

**BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
GOVERNANCE COMMITTEE
June 19, 2019 – 11:45 AM
The Agency Conference Room, 2nd Floor
FIVE South College Drive, Suite 201
Binghamton, NY 13905**

PRESENT: R. Bucci, J. Peduto, C. Sacco, B. Rose, J. Bernardo, J. Stevens,
W. Howard, D. Crocker and J. Mirabito

GUESTS: J. Solak

ABSENT: None

STAFF: S. Duncan, T. Gray, N. Abbadessa, C. Hornbeck, T. Ryan and K. Wu

PRESIDING: R. Bucci

AGENDA ITEM 1: Chairman Bucci called the meeting to order at 11:44 a.m.

AGENDA ITEM 2: Accept the March 20, 2019 Governance Committee meeting minutes: Chairman Bucci stated there were no additions or deletions to the minutes; so, accepted the March 20, 2019 minutes, as written.

MOTION: No motion necessary.

AGENDA ITEM 3: Public Comment: Chairman Bucci asked if there were any public comments. Mr. Solak, Binghamton, NY, addressed the Board, regarding:

Conflicts of Interest

Transferring Tax Credits/Job Creation

Chairman Bucci asked if there were other public comments; hearing none, Chairman Bucci closed the Public Comment section of the meeting.

AGENDA ITEM 4: Review/Discussion/Recommendation of a Resolution Authorizing a Sales and Use Tax Exemption to Facilitate the Construction and Equipping of the Property and Building Located at 1 North Page Avenue in the Town of Union, Broome County, New York Appointing National Pipe & Plastics, Inc. Agent of The Agency for the Purpose of Constructing and Equipping the Project and Authorizing the Execution and Delivery of a Sales Tax Agreement with Respect

There to: Ms. Duncan stated last month the Governance Committee reviewed the application for a Sales Tax Exemption for National Pipe & Plastics, Inc. Due to the amount requested (in excess of \$100,000.00), a Public Hearing was held on June 6th; bringing the application to the Board to officially approve. Chairman Bucci asked if there are any questions or discussion. Hearing none, Chairman Bucci requested a motion.

MOTION: Motion to move the Recommendation to the full Board for Approval. On a MOTION by Ms. Sacco; seconded by Mr. Crocker, the MOTION CARRIED.

AGENDA ITEM 5: Review/Discussion/Recommendation of a Resolution Authorizing the Executive Director to Execute, on Behalf of The Agency, an Option Agreement for the Purchase of Property Located at 4301 Watson Boulevard in the Town of Union, Broome County, New York from IBM Country Club, LLC which Option Term Shall Expire on December 31, 2019: Ms. Duncan stated at last month's Board meeting, in Executive Session, it was related that Mr. Paul Darpino, IBM Country Club, proposed an Option Agreement: The Agency would put \$5,000.00 down, enabling The Agency first right of refusal and the ability to strategically market the property. Ms. Duncan continued The Agency has a general sense of the demolition costs for the property. Ms. Duncan asked the Governance Committee to move the recommendation to the full board. Chairman Bucci asked if there is any discussion. Ms. Sacco commented that the project would be beneficial to the county. Mr. Crocker asked if there was any historic details to be considered; Ms. Duncan replied The Agency is looking at that possibility. Chairman Bucci stated that if the building remains as is, deterioration continues to be a problem. Chairman Bucci asked if there were other comments; hearing none, requested a motion.

MOTION: Motion to move the Recommendation to the full Board for Approval. On a MOTION by Ms. Sacco; seconded by Mr. Rose, the MOTION CARRIED.

AGENDA ITEM 6: Review/Discussion/Recommendation of a Resolution Accepting an Application from Sam A. Lupo & Sons, Inc. and/or SSE3, LLC and Authorizing a Sales and Use Tax Exemption, Consistent with the Policies of The Agency, in Connection with the Expansion and Renovation of the Property and Building Located at 625 Dickson Street in the Town of Union, Broome County, New York: Ms. Duncan stated that Mr. Lupo is looking to purchase the Kalurah Shriner building in Endicott and anticipates adding on to that building. The application from The Agency's Small Business Incentive Program, included in the Board packet, provides a sales tax exemption to

assist. Ms. Duncan continued that Mr. Lupo has expressed interest in a standard PILOT program; which may come before the Board next month. Chairman Bucci asked if there were any questions or comments; hearing none, requested a motion.

MOTION: Motion to Move the Recommendation to the full Board for Approval. On a MOTION by Mr. Crocker; seconded by Mr. Rose, the MOTION CARRIED.

AGENDA ITEM 7: Executive Session to Discuss Sale of Real Estate: Ms. Duncan stated there will be no Executive Session; discussion of sale of real estate will be presented to the full Board.

MOTION: None.

AGENDA ITEM 8: Adjournment: Mr. Bucci requested a motion for adjournment.

MOTION: On a MOTION by Ms. Sacco; seconded by Mr. Crocker, the MOTION CARRIED. Chairman Bucci adjourned the meeting at 11:54 a.m.

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