate.

(5) – take out "at least quarterly" & just leave "quarterly". Town only receives the funds quarterly.

(8) – "expect quarterly marketing and financial reports from the Georgi; as well as monthly report(s) from the Georgi Board of Directors." (Add part beginning 'as well as')

Page 2-Section 2-(1) – will now read "provide grounds maintenance services such as mowing, snow plowing, and sanding". (Road into the Georgi is a Town road & maintained as such; if parking lot were to be plowed & sanded, that would be done by the Georgi.) Who will remove snow from the roof of Museum & Comm. Rm.?

Section 2-(2) – will now read "be responsible for payment of utilities, heat & oil, & repairs for all buildings on premises (Museum & the Community Room)."

Section 2-(5) – at end add ".....prepare annual budgets for approval by the Georgi Board & the Salem Town Board."

Section 2-(6) – "share budget information with the Town on a monthly basis prior to Town Board meeting."

Section 2-(8) – change quarterly reports to monthly reports

Section 2-(9) – ".....to be done to buildings, structures, & premises used by the Georgi, with Salem Town Board approval."

Section 2-(10) – "provide quarterly financial reports"—change quarterly to monthly

Section 2-(11) – "negotiate a twenty (20) year renewable lease agreement"; change twenty to ten (10) year

Section 2-(13)- Have Attorney Klingebiel review, checking on ownership of gifts and/or purchases made

Lease Review between T/O/S & Georgi

1.-Change term from twenty (20) years to ten (10) years

3.-Rent: The annual rent of \$1.00, payable by the Tenant to the Landlord, will be paid on January 1st of every year during the term of the Lease.

4.-Agreement to Lease & Pay Rent: second line—add "for the Term agreed upon".

6.-Take out Taxes-No taxes due; renumber 7. To 6, etc.

13.-Insurance: Ask Attorney Klingebiel to review

Would like to see: Secure Town Board approval on the loan of any artwork or other contents/collections owned by the Town of Salem.

Door Lock for Museum-Councilwoman Levey advised that the new door lock was purchased by Sandra Haber. Get bill from Sandy & prepare Voucher for reimbursement.

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Salt Shed NYS WQIP Award Resolution for \$599,520.00-Resoluton #49-Motion made by Councilman Wyeth Coburn, seconded by Councilman Tom McMorris, accepting the grant awarded for both the salt shed building & the sand storage building in the amount of \$599,520.00; passed 3-0.

Town Office Discussion-Supervisor Clary reported that she received a phone call, reporting that black smoke was coming out of the chimney @ the Town Office. Chief Saunders met Supervisor Clary @ the bldg. After investigating further, there was a problem with the hot water heater. The landlord was notified of the condition.

Supervisor's Comment-As reported on social media & being seen by the public, please be aware the bears are out & about searching for food. Several reports of garbage cans being dumped & a young bear has been seen by the bus garage, on the front lawn of the school, & in the trees across the road by the Episcopal Church. Check out 'bearwise.org' on the internet for some interesting facts & how to stay safe around them. There will be a presentation on how to live w/these furry creatures at the Salem Courthouse on July 10, 2025, @ 6 pm. There will be a question & answer session after the presentation.

PUBLIC COMMENT-Supervisor Clary asked that all be respectful during this portion of the meeting, which was attended by a large number from the community concerning the Saturday protests being held at the four corners by the red light.

Larry Snow, owner of NAPA Auto Parts since 2011, spoke about the fact that Saturdays are usually very busy for him; he is open 8-4 & closed on Sundays. Since the protests have begun, he has seen a decline in his Saturday business & feels that people just are not coming into Salem on Saturdays due to the parking issues & problems w/traffic. He tries to keep the parking lot free in front of the store for customers, but that has been hard to do. Could another day be considered, perhaps Sunday?

Stacy Loya-NU You Hair Salon-is a business owner & grew up here in Salem. She reported that she had seen a great decline in Saturday business due to lack of parking spaces near her shop. There needs to be a compromise to the issues, like putting up cones, someone directing traffic or possibly only one protest per month. Stacy did her research & found that the Nat'l. Constitution Center advises that local government can restrict the time, day, & number attending protests/rallies. Permits could even be issued by the municipality to hold protests/rallies. Cannot block entrances or impede traffic passage/flow on roadways, etc. Business owners have rights, also. Hailey Morrison agrees w/Stacey (mom).

Vivian Ackerman-has only live here for fourteen (14) years—not a long time. Many people attending are from Salem who may not have come into town before. Hold a "Welcome to Salem" sign, stand by Jacko's or On A Limb & offer drinks or discount coupons to those attending. Direct parking to the gazebo or school with a sign that has a Velcro arrow to flip for whichever direction you want them to park.

Krista Gregg-Taking notes for Jim Morris from The Eagle Newspaper, representing Asif Ismael from Jacko's, & herself as she also works @ Nu You Hair Salon. Krista read a statement that Asif asked her to present as he could not be present. His business is new within the last year or so, but he has always supported the community when asked. A person who identifies with the LGBTQ community was being harassed outside the bldg. Protesters are sitting on the steps, which limits the number of people who can get inside; sitting is not protesting. He also said the number of people coming into Salem on Saturday is declining. Need to address the impact protesting is having on the businesses.

Krista reiterated what Stacy Loya had said--people are just not coming into Salem on Saturdays & parking is an issue for the businesses. Her customers that normally came on Saturday are not making Saturday app'ts. Be aware there will be a 12 U baseball tournament @ Salem School 06/30-07/06/25, limiting parking.

Kim Erbe-reported that people crossing the street don't need to push the button continuously at the red light; it backs up traffic at the light. Don't block the crosswalk or the handicap access to the library or the post office. She would appreciate not parking in front of the library as Saturday is the only day a lot of families can utilize the library.

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Eric Linendoll-is worried someone is going to get hurt @ the red light. Many farm vehicles are coming & going, as well as big trucks, & they cannot see if someone steps out in front of them while pushing the button on the light. Don't need to be pushing the button repeatedly; people need to stay back on the sidewalk & get out of the road.

Brenda Mugits-supports what Vivian Ackerman presented

Peter Subers-Has anyone checked to see if parking will allowed @ school? Supervisor Clary responded that she had called school & permission was granted for Saturday parking.

Laura Coldwell-agrees there is a problem for businesses w/parking accessibility & a solution needs to be found.

John Clark-had done the Memorial Day service at the various locations throughout the Town for the past couple of years; he lives on Route 153 & has been coming to the corner since the beginning. For the most part, the signs have not been offensive. John & his crew will be putting out cones & have been addressing the parking issues. His group goes to other communities like Cambridge, Greenwich, Granville, & Hebron & people from those communities come here. He has been watching the button for the light at the corner & trying to keep vehicles out of the way. John did say that during the 'No Kings' weekend, there was a vehicle blocking Larry Snow's parking lot, pulling across diagonally, blocking many parking spots. He will work diligently to make things better, talking to the people who show up on Saturdays, re moving day and/or time.

Rebecca Sparks-Feels this can work by having conversations w/people who don't think alike; she wants this to work w/everybody.

Lourie & Todd Teal-talking needs to happen, with respect for all, to come to decisions that are best for everyone. Need to move forward w/a solution as it appears the downtown businesses are being impacted.

Bev Kerr-asked if the cycle of the light could be changed, but Supervisor Clary reported that it is NYS D/O/T .ontrolled.

Ryan Fifield-asked that everyone needs to have respect & common sense!

Tine Fleming-Time & location could be moved, if needed, but people have a right to protest.

Kathy Eastman-gives her time to Stacy Morrison but believes that parking is a major issue & that residents just don't want to come into Salem on Saturday. Change the day, if necessary. Use social media to get word out.

Joe Wever-says he just avoids the red light entirely on Saturday & uses the side streets. People are driving too fast.

Dave Linendoll-Salem Hardware-also says that customers are just avoiding doing their errands on Saturdays. This has had an impact on his business as well. Could Memorial Park by the Revolutionary Cemetery be used as an alternative or in addition to??

Donna Orlyk-Believes that everyone was speaking from their heart. Do whatever needs to be done to work together--change location, time, etc. Everyone knows everyone for the most part so let's not get angry w/one another. Residents of Salem have always worked together before & we can now.

Sherry Messier-Appreciates everyone's perspective & passion.

Gerry Sullivan-Believes in everyone's right to protest but local businesses need our support, too.

Mike Mugits-moved into the community & support solutions from both sides. Salem is a respected community & can come together to solve these issues, too. Rights end when they infringe on someone else.

Tom McMorris-The issue is not about the 'right to protest'. He does not believe that what is happening in Washington, D.C., or anywhere else in the country, is going to be changed by what is happening in the Salem community or most of the other places where protests are happening. Change day to Sunday? When businesses are losing \$1,000 on a Saturday, there is an effect on the community.

iz Barnard-not necessarily about what is happening in our country; changing the day or time won't matter in her opinion.

Hanni Varosy-Changing day to Sunday will not help, in her opinion.

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Sherry Slater-Everyone needs to have courtesy, compassion, & respect.

Wyeth Coburn-Go through whatever process is necessary to be able to issue permits for protests/rallies/gatherings.

Erin D'Rouville-can already see changes from previous weeks.

Karen Weinberg-Working w/others on getting people to park @ school, behind the gazebo, or other available spots other than in front of businesses, in front of the library, or in handicap spots. She also believes the major issue is the protesting & some people just don't like it.

Citizen's Committee-Supervisor Clary suggested that a committee be formed by those interested, they would meet & come back w/some solutions or recommendations. Sherry Slater & Eric Linendoll want to be on the committee, as well as several others. A sign-up sheet was being passed around to those interested. Put a time limit on when the committee has to report back w/their suggestions/ideas.

MOTION TO ADJOURN-Motion made by Councilman Tom McMorris, seconded by Councilman Wyeth Coburn, to adjourn the special meeting of the Salem Town Board; passed 4-0. Meeting adjourned @ 8:00 p.m.

NEXT REGULAR MONTHLY MEETING of the Salem Town Board will be held on Wednesday, July 09, 2025, in the Salem Town Office; 214 Main Street. Review of Warrants #7 & Highway Abstract #7 for payment will begin @ 5 p.m.; business meeting will be called to order @ 6 p.m.

Respectfully Submitted:

Patricia A. Gilchrist-Town Clerk
Town of Salem