



CALLICOON BUSINESS ASSOCIATION

2024 Monthly Member Meeting | 03.26.24 MINUTES

Meeting date | time 03/26/2024 | 6:30 pm | Meeting location The Creek House Grill + Zoom

Meeting called by: **Nicole Vallance, President** Stack: **Genia Brodyn, Vice President**
Facilitator: **Nicole Vallance, President** Call to Order: **6:35 pm** by Nicole Vallance, President
Note taker: **Lily Smith, Executive Board** Adjourned: **7:28 pm** by Nicole Vallance, President
Timekeeper: **Genia Brodyn, Vice President**

Attendance: Board: Nicole Vallance, President; Genia Brodyn, Vice President; Roy Harris, Secretary; Rosie DeCristofaro, Executive Board Member; Lily Smith, Executive Board Member. **Guests:** Karen Dottori, John Dettori, Brain Katzinator, Walter Roemer, Mark Aubrey, Patti Dannic, John Erik Karkula, Laura Chavez-Silverman, Victoria Lesser, Magda Stefanski, Paul Uhlir, Cara Enteles, Darko Hreljanovic **Zoom Guests:** Melanie Bendavid, Matthew DeCristofaro.

AGENDA TOPICS

Agenda topic President's Report | Presenter Nicole Vallance

- **Meeting Etiquette Reminder**
- **Best Awards** | CBA congratulates all the Callicoon everyone who received a [BEST of 2023 for 2024](#) from the readers of the River Reporter! There were 25 businesses, organizations and events – including Callicoon Volunteer Fire Department's Pancake Breakfast, Grover Hermann Hospital's Emergency Room and our District 5 legislator Cat Scott.
- **New Member Welcome:** Although they could not be here tonight, we'd like to welcome the North Branch Cider Mill to the CBA!
- **Bylaws Review** | The Board met a week and a half ago to go over ideas and reviewed for reviewed membership classes, weighted voting, requirements, voting rights, etc.
 - The Bylaws haven't been updated much since inception and weren't set up for an organization that has so many contracts and grants. It's important for the Association to have Bylaws in line with our organization's current structure and obligations.
 - It's a big project: The board will meet again in 2 weeks to continue the review. Once we have an outline, we'll have some topics to bring to meetings for discussion.

Agenda topic Secretary's Report | Presenter Roy Harris

- **Minutes** - We do not have a quorum of members who have reviewed minutes - will be adopted next meeting.
- **Membership** - The application has been prepared and uploaded to the website. We plan to initially email the applications to members from 2023. For those who don't respond, we will follow up via regular mail.
- Reminder to email secretary.callicoon@gmail.com if there are questions or topics for meetings or contact vp.callicoon@gmail.com. Genia will follow up with Main St. businesses.
- Roy will handle the member survey, focusing on questions regarding volunteering for events.

Agenda topic Treasurer's Report | Presenter Vacant / Various

- **Treasurer Vacancy** | We've reached out to a number of individuals, but no one has responded to fill the Treasurer position. This ongoing issue will need a solution in the interim.

- If anyone you know may be interested, please ask them to consider. We use Quickbooks online.
- Typically, the treasure handles tracking memberships, but Roy is taking on the Membership Committee.

Agenda topic Membership Committee | **Presenter** Roy Harris

- **2024 Membership Renewal** | The 2024 Letter & Application have been revised and are posted to the website. We will be doing a first push via email renewals to save on postage & then will do a follow up mailing for those who haven't responded.
 - Previously, the Treasurer did a mailing that goes out with a self-addressed stamped envelope, which incurs additional postage costs. In an effort to reduce expenses, we'll do a digital push first, since so many people like to do things digitally.
- **New Member Outreach** | Roy will do a push to contact short term rental owners in the area to see how we can work with them through the CBA.
- **Member Survey** | We will be continuing with the member surveys.
 - Mark A.: Suggestion to only do them digitally to not disrupt businesses.
 - We typically do the bulk of surveys digitally - there was a push last year by members to have the survey printed out and walked around town - which Genia took on. Thanks for the feedback.

Agenda topic Events Committee | **Presenter** Various

- **Annual Events Schedule** | These were updated on the website, as of November 2023.
 - **Callicoon Country Fair | Saturday July 27th**
 - **Callicoon Artwalk | Sunday October 13th (but may end up spanning the weekend)** .
 - **Annual Tree Lighting | Saturday November 30th**
 - **Dickens on the Delaware | Saturday, December 14th**
- **CBA Events Chair** | The board members pitching in to handle work of the committee. If you or someone you know would like to get involved as a Co-chair or take on planning for a single event, please reach out.
 - We have lots of folks who are interested in helping with various events, but organizing and budgeting for the total program is essential - Chairs are needed for Committees + each Event.
 - We're already getting requests for Country Fair. (July) Vendors and musicians who have been reaching out - We have been responding, but producing these hamlet wide events requires a whole committee. We need participation from volunteers and member businesses to make these events successful.
- **Callicoon Artwalk 2024** |
 - **DVAA Arts for Sullivan Grant** | The application was submitted Nov 2023 and we have ben notified that the CBA was awarded a grant of \$2,550. (copy of grant circulated).
 - DVAA will be announcing the awards at the end of month + a Ceremony will be held in May.
 - **Planning** | With the roll over from 2023- this brings our beginning budget to approx. \$2900.
- **Mother's Day Designer Handbag BINGO Fundraiser | Saturday, May 4th**
 - **All proceeds to benefit hamlet beautification. Please share the event and tell your friends!**

- **Cardiovascular Health Symposium** | Dr. Nicholas Brodyn and Genia Brodyn have been working on a cardiovascular symposium. A free event in partnership with the American Heart Association - providing education on cardiac health - which there's a real need for in Sullivan County.
 - Logistics: They are currently looking at June. The Western has offered to donate the Ballroom space if the date could be the third Tuesday of June. Also looking at the DYC for ADA accessibility.
 - We're looking at 2 hr tops. not sure folks will want to sit that long. You start losing people.
 - Once set, flyers and posts will be put up + event listed on website.
 - Dr. Brodyn scheduled an interview with Garnet Open Heart Program with Columbia Presbyterian Hospital to propose a conference discussing 'Advances in Cardiac Medicine.'
 - I'm in the process of booking the presenters. we will look at wellness as well, but concentrating on the cardiac aspect of it. Expanding very well can happen down the road right now. I'm just. We're trying to move forward, getting the AHA and the pharmaceutical co. to contribute
 - Anybody who wants to help please contact Genia Brodyn, vp.callicoon@gmail.com.

Agenda topic Social Media & Marketing Committee | **Presenter** *Nicole Vallance*

- **Goals for 2024:**
 - Redesigning www.visitcallicoon.com website
 - Creating a *Callicoon* Field Guide.
 - Reviewing brand standards and style guide.
- **Bi-monthly Marketing Meetings** held 1st & 3rd Tuesday monthly. All are invited to participate.
 - Next meeting is Tuesday 4/2, 5:30pm at Callicoon Real Estate. All are welcome.

Agenda topic Beautification Committee | **Presenter** *Nicole Vallance & Rosie DeCristofaro*

- **Co-Chairs** | Freda Eisenberg has generously volunteered to be Committee Co-chair, with Rosie taking on the interim co-chair until we find more volunteers. We're still looking for an additional Co-chair.
- **Beautification Fundraising** |
 - **Sullivan 180 Beautification Grant & Intern** | Submitted March 1st for \$2,500.
 - We consolidated the CBA and CBA program at Sullivan 180's request. There will be a consolidated team but larger scope with fewer funds - so some efforts need to be scaled. We really need to push fundraisers.
 - CBA has requested a Sullivan 180 Intern and worked with Job Corps to nominate one of its students to the program. He submitted the application online and we have requested them. We haven't been contacted for the interview as of yet.
 - **UDSB Pollinator Grant** | Investigating possibility of additional grant funds.
 - **Gertrude Stein Candy Sales** | Rosie - Would you speak with Kiwanis about a return to splitting the year for Gertrude Stein chocolate fundraising for beautification - since we have taken beautification back on.
 - Candy Fundraiser was a big fundraiser for beautification bringing in approx. \$900-\$1000 a year.
- **Baskets** | Rosie's reached out to a grower and Genia has been visiting around talking business to merchants to place their baskets orders. Please contact Genia at vp.callicoon@gmail.com to order.

- Everyone seemed to love the Geranium planters on the stone wall last year, so Rosie took on handling basket ordering to coordinate.
- We are asking for \$40/ea. contribution this year from merchants - The baskets are \$55 - Balance will be covered by the Association + a generous donation from Callicoon Real Estate.
- **Planters** | 12 beautiful new planters from the Job Corps will be delivered late May.
 - We tentatively go over ideas for filling those new planters, such as a boxwood focal plant to maintain color throughout the year and reduce the need for so many annual plants & plants to be replaced seasonally.
- **Next Meeting** | Beautification meeting is tomorrow at Callicoon Real Estate - 5:30p. Please join us!

Agenda topic Depot Update | **Presenter** Darko Hreljanovic, CDI President

Please welcome the new President for the CDI, Darko Hreljanovic who we've been working with extensively these past months, who is here to provide the Depot Update.

- I've had a house in Callicoon for 35 years and know the town very well. We've been coming here for over 35 years. Background is working in New York City on very large projects - socially related projects. I retired in September, and we're spending most of our time here now. In terms of the depot, the mission is to bring it to a state of good repair, code compliant, and able to accommodate the needs of a visitor's center during this initial phase.
- The effort will address several categories of evaluation. The first thing is to establish the existing conditions of the depot. Get a report that speaks to the state of the building and try to bring it to a state of good repair and be able to be occupiable. That falls into 2 categories of work. One - assessing the exterior of the building - that work is required to stabilize the building and make it occupiable.
- Main issues relate to some structural issues such as deterioration of some columns and beams.: There's a lot of deterioration in the soffits and facias of the building. There's water penetration in the basement that's related to the drainage of the site. A major part of the work will focus on making the building accessible so that it can be opened to public use. Having access to new bathrooms will require significant work to be performed. Replacement of mechanical and electrical systems will be needed to make the building code compliant. Much of the work associated with the grant will need to go to stabilize the building itself.
- We're consolidating drawings and developing one set of drawings that represent what has been agreed to, what the program is to be. We spoke with the CBA/ Byway, to get an understanding of what is expected. We are reviewing the engineering reports that have been done on the building, to get a full understanding of what the building will require to bring it to a state of good repair.
- Once we have the existing conditions identified, we're going to develop an itemized scope of work which will define specific issues of what needs to be done, what needs to be replaced. For example: doors may need to be enlarged as they don't meet the needs of ADA.: Partitions may need to be removed to meet program requirements., It's a discussion about what modifications need to be made in order to get the program to fit. Ultimately, we need to obtain a cost estimate to substantiate the work with the budget.

- The more information we have the more accurate the cost estimates. It will take approximately a month and a half to 2 months to get all that in place and get the cost estimate. . We are also working on a more holistic program and master plan to develop the building, so that it is, in fact, a community asset.
- It's a tremendous location. It's a wonderful place to bring people together. How you develop the outside space with landscaping, creating plaza, seating areas that allows the community to find a gathering place to meet at. It is a forum for other events to occur, to support other initiatives that are being done in town as well as along the highway, since the visitor's center is not just about the hamlet but about the whole corridor. It has the opportunity to really provide a diverse venue of events that are not in competition with anything already planned locally.
- We understand that people are anxious to know what's going on. A lot of things transpire behind doors, so one is not always aware of what is being done and being said. We have a communications committee. Dwayne Brown is leading - they're going to be updating all of the social media. And I'm not going to get deep into it, because that's not my territory. Very good at: so. But you know, Facebook and all that is going to be dealt with in addition to the correct page and What we're trying to advocate is, we're going to try to distribute a newsletter on a regular basis, maybe on a quarterly basis to sort of update where we are, what we're doing so that there is a sense of communication and community.
- We're going to initiate a town hall every quarter on a quarterly basis. So similar to this. We're going to let people come in, ask questions and we're going to try to keep informed as fast as we can. This is the progress of what the project is all about.
- We would look for volunteers. If you're if you have ideas, hey? There will be ways for you to contact us and be able to reach out to us. Here's your suggestion, which would be all posting on the website.

Agenda topic Announcements + New Business | **Presenter** Various

- **Meeting Dates** | We discussed shifting our meetings, sometimes Wednesdays, because they align with the library availability + to take pressure off for businesses to host.
 - Unfortunately, that does not work with the number of businesses who are open on Wednesday. So we are going to remain on 4th Tuesday unless otherwise noted.
 - Next Meeting: Tuesday is actually the second night of Passover, so we're going to have that meeting on a Wednesday. All other meetings that's going to be for the rest of the year will be on Tuesday.
- **Upper Delaware Litter Sweep** | April 20th 10-2pm - meet up at 9am (Town Hall - Hortonville)
 - Town of Delaware Litter Leaders are Zach Sheitlin, Tess McBeath and Thong Keokham.
 - We are helping them gather volunteers to get involved. Updated information will go out via Mailchimp. Volunteers, please email events.callicoon@gmail.com and we'll forward it over so that they can coordinate.
- **Sullivan County Legislature Discretionary Contract Request** | We've been approached by Cindy Herbert, (our town historian, ToD Board Member) The owner of our Member, Gardner & Co. General Store in Hortonville, on behalf of a group of Businesses (both current and soon to be CBA Members). They came to us with a proposal for a sign that they would like to have placed on 17 B to help increase visibility of the businesses located down the Hortonville Rd. / North Branch Road corridor.
 - We were working with them earlier in the year, trying to put this together for municipal partnership through Sullivan180 Grant. Unfortunately, the town wasn't able to sign on for that grant program at this time.

- However, there may be some County Discretionary Contract funding available for this use.
 - Gardner & Co. General Store, Buck Brook Alpacas, North Branch Cider Mill, North Branch Inn and Rease's Cup, are located down this corridor. This initiative would help visitors find these locations easily.
 - As a 501(c) 6 we can help support this request. We think it's great for the town to promote businesses outside of the hamlet as well. The Signage is well designed, and wonderful all around. (circulates visual)
 - We spoke about this board meeting, but we just wanted to make sure membership agrees.
 - If agreeable with everyone present, can we make a motion to move forward with supporting this way-finding initiative?
 - **Motion to submit a Sullivan County Discretionary Contract Request in support of the Route 121 Wayfinding Signage by Rosie, seconded by Genia. Approved unanimously.**

Agenda topic Public Comment | Presenter *Various* [reminder: please keep comments to under 2 minutes]

- **Parking** | (Walter Rohmer) For the gentleman from the Depot: You talked about landscaping and everything. I've lived here all my life. Callicoon has no parking now. You can do whatever you want with the railway station, but if people don't have a place to park, they're not going to come. You're going to hurt the businesses in Callicoon. What about the senior citizens that have to come down and get a prescription on Saturday? And there's no place to park.
 - (DH) The Depot is not public parking. However, the site plan will of course include a parking plan appropriate for the site.
 - (DH Regarding Seniors: The site in general isn't appropriate for folks who have mobility issues as it isn't level, even if it was public parking. - the spots on A. Dorrer Dr. are much more level. We don't have plans currently to make changes, so I didn't raise it earlier. We'll keep your comments in mind.
- **Railway Vehicle Access** | What will you do when the Railway needs to get their vehicles in there?
 - (NV) Railway use is outlined in our lease and they will notify us to coordinate when needed.
 - (DH) That's why we have to develop a comprehensive site plan. Not just about the station. It's about the whole site itself, and how to maximize it for the community. That would be one consideration.
- **Parking (revisited) | (WR) You need to address the parking.**
 - (DH) Parking is a municipal issue the whole town needs to address - it's not just about the Depot.
 - The Project commissioned a Parking study in 2020 to provide to the town to help aid in planning for community growth.
 - (WR) I've seen the Parking study - things that they want to put out here, like meters or to make lower main street one way is wrong.
 - Events days aside, the study (2020) found there was available parking the majority of the time and provided some additional suggestions. However, many of these depend on private land or like you noted, may not be right for us. This is a town wide concern.

- **Callicoon Field Guide** | (Laura Chavez Silverman) Suggestion to create a Callicoon Field Guide similar to the one produced by Livingston Manor and Narrowsburg. They are likely funded by business owners with all the services listed. They are distributed all over the county and beyond. It's a great way to market the town and all of its resources. Is there interest in doing this? I had spoken last year, Zach about possibly spearheading it in some way.
 - (NV) It is in the plan to develop exactly such a guide. The marketing committee should figure out how much it would cost, and how do we get the funding for it? Thank you, we'd love to work with you on this.
 - (Roy Harris) Suggestion for a digital welcome book listing information about everything that's in Callicoon, including all neighboring Towns, such as the one A&R Hacienda uses. Possibly less expensive to produce. People can come into town and just scan a QR code to get a copy with the phone. We'll discuss further. Having a QR code posted to access a guide is a great idea.
- **Events Marketing** | (Mark Aubrey) Last year I provided the board with a card from channel 16 news (Scranton) at the end of last year. They're looking to do news stories for free. I'd like to see 2 events: tractor parade or Country Fair on the local channel.
 - (NV) We'll reach out to them again as our events draw near. (will let know calendar of events)
 - (Lori Rae Silvers) We tend to focus on people from the city, but there's more people in PA who don't know we exist. We need them to come here because they're here in the winter. (Dickens)
 - (Mark) Last year, the week before Dickens, my business got a stack of what's going on in the dickens. How come? That's not going to help. It needs to be a standard that an event is advertised a minimum a month in other towns away from us because people are already here.
 - (NV) The Dickens Map + Event Schedule is distributed to all merchants the week prior to the event. It's meant for folks to pick up so they know what is going on as the weekend approaches and for use on the actual day.
 - General Event Marketing | (NV) Currently aim to start marketing 4-6 weeks per event. This includes radio ads and spots, print & digital ads, social media posts, plus road signs, posters, flyers, postcards etc. in the other towns in Sullivan County + PA.
 - (NV Mark, I hear you saying, you'd like to see the actual Map go out to a wider audience earlier, like 4 weeks in advance, correct? Now, it goes out just before the event, as it is most useful at the event. (+ limited printing budget)
 - (NV) It requires time to follow up with each business to see what they would like listed for Dickens. Every business offers something, (special, give away, discount etc.) Our template gets set up early and we update information as it comes in.
 - (NV) The time consuming part is obtaining information, so the map can be finalized.
 - (NV) We've tried several different ways to systematize it to get the information earlier - like emails to submit information. (takes 2 min) Utilization thus far has been low.
 - (NV) We recognize businesses are busy in the holiday season & some can't commit to a special until closer to the date, so this is how we've adjusted.
 - (NV) It would be great to have it posted digitally much earlier - it all comes down to having enough volunteers and figuring out what works for shops to use that time effectively. Also, please keep in mind, it's often the same volunteers working on multiple events. So, more volunteers = capacity to do more.

- (Laura) This gets so granular in that way. Does it need to be done this way?
 - (NV) It's been part of the event since before my time, but there's no reason we can't make changes if we have different needs.
- **2024 Marketing** | (MA) Is there a place where the marketing plan exists that we take a look at, or is there a marketing committee?
 - (NV) Marketing Committee meets 1st and 3rd Tuesdays at 5:30 - Next one will be this upcoming Tuesday at Callicoon Real Estate. All are welcome. We'll send out a reminder.
 - (NV) We've pulled together all the marketing from last year as a baseline and improving. We have a draft plan for print, radio, and hope to start on new initiatives, etc. These should be consolidated. We'll try to have a draft available by the next meeting.
 - (Magda) I would be interested in helping.
 - Terrific! We'll reach out.
 - Suggestion to do a magazine like the Jeff Journal - free magazine with articles and ads produced by the Jeff Chamber.
 - (NV) The Journal is fantastic, but we'd need volunteers with experience willing to spearhead it. A magazine is a lot of work - needs articles, editors, design, funding, etc.
- **CBA Committees** | (NV) Right now our board has been starting work on everything for the entirety of the year - but we need member participation on all committees. Each Committee handles budgeting, planning, fundraising/grant writing, etc. to make each initiative happen. Some talented folks have offered to share their skills and that would be fantastic - the more hands the better.
 - We have an archive of templates for the budgets + artwork from prior years, but these need to be updated annually and we need more volunteers.
 - Committees are working committees. Ideas are terrific, but capacity is thin. We really need folks who can take on planning and are willing to volunteer the skills needed to implement the ideas in order to make them happen.
 - (LRS): I'm the event coordinator with Richard Lowe for the Hancock partners. If I had extra energy I'd help you, but I also do all events at Bethel Woods every year as well as Dickens on the Delaware. I always take the flyers with me, and I tell every person at Bethel Woods which is a thousand people. I'm also out on the road in Roscoe, Hancock. Connieunga Lake, Dell High. I do all of those markets, and I see thousands of people - even in Binghamton. If you have any materials, I take them with me and hand them out to people who are traveling here, including the Bethel Guide - which I guess you can put your events in. That's just another marketing note. I just wanted to chime in on that. So I can be promoted everywhere.
 - Thank you, that's amazing!.
- **Depot** | (John Erik Karkula) CDI plan sounds very encouraging - very happy to hear what's in the works. However, you didn't address the longer-term plans, such as what is the approximate schedule for the actual work to be done.
 - (Darko) The first phase is the visitors center - what the grant is covering. Once the documentation, and the reports are in place. It goes to DASNY, and if it meets the criteria for substantiation, then the monies will be used to implement the visitor center, which is a critical component, as is the condition of the building as a whole. In a sense, the initiative for the renovation for people.

- (DH) After that, we'll have to raise funds and generate a program. We'll have to have a conversation with the community about what kind of things they want to see happening. We will be having outreach regularly starting soon. We'll talk about some of the ideas we've heard & we're looking for ideas. As it will be a community center, we're thinking small right now, whether it is having venues to raise funds like book sales or plant sales or music events or lectures, that's all in the works.
- (DH) The intent is that it becomes a center for the town where people can go and participate in these events. We will issue, let's say, a seasonal schedule. - not every day right now.
- (DH) We'll also of course be opening it up for participation by the business association as well. So all of these are just ideas for the critical pieces getting the project started.
- (DH) Key piece here is activating the DASNY grant.
 - (Rosie) If we don't do the visitor center then we don't get the money.
- (JE) What is the size of the faculty? Will the grant cover some work?
 - (DH) Yes. That's why we're in this process right now. What we're trying to do is work to know what the expectation is for the program and determine what the state of the building is. So what is the proportion of the \$250k in relation to stabilizing the building and implementing the program. We can't spend \$250,000 fixing the total building and then not have a visitors center right? So there has to be a balance. And so we have to prioritize which aspects are critical.
 - (DH) But there are certain things that if you don't do, you can't open the building. So you have to be up to code. You have other accessibility issues and things that have to be in place. So you can defer a certain kind of work and say, Okay, look, this is important. But the billing you know, has been around will be around. It's just we have to defer that, maybe for
 - (DH) for example: It'd be good to have some paving done to get access to all the doors and all this, but we have to plan for all of that. This grant has a specific use, and we'll work subsequent to that. We would have to raise additional funds for finishing all of the building.
- (JE) You said earlier that there may be certain meetings for the public to discuss where you are, how far you've got, what you're doing moving forward, find out where you stand
 - (DH) We know there has been curiosity, frustration, and lack of knowledge. There's a lot of information, but you don't always have ready access to all of the information, or the work behind the scenes to get the project to this point.
 - (DH) What we're trying to do is create a venue where, on a regular basis, we will meet to share this information, so the public is informed. Sometimes there may be a lot to say – sometimes there may be nothing to say, but either way, you know that you're in the loop. We're trying to get the process going, and if there are, certain hurdles that we're hitting. Then you should know about that.
- (JE) I know they're working towards updating it. But when it comes to renovation – people here in the room that have done rehab for organizations and things like that when it comes to the cost. Is this something where you have already gotten estimates from people? Are they local businesses? If decisions have been reached, whether it be color or, you know, materials donated – I'd like to think credit that gets given; or if they discount the designer, etc. I would imagine they

would discount where you know the numbers, where, how are they being worked on? Whether it be a roof, do people bid for these? Do you have bids for these already?

- (DH) How that will work, is it will go out to bid. Right now, we're getting documentation in place to be able to have an accurate assessment of cost, so we don't have that assessment on hand right now that can tell you that says we're thinking it's X Y, or Z in terms of quantity. So the big step right now is to get enough information to get an estimate that is valid, or close enough that we can make a decision in terms of what we need.
- (DH) We've had supplies provided by others, and other contributions like work done by job corps, donated architectural services by team, materials donated by Hofer Lumber and Callicoon Supply, so there is a community interaction, and there are contributions.
- (NV) To clarify, right now we're not talking about the project build bids - It is the Cost Substantiation from a professional estimator to complete the DASNY Grant Disbursement Agreement. That is the vendor we referred to earlier. This needs to be someone who is experienced and vetted by the agency. (DASNY) The CDI is getting multiple quotes, and we'll have a recommendation by the next meeting.
- (WR) I would commend you on the plan for the railway station, but what you didn't mention, and there's been a couple of contractors that's been over there that the roof leaks. They said they put temporary patches on the roof. but once the roof leaks in one place you could patch it up, but it will leak again - I hate to see you fix the whole building.
 - (DH) We did mention that the roof needs to be replaced - it's a critical issue, along with any structural repair, rotting soffits and fascia, along with water management. That affects the integrity.
- (NV) Darko, thank you so much for joining us tonight and taking this project on and leading the team. We are all very grateful to have you aboard!!
 - (JE) You have been listening to the community. You know we're all in love with this project. We've all salivated over the potential for that depot for years - analyzing what it could be. So thank you so much. Clearly you have a past experience that's relevant to this project. It would be great to know who else is on the board. I was told by Genia that it's on Facebook. I don't use Facebook so it could be posted somewhere else with Bios. So you can get to know who's on board.
 - (NV) It was included in the most recent CBA meeting announcement.
 - (DH) A press release is imminent that tells you the composition of the board. And who are the new members versus who's coming in for their second term. There's a mission statement about the effort. It's related. (will be on facebook, instagram and website - CDI)
- **SCVA |** (Mark) Have you guys discussed who's going to Sullivan Catskills Visitors Association meetings to report back to us? And are they going to be invited to come to speak to the people? I get a lot of information from the SCVA, but it'd be nice for our Board to report about it.
 - (NV) We enjoy a wonderful relationship with the SCVA and work with them often. We as an Association are a member & utilize their platforms to promote events + work with their social media team to share posts from our feed across their accounts (for members of both) when possible. Additionally, each year they are invited to come to our meetings to share their latest SCVA Member Benefits with our CBA members and go into detail about how folks who join with them may access their initiatives. We will announce the date that they will be with us next.

- **Meeting Structure |** (JEK) This meeting was very orderly, but I feel the format is extremely limited. (re: public comments at end after business of the agenda / 2-5 min to speak at a time) There's a lot of important questions. I just want to say that, before there was a feeling of lack of transparency, or we didn't feel as if the community outside of these boards had a strong voice. By being asked to hand in questions on index cards (at the town hall) or there were certain ways that we felt our voices were limited. I would encourage you not to do that. It creates bad vibes. I'm feeling a little shutdown, not personally, just by the format. So if there's some way we could make certain hot topics a little more open for discussion, or have meetings, you know, like this with the CDI? I feel like it's kind of a private entity that we don't have access to. What are the terms of the people on that board? When were you elected? You know there's a lot of questions there - it would be helpful to know.
 - (Roy Harris) One of the things that we said is that everybody's encouraged to submit questions in advance of the meeting, so that we can make sure that we can see how best to answer them in the time provided.
 - (NV) We have a lot of ground to cover in each meeting and often don't have the time in General Meetings to go into deep detail on every initiative. Committee Meetings are the place to discuss initiatives more thoroughly and get involved. Please sign up - we desperately need more volunteers and member participation.
 - (NV) For the CDI: We all recognize that public outreach is critical for this project. They are actively working on a public outreach plan - so the public can come to those meetings and discuss project questions directly.
 - (NV) We don't want anyone to feel shut down. The purpose of keeping stack and limiting individual comments to 2 minutes (unless we all agree it requires more discussion) is solely to keep meetings orderly and fair.
 - (NV) We not restricting folks from speaking more than once: It's just asking those who have the floor to be mindful that others are waiting on-stack. (had hand up & are waiting their turn)
 - (NV) We want to ensure that we use the time available to allow as many attendees to have the opportunity to talk first before someone asks for the floor again.
 - (NV) Holding comments until the end allows us to efficiently complete the business of the Association & get through the agenda in an hour – most of the attendees seem to appreciate it.
 - (Roy) We love that meetings are being well attended - we just can't go too long on each comment when there are so many guests and to be fair - also the meetings go on too long. Many times we end up answering questions in the reports and sometimes bigger discussions should be moved to other meetings. (events/committees or projects) For example, the depot is a separate entity because of this fact, right? There's so much that has to be done and discussed that people want to know. And so we're giving the option of okay when you start having their meetings.
 - (DH) You can address a lot of questions directly to the CDI.
 - (Roy) Of course you can email them to us, because we'll try to make sure they're answered. If we can't answer them at the meeting, we'll forward them to the appropriate person.

**NEXT MEETING - April 24,, 2024: 6:30pm at The WS Public Library 45 Lower Main Street, Callicoon,
MEETING CLOSING - Motion to Adjourn (Roy) at 7:28pm, 2nd (Thong). Approved Unanimously.**