

**BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
GOVERNANCE COMMITTEE
Thursday April 7, 2016• 3:00 PM
Broome County Office Building, 5th Floor
60 Hawley St.
Binghamton, NY 13901**

PRESENT: John Bernardo, John Stevens, and Jim Rounds

GUESTS: Larry Regan, JC Mayor Greg Deemie, and Tom Kowalik

ABSENT: None

STAFF: Kevin McLaughlin, Tom Gray, Stacey Duncan, Natalie Abbadessa

PRESIDING: John Bernardo

AGENDA ITEM 1: Chairman Bernardo called the meeting to order at 3:00 PM.

AGENDA ITEM 2: Accepting of the November 12, 2015 Governance Committee meeting minutes: Mr. Stevens made a motion to accept the minutes, seconded by Mr. Rounds; the motion carried unanimously.

AGENDA ITEM 3: Public Comment: No Public Comment

AGENDA ITEM 4: Review/Discussion of the Proposed PILOT Application from Century Sunrise Redevelopment, LLC: Mr. Regan began the discussion by giving a detailed history of his company and informing the Committee of his plans to redevelop 135-139 Baldwin Street, in the Village of Johnson City, Broome County, NY. His project will consist of the acquisition and substantial rehabilitation of two long time vacant multi-story brick and masonry industrial buildings which were part of the historic Endicott-Johnson Corporation industrial complex. This project will create 104 residential rental units available to individuals and families at multiple income levels, from market rate to affordable rent levels. The redevelopment will also have a 3500 square foot multi-level restaurant/café with a unique garden space between the two structures. Chairman Bernardo asked Mayor Deemie how he feels about this project. Mayor Deemie stated he is in full support of this project. He feels it will be extremely beneficial for the Village of Johnson City. He stated

even with the PILOT the village will receive more tax money than they are receiving now. Mr. Rounds wanted to know when this project will start. Mr. Regan said he would like to start in October 2016. Mr. Stevens asked Mr. Regan about the construction credit. Mr. Regan stated JP Morgan Chase will provide the stand alone construction loan. He also said a management company will manage the entire complex. Chairman Bernardo asked if Mr. Regan's company will stay in the deal. Mr. Regan stated yes, his company stays in every deal. Mr. Stevens asked if other towns were in approval of this project. Mayor Deemie stated, yes. Mr. Stevens made a motion to recommend the PILOT to the full Board and set a Public Hearing; the motion was seconded by Mr. Rounds and carried unanimously.

AGENDA ITEM 5: Review/Discussion of the Agency's Code of Ethics Policy: Mr. Gray briefly informed the committee that the Code of Ethics Policy for the BCIDA was a requirement of the Authority Budget Office. Mr. Gray indicated that Harris Beach had made suggested changes to this policy. After a brief discussion Mr. Stevens made a motion to recommend to the full board that the new Code of Ethics Policy of the BCIDA be adopted; the motion was seconded by Mr. Rounds and carried unanimously.

AGENDA ITEM 6: A Resolution of the Broome County Industrial Development Agency Authorizing the Executive Director to Enter Into Three (3) year term contracts for Architectural, Engineering, Civil and Environmental Services: Mr. McLaughlin felt this resolution was incomplete and not enough information was given to the Board at the last Board meeting. An RFQ was sent out and three firms answered. Mr. McLaughlin is asking the Committee for approval to use these firms on an as needed basis with the understanding any amount over \$10,000 would require Board approval. After a brief discussion Mr. Stevens made a motion to recommend a resolution to the full Board to allow the Executive Director to enter into three (3) year term contracts for Architectural, Engineering, Civil and Environmental Services; the motion was seconded by Mr. Rounds and carried unanimously.

AGENDA ITEM 7: Review and Approval of the 2015 Mission and Measurement Report: Mr. Gray informed the committee that the Mission and Measurement Report is a requirement of the Authority Budget Office and an item that must be posted on the agency's website. Mr. Gray stated

that the 2015 report is an accurate reflection of what was actually accomplished according to the strategic plan and a good indicator of the goals scheduled for completion in 2016. Mr. Stevens made a motion to recommend approval of the 2015 Mission and Measurement Report; it was seconded by Mr. Rounds and carried unanimously.

AGENDA ITEM 8: Review/Recommend Summary Results of Confidential Evaluation of Board Performance: Mr. Gray stated that the summary results were the compilation of the Confidential Valuation of Board Performance that was completed by each board member. The summary results need to be forwarded to the Authority Budget Office per their regulations. After a brief discussion Mr. Bernardo asked that another Confidential Evaluation of Board Performance be sent out in July 2016. No further action was necessary.

AGENDA ITEM 9: Adjournment: Mr. Bernardo then made a motion for adjournment; it was seconded by Mr. Stevens and carried unanimously. The next scheduled meeting of the BCIDA Governance Committee is to be determined.