

April 29, 2013

Special Meeting of the Board of Trustees/ Budget Adoption
Called to Order at 8PM

PRESENT:

TRUSTEE Giordano

TRUSTEE Quigley

TRUSTEE Luisi

TRUSTEE Hayes

MAYOR Ecklund

The meeting opened with the salute to the flag and the Pledge of Allegiance.

PUBLIC HEARINGS

Continuation Public Hearing - Tentative Budget Fiscal Year June 1, 2013 to May 31, 2014

Trustee Quigley motioned to open the public hearing; motion was seconded by Trustee Hayes and upon roll call was carried by a vote of 5-0.

Mayor Ecklund read the following statement:

To say this has been a difficult Budget to work on would be quite an understatement.

This year we faced some very difficult challenges and equally difficult choices.

The bill we're getting from the NY State Pension system is 30% higher which by itself accounts for a 4¼ % property tax increase.

When you add the increased costs for Health Insurance, the increases in the PBA contract and the \$320,000 reduced property valuation from Tax Cert claims ----- before we even put the key in the front door on our first day of budget negotiations we were looking at a property tax increase at way over 10%

What has occurred over the past three months has been more than a dozen budget meetings, almost all of which were on Saturdays. In between these meetings our Board has met separately with Department Heads and also together with the CBAC.

The CBAC report presented to us three weeks ago provided us with a lot of informative suggestions, of which we will be exploring during the remainder of this year.

Our new budget does not exceed the 2% State Mandated Tax Levy. Due to our strong efforts last year and the exemptions permitted for Pension Cost increases. This year's State imposed benchmark for Tuckahoe is to not increase the tax levy by more than 4.05%

Our budget falls below this limit with an increase in the Tax Levy of 2.98% which translates to an increase in the tax rate pr. #1000 of 5.23%

What this all means is that an average single family homeowner will have a property tax increase of just under \$200 for the entire year

With very few options left, we have made the difficult choice to reduce our labor force and staffing hours in many departments. These reductions are in the Police Department, the Sanitation Department, the Recreation Department and the Village Court. Some of these departments have already experienced reductions in prior years, and others were already cut down to minimum operational levels. Open dialogue and consolidation of services has - and will continue - to be researched by this board as we walk the fine line of delivering to our residents' first class services with a declining tax base.

This is the second straight year that we are asking our staff to once again, do more with less. There are no pay increases in this budget for the staff outside of the PBA and Teamster contracts that we continue to honor. We recognize that although this may be a bitter pill to swallow, there are many people who remind all of us up here on a weekly basis, just how fortunate anyone is who has a steady job with medical benefits, in the challenging world we live in today.

Delivering this budget took a great deal of compromising among the Board to get to where we are today. There was a great deal of passion & commitment put in by all the members and although I would say that all of us had our heated moments throughout this process, we all respected our differences of opinions and we all compromised, to deliver our residents a budget that provides funding for maintaining the safety, security and cleanliness of our Village that we all are accustomed to.

It would be so easy for us to just throw up our hands and maintain business as usual, ignoring the fact that we have to make these unpopular decisions. But as uncomfortable as it is, we were elected to do a job and we have the responsibility to our taxpaying residents to make these hard choices. If anyone thinks for a second that reducing staff or eliminating people's jobs is enjoyable – you've got another thought coming.

This Budget, like last year's, contains a lot of forward planning:

We are continuing the mindset of not "line accounting" for large onetime DOB fees, rather, we will continue to allow them to shore up our fund balance. Maintaining a higher fund balance has been recommended in our State Audit for the past few years. Adding to our fund balance will preserve -if not increase -our credit rating which is what determines the price we pay when we are faced with borrowing.

We are also continuing the responsible position in maintaining the Tax Certiorari Expense line of our budget with \$130g which offsets the amount we have to go out and borrow to cover tax challenge filings.

We are not replacing one recently vacated position in the Highway Department of Public Works.

We are not replacing two positions in the Police Department due to retirements.

We have reduced the weekly hours for the Senior Recreation Leader.

We have reduced the weekly hours for the Deputy Court Clerk.

On a brighter note, I am happy to announce that the decision to lease our vacant space here in Village Hall has turned out to be a great success. Our rental income steadily increases and tonight, I will be signing a lease for the Andrus Children's Center to take over more space downstairs. This past Thursday Andrus celebrated their first year anniversary of occupancy here at Village Hall and in talking to their CEO, Nancy Ment, she said that their enrollment here has far exceeded their expectations and they are very committed to their programming in our building.

To use the phrase we're now all accustomed to hearing from our Federal Finance Chairman, I will say that "I am cautiously optimistic" that things will get better.

We're seeing a lot of new business activity in our Village and the buzz in the air is that "Tuckahoe is the Place to be" so I hope to build on that for a more prosperous future and hopefully reverse the trend we've been trapped into with respect to these significant budget reductions.

Andrew Zirolnik read the following statement:

I stand before you this evening on behalf of the entire Tuckahoe Police Organization to express our concern about the recent talks and pending decisions regarding staff reductions within our department. While I understand the position of The Village Board....to keep taxes at a minimum and to pass a functional and responsible budget, it has become blatantly obvious that The Tuckahoe Police Dept has been unfairly depicted as the scapegoat for high taxes and years of budget difficulties.

In an effort to seek viable options to decrease spending, you, the Village Board, reached out to members of the community to offer views and ideas as to how to attain this successfully. The Citizens Budget Advisory Committee was enacted, “3 members from 3 different areas of the Village” whom you hand selected to put together a statistical analysis of all Village spending. It is important to note, these CBAC members do not represent a large sector of our community residents, where the reported quality of life complaints are addressed on a regular basis. The demographics of Tuckahoe are unique and cannot be compared with our bordering communities. EVERY RESIDENT, regardless of socioeconomic status is a STAKEHOLDER with interests that must be protected.

What seems to have come from this committee was a rushed, subjective, personal opinion column derived from individuals allowed to speak the gospel about committees in the Village they know little about. While Mr. Scalzo may have knowledge and experience creating pie charts and interpreting statistics, our expertise is in public safety, community trust, and building relationships within our Village. There isn't a mathematical formula or bar graph in existence which can accurately determine the dollar amount one can assess on the personal safety of Tuckahoe residents.

Law enforcement and public safety is a unique beast, unlike many organizations the CBAC has likely ever dissected before. We are not the local Starbucks or fast food chain where you can count cups, serving sizes, and garbage bags,...pump them into a formula, and determine its efficiency. We don't work that way!

We tabulate efficiency through our residents comfort and satisfaction... That when they put their head down to sleep at night, they and their families feel safe.... That should they face any sort of fear or encounter any sort of problem when their personal safety is in jeopardy, we are there to help within a moment's notice.

Our mission, “To protect the quality of life in our community in partnership with those we serve” is paramount to our department and is proven daily with our relentless devotion to Community Policing. We achieve this in ways that often do not show up on paper, but in the time and dedication of our staff.

During the applicable months, every evening, you will find a bicycle officer riding through the Main Street corridor not only to protect the quality of life of our residents and business owners... but also to keep an open dialogue with those we interact with to ensure the highest level of service is being met by our department.

We have an officer posted at the Crestwood Train Station every evening of the business week to assist commuters off the train and to ensure vehicular traffic can flow through the area smoothly and without heavy delay

Each and every night, officers check business doors to be sure they are all properly locked, ...and remain vigilant overnight, checking store front glass which will prevent break ins and other criminal activity.

Along with the services we provide on routine patrol, our department holds multiple events a year for the residents of the Village at NO COST to tax payers. Events such as National Night Out Against Crime, Cops for Kids Day, Bicycle Safety Day, and our Children's Christmas Party are all measures we take to stick to our mission and that is once again to build partnerships in this community while keeping our people safe.

What's important to note is NONE of the above mentioned activities and patrol functions will be found on the departments daily activity logs. ...None can be reflected in Mr Scalzo's flow chart while he portrays our daily duties as light and insignificant.

While on the topic of numbers, charts and statistics, the CBAC conducted what they refer to as a study...an analytical review of various departments, their spending, and what they deemed to be worthy of keeping and or cutting. They went on to discover "Law and Order" was the Villages **biggest** financial burden....as if this wasn't the case in nearly every single municipalities budget across the Country. They determined this finding after meeting with the Chief of Police **once**, for just over an hour.

In any kind of statistical analysis, you often hear about validity and the extent to which a conclusion corresponds accurately to what it claims to measure. The CBAC sent only one representative to different committee heads within the Village, each placing their own subjective views and feelings on their findings. If that wasn't bad enough, The Police Department representative, Mr Scalzo, went on to present an hour long power point presentation filled with inflated statistics and rather ignorant correlations.

When Mr Scalzo spoke about the average salary of a Tuckahoe Police Officer, he conveniently included pension costs to the Village, healthcare, social security, and various other non-income related elements and quoted us as "**making**" more than 80 % of Village residents. By doing this, he inflated what an officer "**makes**" nearly 40% yet when he compares us to village resident income, none of these same elements are included. No wonder The CBAC came to the conclusion that the cops make more then 80 % of the residents because the numbers used aren't remotely comparable or accurate. Perhaps if The CBAC took the time to find out important facts such as ,on average, 40 % of Police Overtime is refunded to the Village by the State and Federal Government. Perhaps if these figures and others were properly reflected in the CBACs results, their findings would not have been so skewed.

I was happy to see the Budget Committee make recommendations 3 and 4 which Im pulling straight from their PP.... "To maintain police outreach programs and The Emergency Response Unit." Why does Mr. Scalzo recommend we maintain these programs you ask? Because there is no financial cost to the tax payers. They are units and programs run on officers volunteerism and when man power allows for it. They are units which requires extensive training and a lot of time to organize.

I ask then ... how do you expect these kinds of programs to continue when the demand is to cut 20% of our department? Programs such as DARE, The Explorer Post, teen outreach, car seat installations...these programs which in their very nature make Tuckahoe who we are, and what keeps us true to our Mission..... will be gone.

We believe in what we do and we will stand by our results and I will challenge **ANYONE**..... who has more than an hour of their time, to prove otherwise.

While my initial argument was intended to prevent layoffs, it seems I now am faced with an equally important task, that is to stress the importance of refilling what we once had.

In recent years, our department has been witness to a reoccurring trend of experienced and senior officers being bought out and persuaded to retire earlier than expected due to financial incentives... Only to be replaced by an unproven academy recruit at lesser pay, or worse , not replaced at all.

With the proposed tentative budget, not only will we lose 2 senior patrol slots, but we will lose 2 more supervisory positions. While it may seem to be fiscally cost effective to do this, the Village

is taking a huge liability risk to save very little monetary value. Shifts will inevitably go unsupervised for spans upwards of one month.

Our Police Officers are forced to make crucial decisions on a daily basis. The annual cost of a supervisor is peanuts compared to the settlement The Village will be burdened with should and unsupervised officer make one innocent mistake or decision.

Maybe you have to ask yourselves..... Do the ends do justify the means

Mr. Mayor just a few months ago, you and I had a conversation and you shared with me how fortunate and safe you felt living here in Tuckahoe. You spoke about personal experiences you encountered over the years in a neighboring city, and how you had been a victim of various criminal circumstances. Please let me remind you, and board of trustees that we border that city and several other high crime areas

We are not very far away from the areas that exhibit the criminal activity you spoke about. There is no Giant wall preventing crime from entering this Village. WE ARE THAT WALL. Please don't weaken the wall by making personnel cuts that can ultimately damage this Village forever. Thank You.

John D'Arco spoke about the cut in his budget line.

Jim Murray, Anthony Lore, Jeff Zuckerman, Vito Catania, Lovely Billups, Angelo Liberatore, Donald Gunther, Dino Liva, Mary Smith, Ralph Rivera, all expressed the dissatisfaction with the budget cuts.

Mayor Ecklund explained that the budget does not reflect getting rid of 4 police positions. It does not reflect the library taking over recreation. We are addressing financial needs of the residents.

Ron Gallo has no answer as to helping the community center. As Chairman of the Zoning Board he is pro building in Tuckahoe.

Rita Gentile, Eddie Adams also opposed the budget. Vito Pinto wants to look at consolidation. He said that he budget is a living document. He questioned the money from Eastchester. It should be used for the recreation director's salary. He said that while he sat on the board they hid money in the budget. He wants to know where the hidden money is in this budget. He wants John D'Arco kept on full time until next year when he is ready to retire. Julie Fortier thought that the CBAC put forth some good recommendations.

Florence Egan has fun for cure program at the community and spoke highly of John D'Arco. Vito Catania thought that Albany would allow bonding for the pension increase.

Mayor Ecklund said it may not be finalized yet. The pension increase was 30%. The budget started at a 12% property tax increase. Mayor Ecklund asked the treasurer to speak.

John Pintos thanked all for voicing their opinions. This budget was a group effort. We examined every line of the budget. It's scraped to the bone. We stayed below the 2% tax cap. The main theme was how this affects the taxpayer. We worked for the taxpayers. Pension loan is just another debt. Based on market performance, the market has increased in performance but there is a 2 or 3 year lag.

Trustee Hayes motioned to close open the public hearing; motion was seconded by Trustee Giordano and upon roll call was carried by a vote of 5-0.

Trustee Giordano thanked everyone for coming out to speak saying that there was a conveyance of respect even though there was a strong difference of opinion. To start, there was a \$320,000 deficit because of tax certs; \$300,000 in unfunded mandate passed down from Albany in the form of pensions; \$90,000 in increased health benefits. \$200,000 needed to be paid to catch up with one of our Collective Bargaining Agreements. That equates to 10% of the entire \$11,000,000 Village budget. Taxes on his home have doubled. In addition, it was made clear by the people, while campaigning, that they are being forced out because they cannot afford to live in the Village any longer. We tried to reduce all things caused by circumstances. The police are doing good things for the community. To see a spike in crime because the cut of 1 ½ officers would be on our collective consciences. It would be tough to bear. I'm sorry to ask the rest of the officers to do more with less. It is hoped that the unfunded mandates will level off, hope for more room in the budget in coming years and let's hope that our brothers in Albany are able to take on the tasks that they are responsible for and the federal government is willing to do the same thing. No two people's opinions are the same. We tried to listen to everyone and tried to make sense.

Trustee Quigley explained that what is important is the large picture. We have two obligations; to the residents as taxpayers to keep taxes as low as that can and an obligation as community members to keep a level of services. Those are inherently contradictory goals. We have succeeded, not to everybody's expectations, but we have succeeded. It's not easy. It is not a happy process.

Some points about what was said tonight:

The CBAC took a lot of hits. A lot of recommendations were provocative but it is an advisory committee, they have no control over anything. None of those recommendations were implemented. Every monthly meeting has a time at the end of the meeting for anyone to come out and talk about anything. We welcome all to come. If you have a tax, community center, police concern or any other concern, you may come to any meeting and voice your concerns. We are all accessible by phone or e-mail. Vito Pinto said the budget is a living document. We have constant communication with department heads and know what is working and not working. We hope that we can work with the adjustments. I appreciate Julie Fortier's comments. There was so much that was mandated that couldn't be touched and had to look elsewhere. The very dedicated staff that works at village hall have not seen a raise and need to receive certain benefits that they were promised. The board has an obligations to them as well. Services at the community center are not being cut. Some hours overlapped. The students are not there before three in the afternoon. John D'Arco can be available in the evenings. During the day you do not need him there to open the door. There was talk about the development of the apartments in Tuckahoe and granted it is densely populated but we hope more residents means more tax dollars, building fees, maybe we will see less "For Rent" signs and there will be more business on Main Street. I think this was the worst budget yet and I am optimistic that it will get better.

Trustee Luisi read the following statement:

"Given Tuckahoe's Demographics, there is limited room for increased spending". These words are what jumped off the page at me when I first read the CBAC report. Before this Board even took a pen to paper at the first budget meeting, we were faced with a \$565, 000 increase to pension, health care and contractual salary increases. That is why at the April 1st meeting I said, "Many tough and sometimes painful decisions will be made in the coming months." This budget reflects some of those decisions. It was not something I and this Board took lightly, as these decisions would be forever affecting the lives of long standing Village employees. However the grim reality of today's financial crisis could not be ignored any longer. It would be foolish or naive to think that Tuckahoe would escape unscathed from this economic crunch. The can could not get kicked down the road any longer.

This Board did not always agree with which path it should take. Despite the many excellent recommendations and inequities pinpointed by the CBAC report, the issue of what Tuckahoe residents require and expect became the focal point of many of our budget meetings. This philosophy is what led us to compromise, rather than an all at once radical overhaul of Village services. Baring some unexpected long term financial windfall to the Village, more changes will be coming in the following year. It is my obligation to the taxpayers of this Village to improve the long term health of the Village.

I applaud the Department Heads who sharpened their pencils and helped to bring this budget in line. I hope the Planning Board will follow the lead of our Zoning Board and facilitate the introduction of new business ventures, rather than hinder their progress. Successful business establishments bring in customers who will hopefully expand prosperity throughout the Village when they see what we have to offer. It concerns me that the two major residential development projects have failed to date to even put a shovel in the ground. That is even more of a reason to encourage and for the Village to partner with any new entrepreneur that wants to set up shop in Tuckahoe.

I believe what needs to be done as we move forward is clearly defined. Failure is not an option. We stayed the course; Tuckahoe will become financially stable and remain a special place to live, work and play for all its residents.

Trustee Hayes read the following statement:

What is the role of local government? If you ask 100 people in our Village, you will probably get 100 various responses.

My answer to this question is to first ensure our public's safety, oversee the general finances of our Village and work on maintaining a positive quality of life level.

One year ago to the day, I sat up here and gave my review of our Village's budget process and said it was one of the most challenging projects I had undertaken and that part of my responsibility as a Trustee is to uphold my fiduciary duty by serving our public's interest first, and acting in a manner that is honest, objective and accountable.

Maybe I was a little naïve thinking that this 2nd time around was going to be a little bit easier. The understanding of each line item has yes become easier however, on the first day of preparing our upcoming budget as Mayor Eckond and other board members have stated, our starting point before even looking at line #1, we were faced with over a half a million dollar shortfall and deficit to make up for, of which much is beyond any of our control.

Last year during Trustee Luisi's budget adoption speech he pointed out that some of our Department Heads came forward with a clear understanding of the uncertain economic times and shortfalls we were facing, while others asked for additional funding.

This new budget year, half of our Village Departments came forward and said this is how we can help. They worked collectively with the Village Board to find some areas of savings or bring in additional revenue that would help maintain the quality services our residents have come to expect.

Thank You to our Police Chief, our DPW and Building Department Heads and Clerks Office for coming forward, and putting in the extra effort, I know it was by no means an easy task. This upcoming budget year will be challenging for everyone, but again, thank you for putting in the effort, and I as a resident genuinely appreciate it. It was then this Village Boards responsibly to continue to review all other areas of Village services to work through and make objective adjustments.

Were the 5 of us in agreement on everything? No, but there was a fine line and balance we needed to come to agreement on and parameters to work within.

Our Citizens Budget Advisory Committee is a 3 member resident volunteer board. The work and subsequent findings can and will be debated, however, the difficult choices that have been made in this budget reflect our compliance with the State imposed 2 percent tax cap. When revenue's are stagnant but expenses such as state pension contributions and insurance are increasing there is little choice but to cut expenses. It's very hard and difficult to make these choices but the Village can no longer afford to pay for the status quo I feel that our Village's reserves needs to also be mentioned for a moment. Last year during our budget review, my fellow board members know that I strongly advocated to NOT include a bulk of one time building permit fees expected from the 3 major development projects on the horizon.

Now a year later, once again, the same holds true. It is my position that when these projects get off the ground and any added revenue is received in, it should be set aside to continue to build up our reserves.

Changing direction for a moment and looking at our Village's businesses that have opened up their doors this past year which now includes a Bagel Shop in Crestwood, Medical Practices on Main Street and Various Salons on Lake Avenue. And also looking ahead to new businesses and major commercial renovations that are expected to take place in the coming year which includes a Car Wash and Brewery both on Marbledale Road and some extensive exterior renovations to 8 businesses that are inside the Mini Mall on the corner of Main Street and Columbus Avenue.

These entrepreneurs continue to take a chance here in Tuckahoe and I am hoping they each are successful and thrive in their business endeavors within our Village.

In closing, I want to take a moment to thank my 4 fellow Board Members sitting to my right, for their tireless efforts during this past year and specifically over the past few months throughout this budget process.

And, again thank you to our Village Department Heads and Village Employees for their continued service and professionalism that they provide to all of our residents.

RESOLUTIONS

Mayor Ecklund offered RESOLUTION#1 Adopting budget for Fiscal Year June 1, 2013 to May 31, 2014

Mayor Ecklund made a motion to adopt resolution #1; motion was seconded by Trustee Quigley and upon roll call was carried by a vote 5-0.

Mayor Ecklund offered RESOLUTION #2 A resolution authorizing the Mayor to execute a Letter of Intent for an Addendum to Lease between the Village of Tuckahoe, as Landlord, and Julia Dyckman Andrus Memorial, Inc., as Tenant, for additional space located in Village Hall described as the additional one room of approximately 435 square feet located on the first floor of Village Hall currently referred to as the Fitness Tenant Room # 102.

April 16, 2013

Steven A. Ecklund, Mayor
Village of Tuckahoe
65 Main Street
Tuckahoe, NY10707

RE: Addendum to Lease between The Village of Tuckahoe ("Landlord") and Julia Dyckman Andrus Memorial Inc. ("Tenant") dated November 2, 2011 (the "Lease") for Additional Rental Space at 65 Main Street, Tuckahoe, New York ("Premises").

Dear Steve,

Based upon our prior discussions and negotiations, it is our intent, as the current tenant at Village Hall, 65 Main Street, Tuckahoe, New York, to lease additional space at the Premises in accordance with the following terms:

Description of Space:	Additional one room located on the first floor of the Premises, currently referred to as the "Fitness Tenant Room #102" (the " New Space ").
Total Square Footage:	Approx. 435 sq. ft.
Use:	Same as in Lease.
Construction:	Tenant shall be responsible for, including all costs and expenses, the build-out as per the Tenant's construction plans attached hereto as Exhibit A, which have been pre-approved by Landlord, (including but not limited to installing an egress, staircase, and bathroom).
Occupancy Date:	May 31, 2013, or such later date as the New Space shall become vacant and unoccupied.
Term:	June 1, 2013 (or such later date as the New Space shall become vacant and unoccupied) to December 31, 2021 Plus 5 year Option to Renew.
Rent:	As agreed on Exhibit B, attached hereto, made a part hereof and incorporated by reference herein.

Contingencies:

On or before April 30, 2013, Landlord shall cause the current tenant of the New Space to be served with a 30-day Notice or such other Notice that shall put the current tenant on notice that its occupancy of the New Space is being terminated as of May 31, 2013. In the event that the current tenant of the New Space does not vacate and surrender the New Space to Landlord on or before May 31, 2013, then in that event, Landlord shall commence a Landlord-Tenant proceeding against the current tenant of the New Space and shall diligently prosecute such Landlord-Tenant proceeding. Upon the New Space being vacated by the current tenant, Landlord shall turn over the New Space to Tenant for its occupancy. Tenant acknowledges that if the Landlord is compelled to commence a Landlord-Tenant proceeding against the current tenant of the New Space, then in that event Tenant's occupancy of the New Space shall be a date after May 31, 2013. However, in the event that Tenant's occupancy of the New Space shall be a date after July 15, 2013, then in that event Tenant shall not be bound by the terms herein, but shall have the option to occupy the New Space ("Option"). If the Tenant decides not to exercise the Option it shall notify Landlord in writing on or before July 20, 2013 or such later date that shall be mutually agreeable to by the parties hereto in writing, and this Letter of Intent shall immediately become null and void, except that the Lease as it currently exists, shall remain in full force and effect. In the event that Tenant shall not be able to occupy the New Space on June 1, 2013, but shall occupy the New Space at a later date, then in that event the rent for the first month of the New Space shall be pro-rated for the month to the date of Tenant's actual occupancy.

Tenant acknowledges that this Letter of Intent and Lease Addendum, described below, and the enforceability thereof against the Village of Tuckahoe shall be subject to the Tuckahoe Village Board of Trustees adopting and passing a resolution before May 31, 2013 authorizing the Mayor to execute this Letter of Intent and Lease Addendum, described below.

All other terms shall be consistent with the Lease, and the above agreed to terms for the New Space shall be memorialized pursuant to an Addendum to the Lease ("Lease Addendum").

Once executed, this Letter of Intent shall be binding on the parties hereto.

This Letter of Intent may be executed in counterparts, both of which, taken together, shall constitute one and the same original, and the execution of separate counterparts by each party hereto shall bind such party as if all the parties hereto had executed the same document.

Thank you for your assistance and I will look forward to hearing back from you soon.

Sincerely,

Bryan Murphy
Vice President for Campus Programs & Operations
ANDRUS
1156 North Broadway
Yonkers, NY 10701
914-965-3700

ACCEPTED AND AGREED:

Dated: ___ day of April 2013

"LANDLORD"

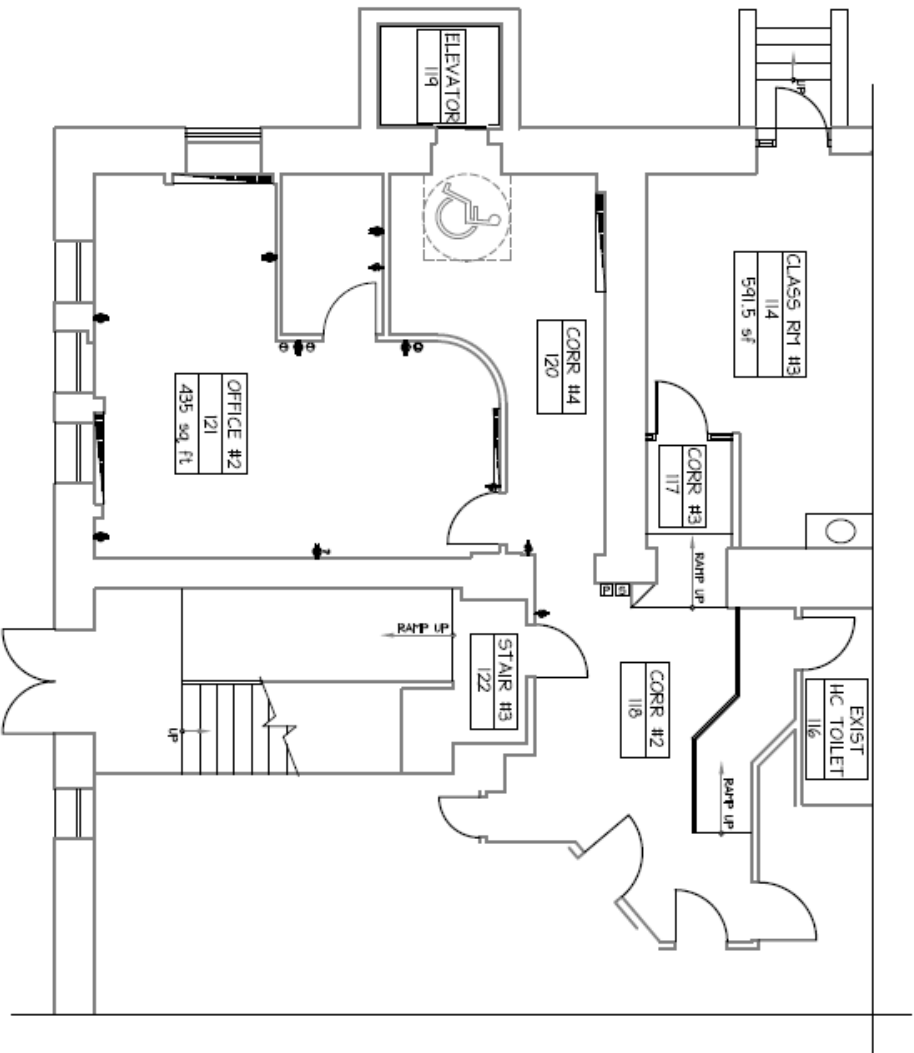
By: _____

Dated: 17th day of April 2013

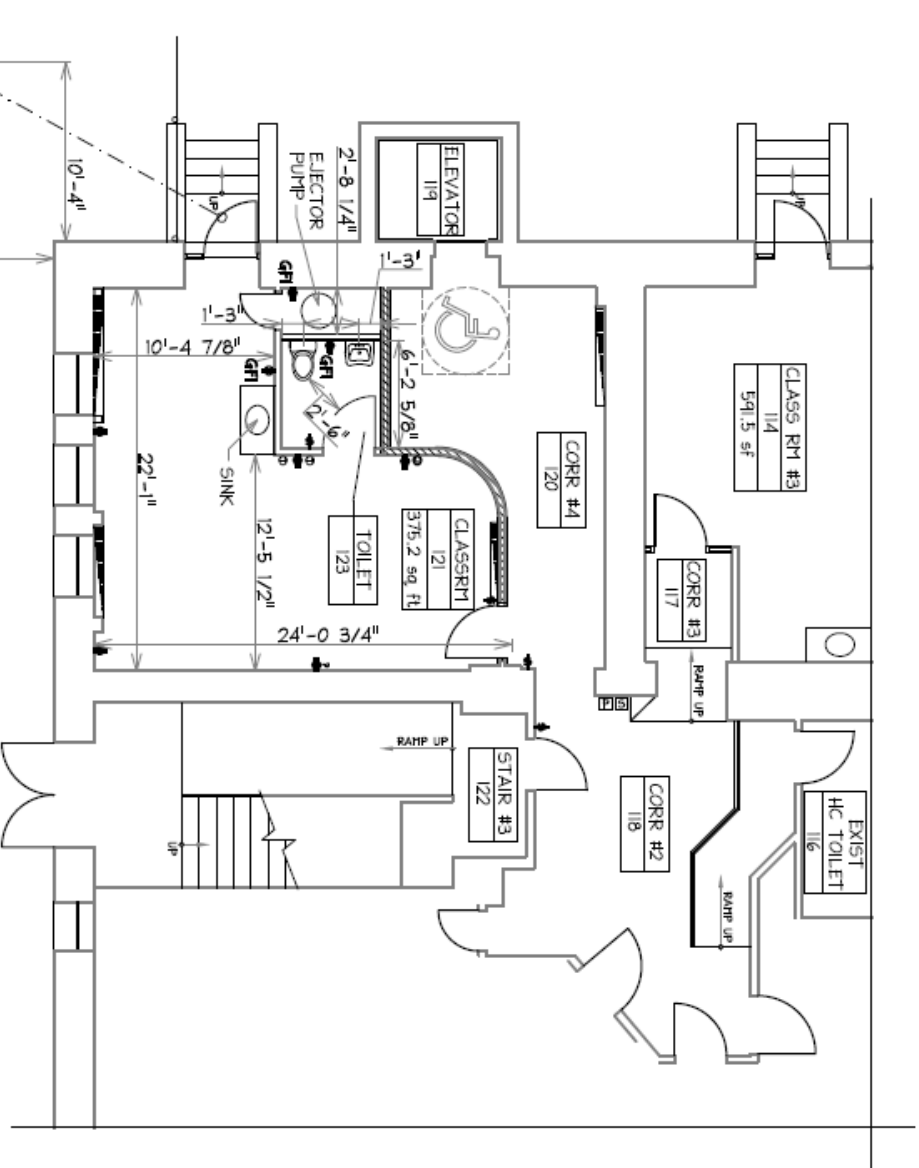
"TENANT"

By: _____


BRYAN R. MURPHY



EXIST FLOOR PLAN W/
PROPOSED WALL NOTED



PROPOSED FLOOR PLAN 2

a

PROPOSED OPEN FLOOR
 PLAN 2 HATCHED

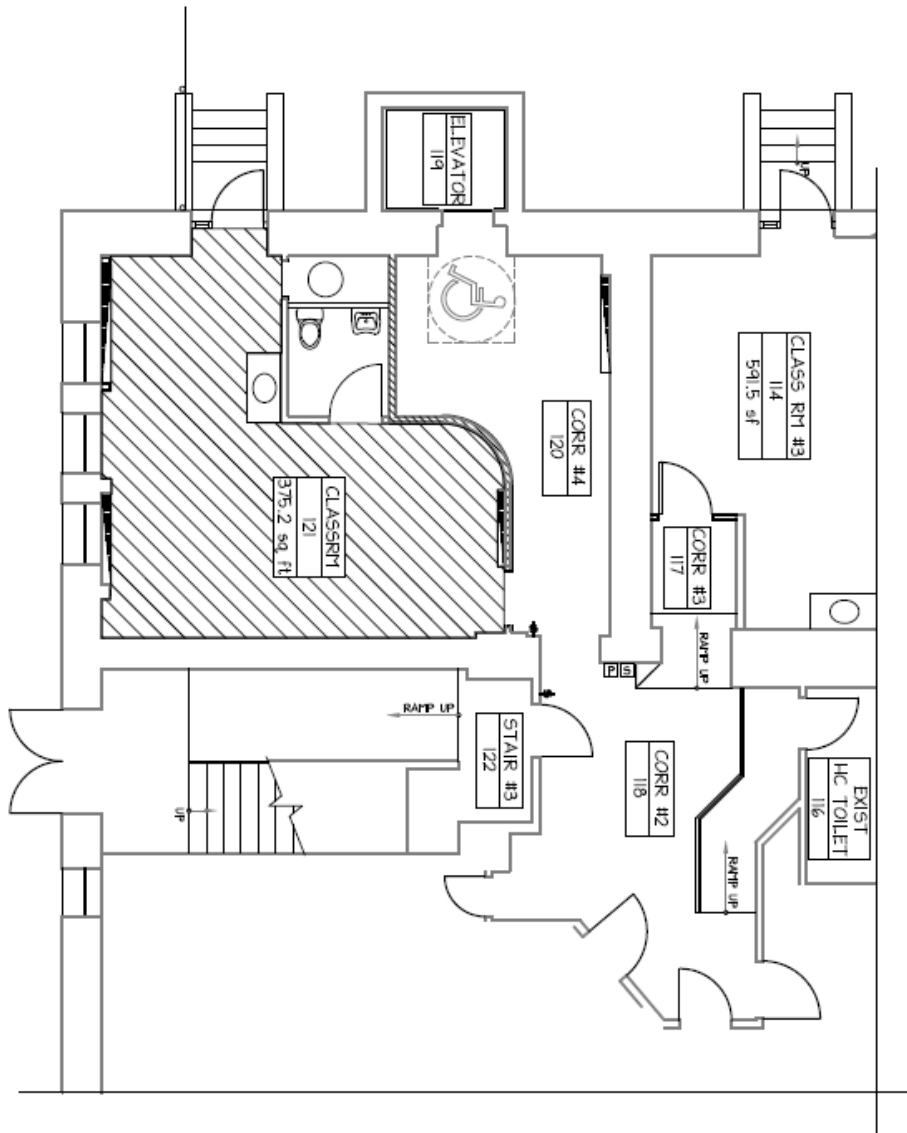


EXHIBIT B

Tenancy Start to 06/01/2013	\$10,200annual	\$850monthly
01/01/2014 to 12/31/2014	\$10,800annual	\$900monthly
01/01/2015 to 12/31/2015	\$11,460annual	\$955monthly
01/01/2016 to 12/31/2016	\$12,180annual	\$1,015monthly
01/01/2017 to 12/31/2017	\$12,720annual	\$1,060monthly
01/01/2018 to 12/31/2018	\$13,284annual	\$1,107monthly
01/01/2019 to 12/31/2019	\$13,872annual	\$1,156monthly
01/01/2020 to 12/31/2020	\$14,496annual	\$1,208monthly
01/01/2021 to 12/31/2021	\$15,144annual	\$1,262monthly

Option Renewal Period: (5) Five Year Term

01/01/2022	to	12/31/2022	\$15,444annual	\$1,287monthly
01/01/2023	to	12/31/2023	\$15,744annual	\$1,312monthly
01/01/2024	to	12/31/2024	\$16,056annual	\$1,338monthly
01/01/2025	to	12/31/2025	\$16,380annual	\$1,365monthly
01/01/2026	to	12/31/2026	\$16,704annual	\$1,392monthly

Trustee Quigley made a motion to adopt resolution #2; motion was seconded by Trustee Hayes and upon roll call was carried by a vote 5-0.

There being no further business, the unanimously voted to adjourn the meeting at 10:15PM.

Susan Ciamarra, Village Clerk