



SPECIAL MEETING
Anthony Morelli, Chair
June 8, 2026
5:00pm
Saratoga County Municipal Center
40 McMaster Street, Ballston Spa, NY

Meeting Minutes

Members Present: Arthur Johnson, Anthony Morelli, Mark Hillman, Valerie Muratori, Scott Ostrander, Ian Murray,

Staff: Mike Sharp CFO; Matthew Veitch, CEO; Katherine Tiedemann, Administrative Secretary; James Carminucci, Counsel

1. Call to Order at 5:03 pm

2. Public Hearing for SCCRC acceptance of Lease

The special meeting opened with a public hearing regarding the consideration of a 40-year below-market sub-ground lease with Shelters of Saratoga, Inc. (SOS), a non-profit, for a parcel at 96–116 Ballston Ave, Saratoga Springs Approx. 1.37 acres. Construction and operation of a 25,600 sq. ft., 118-bed Code Blue shelter with amenities. Published May 28, 2026, in The Gazette.

The public hearing is not legally mandated but is held due to the language in the articles of incorporation.

Public invited to speak; no comments or public participation recorded.
Hearing was closed promptly due to lack of public comments.

Board will reconvene after the 90-day notification period has ended (targeting the end of September 2026) to formalize lease approvals.

3. Resolutions Confirming SEQRA Action and Authorizing Ground Lease, Sub-Ground

Lease, Property Disposition, and Related Actions for the Shelters of Saratoga Code Blue Shelter Project

The following resolution was offered by Mr. Hillman and seconded by Mr. Johnson

Resolution No. 8 -2026

Resolved, to confirm the State Environmental Quality Review Act (SEQRA) determination and authorize the ground lease, property disposition, and all related actions necessary for the Shelters of Saratoga Code Blue Shelter Project.

Ayes - 6

Noes - 0

Adopted 6-0

4. Next Meeting Saratoga County Municipal Center July 23, 2026, at 4:30 pm. Expected to convene at 4:15 pm on July 23, ahead of the regular meeting.

5. Other Business

6. Adjourn

The meeting adjourned at 5:07 pm.

Mr. Murray made a motion to adjourn at 5:07 pm, Ms. Muratori seconded. Next meeting is set for July 23, 2026, at 4:30 pm

Secretary_____ Date_____