

**SPECIAL SALEM TOWN BOARD MEETING
TO REVIEW GEORGI MOU & LEASE AGREEMENT w/
TRUSTEES OF THE GEORGI MUSEUM and PARK CENTER
& OTHER ITEMS THAT MAY COME BEFORE THE BOARD
NOVEMBER 19, 2025**

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

Present through Video Conferencing-Councilman Howard Law from his home, located @ 2277 State Route 313; Shushan, NY 12873

PUBLIC PRESENT: Laura Dunham-Georgi Trustee; David Owen-Georgi Trustee; Mary Menard-Georgi Trustee; Aggy Duveen-Secretary

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 emailed regarding the issue of insurance coverage, having discussed the issue w/Attorney Pero. His advice was to reach out to the Town's insurance carrier (NYMIR through Northern Insuring-Melissa Davidson, contact) to see what they recommend. Coverage will be based on what the carrier recommends with respect to which entity can insure what assets. The estimated breakdown currently for Georgi premiums:

Inland Marine (fine arts)	-	\$ 2,662
Liability & Umbrella	-	563
Property	-	<u>1,600</u>
Total to bill:		\$ 4,825

Prices from Acadia for the Fine Arts: Don't have the price for the \$1,000 deductible; premium for \$5,000 deductible would be \$7,142; premium for \$10,000 deductible would be \$6,745. (NOTE: Northern does not get involved with who pays what for insurance coverage.)

Melissa also advises that in the MOU-Section 2-The Georgi's Role & Responsibilities, #3 is correct; limits stated match with the advised limits per NYMIR recommendations: **Commercial General Liability Insurance:**

\$1,000,000 per occurrence/\$2,000,000 aggregate on a per location basis; \$300,000 (higher depending on value of building) damage to rented premises each occurrence limit. The Board agreed that the following should be added to the MOU & the Lease Agreement so both were the same:

The policy naming the Municipality as an additional insured shall:

- . Be an insurance policy from an A.M. Best rated A- or better, New York State admitted insurer.
- . The Municipality shall be listed as an additional insured by using endorsement CG 2026 or equivalent with a copy of the endorsement attached to the Certificate of Insurance.
- . State that the tenant's coverage shall be primary & non-contributory coverage for the Municipality, its Board, employees & volunteers.
- . Require thirty (30) day Notice of Cancellation

Clerk Gilchrist was asked if she could make the required changes/additions; she will see what can be done. Hopefully, the entire MOU and/or Lease does not need to be re-typed.

Councilwoman Levey; Trustee Laura Dunham & Trustee Mary Menard were all in agreement in asking the Trust to pay for insurance coverage; liability insurance carried on the property & insurance on artwork would be covered by the Georgi. Supervisor Clary will call the new contact person for the Trust & ask about the possibility of the Trust covering the cost of insurance per instructions contained in Jessie Glenn Georgi's Will.

Resolution #82-Motion made by Councilman Tom McMorris, seconded by Councilman Wyeth Coburn to execute the MOU as written w/Georgi Museum and Park Center, agreeing with changes/additions as discussed, to be sent to all Town Board members & the Georgi Trustees by Clerk Gilchrist upon completion of

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the same; passed 4-0. Trustee Laura Dunham will also execute the MOU on behalf of the Georgi Museum and Park Center.

Resolution #83-Motion made by Councilman Wyeth Coburn, seconded by Councilwoman Brenda Levey, to execute the Lease Agreement as written w/Georgi Museum and Park Center, agreeing with changes/additions as discussed, the same to be sent to all Town Board members & the Georgi Trustees by Clerk Gilchrist upon completion of the same; passed 4-0. Trustee Laura Dunham also executed the Lease Agreement on behalf of the George Museum and Park Center.

Next Town Board Meeting-will be held on Wednesday, December 10, 2025, @ Proudfit Hall; 181 Main Street; Salem, NY, review of Warrants #12 & Highway Abstract #12 for payment will begin @ 5 p.m.; regular business meeting will be called to order @ 6 p.m. Public Hearing on Local Law #4 of 2025, authorizing the use of Video Conferencing for meetings of the Salem Town Board in the event of 'extraordinary circumstances' will begin right after the call to order @ 6 p.m.

Motion to Adjourn-Motion made by Councilman Tom McMorris, seconded by Councilwoman Brenda Levey, to adjourn the special meeting of the Salem Town Board to review the MOU & Lease Agreement w/the Trustees of the Georgi Museum and Park Center; passed 4-0. Meeting was adjourned @ 6:38 p.m.

Respectfully Submitted:

Patricia A. Gilchrist-Town Clerk
Town of Salem