

**MINUTES OF THE COMMON COUNCIL
FEBRUARY 27, 2014**

A special meeting of the Common Council of the City of Oneida, NY was held on the twenty-seventh day of February, 2014 at 7:25 p.m. o'clock P.M. in Basement Activity Room, Oneida Municipal Building, 109 N. Main Street, Oneida, NY.

Meeting was called to order by Mayor Alden M. Smith

PRESENT: Councilors Brahim Zogby, Michael Bowe, Erwin Smith, Helen Acker arrived at 7:40 p.m., James Chamberlain, and Thomas Simchik

ALSO PRESENT: City Attorney Nadine Bell
City Clerk Susan Pulverenti
Kallet Attorney Michel DeBottis
Kallet Board President Michele Haynes-Newman
Kallet Board Member Deb Doran

DISCUSSION WITH THE GREATER ONEIDA KALLET CIVIC CENTER BOARD OF DIRECTORS

Mayor Smith opened the dialogue by stating at the first public hearing the Kallet Civic Center put forth a significantly changed economic proposal. Since that public hearing, the Mayor said a subsequent meeting was held, which was both enlightening and productive. The Board presented a plan for future development that included a lot of what the Council wants to see happen and on the basis of that meeting the Mayor said he was very supportive. The Mayor said he has consulted with non-profit boards in every County of the State of New York, and he would be happy to provide assistance and be a resource for the Board.

A lengthy discussion ensued debating certain terms of the proposed Kallet Civic Center Lease with the Council, Kallet Board and several members of the public weighing in on the issue. The discussion included the term of the lease, condition of the Kallet, Annual Plan, Annual Report, Default clause, and tenant Insurance. The Kallet Board opposed some of the wording with the submission of the Annual Plan clause and after discussing, the last sentence of the clause will be removed. Another long debate involved the submission of an Annual Report. Ultimately, it was decided to have a more informal relationship where the Council could attend the regular meetings of the Board to assess their progress or lack thereof. Board President Newman said she would continue searching for insurance quotes, and the City Attorney said to provide quotes for \$2M and \$3M, as the quote received for \$5M was quite costly for the Board. After another lengthy debate regarding the Default clause, Board President Newman said the way the City wants it worded is fine, and their Attorney concurred. The Mayor said everyone is working in a true spirit of cooperation to finalize the lease agreement and move on. At the end of the meeting, City Attorney Bell and Attorney DeBottis said they will work together to finalize the lease agreement to be presented to the Common Council.

Motion to adjourn by Councilor Chamberlain

The meeting was adjourned at 9:26 p.m.

CITY OF ONEIDA

Susan Pulverenti, City Clerk