



LAKE CHAMPLAIN-LAKE GEORGE

**REGIONAL
PLANNING**

BETH GILLES
DIRECTOR

PO BOX 765
LAKE GEORGE, NY 12845
518-668-5773
WWW.LCLGRPB.ORG

EXECUTIVE COMMITTEE Special Meeting

August 10, 2023

2:30pm

Locations:

LCLGRPB Office, Conference Room, 1 Lower Amherst St. Lake George, NY 12845

Town of Queensbury, Supervisors Conference Room, 742 Bay Road, Queensbury, NY 12804

AGENDA

1. Welcome
2. Approval of minutes from March 24, 2023, meeting
3. All Brands Redemption Center- Joseph Brand
4. Other
5. Adjourn

Chairman O'Brien called the meeting to order at 2:37pm.

VOTING MEMBERS PRESENT

Dave O'Brien (Lake George)

Al Nolette (Lake George)

John Strough (Queensbury)

MEMBERS ABSENT

Beth Hunt

ALSO PRESENT

Beth Gilles, LCLGRPB

Ian Danforth, LCLGRPB

Lisa Bessette, LCLGRPB

Christy Wilt (Lake Pleasant)



APPROVAL OF MARCH 24, 2023 MEETING MINUTES

Chairman O'Brien asked for a motion to approve the March 24, 2023 meeting minutes.

Motion made by Mr. Nolette.

Seconded by Mr. Strough.

Hearing no additions or corrections and no opposed, motion carried.

ALL BRANDS REDEMPTION CENTER- JOSEPH BRAND

Ms. Gilles discussed the All Brands Redemption Center/Joe Brand foreclosure. The foreclosure sale date of the business property is August 14, 2023. RPB has a first and second position mortgage on the business property and the RDC has a third position. Both entities also have a second position behind a private mortgage on the Brand residence, but neither entity has initiated foreclosure on the residence to date. All Brands Redemption Center/Joe Brand has two loans with the RPB. The first loan has a combined principal, interest, and late fees due totaling \$13,013.52. Loan two is a consolidation of two previous loans with principal, interest, and late fees due totaling \$189,316.21. Combined with legal fees and back taxes paid by the RPB, total owed is \$229,810.37. Ms. Gilles noted that loan three is with the RDC and total owed is \$51,911.48. According to Warren County tax records, full market value of the business property is \$210,300. Ms. Gilles also stated that the business property is currently listed for sale by Mr. Brand. Ms. Gilles asked the committee to set a maximum bid for the property in the foreclosure sale. Ms. Gilles noted after the foreclosure sale of All Brand Redemption Center/Joe Brand concludes, All Brands Redemption Center will not be released from its liabilities as the RPB still has additional collateral rights. A lengthy discussion ensued on the maximum bid amount, with suggestions ranging from \$50,000 to \$200,000.

Chairman O'Brien asked for a motion to set the maximum bid amount for the property at the foreclosure sale at \$150,000.

Motion by Mr. Strough.

No second. Item failed.

With no further discussion, Chairman O'Brien entertained a motion to set the maximum bid amount for the property at the foreclosure sale at \$100,000.

Motion by Mr. Strough.

Seconded by Mr. Nolette.

Hearing no other discussion and no opposed, motion carried.

OTHER

None



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ADJOURN

Having heard no other business to come before the committee, Chairman O'Brien adjourned the meeting at 3:03pm.

Respectfully submitted by Lisa Bessette, Administrative Assistant, LCLGRPB