

**BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
GOVERNANCE COMMITTEE  
September 19, 2018 - 11:15 AM  
The Agency Conference Room, 2<sup>nd</sup> Floor  
FIVE South College Drive, Suite 201  
Binghamton, NY 13905**

PRESENT: J. Bernardo, S. Feehan, R. Bucci, J. Stevens, W. Howard and D. Marusich

GUESTS: None

ABSENT: None

STAFF: K. McLaughlin, T. Gray, S. Duncan, C. Norton and C. Hornbeck

PRESIDING: J. Bernardo

**AGENDA ITEM 1:** Chairman Bernardo called the meeting to order at 11:18 a.m.

**AGENDA ITEM 2:** Accept the May 16, 2018 Governance Committee meeting minutes: Mr. Bucci made a motion to accept the minutes, seconded by Mr. Feehan; the MOTION CARRIED UNANIMOUSLY.

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

**AGENDA ITEM 4:** Distribution of Minutes. Mr. McLaughlin stated this issue was to be discussed during the Governance Committee Meeting scheduled for August 15<sup>th</sup>, but there was no quorum: State regulations require that minutes be distributed within two weeks after conclusion of Board meetings. Mr. McLaughlin offered his opinion that minutes not be published without approval by the Board; as a solution, Mr. Bernardo suggested circulation of minutes, prior to publishing. Mr. Bucci proposed draft minutes, stating they very rarely require changes. After discussion, Mr. McLaughlin concluded that distribution of draft minutes will be made to the Board members; if no response, minutes will be published within a two-week period. Mr. Bernardo commented that this procedure will apply to all Agency meetings.

**MOTION:** No motion necessary.

**AGENDA ITEM 5:** Review/Discussion/Recommendation of a Resolution Authorizing a Lease/Leaseback Transaction to Facilitate the Acquisition, Renovation and Equipping of a Mixed-Use Development Project, Appointing One North Depot, LLC (The "Company"), Agent of The Agency for the Purpose of Acquiring, Renovating, Equipping and Leasing the Project and Authorizing the Execution and Delivery of Certain Documents with Respect Thereto, Including a Payment in Lieu of Tax Agreement Deviating from The Agency's Uniform Tax Exemption Policy. Ms. Duncan noted that Mr. Josh Bishop (One North Depot, LLC) contacted The Agency to advise he would be unable to attend the Governance Committee Meeting, but will attend The Agency's full Board Meeting, to answer questions. Ms. Duncan further stated that Mr. Bishop expressed an apology for missing this meeting. Mr. McLaughlin advised that the public hearing was attended by Ms. Duncan. Ms. Duncan confirmed there was no comment at the hearing from the public. Mr. McLaughlin stated this is the same project that was approved at The Agency's last Board meeting: there will be five units of commercial space, with 8,000 sf of shared workspace; 10,000 sf of outdoor green space and 55 units of residential upper-floor housing. The building has been vacant for a number of years; part of the building had been renovated for high-end condominiums, with a restaurant on the bottom floor. The City of Binghamton has approved the Payment in Lieu of Tax Agreement; the Mayor has endorsed the project. After a short discussion, Mr. Bernardo asked if there were any questions; there were none.

**MOTION:** Motion to move the Resolution to the full Board for approval. On a MOTION by Mr. Bucci; seconded by Mr. Feehan, the MOTION CARRIED UNANIMOUSLY.

**AGENDA ITEM 6:** Adjournment: Mr. Bucci made a motion for adjournment; it was seconded by Mr. Feehan, and carried unanimously. Chairman Bernardo adjourned the meeting at 11:25 a.m.

The next meeting of The Agency Governance Committee is to be determined.