

**BROOME COUNTY LOCAL DEVELOPMENT CORPORATION
GOVERNANCE COMMITTEE
February 19, 2020 - 11:45 a.m.
FIVE South College Drive
The Agency Conference Room, Suite 201, 2nd Floor
Binghamton, NY 13905**

PRESENT: J. Peduto, C. Sacco, B. Rose, J. Stevens and D. Crocker

GUESTS: Jeff Platsky, Press & Sun Bulletin
Joseph Moody, Town of Union
Brian Haynes, Great Eastern Hemp, LLC

ABSENT: R. Bucci

STAFF: S. Duncan, T. Gray, N. Abbadessa, C. Hornbeck, B. O'Bryan, T. Ryan and
A. Williamson

PRESIDING: J. Peduto

AGENDA ITEM 1: Mr. Peduto called the meeting to order at 11:45 a.m.

AGENDA ITEM 2: Accept the March 20, 2019 Governance Committee meeting minutes. Mr. Peduto asked if there were any changes to the March 20, 2019 minutes; hearing none, accepted the minutes, with no corrections.

MOTION: No motion necessary.

AGENDA ITEM 3: Public Comment: None

AGENDA ITEM 4: Review/Discussion/Recommendation of the Broome County Local Development Corporation (i) Taking Official Action Toward the Issuance of up to \$295,000,000 Principal Amount of Revenue Bonds for the Purpose of Financing a Certain Project for the Benefit of United Health Services Hospitals, Inc. (ii) Describing the Forms of Financial Assistance Being Contemplated by the Issuer with Respect to Such Project; and (iii) Authorizing a Public Hearing with Respect to Such Financing and the Undertaking of Such Project. Ms. Duncan stated United Health Services, Inc. (UHS), submitted an application for the purpose of tax issuance of revenue bonds up to \$295,000,000 for a major renovation and new construction project at the Wilson

Campus in Johnson City. Acceptance of this application will authorize a required TEFRA hearing. The project includes construction and relocation of a new and state-of-the-art emergency room for improved patient care, an MRI lab, a new medical surgical patient unit with private rooms and three floors of shelved space for anticipated growth. A new helipad will be constructed on top of the building and will reduce transport time for patients by an estimated seven to nine minutes. Total square footage is just under 183,000 square feet and total project cost related to this part of the project, as outlined in the application, are expected to be \$132,000,000. UHS is seeking \$121,600,000 in bonds on this part of the project. The remaining \$10.5 million is required equity into the project by the applicant. In addition, UHS is determining whether to proceed with refinancing of existing debt, including bonds issued by the BCLDC for the Epic Software project, as well as other outstanding debt, as part of their total issuance. A list of outstanding debt will be provided when required notice of the TEFRA hearing is made public. UHS applied to NYS Department of Health for a Certification of Need (CON), received on February 6, 2020. UHS' intent is to do a public offering on bonds in April 2020. The transformation of the UHS Campus and Wilson Hospital will complement the hundreds of millions of dollars invested by Binghamton University, toward the development of the Johnson City Health and Cultural District, which is located in a state-designated Innovation District (idistrict) and a federally-designated Opportunity Zone. The project will substantially improve the physical landscape of an important area of Johnson City and serve as a catalyst for the Village and development along Main Street. UHS noted in their application the last major capital improvement to the Wilson campus was more than 30 years ago. UHS is currently the largest employer in Broome County and makes up a critical share of our region's largest sector of health care. This project has been identified as critical to patient access and care and to retaining and attracting new and highly qualified professionals. Staff strongly recommends the Governance Committee move this to the full Board. A short question and answer period followed regarding labor policy. Ms. Duncan clarified that a local construction company, LeChase Construction, will be working on the project. Mr. Peduto requested a motion.

MOTION: To Recommend the Matter to the full Board for Consideration. On a MOTION by Ms. Sacco, seconded by Mr. Rose, the MOTION CARRIED UNANIMOUSLY.

AGENDA ITEM 5: Review/Discussion/Recommendation to Approve Summary Results of Confidential Evaluation of Board Performance. Ms. Duncan stated as required by the ABO, The

Agency conducts an annual confidential evaluation of Board performance. Typically, at the end of each year, The Agency aggregates those results and then posts them to our website. This does require Governance and Board approval.

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

AGENDA ITEM 6: Review/Discussion/Recommendation to Approve the Readoption of the BCLDC Bylaws and Policies: Property Acquisition Guidelines, Property Disposition Guidelines, Internal Controls and Accountability Policy, Investment and Deposit Policy and Purchasing Policy with No Changes. Mr. Gray stated an annual requirement of the ABO is to review the Bylaws and Policies. The staff is recommending the Board accept in their current form.

MOTION: Motion to Move the Bylaws and Policies to the full Board with No Changes. On a MOTION by Ms. Sacco, seconded by Mr. Rose, the MOTION CARRIED.

AGENDA ITEM 7: Adjournment: Mr. Peduto asked for a Motion for Adjournment.

MOTION: On a MOTION by Ms. Sacco, seconded by Mr. Rose, the MOTION CARRIED UNANIMOUSLY and the meeting was adjourned at 11:52 a.m.

The next scheduled meeting of the BCLDC Governance Committee is to be determined.