

**BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
GOVERNANCE COMMITTEE  
August 15, 2017 - 11:00 AM  
Broome County Public Library  
185 Court Street St. 2nd floor  
Binghamton, NY 13901**

PRESENT: J. Bernardo, and S. Feehan

GUESTS: Wayne Howard, Agency Board of Directors

ABSENT: J. Stevens

STAFF: T. Gray, N. Abbadessa and G. Bernardo

PRESIDING: J. Bernardo

**AGENDA ITEM 1:** Chairman Bernardo called the meeting to order at 11:19 AM.

**AGENDA ITEM 2:** Accepting of the June 28, 2017 Governance Committee meeting minutes: Mr. Bernardo 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 M.B. Yonaty Development, LLC. Mr. Gray stated the project entails construction of a four to five story mixed use building with market rate residential apartments on the upper floors and commercial space on the ground floor. M.B. Yonaty Development, LLC is asking for a deviated 20 year PILOT. Mr. Gray said he spoke with the mayor of Binghamton and he verbally stated he gives his full support of this project. The Agency has yet to receive a letter from the city stating this. Until this happens the PILOT application cannot move forward. Mr. Gray suggested that the Governance Committee still approve the recommendation of this PILOT so when the time comes the Governance Committee will not need to meet again to discuss the project. A brief discussion took place.

**MOTION:** To recommend the proposed PILOT application of M.B. Yonaty to the full Board contingent on the Agency receiving a letter of approval from the City of Binghamton. On a

MOTION by Mr. Feehan, seconded by Mr. Bernardo. The MOTION CARRIED UNANIMOUSLY.

**AGENDA ITEM 5:** Review/Discussion/Recommendation of the Proposed PILOT Application from Dick's Merchandising & Supply Chain, Inc. Mr. Gray stated Dick's Sporting Goods Inc., is proposing to expand its 676,000 sqft Conklin, NY Distribution Center (currently under construction). When the initial project was approved last July it actually was approved for 900,000+ sqft. DSG felt since the contractors were already on site and their business is doing well they would expand the facility. DSG is requesting that the \$61 million expansion be incorporated into their deviated 30 year existing PILOT. The expansion will create 60 additional jobs over and above what Dick's has already committed to. DSG will go before the Town of Conklin Board tonight to discuss site plan review and additional matters. Mr. Gray also stated a public hearing was held in the town of Conklin last week and no one from the public attended. Mr. Bernardo asked how Dick's was doing with their fulfillment of jobs. Mr. Gray explained they were progressing nicely and working with the right people in the community to accomplish their hiring. Dick's will start the hiring process in mid to late fall. A brief discussion took place.

**MOTION:** To recommend the proposed PILOT application from Dick's Merchandising & Supply Chain, Inc. to the full Board. On a MOTION by Mr. Bernardo, seconded by Mr. Feehan. The MOTION CARRIED UNANIMOUSLY.

**AGENDA ITEM 6:** Review/Discussion/Recommendation of Adopting a Policy to Hold all Public Hearings in the Evening. Mr. Gray stated the Chairman of the Legislator, Dan Reynolds, feels strongly that whenever possible government agencies should hold public hearings at times that the general public is most likely to be available to attend. A few years ago Chairman Reynolds passed a local law that requires the County Legislature, County Executive and County Departments to hold hearings no earlier than 5 PM. Mr. Howard and Mr. Bernardo completely agree with Chairman Reynolds. A brief discussion took place.

**MOTION:** To recommend a policy to hold all public hearings in the evening. On a MOTION by Mr. Bernardo, seconded by Mr. Feehan. The MOTION CARRIED UNANIMOUSLY.

**AGENDA ITEM 7:** Adjournment: Mr. Bernardo 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.