

BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
185 Court Street
Binghamton, New York 13901
Friday, January 10, 2014, 12:00 pm

SYNOPSIS OF MEETING

PRESENT: J. Davis, W. Howard, T. Kane, R. Keibel, R. Nielsen, D. Preston, D. Reynolds, J. Rounds and J. Stevens

ABSENT: None

GUESTS: Robert Sweet, National Development Council
Jerry Marinich, Broome County Legislative Chairman
Aaron Martin, Broome County Legislative Clerk
Elaine Miller, Broome County Planning Commissioner
Emmanuel Priest, Office of Senator Thomas Libous
Patrick Doyle, BCIDA Business Development Consultant
Sheila Doyle, Binghamton University Foundation
David Robinson, Press & Sun Bulletin
Scott Colton, Carpenters Local #277
Tom Spicer, Electricians Local #325
John Solak, Broome County Resident

STAFF: K. McLaughlin, T. Gray and C. Campon

COUNSEL: J. Meagher

PRESIDING: T. Kane

Mr. Kane called the meeting to order at 12:08 p.m.

ITEM #1. APPROVE MINUTES FOR THE DECEMBER 13, 2013 BOARD MEETING AND THE DECEMBER 19, 2013 SPECIAL BOARD MEETING: Mr. Kane requested approval of the minutes for the December 13, 2013 board meeting and the December 19, 2013 special board meeting.

MOTION: Resolution to approve the December 13, 2013 board meeting minutes. On a MOTION by Mr. Howard, seconded by Ms. Preston, the MOTION CARRIED. Mr. Reynolds abstained as he was absent from the December 13th meeting.

MOTION: Resolution to approve the December 19, 2013 special board meeting minutes. On a MOTION by Mr. Stevens, seconded by Mr. Howard, the MOTION CARRIED. Mr. Reynolds, Ms. Preston and Mr. Davis abstained as they were absent from the December 19th meeting.

ITEM #2. PUBLIC COMMENT: Mr. John Solak stated that the public hearing on the One Wall Street project had been held the day before. He asked if each board member had received an official transcript of the hearing. Mr. Meagher said they had each received one the day of the hearing. Mr. Solak said flood insurance for the property at One Wall Street should be a concern. He also said the resolution to purchase property at 399 Corporate Parkway from FRGK Realty, LLC was approved at the December 13th board meeting after being discussed in

Executive Session and without being posted on the meeting agenda.

MOTION: No motion necessary.

ITEM #3. APPOINTMENT OF OFFICERS: Mr. Howard nominated the following slate of officers for 2014:

CHAIR: Mr. Terrence Kane

VICE CHAIR: Mr. Wayne Howard

SECRETARY: Mr. John Stevens

TREASURER: Mr. James Rounds

MOTION: To approve the slate of officers. On a MOTION by Mr. Howard, seconded by Ms. Preston, the MOTION CARRIED UNANIMOUSLY.

ITEM #4. REAPPOINTMENT OF COMMITTEES: Mr. Kane reappointed the 2013 committees.

AUDIT: Mr. James Rounds (Chair), Ms. Debra Preston, Mr. John Stevens

GOVERNANCE: Mr. Robert Nielsen (Chair), Mr. John Stevens, Mr. Jeffery Davis

PERSONNEL: Ms. Debra Preston (Chair), Mr. Robert Nielsen, Mr. Jeffery Davis

MOTION: No motion necessary.

ITEM #5. EXECUTIVE DIRECTOR'S REPORT: Mr. McLaughlin said demolition is expected to start next week on the incubator site and should be complete within a few weeks. Per the strategic plan, the Governance Committee plans to meet to review and update the BCIDA sale leaseback application, policies & procedures and by-laws. City of Binghamton Mayor Rich David has asked the Agency to table Item 8 on the agenda regarding the One Wall Street project in order to give City Council the opportunity to review and act on the project first.

MOTION: No motion necessary.

ITEM #6. LOAN FUNDS AVAILABILITY AS OF DECEMBER 31, 2013: Mr. Gray presented the Loan Funds Availability report to the Board. The balances available to lend are \$265,641.69 (STEED) and \$848,778.15 (BDF).

MOTION: No motion necessary.

NEW BUSINESS

ITEM #7. PRESENTATION BY ROBERT SWEET OF THE NATIONAL DEVELOPMENT COUNCIL: Mr. Robert Sweet gave an overview of the National Development Council and the tools that it has available for IDAs including new-market tax credits, training and small business loans. He said there are opportunities for projects in distressed census tracts. Mr. Keibel asked how much of Broome County would qualify. Mr. Sweet said most likely the majority of the urban

core. Mr. Keibel asked about rural project opportunities. Mr. Sweet said manufacturing projects can undertaken in rural areas as well as groceries and pharmacies.

MOTION: No motion necessary.

ITEM #8. RESOLUTION AUTHORIZING A SALE OR LEASE AND LEASEBACK TRANSACTION TO FACILITATE THE FINANCING OF THE RENOVATION AND EQUIPPING OF AN EXISTING STRUCTURE LOCATED AT 7-9 COURT STREET IN THE CITY OF BINGHAMTON, BROOME COUNTY, NEW YORK:

MOTION: The item was tabled to the February 14, 2014 meeting.

ITEM #9. ADJOURNMENT: Mr. Kane requested a motion for adjournment.

MOTION: To adjourn the meeting. On a **MOTION** by Mr. Stevens, seconded by Mr. Davis, the **MOTION CARRIED UNANIMOUSLY**, and the meeting was adjourned at 12:40 p.m.

The next meeting of the BCIDA Board of Directors is scheduled for February 14, 2014 at 12:00 p.m. at the Broome County Public Library, 185 Court Street, Binghamton, NY.