

THE AGENCY

BROOME COUNTY IDA / LDC

BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY

GOVERNANCE COMMITTEE MEETING

June 17, 2020 – 11:30 a.m.
The Agency Conference Room, 2nd Floor
FIVE South College Drive, Suite 201
Binghamton, NY 13901

AGENDA

- | | | |
|----|---|-----------|
| 1. | Call to Order | R. Bucci |
| 2. | Accept the May 20, 2020 Governance Committee Meeting Transcript | R. Bucci |
| 3. | Public Comment | R. Bucci |
| 4. | Review/Discussion/Recommendation to Approve the Extension of the Sales and Use Tax Exemption Agreement for the Broome Culinary Realty, LLC Lease/Leaseback Project from December 29, 2017 Through, and Including December 31, 2020, of which the Total Shall not Exceed \$754,000.00 | S. Duncan |
| 5. | Review/Discussion/Recommendation to Accept an Application from Piccirilli Properties, LLC and Authorizing a Sales and Use Tax Exemption in an Amount not to Exceed \$7,600.00, as well as a Mortgage Recording Tax Exemption Benefit not to Exceed \$1,500.00, Consistent with the Policies of The Agency in Connection with the Renovation of the Property and Building Located at 75 Travis Avenue, City of Binghamton, Broome County, New York | S. Duncan |
| 6. | Adjournment | R. Bucci |

BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Governance Committee Meeting Transcript

Held telephonically, May 20, 2020, commencing at
11:30 a.m. Adjourned at 11:50 a.m.

[See attendees at end of Transcript.]

REPORTED BY:

Carrie Hornbeck, Executive Assistant

Broome County Industrial Development Agency

Chairman Bucci: We visually have everyone, so I don't think there is any need to take a roll. And so, we will call the meeting to order.

Ms. Hornbeck: Excuse me. Could you take a roll, cause [sic] I can't see everybody, please?

Chairman Bucci: Alright, well, I can tell you who is on -- we just want the committee members, right?

Ms. Duncan: Yes, just Committee -- Governance Committee, for now.

Chairman Bucci: So, Carrie, Rich Bucci is here, Brian Rose is here, Cheryl Insignia [sic] is here, and Jim Peduto is here.

Ms. Hornbeck: Thank you.

Ms. Duncan: And Carrie, Natalie can -- is recording, so we can get a screen shot and she can send you a list of all attendees, for recording purposes.

Ms. Hornbeck: Okay.

Chairman Bucci: Okay. Alright, so we will proceed. The first order of business is to accept the

April 15th Governance Committee Meeting transcript.
Those were sent out; if there were any additions, deletions or modifications, they were sent back to Carrie. So, with that being said, we will accept the minutes of the April 15th meeting.

The next order of business is Public Comment. I know there are other individuals online. If there is anyone who would like to comment on items on the agenda, or issues before The Agency, I invite you to identify yourselves and to speak now.

Mr. Culbertson: This is Dave Culbertson, with National Pipe. I have a couple of our other people in the room with me on the phone -- but we have an issue on a grant from The Agency, that I think we need to discuss -- an extension of time -- regarding some hazardous waste clean-up that was about a year longer than we thought it would take.

Ms. Duncan: Is -- this is outside of today's current agenda item with the sales tax extension? Is this something separate from that?

Mr. Culbertson: I'm sorry. It is not the grant, it is a sales tax exemption, yes.

Ms. Duncan: Okay. We do have this on today's Governance Committee agenda, so we will be -- I think we have that -- Item #9 on our agenda -- so, we will -- we do have that for addressing today.

Mr. Culbertson: Okay. Thank you.

Chairman Bucci: Stacey, is it fair to say when we get to it as an agenda item, if anyone has any questions, they can ask Dave?

Ms. Duncan: Absolutely.

Chairman Bucci: Okay. So, we will do it that way, then. Very good. Is there anyone else, who would like to speak at this time? Okay, hearing none, we will close that section of the meeting and we will move on to our items on the agenda for today.

The first issue on the agenda is a Recommendation to Authorize the Extension of the Lease Agreement By and Between The Agency, Boscov's Department Store, The Binghamton Local Development Corporation, and the City of Binghamton Dated May 1st, 2013, for an Additional One-Year Term Commencing May 1st, 2020 and Terminating April 30th, 2021, on the Same Terms and Conditions as set Forth Therein, Including

the Payment of Rent in the Amount of \$135,061.00 During the Extension. So, I'll pass off to Stacey for an update.

Ms. Duncan: Yeah, you know this is a -- not much to update, other than what's been provided to you in the letter. We've been working with the City of Binghamton on retaining this lease on a year-to-year basis with Boscov's Department Store. So, this is a renewal of that agreement, that expired on April -- I believe it was April 30th -- so, it is an automatic renewal of this upon today's decision by the Board. Certainly, I think this arrangement that we have is crucial in keeping Boscov's downtown, as a priority of Mayor David's, and as well, he has been in many conversations with the state about some funding to do some renovations -- I think, much needed, to the building which would be vital to retaining Boscov's, or any, you know, tenant in the future, however that plays out. So, I think this is an important step for us to retain that relationship with Boscov's. So, I will take any questions, if you have any.

Chairman Bucci: Yeah, I know the intent, obviously, the state, the city and Boscov's are looking for, working out a long-term lease, and I know that's still in the works. I think the pandemic obviously, has kind of, probably, put -- stall on that for the time-being, but the good news is we are extended for another year, which gives them, you know, more time to negotiate, and hopefully, come up with a more permanent resolution for staying in the City of Binghamton, so -- are there any questions for Stacey? Hearing none, I'll entertain a motion.

Mr. Peduto: So, moved. Jim.

Chairman Bucci: Motion by Jim. Is there a second?

Mr. Rose: Second. Brian.

Chairman Bucci: Second by Brian. All in favor:

Unknown: [I -- in unison.]

Chairman Bucci: Any opposed? Motion carries.

Ms. Sacco: I was on mute. I'm sorry. I said, "I."

Chairman Bucci: Okay.

[Laughs.]

Chairman Bucci: The next item of business is a Recommendation to Enter into an Agreement with Elan Planning, Design & Landscape Architecture, in Order to Initiate the Site Inventory Evaluation & Prioritization Process, a Beginning Master List of Greenfield, Vacant Lots, Potential Building Candidates for Redevelopment, to be Developed. So, I'll pass that to Stacey, for an overview.

Ms. Duncan: Sure, you know this is something that we have been talking about doing for a number of years, now, quite frankly, and it does connect to our organizational strategic plan. One of our strategic objectives was to identify new development sites. I think, actually, quite frankly, even coming out of this pandemic, I think, the marketing and proactivity on marketing sites for investment will become even more important, moving forward. Elan Planning, Landscape, Architecture and Engineering -- last year, I believe, was it -- we issue a RFQ for services from Architecture and Engineering, and then, last -- the last round, we also

added firms that could do things like feasibility studies, redevelopment strategies, etc., and we had selected Elan, as that firm of record for us. So, we do have an existing relationship in that regard, so not require an RFP process, because we have already done that. So, what this would be -- to do -- would be to look at a comprehensive review of Broome County potential redevelopment sites, initiate a site evaluation and prioritization -- this does connect -- tangentially, it is connected to our recent EPA assessment grant -- it would help us determine what sites could be -- we could utilize those EPA funds to review and which ones kind of fall outside of the scope of that program. It also, I think -- as we talked -- I think, in our last discussion about the need to -- I think, have a more comprehensive list ready to go last year, so that when we get needs, when we get RFI's, we have all of our data ready to go and can respond, I think, a little more adeptly, than we are currently able to. I think we do the best we can; Natalie keeps a pretty comprehensive list, but there's a lot of details that we are not able to capture, that we can through this process. The total funding for Phase 1 is \$49,810.00. If you recall, at the end of

last year, I worked with John Stevens through Finance Committee to -- we set aside \$125,000.00 of investment income -- instead of moving that into our account, we put that aside for future studies related to economic development. We would utilize some of those funds to pay for this Phase 1 -- and a quick update on that -- I just wanted to update you -- I had come to the Board previously with the potential for doing a creative economy sector study. I am still interested in that at some point in time -- but I think what we will do is table that for the time-being, because I think we need to spend some time seeing how things are going to play out with this pandemic. So, that is just an aside, but I did want to update the Board on that. But this would be the -- funds coming from that source. I'll answer any questions the Board has.

Chairman Bucci: So, what would a Phase 2 be? Is that what you were just referring to -- or Phase 2 would then be another part of this initiative?

Ms. Duncan: A Phase 2 - yeah, a Phase 2 would be to do - so, the first Phase is really, just kind of culling potential development sites in Broome County and creating a short list, if you will, of

which ones we think would be best to do a more deeper dive into -- infrastructure, utility infrastructure, broadband, to do some potential environmental review and do -- create from there -- basically, spec sheets and detailed information that we can then use to market sites -- and I had sent you a link prior to the meeting, of some of the product of that would be a digital -- basically, a digital mapping, kind of, using GIS and mapping, that -- you know, a searchable site database that would also encapsulate all of that information, as well. So, Phase 1 is what sites do we want to focus on, and kind of create an inventory of those, and Phase 2 might be a deeper dive, as we think necessary, and we would bring those back to the Board for review.

Chairman Bucci: Any additional questions for Stacey? Is there a motion?

Ms. Sacco: Sacco makes the motion.

Chairman Bucci: Is there a second?

Mr. Rose: Rose seconds. Brian Rose.

Chairman Bucci: Okay. Second. All those in favor, say I.

Unknown: [I -- in unison.]

Mr. Peduto: This is Jim. I need to abstain.

Chairman Bucci: Okay. So, we have one abstention, and three I's -- and Carrie, Jim was the abstention, if you didn't already get that.

Ms. Hornbeck: Yes, thank you.

Chairman Bucci: Okay. The next item of business is a Recommendation to Accept an Application from GJS Property Group and Authorizing a Sales and Use Tax Exemption in the Amount not to Exceed \$60,000.00, Consistent with the Policies of The Agency in Connection with the Renovation of the Property and Building Located at 85 Main Street, in the Village of Johnson City.

Ms. Duncan: Yes, GJS is George J. Slavik Property Group, LLC -- recently acquired the building at 85 Main Street, and have come to us for a sales tax exemption program only, to do some renovations to that property for their business expansion. The amount, at \$60,000.00, does not exceed \$100,000.00, so, no Public Hearing is required, so we can, based on the action of

the Governance Committee and Board today, approve that benefit at today's meeting -- and you should have an application in your packets, if you have any questions.

Chairman Bucci: Any questions for Stacey?
Okay, I will entertain a motion to approve.

Mr. Rose: Rose moves.

Mr. Peduto: Peduto, second.

Chairman Bucci: We have Jim seconding. All in favor:

Unknown: [I -- in unison.]

Chairman Bucci: Any opposed? Motion passes.

The next item of business is a Recommendation to Accept an Application from Beer Tree Brew Works and Authorizing a Sales and Use Tax Exemption in the Amount not to Exceed \$96,000.00, Consistent with the Policies of The Agency in Connection with the Renovation of the Interior Space Leased to Beer Tree Brew Works at the Former Sears Building, Located Within the Oakdale Mall, Reynolds Road, Village of Johnson City. Stacey.

Ms. Duncan: Yes, this is -- as you are familiar with the renovation to the Sears facility -- we received a call from Doug Matthews, who purchased that building, as to the best way to approach -- Beer Tree is doing their work completely independently of the work going on with the Lourdes project, and as well, as, I think now, completed Office of Employment and Training for the County there. Upon -- you know, just, a discussion with counsel, we thought the best way to approach that is to have Beer Tree actually apply separately, as their own entity -- and they are doing all of the work independently of the owner -- and so they have applied to us for this Sales Tax Exemption -- Sales and Use Tax Exemption -- at \$96,000.00, again, not requiring [a] Public Hearing, being under \$100,000.00.

Chairman Bucci: Are there any questions of Stacey? Motion to approve?

Mr. Rose: Rose moves.

Chairman Bucci: Is there a second?

Mr. Peduto: Peduto, second.

Chairman Bucci: Motion approved. Seconded.

All in favor:

Unknown: [I -- in unison.]

Chairman Bucci: Any oppose?

Ms. Sacco: This is Sacco. I need to abstain.

Chairman Bucci: Okay. So, we have three I's and one abstention.

Next item of business, Recommendation to Approve an Extension of the Sales and Use Tax Exemption Letter of AOM 128 Grand Avenue Through, and Including, May 8th, 2021, not to Exceed \$232,000.00. Stacey.

Ms. Duncan: Yes. So, the next two agenda items are both requests for extension of time, not of dollar value of the exemption for these projects. So, with the one currently being considered, AOM -- that is, the apartments over near the School of Pharmacy in Johnson City, Praveen reached out to us, on the -- certainly, understandable, being delayed, because it is not an essential construction project -- they had to stop construction related to COVID 19 -- so, as

such, has come to us and requested an extension of time for their exemption.

Chairman Bucci: Any questions? Motion?

Mr. Peduto: Jim.

Chairman Bucci: Second?

Ms. Sacco: Sacco.

Chairman Bucci: All in favor:

Unknown: [I -- in unison.]

Chairman Bucci: Okay. Four I's. Motion is -- any opposed? Motion is carried.

The next item on the agenda is a Recommendation to Approve an Extension of the June 19th Sales and Use Tax Exemption Agreement with National Pipe & Plastic, from June 19th, 2019 Through, and Including June 19th, 2021, of Which the Total Shall not Exceed \$418,000.00. Stacey.

Ms. Duncan: Again, similarly, this is the request for an extension of the length of the term of the exemption and not the dollar value. This project -- which is the relocation of National Pipe and Plastic's headquarters from Vestal to Endicott -- has

had some construction delays and Dave Culbertson, President and CEO of National Pipe is here -- Dave, I don't know if there is anything specific you would like to add -- or, with regard to the project -- but certainly, we -- you know, understandable construction delays in the months -- recent months.

Mr. Culbertson: We had [inaudible] in to you, but, basically, it took a year longer to get EPA approval for removal of hazardous waste on the site. There were PCB's left by EJ and an electronics system that they had. We knew about that, in advance. The demolition team turned that removal over to another contractor that was supposed to coordinate removal, transportation, location of a hazardous waste dumpsite and the approval of the EPA. All four of those had to be permitted separately, but the permits had to be associated with one specific time period. So, that became, kind of, a catch-22 last year, when we were attempting to finish this. We stepped in last summer, got all the permits, all at once -- potentially, would have had consequences that would have been fairly severe, if we did not get everything done in time, but we finally got all the waste removed to a hazardous site -- there are only two of these in the country --

and approval signed off by the EPA in the fall. So, we lost [inaudible] last year, as a construction period. The weather turned winter by the time we got the final EPA approval. We were waiting for this winter to release us for construction, and then they got caught in a COVID 19 period again, so, we are just now, this week starting to move dirt again and put a foundation in at the end of this week. So, now, it looks like we can have everything done by the first quarter of '21. We are asking to be able to run through the second quarter of '21, in case we have any further delays.

Ms. Duncan: Okay, Dave.

Chairman Bucci: Okay. Are there any additional questions for Dave or Stacey? With that, I will entertain a motion to approve.

Mr. Peduto: Jim Peduto.

Chairman Bucci: Is there a second?

Ms. Sacco: Sacco.

Chairman Bucci: All in favor:

Unknown: [I -- in unison.]

Chairman Bucci: Any opposed? Okay. Motion carries.

Mr. Culbertson: Thank you all very much, by the way.

Chairman Bucci: Good luck, Dave.

Ms. Duncan: Thank you, Dave.

Mr. Culbertson: Thank you, Rich. Is there any reason why we need to stay on the call?

Ms. Duncan: No, I, no -- the Governance Committee will bring this to the full Board in about ten minutes, when our regular Board meeting starts. You are welcome to stay, but not required.

Mr. Culbertson: Okay. Thank you very much.

Chairman Bucci: That concludes our Governance Committee agenda.

Chairman Bucci: I will entertain a motion to adjourn; Brian Rose [1st]; Jim Peduto [2nd]. All in favor:

Unknown: [I -- in unison.]

Meeting adjourned [at 11:50 a.m.].

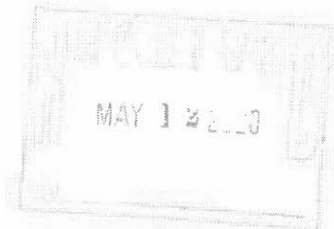
[Attendees: Rich Bucci, Brian Rose, Cheryl Sacco, Jim Peduto, John Stevens, Stacey Duncan, Tom Gray, Natalie Abbadessa, Carrie Hornbeck, Brendan O'Bryan, Theresa Ryan, Amy Williamson, Joe Moody, Dave Culbertson and Mayor Greg Deemie.]

Broome Culinary Realty LLC

PO Box 1017 Binghamton, NY 13902

April 29, 2020

Ms. Stacey Duncan
Executive Director
The Agency - Broome County IDA / LDC
Five South College Drive, Suite 201
Binghamton, NY 13905



Dear Ms. Duncan:

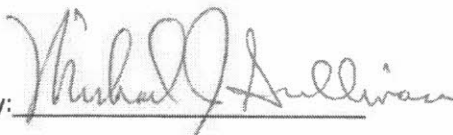
Broome Culinary Realty LLC was approved for a sales tax exemption of \$516,000 for the period from December 29, 2017 through December 29, 2019, which was subsequently increased to \$754,000 and the expiration date extended through June 30, 2020. On behalf of the College, I am writing to request a time extension of the sales tax exemption through December 31, 2020.

While construction of the building is essentially complete (the certificate of occupancy was issued on December 3, 2019), the College is still awaiting the receipt of certain pieces of furniture, fixtures, and equipment that were previously ordered. These items require custom fabrication, and the College has been informed by the manufacturer that production has been delayed beyond June 30, 2020 as a result of the COVID-19 pandemic. I anticipate receipt of the equipment prior to December 31, 2020.

I appreciate your consideration and respectfully ask for your approval of this request.

Very truly yours,

BROOME CULINARY REALTY LLC

By: 

Michael J. Sullivan, Authorized Member

THE AGENCY

BROOME COUNTY IDA / LDC

SMALL BUSINESS INCENTIVE PROGRAM APPLICATION

The Small Business Incentive Program can provide eligible applicants any of the following: an eight percent (8%) NYS sales tax and one percent (1%) mortgage recording tax exemption (if applicable).

Applicants seeking assistance must complete this application and provide additional documentation if required. A **non-refundable** application fee of \$150.00 must be included with this application. Make check payable to The Agency Broome County IDA.

The Applicant requesting a sales tax exemption from the Agency/IDA must include in the application a realistic estimate of the value of the savings anticipated to be received. As per NYS 2013 Budget Law and the regulations expected to be enacted thereunder are expected to require that the Agency/IDA recapture any benefit that exceeds the amount listed in the application.

Please answer all questions. Use "None" or "Not Applicable" where necessary.

APPLICANT

Name Piccirilli Properties, LLC
Address 727 Innovation Way Suite 122
City/State/Zip Johnson City, New York 13790
Tax ID No. 85-1094060
Contact Name Luciano Piccirilli
Title CEO
Telephone 607-760-4722
E-Mail Luciano@PiccirilliMechanicalinc.com

Owners of 20% or more of Applicant Company

Name	%	Corporate Title
Luciano Piccirilli	50%	ceo
Michael Piccirilli	50%	President

Benefits Requested (Check all that apply)

- ☒ Sales Tax Exemption
☒ Mortgage Recording Tax Exemption

Description of project (check all that apply)

- ☐ New Construction
☒ Existing Facility
☒ Acquisition
☐ Expansion
☒ Renovation/Modernization
☐ Acquisition of machinery/equipment
☒ Other (specify) FFE

GENERAL DESCRIPTION OF THE PROJECT

(Attached additional sheets as necessary)

Purchase building and renovate facility to accommodate new mechanical contracting bussiness that will move into the building and fit it up with FFE.

PROJECT TIMELINE

June 15, 2020

Start Date

December 5, 2020

End Date

75 Travis Avenue Binghamton NY 13904

Project Address

Contractor(s) *please refer to required Local Labor Policy

State Environmental Quality Review (SEQR) Act Compliance

The Agency, in granting assistance to the Applicant, is required to comply with the New York State Environmental Quality Review Act (SEQR). This is applicable to projects that require the state or local municipality to issue a discretionary permit, license or other type of Approval for that project.

Does the proposed project require discretionary permit, license or other type of approval by the state or local municipality?

☐ YES – Include a copy of any SEQR or other documents related to this project including Environmental Assessment Form, Final Determination, Local Municipality Negative Declaration.

☒ NO

LOCAL LABOR POLICY

It is the goal of the The Agency to maximize the use of local labor for each project that receives benefits from The Agency. This policy applies to general contractors, subcontractors, trade professionals, and their employees. The Agency's Local Labor Area consists of the following New York State counties: Broome, Chemung, Chenango, Cortland, Delaware, Otsego, Schuyler, Steuben, Tioga and Tompkins.

APPLICANT PROJECT COSTS

- A. Estimate the costs necessary for the construction, acquisition, rehabilitation, improvement and/or equipping of the project by the APPLICANT.

Building Construction or Renovation

- a. MATERIALS a. \$ 50,000
b. LABOR b. \$ 30,000

Site Work

- c. MATERIALS c. \$ 20,000
d. LABOR d. \$ 10,000
e. Non-Manufacturing Equipment e. \$ 10,000
f. Furniture and Fixtures f. \$ 15,000
g. LAND and/or BUILDING Purchase g. \$
h. Soft Costs (Legal, Architect, Engineering) h. \$ 3,000
Other (specify) i. i. \$
j. j. \$
k. k. \$

TOTAL PROJECT COSTS 138,000.00

- B. Sources of Funds for Project Costs:

- a. Bank Financing a. \$
b. Public Sources b. \$

Identify each state and federal grant/credit

Private Mortgage \$ 150,000.00
 \$
 \$
 \$

c. Equity \$

TOTAL SOURCES \$

- C. Has the applicant made any arrangements for the financing of this project?

☒ Yes ☐ No

If so, please specify bank, underwriter, etc.

PRIVATE MORTGAGE \$
FUNDS TO RENOVATE

VALUE OF INCENTIVES

A. Sales Tax Exemption Benefit

Estimated value of goods that will be exempt from New York State and local sales tax (materials, non-manufacturing equipment, furniture and fixtures - **line a,c,e,f from Project Costs**) \$ 95,000.00

Estimated value of New York State and local sales tax exemption (8% of value of eligible goods) \$ 7,600

Estimated duration of sales tax exemption 12 months
(The sales tax letter shall be valid for a period of twelve (12) months.)

B. Mortgage Recording Tax Exemption Benefit

Estimated value of Mortgage Recording Tax Exemption (1% of value of mortgage) \$ 1,500.00

TOTAL SALES AND MORTGAGE RECORDING TAX EXEMPTION BENEFIT \$ 9,100.00

PROJECTED EMPLOYMENT

Will this investment result in the creation of new jobs? If so, how many? 5-10

Current number of full time employees: 1

Estimated annual salary range of jobs to be created:

Annual Salary range from: 40,000.00 to 90,000.00

Estimated annual salary range of current jobs:

Annual Salary range from: 100,000.00 to 250,000.00

****Upon approval of this application, the business agrees to provide FTE and all construction job information, along with its NYS 45 in all years that a sales and/or mortgage recording tax benefit is claimed.***

APPLICATION & ADMINISTRATIVE FEES

A. Application Fee:

A non-refundable application fee of one hundred fifty dollars shall be charged to each applicant and accompany the completed application. \$ 150.00

B. Administrative Fee:

A non-refundable fee of **\$500.00** is due and payable prior to the issuance of a Sales Tax Letter or a Mortgage Tax Exemption Form if the benefit is **under \$100,000**. A non-refundable fee of **1% of the total project cost** is due and payable prior to the issuance of a Sales Tax Letter or a Mortgage Tax Exemption Form if the benefit is **over \$100,000**. \$ 500.00

TOTAL TAX EXEMPTION FEES

\$ 650.00

This Application, including without limitation, information regarding the amount of New York State and local sales and use tax exemption benefits, is true, accurate and complete.

The Agency reserves the right to terminate, modify, or recapture Agency benefits if :

- (i) an applicant or its sub-agency (if any) authorized to make purchases for the benefit of the project is not entitled to the sales and use tax exemption benefits;*
- (ii) sales and use tax exemption benefits are in excess of the amounts authorized by the Agency to be taken by the applicant or its sub-agents;*
- (iii) sales and use tax exemption benefits are for property or services not authorized by the Agency as part of the project;*
- (iv) the applicant has made material, false, or misleading statements in its application for financial assistance;*
- (v) the applicant has committed a material violation of the terms and conditions of a Project Agreement.*

(vi) As of the date of the Application this project is in substantial compliance with all provisions of GML Article 18-A, including but not limited to, the provisions of GML Section 859-a and GML Section 862(1) (the anti-raid provision) and if the project involves the removal or abandonment of a facility or plant within the state, notification by the IDA to the chief executive officer or officers of the municipality or municipalities in which the facility or plant was located.

APPLICANT COMPANY

Signature

Title

Date

Sworn to before me this

22nd day of MAY, 2020.

Maria Piccinelli-Kane

(Notary Public)

Maria C. Piccinelli-Kane
Notary Public, State of New York
Qualified in Broome County
No. 01PI6129715
My Comm. Expires July 5, 2021