

**Sunset Lake Local Development Corporation**  
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845-807-0147

Lowell Feldman, Chairman  
William Chellis, Vice Chairman  
Michelle Huck, Secretary/Treasurer

Nadia Rajsz, Member  
Albee Bockman, Member

**Sunset Lake Local Development Corporation Meeting**  
**December 18, 2020 at 8:30 AM**

**Present:** William Chellis, Michelle Huck, Lowell Feldman, Albee Bockman, Nadia Rajsz,

**Absent:** Joshua Potosek

The Sunset Lake Local Development Corporation Organizational Meeting was called to order by Chairman Feldman at 8:45 am.

**Approval of Minutes:**

Albee Bockman made a motion to approve the October 29, 2020 & November 4, 2020 minutes in a block, seconded by Nadia Rajsz, put to a vote and carried 5-1 with Joshua Potosek absent.

**Discussion:**

Nadia Rajsz asked for clarification from Michael McGuire, Esq. on if the ACC was transferred to the LDC and what does that mean.

Michael McGuire responded that the Legislature on August 13<sup>th</sup> adopted a resolution that directed that the real property in liberty be transferred to the LDC, which has now been achieved.

Nadia Rajsz inquired if the LDC now needs to get a Certificate of Need.

Michael McGuire stated that the LDC is not operating the nursing home, they just own the property.

Nadia Rajsz spoke about what had transpired at the Legislative Monthly meeting the night before and that the Legislature does not have the desire to sell the ACC. She then spoke about the will to have a Memorandum of Understanding, three different ones, with the LDC. The first is that the Legislature no longer wishes to see the Care Center at Sunset Lake, the second one is that the Legislature no longer wants to sell or lease the CHHA, and the third one is that the Legislature no longer wishes to be obligated to accept one of the proposals to sell or lease the care center or the CHHA, instead the Legislature reserves the right to accept or reject the proposals as it sees fit.

Michael McGuire explained that by doing this the LDC is entering into a contract with the Legislature under which the Legislature and this entity potentially would agree to only lease and not sell the Care Center at Sunset Lake. A separate contractual agreement that essentially the CHHA would no longer be part of this entities charge and the third would be agreement between the two entities where the Legislature would not have to select from one of the three

candidates that this body sends up to the Legislature. Those are contractual agreements where this body would say they agree or disagree on these provisions and then it would be up to the Legislature to say that they agree or disagree. Although the resolution is there, they have essentially agreed to modify the terms of the resolution.

Lowell Feldman stated that we are a body selected by the Legislature to make three recommendations. This is new information that has come up last night.

There was a continuation among the board members about the potential of the three Memorandums of Agreements and it was decided to not take action on any Memorandums of Understanding.

**Executive Session:**

Michelle Huck made a motion to go into Executive Session to consider information submitted by several applicants and related to the appointment, of an entity to operate and manage the Care Center at Sunset Lake, pursuant to a lease with the Sunset Lake LDC, seconded by Albee Bockman, the meeting went into Executive Session at 9:22am.

Michelle Huck made a motion to come out of Executive Session, seconded by William Chellis, meeting came out of Executive Session at 12:33pm.

**Public Comment:**

Bruce Ferguson made a public comment.

Ken Walter made a public comment.

Catherine Scott made a public comment.

Lou Setren made a public comment.

**Continued Discussion:**

There was continued discussion among the LDC and some members in the public regarding the Memorandum of Understandings that Nadia Rajszyk took up with the board earlier in the meeting.

**Retain Counsel:**

Lowell Feldman requested to get a copy of the retainer agreement from Shawn Griffin of Harris Beach for review.

**Executive Session:**

Michelle Huck made a motion to go into Executive Session to consider information submitted by several applicants and related to the appointment, of an entity to operate and manage the Care Center at Sunset Lake, pursuant to a lease with the Sunset Lake LDC, seconded by William Chellis, the meeting went into Executive Session at 9:57am.

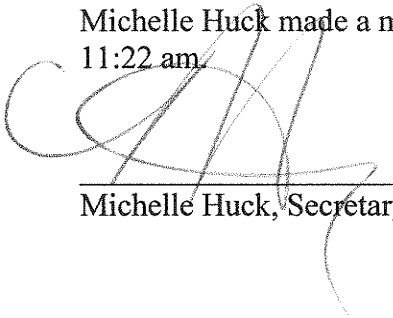
Michelle Huck made a motion to come out of Executive Session, seconded by William Chellis, meeting came out of Executive Session at 11:20am.

**Set an Agenda/Date for next Meeting:**

The Board set the next meetings for January 8, 2021 at 9am and January 11, 2021 at 9:00am.

**Adjournment:**

Michelle Huck made a motion to adjourn, seconded by William Chellis, meeting adjourned at 11:22 am.



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Michelle Huck, Secretary