

**DRAFT**

**Village of Aurora Board of Trustees November 16, 2024, Special Meeting Minutes**

The meeting was held at the Aurora Firehouse Meeting Room at 10:00 a.m.

**Present:** Mayor James Orman, Trustees JD Balloni, Matt Bianconi, John Miller, and Janet Murphy

**Others Present**

**Village Officials:** Clerk Ann Balloni, ZBA member Alexis Boyce, and Planning Board member Pam Sheradin

**The Citizen:** Robert Harding

**Delaware Engineering Consultant:** Mary Beth Bianconi

**Inns of Aurora:** General Manager Sue Edinger

**Wells College:** President Susan Henking

**Members of the Public:** Mike & Sandy Groth, CJ Koepp, Ken Larson, and Michael Miller

**Call to Order and Pledge of Allegiance:** Mayor Orman called the meeting to order at 10:00 a.m. and all rose for the Pledge of Allegiance.

**Changes to the Agenda:** Discussion of MOU with the Haines brothers to house Wells College stagecoaches at Ledyard Farms.

**Wells College Partnership:** Mayor Orman relayed a conversation with Wells College President Susan Henking to clarify for the NY State Attorney General's Office (AG), a partnership between Wells and the Village.

Wells has indicated the Village taking ownership of the water plant and Wells, the Village and Ledyard Farms are drafting an MOU giving the Village ownership of Wells College stagecoaches with Ledyard Farms housing and maintaining them.

The Village engaged with Mary Beth Bianconi, CEO of Delaware Engineering DPC, for consulting purposes to facilitate conversations between Wells College and the Village. Ms. Bianconi assisted with editing the MOU and asked if the trustees had any feedback. All trustees agreed that it is a beneficial arrangement to all parties.

Mayor Orman reiterated that, in this meeting, the MOU is for discussion only. Mayor Orman added that the State looks positively on partnerships between public, private, and not-for-profit entities.

On motion by Trustee Bianconi, second by Trustee Miller, the Village Board voted to present the MOU with Ms. Bianconi's edits to the Village Attorney for final review and vote at the November 20, 2024, regular meeting.

AYES: Balloni, Bianconi, Miller, Murphy, and Orman

NAYS: None

Motion carried unanimously.

The trustees and Ms. Bianconi discussed the importance of positive communication between the Village and Wells. Suggestions included having the CBRE real estate representative for Wells talk to the Village Board and scheduling a hybrid meeting with the Wells Board of Trustees and the Village Board of Trustees.

President Henking noted that the sale of the campus and the assets is a long process. There are several levels, and all require AG permission. Ms. Bianconi added that there are protections for sentimental items such as Minerva, the bells, book arts, etc. Ms. Bianconi further added that the Village will continue to operate the water plant because of State and County regulations.

Trustee Miller questioned how Ms. Bianconi can best serve the Village in the short term. Ms. Bianconi offered her staff to assist the Village with grant applications.

On motion by Trustee Bianconi, second by Trustee Miller, the Village Board voted to accept Ms. Bianconi's offer to have her staff assist the Village Clerk and Village Engineer with grants.

AYES: Balloni, Bianconi, Miller, Murphy, and Orman

NAYS: None

Motion carried unanimously.

**Purchase and Sale Agreement:** On motion by Trustee Balloni, second by Trustee Miller, the Village Board voted to authorize the Village Attorney to send a Purchase and Sale Agreement for the Wells College Boathouse and surrounding open space to Wells College Attorneys.

AYES: Balloni, Bianconi, Miller, Murphy, and Orman

NAYS: None

Motion carried unanimously.

**Adjournment:** On motion by Trustee Bianconi, second by Trustee Balloni, the Village Board voted to adjourn the special meeting at 10:55 p.m.

AYES: Balloni, Bianconi, Miller, Murphy, and Orman

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni  
Village Clerk