

**BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
GOVERNANCE COMMITTEE  
June 28, 2017 - 11:00 AM  
Broome County Public Library  
185 Court Street St. 2nd floor  
Binghamton, NY 13901**

PRESENT: J. Bernardo, J. Stevens, and S. Feehan

GUESTS: Monty Pinker, Agency Board of Directors  
Wayne Howard, Agency Board of Directors  
Jim Rounds, Agency Board of Directors  
Ann Cianflone, General Counsel for Mirabito

ABSENT: None

STAFF: K. McLaughlin, S. Duncan, N. Abbadessa and G. Bernardo

PRESIDING: J. Bernardo

**AGENDA ITEM 1:** Chairman Bernardo called the meeting to order at 11:07 AM.

**AGENDA ITEM 2:** Accepting of the April 19, 2017 Governance Committee meeting minutes: Mr. Stevens made a motion to accept the minutes, seconded by Mr. Feehan; the motion carried unanimously.

**AGENDA ITEM 3:** Public Comment: None

**AGENDA ITEM 4:** Review/Discussion/Recommendation of the Proposed PILOT Application from Broome Culinary Realty, LLC. Mr. McLaughlin stated the project involves extensive renovation of the historic Carnegie Library into the SUNY Broome Culinary Arts Center. A public hearing was held on June 16, 2017 and no one attended. He said in order to take advantage of two major tax credits, the New Market Tax Credit and the Historical Tax Credit SUNY Broome needed to form an LLC and request a PILOT. As a result the college will receive about \$5 million dollars between the two tax credits. The building is not on the tax rolls now and SUNY Broome would like to keep the deviated PILOT at zero for seven years. After the PILOT ends the building will be turned over to the County. The Agency received a letter of support for the PILOT from the Mayor of Binghamton. The cost of the project has now risen to \$17 million.

**MOTION:** To recommend the proposed PILOT application from Broome Culinary Realty, LLC, to

the full Board of Directors. On a MOTION by Mr. Stevens, seconded by Mr. Feehan. The MOTION CARRIED UNANIMOUSLY.

**AGENDA ITEM 5:** Review/Discussion/Recommendation of the Proposed PILOT Application from Leatherstocking Gas Company, LLC. Mr. McLaughlin introduced Ann Cianflone, General Counsel for Mirabito. He said Ms. Cianflone was there to answer any questions the committee may have. Mr. McLaughlin stated Leatherstocking Gas Company, LLC is constructing a natural gas distribution system at the request of the Town and Village of Windsor. The distribution system will run through the entire town and village and will provide tremendous savings to everyone who resides in Windsor, especially the school district. This project has been in the works for some time. The Agency received a letter of support for the PILOT from the Town of Windsor. Mr. McLaughlin stated the Public Service Commission is requiring Leatherstocking Gas Company to have a PILOT in place before they can continue with this project. Mr. Feehan said he would like to understand the project better. He had several questions pertaining to the project. A lively discussion took place. Mr. Feehan told the committee he is on the Windsor School Board and will abstain from voting on this project.

**MOTION:** To recommend the proposed PILOT application from Leatherstocking Gas Company, LLC to the full Board. On a MOTION by Mr. Stevens, seconded by Mr. Bernardo. Mr. Feehan abstained. The MOTION CARRIED.

**AGENDA ITEM 6:** Review/Discussion/Recommendation of a Proposal from Crushman & Wakefield to Market the Charles Business Park. Mr. McLaughlin stated the Agency received a proposal from Maureen Wilson who works for Crushman & Wakefield to market the Charles Business Park. He feels the staff of the Agency can handle the marketing on this property. Mr. McLaughlin said before this property could ever be marketed there needs to be discussions and approvals from the City of Binghamton, the Planning Commission and anyone else that will need to be involved.

**MOTION:** To defer the proposal from Crushman & Wakefield to market Charles Business Park until a later date. On a MOTION by Mr. Stevens, seconded by Mr. Feehan. The MOTION CARRIED UNANIMOUSLY.

**AGENDA ITEM 7:** Adjournment: Mr. Stevens then made a motion for adjournment; it was

seconded by Mr. Feehan, and carried unanimously. The next scheduled meeting of the Agency Governance Committee is to be determined.