

Village of Corinth

VILLAGE HALL OPTIONS

Laberge

ENGINEERING
ARCHITECTURE



Group

SURVEYING
PLANNING

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Purpose of this Meeting

The meeting is intended to provide an opportunity for the public to learn about Village Hall alternatives and provide comments to the Board.

No funds have been obligated for purchase or renovation.

A “letter of intent” has been signed to allow the Board to consider acquiring 97 Main Street.

A purchase agreement has not been signed. Any purchase agreement must contain contingencies to be satisfied (appraisals, inspections, financing, etc).

History

- Village Hall moved to 244 Main St in December 2008 after receiving the building as a donation.
- The Village planned to use the building “as-is” with minimum upgrades until rehabilitation could be planned.



History

Rehabilitation was needed because:

- ADA-compliant access to basement record storage and second-floor offices is needed.
- Public accessibility is complicated because of limited on-site parking and the steep road/sidewalk grade.
- Records stored in the basement are at risk of damage.
- Area is not available for features mandated by the state.



History

- Shortly after moving in, the Village placed building rehabilitation on hold to prioritize resolving dam safety, drinking water, and wastewater projects.



History

- In 2019, the Laberge Group was asked to evaluate whether the plan to rehabilitate the existing building was the best option.



Alternatives Considered

1. Rehabilitate the existing building.
2. Rehabilitate the former police building.
3. Construct a new building.
4. Share a building with the Town of Corinth.
5. Acquire a building to serve as Village Hall.



Space Program

- Approximately 2,600 square feet of floor area is needed for office functions, assuming large public meeting space can remain at the fire hall.

Village Hall					
Government / Departments	Occ	No.	Size	SubTotal	
Mayor	1	1	150	150	Mayor and Deputy can jointly occupy an office
Village Clerk/Treasurer	1	1	150	150	Drive-up window and night drop box highly desirable
Records/File/Equipment Space	0	1	50	50	0 - 7yr file storage
Records and Archival Storage	0	1	500	500	7+yr storage; could be off site
Work Room	0	1	100	100	
Deputy Village Clerk	1	1	100	100	
Accounts Clerk (FT)	1	1	100	100	
Building Inspector & File Storage (PT)	1	1	150	150	
PB File Storage	0	1	50	50	
ZB File Storage	0	1	50	50	
Primary Spaces / Functions					
Meeting Room	8	1	120	120	small private conf area for 8 - 10 people large meetings to occur in alternate locations
Accessory Spaces / Functions					
Lobby	0	1	225	225	
Public Restrooms	0	2	64	128	12 M; 12 W
Staff Restrooms (unisex)	0	1	64	64	unisex facility
Break Room	0	1	100	100	5 person capacity; kitchette unit
Custodial Room	0	1	50	50	
Circulation (25%)				522	
Conceptual Gross Building (SF):					2,609 GSF

Option 1 - Rehabilitate Village Hall

- With about 2,300 sf available, nearly enough floor space is available between all three floors.
- Because the multi-floor building must be ADA-compliant, rehabilitation costs will be high .



Option 1 - Rehabilitate Village Hall

- There is no ADA-compliant access to basement record storage or the second-floor offices.
- Public accessibility to the building is complicated because of limited on-site parking and the steep road/sidewalk.
- Records being stored in the basement are at risk of damage or total loss.
- State-mandated features need to be provided in addition to existing functions.



Option 2 - Rehabilitate Old Police Building

1. The site is remotely located.
2. Garage bays are used for equipment storage requiring replacement.
3. The existing 2 story office area is undersized to meet Village needs.
4. An elevator would be required for multi-story access.

Considered infeasible because of its high cost and remote location.



Option 3 – New Building

1. Fireman's field and the former IP commissary property off Pine Street was evaluated.
2. Fireman's field was discarded because of flood concerns.
3. Option deemed infeasible because of the high cost of land acquisition, site development and construction of a new building.



Photo Source: Corinth Museum Website



Option 4 - Shared Building With Town

- Sharing a building with the Town was informally considered.
- A shared building might help avoid duplication.
- Option deemed infeasible because the Town is pursuing an independent building.

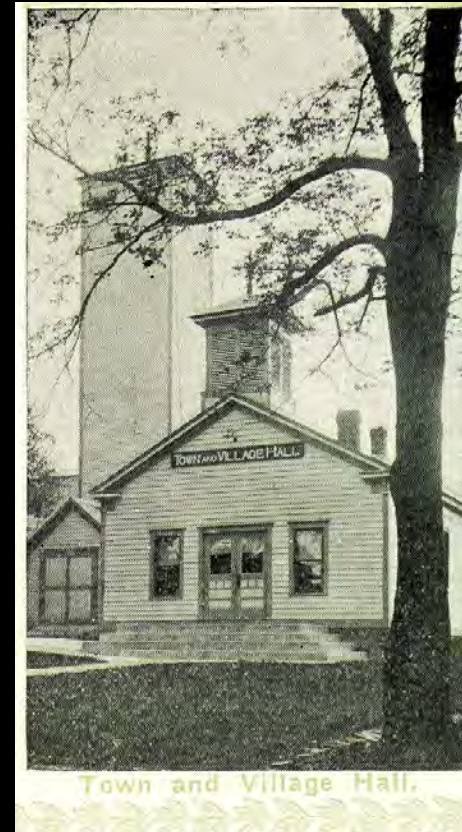
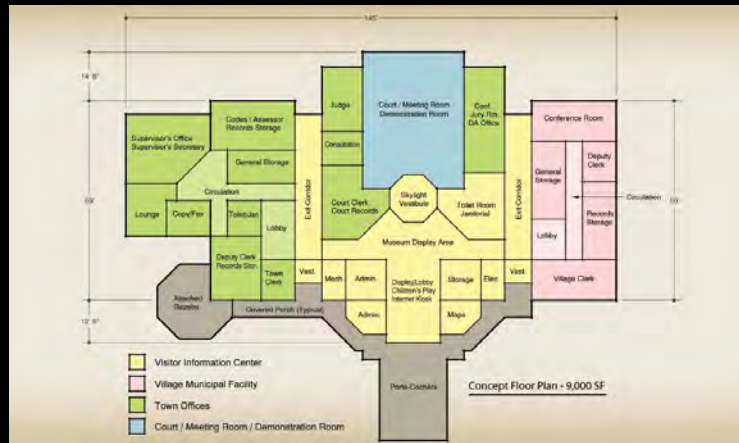


Photo Source: Corinth Museum Website
(Photo circa 1915)


Option 5 – Building Acquisition


- The building at 97 Main Street was evaluated for potential acquisition.
- Constructed around 1988.
- The bank sold the building in 2017 for \$336,000.
- The current owner bought the building in 2021 for \$500,000.
- The Village has the option to purchase the property for \$695,000.



Option 5 – Building Acquisition

- A tax case settlement established a \$425,000 assessment for 2019 and a \$370,000 valuation for 2020-23.
- Mold has been remediated and the roof was just replaced.
- An appraisal is required to support the proposed \$695,000 purchase price.

 Property Description Report For: 97 Main St,
Municipality of V. Corinth



Status:	Active
Roll Section:	Taxable
Swis:	412601
Tax Map ID #:	73.27-2-1.1
Property Class:	465 - Prof. bldg.
Site:	COM 1
In Ag. District:	No
Site Property Class:	465 - Prof. bldg.
Zoning Code:	C
Neighborhood Code:	26401
School District:	Corinth
Total Assessment:	2023 - \$425,000

Total Acreage/Size:	0.60
Land Assessment:	2023 - \$162,000
Full Market Value:	2023 - \$461,957
Equalization Rate:	----
Deed Book:	2021
Grid East:	669678

Property Desc:	38347
Deed Page:	1608996
Grid North:	1608996

Owners

Jay Schraan, Trustee 35225 Parkview Dr Sturgeon Lake MN 55783	Lori Schraan, Trustee 35225 Parkview Dr Sturgeon Lake MN 55783
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Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
10/19/2021	\$500,000	465 - Prof. bldg.	Land & Building	Corinth Management Corp	Yes	Yes	No	2021/38347
4/27/2017	\$336,520	400 - Commercial	Land & Building	TD Bank NA	No	No	No	2017/13543

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Electric		

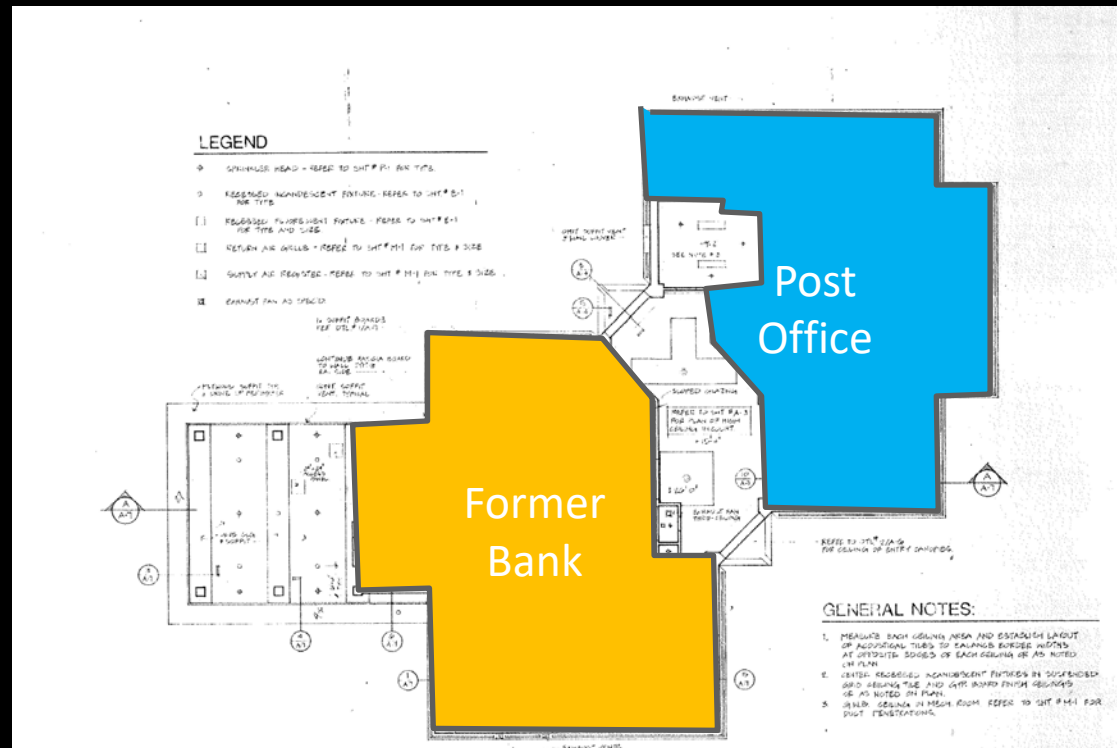
Inventory

Overall Eff Year Built:	0	Overall Condition:	Good
Overall Grade:	Good	Overall Desirability:	5

Buildings

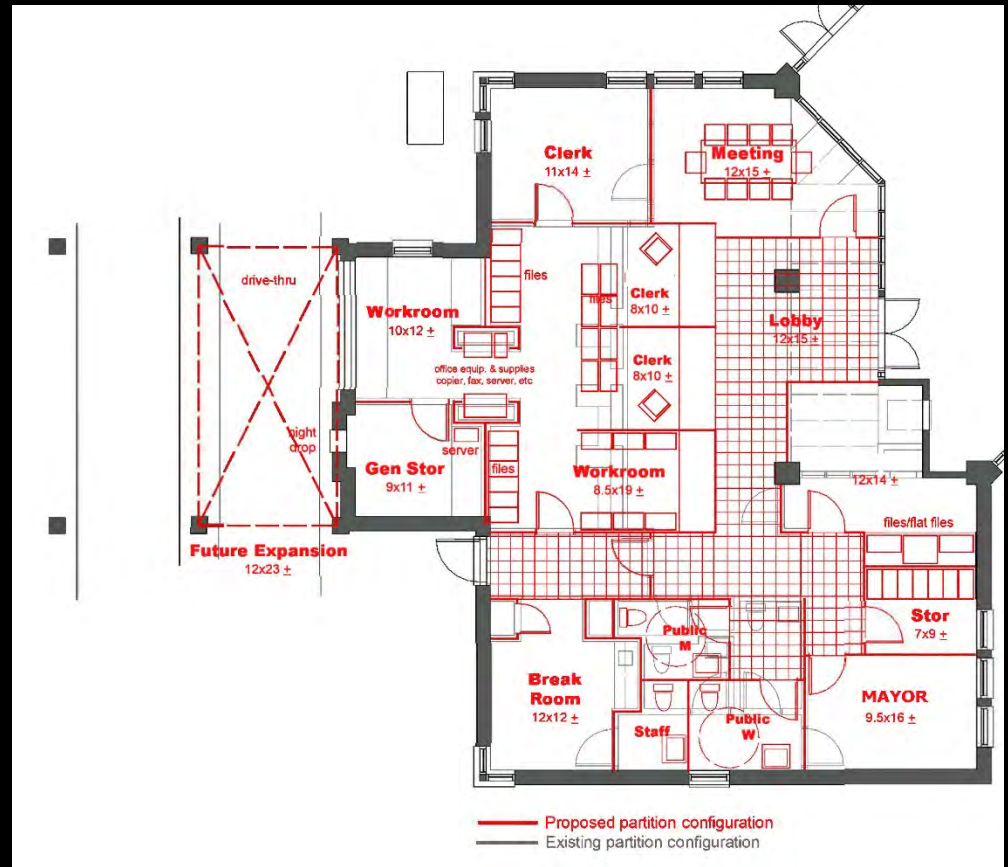
Option 5 – Building Acquisition

- The US Post Office leases a portion of the building for about \$48,000/year plus taxes and utilities.
- The former bank occupied about 2,300 square feet



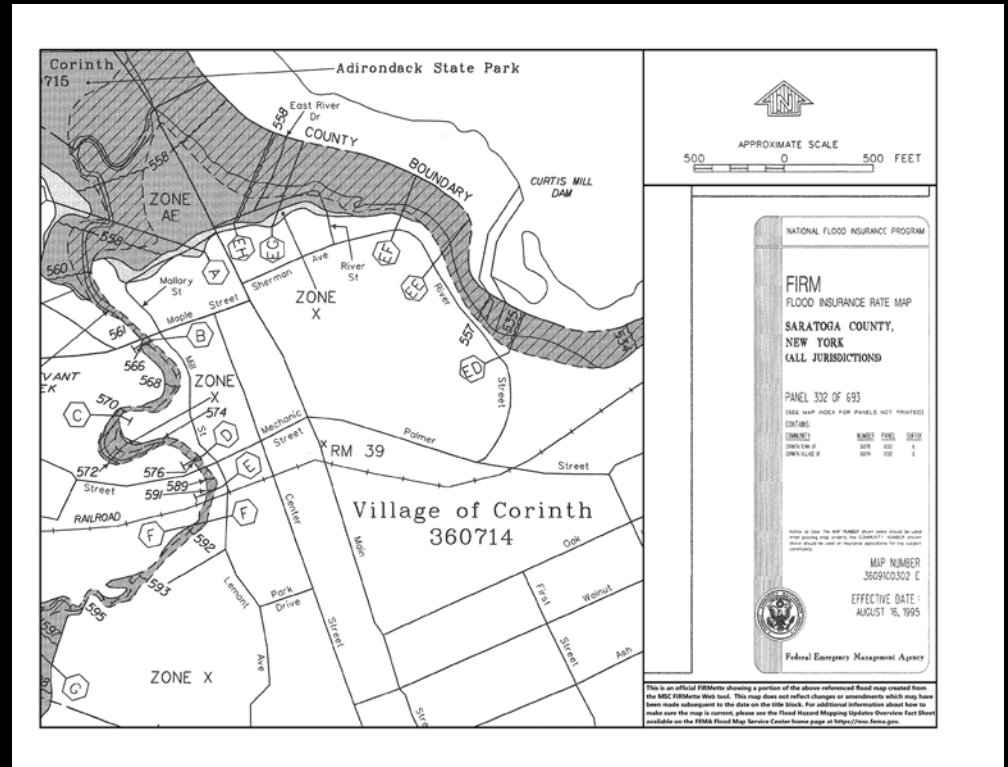
Option 5 – Building Acquisition

- The former bank area provides enough space for Village operations within the building footprint, with the “drive-thru” available for future expansion if needed.
- Extensive renovation of the interior, plumbing and HVAC is required.



Option 5 – Building Acquisition

- The building appears to be located outside of the 500-year flood boundary but should be verified with an ALTA survey if acquisition is pursued.
- The bank and post office had parking issues but Village office parking demand during post office hours is less.



Option 5 – Building Acquisition

- The roof was recently replaced with additional ice and water shield added at valleys.
- Since an inspection is needed, the overall renovation scope still assumes roof, flashing, fascia and metal siding replacement with a total budget of about \$160,000.



Cost Comparison

Renovate Village Hall

Total Cost: \$1.5 million

Annual Payment: \$117,000*

Build New Village Hall

Total Cost: \$2.43 million

Annual Payment: \$190,000

Acquire and Retrofit the Post Office Building

Total Cost: \$1.6 million

Annual Payment: \$77,000**

* Assumes 6% interest for 25 Years

** Reduces payment by \$48,000 lease (\$125,000 without)



Renovate The Existing Building

Annual Debt Payment = \$117,000*

• Renovate All Floors	\$810,000
• Elevator	\$180,000
• Contingency Budget	\$350,000
• Legal/Bond/Technical	\$160,000
	\$1,500,000 Total



*Assumes 6% interest for 25 years

Construct A New Village Hall Building

Annual Debt Payment = \$190,000*

• Land Acquisition	\$80,000
• Building	\$1,040,000
• Sitework	\$350,000
• Contingency Budget	\$490,000
• Legal/Bond/Technical	\$470,000
	\$2,430,000 Total

*Assumes 6% interest for 25 years



Acquire A Building For Village Hall

Annual Debt Payment = \$77,000*

• Acquisition	\$695,000
• Construction	\$565,000**
• Contingency Budget	\$232,000
• Legal/Bond/Technical	\$108,000
	\$1,600,000 Total



*Assumes 6% interest for 25 years and \$48,000 lease.

Payment without the post office lease would be \$125,000.

**Reflects \$100,000 cost reduction for roof replacement

Cost Comparison - Revisited

Acquire & Retrofit the Post Office Building

Total Cost: \$1.6 million

Annual Payment: \$77,000**



Renovate Village Hall

Total Cost: \$1.5 million

Annual Payment: \$117,000*



Build New Village Hall

Total Cost: \$2.43 million

Annual Payment: \$190,000



* Assumes 6% interest for 25 Years

**Reduces payment by \$48,000 lease (\$125,000 without)

Next Steps

- Village Board considers presentation information and public comments.
- The Board chooses a preferred option.
- If the Board chooses to acquire the post office:
 - The Board would need to execute a purchase agreement that is contingent on appraisals, inspections and financing.
 - NYS Law establishes formal procedures for bond financing that allow the residents to petition for a public vote.



Thank You!

Questions?