

# **PROPOSAL**

## **TO ESTABLISH THE ALBION JOINT FIRE DISTRICT**

**March 27, 2024**

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**INTRODUCTION**

The Village of Albion, the Town of Albion and the Town of Gaines, Orleans County, New York. Formed a committee to investigate the establishment of a joint fire district. The result of this committee's work is the following proposal for the establishment of the Albion Joint fire District, Orleans County, New York. This proposal is to establish the Albion Joint Fire District pursuant to New York State's Town Law Article 11 and Article 11-A. This Fire District will encompass the geographic area of the Village of Albion, the Town of Albion and the Town of Gaines, Orleans County, New York. The proposed Albion Joint Fire District will oversee emergency and fire protection services in the areas currently providing fire protection services in the Village of Albion, the Albion Fire Protection District and the Gaines Fire Protection District. The Albion and Gaines Protection Districts encompass the entire Towns of Albion and Gaines, less the area of the Village of Albion. See attached Exhibit A.

**HISTORY**

**The Town of Albion**

Albion is a town in Orleans County, New York, with a population 7,639 (2020 census). The Town of Albion is centrally located in the county and contains most of the Village of Albion, the county seat (the northern part of the village is in the adjacent Town of Gaines).

The Town of Albion has a total area of approximately 25.4 square miles of which 25.2 square miles is land and 0.1 square mile (0.47%) is water. The Erie Canal passes through the Town of Albion.

New York State Route 31A and New York State Route 98 intersect near the south town line, and New York State Route 31 passes across the town east to west.

The Town of Albion houses the Albion Correctional Facility, a New York prison for women, which is west of the Village of Albion on NY Route 31, as well as the Orleans Correctional Facility, a New York State prison.

There is a hamlet west of the Village of Albion known as Eagle Harbor Station, and Riches Corners, a hamlet in the southeast part of the town.

**The Town of Gaines**

Gaines is a town in Orleans County, New York. The population was 3,378 at the 2010 census. The Town of Gaines is in the north-central part of the county and contains part of the Village of Albion.

According to the United States Census Bureau the town has a total area of approximately 34.4 square miles, of which 34.36 square miles is land and 0.04 square miles (0.12%) is water.

The Erie Canal touches the southern boundary of the Town at Gaines Basin, and the Oak Orchard River flows through the northwest part of the town entering the Town of Carlton. The northernmost point on the Erie Canal is located in Gaines. New York State Route 104 (Ridge Road) is an east-west highway across the town. New York State Route 98 (Oak Orchard Road) is a north-south highway, intersecting NY-104 north of the Village of Albion at Childs. New York State Route 279 (Gaines Watersport Road) is a north-south highway intersecting NY-104 at Gaines village. Other notable sites in the Town of Gaines are Childs – A hamlet east of Gaines village on Route 104 at the junction of NY-98; Eagle Harbor – A hamlet in the south part of the town, and East Gaines – A hamlet.

**The Village of Albion**

Albion is a village in Orleans County, with a population of approximately 5,637 (2020 Census) The village is centrally located in Orleans County and is partly within the towns of both Albion and Gaines. It is the county seat of Orleans County and is about 30 miles west/northwest of Rochester. Albion is part of the Rochester metropolitan area. The Erie Canal passes through the community.

Albion is the site of the junction of east-west highway NYS Route 31 (East Avenue and West Avenue) and north-south highway NYS Route 98 (Main Street). NYS Route 279 joins NY-98 immediately north of Albion.

The Albion Central School District and a branch campus of Genesee Community College are within the Village.

Public transportation in Albion is provided by the Orleans Transit Service (OTS), which is part of the Rochester Genesee Regional Transportation Authority (RGRTA).

Albion is the center of the Medina sandstone industry. It also is a trading and shipping village for goods from a farming region; the primary commodity crops are apples, cabbages and beans.

### **The Village of Albion Fire Department**

The Village of Albion Fire Department is a department within the Village of Albion and is governed by New York State's Village Law, Articles 10 and 22-A. The Village Board is the board that governs the Village of Albion Fire Department. There has been a volunteer fire department in the Village of Albion since 1831.

The fire company works with other fire and emergency organizations when appropriate and necessary for the purposes of the fire company. For example, the Albion Emergency Squad Inc. (the "Squad") is a Not-for-Profit corporation acting as a social company within the fire company. The fire police, ladies auxiliary and explorer post are organizations within the Albion Fire Department whose purpose is to provide support to the fire company. The above organizations follow the by-laws of the Company as well as their own when applicable.

### **Albion Fire Department, Inc.**

The Albion Fire Department, Inc. was established under Section 402 of the Not-for-Profit Corporation Law, which certificate of incorporation dated March 6, 1990, was filed with the New York Department of State on September 4, 1991. On February 25, 2004, the certificate of incorporation was amended, and was filed with the New York Department of State on March 19, 2004. The Albion Fire Department, Inc.'s office is 108 North Platt Street, Albion, New York 14411.

As specified in the Certificate of Incorporation of the Company, as amended, the Company's purpose is to provide fire protection to the incorporated Village of Albion. Pursuant to Section 1402 (c) (3) of the Not-for-Profit Corporation Law, or any successor statute, the Company may also, by contract, provide fire protection to territories outside the boundaries of the Village of Albion. Within the scope of these purposes, the Company's mission is to save lives, suppress and control fires, provide basic emergency medical services, provide fire prevention education, hazardous materials response, water/ice rescue, public assistance during natural emergencies and other activities as deemed in the best interest of the fire department or citizens of the community. The Company is committed to, the best of its ability, providing a safe operation, preventing accidents, illness, fatalities and complying with all applicable laws and regulations.

### **The Albion Fire Protection District**

The Albion Fire Protection District was established by the Albion Town Board on January 4, 1955. The Town of Albion contracts with the Village of Albion under a fire protection contract, for the provision of fire protection within the Albion Fire Protection District. The Albion Fire Protection District is currently under a fire protection contract for 2023-2027 with the Village of Albion and currently pays, has paid or will pay the Village of Albion the following amount for fire protection;

Year	Contract Amount
2022	\$ 112,739.546
2023	\$ 116,121.75
2024	\$ 119,605.40

2025	\$ 123,193.56
2026	\$ 126,889.37

Upon successful establishment of the Albion Joint Fire District and the Dissolution of the Albion Fire Protection District, this contract will be terminated effective December 31, 2024, and the amount due for the years 2025 and 2026 will not be paid.

**Gaines Fire Protection District**

The Gaines Fire Protection District was established by the Gaines Town Board, as near as can be determined, in 1982. The Town of Gaines contracts with the Village of Albion under a fire protection contract, for the provision of fire protection within the Gaines Fire Protection District. The Gaines Fire Protection District is currently under a contract for 2023-2027 with the Village of Albion and currently pays, has paid, or will pay the Village of Albion the following amount for fire protection;

Year	Contract Amount
2022	\$ 116,914.23
2023	\$ 120,421.66
2024	\$ 124,034.31
2025	\$ 127,755.34
2026	\$ 131,588.00

Upon successful establishment of the Albion Joint Fire District and the Dissolution of the Gaines Fire Protection District this contract will be terminated effective December 31, 2024, and the amount due for the years 2025, and 2026 will not be paid.

**ESTABLISHING THE ALBION JOINT FIRE DISTRICT**

**Initial Determination**

**Separate Meeting of Each Board Calling for a Joint Meeting of all three Boards**

There shall be an initial determination by the Board of Trustees of the Village of Albion, the Albion Town Board and the Gaines Town Board that it is in the public interest to investigate the establishment of a joint fire district and discuss the proposal. Each board should join with the other boards at a joint meeting to consider the proposal to establish a joint fire district under Article 11-a of the Town Law.

**Joint Meeting of Each Board**

In accordance with the separate determination by the Town Board of the Town of Albion, Town Board of the Town of Gaines (Town Boards) and the Village Board of the Village of Albion (Village Board) that the establishment of a Joint Fire District is in the public interest, this proposal will be discussed for the purpose of jointly proposing the establishment of a joint fire district at a joint meeting. The joint meeting is to be held on March 27, 2024, at 7:00 p.m., at Albion High School, Large Group Instruction Room, 324 East Avenue, Albion, New York 14411. All three boards must be in one location as per the statue for this meeting.

If at the joint meeting it is determined by a majority vote of each board to make this proposal, the Village Board of Albion, the Town Board of Albion and the Town Board of Gaines each approve this proposal subject to a joint public hearing to receive public comment on the proposal.

### **Resolution to Hold a Joint Public Hearing on April 24, 2024**

At the joint meeting on March 27, 2024, the boards should make a resolution to hold a public hearing regarding the establishment within 30 days of the joint meeting of the boards. The resolution needs to be made and approved by both the Village Board of Albion, the Town Board of Albion and the Town Board of Gaines.

The notice of the public hearing shall be published and posted in accordance with New York State Law. All three boards must be in one location for this public hearing. At the public hearing on April 24, 2024, the board will hear all persons interested in the establishment of the district.

After the public hearing and the boards hearing all the evidence presented, and after considering any objections, the Town Board of Albion, the Town Board of Gaines and the Village Board of Albion shall determine whether it is in the public interest to establish such joint fire district and duly adopt by a majority of each board, a resolution determining the establishment of the joint fire district to be in the public interest, subject to permissive referendum. This resolution, after the permissive referendum period expires (30 days after adoption and no petition is filed with 30 days requiring a mandatory referendum on the question), establishes the Albion Joint Fire District.

Once the Joint Fire District is established after the public hearing, the Albion Joint Fire District will commence preparation of a budget for 2024, conduct the budget public hearing in October 2024, oversee the election of fire district officers and other propositions taking place on December 10, 2024, and promulgate rules, regulation and policies for the Albion Joint Fire District, and ready the Albion Joint Fire District to have control over providing fire protection for the entire Town of Albion, including the Village of Albion and the entire Town of Gaines on January 1, 2025.

### **Initial Appointment of the Board of Fire Commissioners**

On July 1, 2024, the property and affairs of the Albion Joint Fire District will be under the management and control of the board of five fire commissioners, appointed by a majority vote of the members of the Town Board of Albion and the Town Board of Gaines upon consultation with the Village of Albion Board of Trustees. The appointed commissioners shall be comprised such that the number that are residents of the Village of Albion shall be one, the number that are residents of the Town of Albion Fire Protection District (area outside the Village in the Town of Albion) shall be two and the number that are residents of the Town of Gaines shall also be two. The Fire Commissioners shall hold their respective offices until December 31, 2024. At the first meeting of the Board of Fire Commissioners a secretary and treasurer will be appointed to serve until December 31, 2024.

### **Election of the Initial Board of Fire Commissioners**

The first election of the Albion Joint Fire District Board of Fire Commissioners is to be held on December 10, 2024. At his election five fire district commissioners and a treasurer of the Albion Joint Fire District shall be elected by the residents of the Albion Joint Fire District. At the election on December 10, 2024, the person receiving the greatest number of votes for the office of fire district commissioner shall be elected for a term of five years; the person receiving the second highest number of votes shall be elected for a term of four years; the person receiving the third highest number of votes shall be elected for a term of three years; the person receiving the fourth highest number of votes shall be elected for a term of two years; and the person receiving the fifth highest number of votes shall be elected for a term of one year. At each subsequent annual election, a commissioner will be elected for a full term of five years. The commissioners shall receive no compensation for their services.

The candidates for office of Fire District Commissioners must be residents of the newly formed district. Those individuals interested in being a candidate for the election to the office of Fire Commissioner or for the office of Treasurer, must make their interest known to the fire district secretary by requesting that their name be placed on the ballot 20 days before the election, which, in 2024, is by the end of the day on November 20, 2024. The expression of interest must state which office they are interested in (Fire Commissioner or Fire District Treasurer). The expression of interest cannot be for both offices. At that election, should the Board of Fire Commissioners decide, there will be other matters on the ballot such as creation of capital reserve funds under General Municipal Law §6-g.

### **Creation and Management of the Joint Fire District**

Once established after the public hearing, and subject to the permissive referendum period (30 days from date of resolution to establish), the Albion Joint Fire District will be governed by a board of five Fire Commissioners. The

Commissioners shall be initially selected in accordance with Article 11-a of the Town Law, subsequently elected in accordance with Article 11 Town Law.

The powers of this new board of five (5) fire commissioners are prescribed by law, regarding their establishment, operation and management. These powers are set forth in the statutes of New York State.

### **Acquisition of Real Property and Easements**

At the time of the establishment of the Fire District, as part of the resolution establishing the Fire District, the resolution allowing the Board of Fire Commissioners to acquire real property or easements is to be adopted by the Village and Town Boards.

### **Employment of Necessary Labor and Assistants**

Once the district is established, the Albion Joint Fire District may employ necessary labor and assistants, at a compensation rate approved by the Board of Fire Commissioners, as provided in Town Law § 176.

### **Fire District Treasurer**

The initially appointed Board of Fire Commissioners shall appoint, to serve at its pleasure, a District Treasurer. This Fire District Treasurer shall serve until December 31, 2024, at which time this term shall end. In December, at the annual election, the position of Fire District Treasurer will also be elected. The position of Fire District Treasurer was, at that time, elected for a three-year term (January 1, 2025, to December 31, 2027). The newly elected members of the Board of Fire Commissioners and the Treasurer will commence their terms on January 1, 2025.

### **Fire District Secretary**

The initially appointed Board of Fire Commissioners, upon their appointment and at their organizational meeting, shall appoint a Fire District Secretary to serve until December 31, 2024. In January annually, the Board of Fire Commissioners must hold an organizational meeting. At this organizational meeting, a secretary will be appointed.

### **Fiscal Year**

The fiscal year of the Albion Joint Fire District shall begin annually on the first day of January and end on the thirty-first day of December.

## **DEBTS OF THE VILLAGE OF ALBION RELATED TO THE VILLAGE OF ALBION FIRE DEPARTMENT**

### **The Albion Fire Department Facility 108 North Platt Street**

- The Albion fire department currently operates from the fire station in the Village of Albion. Upon the successful establishment of the Albion Joint Fire District, the Village of Albion anticipates leasing to the Albion Joint Fire District the firehouse at 108 North Platt Street, Albion, New York. In this lease the respective obligations of the parties shall be set forth. The Albion Joint Fire District will commence rent payments to the Village for the lease of the fire station effective January 1, 2025. The Albion Joint Fire District and the Village of Albion will need to agree to lease to the Albion Joint Fire District the firehouse at 108 North Platt Street, under terms to be agreed upon. The Village intends on leasing the fire station to the Albion Joint Fire District for the near future until the new fire district can determine its own needs for a fire station.
- The Village of Albion has a building reserve of approximately \$11,000, which the Village intends to use to offset the cost of new heating and cooling facilities for the fire station.
- The Village of Albion has a bond obligation of \$61,000 that was used to repair the roof at the firehouse at 108 North Platt Street.

### **Communication Equipment**

The Village of Albion will transfer all radios and other communication equipment used by the Village of Albion for fire protection to the Albion Joint Fire District.

### **Village Obligations and Fire Related Debts**

The village currently carries the following bond obligations regarding the following firefighting equipment

Argo ATV with trailer \$10,132.00.

2016 Pierce Pumper (AL15). Payment of \$73,266.50 is due in June 2024 and \$76,687.50 is due in June 2025.

### **Fire Department Reserves**

An equipment reserve of approximately \$3,026.00 for air packs, which is earmarked to offset the cost of new air packs.

### **Expenses in Connection with this Proposal**

All expenses necessary to transfer any property, equipment, apparatus, vehicles and land shall be borne by the Albion Joint Fire District.

### **Fire Fighting Equipment and Vehicle**

The Village will transfer all coats, helmets, boots, hoses, and other firefighting equipment, apparatus, and vehicles to the fire district as of July 1, 2024, for no consideration. The large vehicles are set forth in Exhibit B.

### **Labor for the Fire District**

The Board of Fire Commissioners of the Albion Joint Fire District shall accept the services of the Albion Fire Department, Inc, the current volunteer fire organization department organized and operating within the area encompassing the Albion Joint Fire District for the provision of fire protection within the Albion Joint Fire District.

The commissioners of the Albion Joint Fire District, if unable to provide such fire protection by volunteer service, may employ and fix the compensation of such firefighters as may be necessary to provide such protection. Monies, if any, paid to firefighters shall be deemed a part of the cost of maintenance and operation of the Fire District.

### **Budget of the Albion Joint Fire District**

After the adoption of the annual budget of the Albion Joint Fire District, the Fire District Secretary shall prepare and deliver to the Town Clerk a certified copy of the annual budget all in accordance with Town Law. Neither the Town Board, Town Supervisor, Town Clerk or any other officer or employee of any such Town, shall make any change to this annual budget of the Fire District.

### **The Village of Albion, the Town of Albion & Town of Gaines**

The Village of Albion , the Town of Gaines and the Town of Albion will create, effective July 1, 2024, the Albion Joint Fire District. This Joint Fire District would be a separate taxing entity directly under the voting control of the residents within the Village and Towns of Albion and Gaines rather than under the Albion Village Board.

Due to the Village financial concerns that have developed over the last several years, coupled with costly mandates related to fire service, the Village Board has struggled to adequately fund its Village Fire Department, to properly fund reserve accounts, to develop and maintain healthy fund balances to avoid leasing and financing expenses, and to develop a long-range plan to continue supporting the Village Fire Department while adequately maintaining and ensuring other Village functions services and duties.

It is imperative that this request be given full consideration to retain this skilled volunteer fire service in the community for as long as possible. The Albion Fire Department, Inc.(a not-for-profit corporation) comprises the membership of the Fire Department and has over the years, successfully attracted young citizens who are learning from the more experienced fire fighters under the direction of more experienced firefighters serving voluntarily as their chief. If the Joint Fire District was not formed, the consequence is likely the loss of this fire service to our residents. Due to the geographical configuration of our community, the loss of the Albion Fire Department, Inc would put our residents at risk in terms of adequate response time, staffing for emergency preparedness and fully protecting our homes and ISO ratings for homeowner insurance calculations. Moving to a district model of fire service in 2025 ensures continued and adequate service and protection to the residents and being served well by their governments. This establishment proposal makes the transition easier and facilitates the transition to the fire district.

This proposal culminate months of collaboration among the members of the Albion Fire Department Inc., general and special counsels for the Village of Albion, the Town of Albion and the Town of Gaines, the supervisors of Albion and Gaines and

the Village Mayor, in studying the process of forming the proposed Albion Joint Fire District under Article 11-a and Article 11 of the Town Law.

Fire Districts, like most municipalities, are on a strict timetable regarding their budget, their budget hearing, and the filing of the budget. The fire district must, for it to receive tax money in 2025, make a proposed budget 21 days before its budget public hearing, which budget public hearing on the budget must be held during the third week of October. The board of fire commissioners must adopt the budget by November 4, 2024, and file its budget to the Town of Albion and the Town of Gaines by November 7, 2024. July 1, 2024, is the most sensible time for its establishment.

The newly formed Albion Joint Fire District will have no money for its operation until receiving its tax money after January 1, 2024.

The notice of public hearing on the proposed establishment of the Albion Joint Fire District, in addition to any other information required by Town Law §189-a (2), shall contain statements to the effect that upon the establishment of the Albion Joint Fire District and the dissolution of the Albion Fire Protection District and Gaines Fire Protection District.

Such additional information pertaining to the establishment of the Albion Joint Fire District as the Town Board of the Town of Albion and the Town Board of the Town of Gaines and the Board of Trustees of the Village of Albion collectively, by a majority vote of each board, deem advisable. Each of the resolutions of the Town Board of the Town of Albion, Town Board of the Town of Gaines and the Board of Trustees of the Village of Albion, required by subdivision 2 of section 189-a of the Town Law to establish the Albion Joint Fire District, shall be subject to a permissive referendum in the portions of the Town of Albion, The Town of Gaines and the Village of Albion to be included in the Albion Joint Fire District.

Upon the completion of all proceedings required by Town Law to establish the Albion Joint Fire District as of July 1, 2024, and the completion of all proceedings to provide for the management of the joint fire district by a Board of Fire Commissioners elected as provided by Town Law, the initial appointments to the Board of Commissioners may be made at any time prior to July 1, 2024, but such appointments shall terminate on December 31, 2024.

The Albion Joint Fire District is hereby empowered and may enter into one or more contracts with the Albion Fire Department, Inc. for the provision to all or any portion of the Albion Fire District for fire protection services, emergency services in case of accidents, calamities or other emergencies in connection with which services of firefighters would be required, general ambulance service, or any combination thereof. Except as provided herein, such contracts shall be entered into pursuant to and governed by Town Law.

#### **DISSOLUTION OF THE ALBION FIRE PROTECTION DISTRICT AND GAINES FIRE PROTECTION DISTRICT**

Simultaneously with the establishment of the Albion Joint Fire District, the Town of Albion and the Town of Gaines will dissolve their respective fire district in accordance with the dissolution plan adopted by the respective Boards.

The Town of Albion and the Town of Gaines' Town Boards that oversee their respective fire protection districts, will chose to dissolve by resolution by endorsing a proposed dissolution plan. This endorsement commences the dissolution proceedings pursuant to General Municipal Law §774. The proposed dissolution plan pursuant to General Municipal Law must contain various elements, including the effective date of the proposed dissolution and the time and place or places for a public hearing or hearings on the proposed dissolution plan.

The Town Boards, after endorsement of the dissolution plan, must have a descriptive summary of the plan displayed and make readily accessible to the public for inspection in a public place or places within the Fire District a copy of the proposed dissolution plan, along with a descriptive summary (General Municipal Law §775(1)); displayed on a website maintained by the town along with a descriptive summary and a reference to the public place or places within the Fire District where a copy thereof may be examined (General Municipal Law §775(2)); and publish a descriptive summary of the proposed dissolution plan and a reference to the public place or places within the district where a copy thereof may be examined. All in accordance with General Municipal Law §775(3).

#### **RESOLUTION SETTING THE PUBLIC HEARING**

The Town Boards will set a time and place or places for a public hearing on the proposed dissolution plan. This public hearing will be set on the same date and time as the public hearing on the establishment of the Albion Joint Fire District.



## **TIME OF THE PUBLIC HEARING**

The hearings shall be held no less than 35 days and no more than 90 days after commencement of dissolution proceedings. Any interested person shall be given a reasonable opportunity to be heard on any aspect of the proposed dissolution. General Municipal Law §776(1).

## **NOTICE OF THE PUBLIC HEARING**

The public hearing shall be held on notice for at least 10 days, but not more than 20 days before the public hearing. The notice shall be published in a newspaper or newspapers having general circulation within the Fire District to be dissolved and displayed on a website maintained by the fire district or otherwise on a website maintained by the village, town, and/or county in which the Fire District is located. The notice of the hearing or hearings shall provide a descriptive summary of the proposed dissolution plan and a reference to the public place or places within the district where a copy of such plan may be examined. General Municipal Law §776(2).

## **POST-PUBLIC HEARING OPTION**

After completion of the final hearing, the Board of Fire Commissioners of the Fire District may approve a final version of the dissolution plan. Any approval by the Board of Fire Commissioners of a final version of the dissolution plan must occur within 180 days of the final hearing.

## **EFFECTIVE DATE OF THE DISSOLUTION PLAN**

It is proposed that the Albion Fire Protection District and the Gaines Fire Protection District dissolved in this manner shall continue to be governed as before dissolution until the effective date of the dissolution specified in the dissolution plan. General Municipal Law §778. The date of dissolution is scheduled for December 31, 2024

## **CONDITIONS**

The proposal to establish the Albion Joint Fire District is subject to:

1. A favorable permissive referendum to establish the Albion Fire District shall be called for by the Village of Albion Board of Trustees, the Town of Albion Town Board, and the Town of Gaines Town Board.
2. The dissolution of the Albion Fire Protection District by the Albion Town Board.
3. The dissolution of the Gaines Fire Protection District by the Gaines Town Board.
4. Transfer the operations of the Albion Fire Department Inc. to the newly established Fire District.
5. Compliance with New York's SEQRA.

## **FIRE PROTECTION**

Until January 1, 2025, the Village of Albion Fire Department will continue to provide fire protection to the Village of Albion and the Albion and Gaines Fire Protection Districts.

March 27, 2024

**EXHIBIT A**

All that tract or parcel of land situated in the Town of Gaines and the Town of Albion, Orleans County, New York including the incorporated Village of Albion. The Town of Gaines includes the northern part of the incorporated Village of Albion and is bounded on the north by the Town of Carlton, on the west by the Town of Ridgeway and Town of Shelby, on the South by the Town of Albion, and on the east by the Town of Kendall and Town of Murray. The Town of Albion includes the southern part of the incorporated Village of Albion and is bounded on the north by the Town of Gaines, on the west by the Town of Ridgeway and Town of Shelby, on the South by the Town of Barre and on the east by the Town of Clarendon and Town of Murray.

Hereby intending to describe the entire Towns of Gaines and Albion, including the incorporated Village of Albion, Orleans County New York.

ATTACHED IS THE ZONING MAPS OF THE Town of Gaines, the Town of Albion and the Village of Albion, including a copy the map of Orleans County, New York.

**Exhibit B**

**FIRE FIGHTING EQUIPMENT AND VEHICLE**

The Village owns the following vehicles that will be transferred to the Albion Joint Fire District:

AL45-\$40,000.00

AL35-\$150,000.00

AL31-\$20,000.00

AL15-\$300,000.00

AL67-\$50,000.00

Argo w/ trailer-\$45,000.00

Boat-\$1,000.00

Exhibit C

RECOMMENDED LEASE TERMS

The committee recommends the following lease terms regarding the Village owned property

Premises Leased: entire building at 108 North Platt Street, Albion, New York 14411

Term of lease five (5) year. Effective June 1, 2024. Automatic year extensions.

Rent: There will be no rent payable for this lease.

Property Taxes – Property should be exempt from taxes, if any.

Special District Taxes - Albion Joint Fire District will pay any special district taxes, if any.

Utilities - The Albion Joint Fire District shall pay for all utilities, which include all gas and electricity, and water for the Fire Station.

Building Expenses - The District shall be responsible for all building expenses.

Snowplowing, snow removal and salting as necessary, grass cutting, etc. The village will cover these expenses. Parties will execute an IMA if necessary.

Capital Improvements: The District shall not be responsible for paying for capital improvements, major repairs or replacement to the premises.

Repairs - District can pay for repairs to premises, which repairs will be determined by the District.

Insurances – The District shall take and maintain renters or lessee's hazard and liability insurances for the Premises, naming the Village as an additional insured as to the Premises.

The Village shall take and maintain hazard and premises liability insurances for the Village Premises, naming the District as an additional insured as to such Premises.

Indemnity – District shall defend, indemnify, and hold harmless the Village from all liability arising out of the District's negligence.

The Village will defend, indemnify, and hold harmless the District for all liability arising out of the Village's negligence.

Assignment - No assignment without prior, written consent of the other party.