

BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY

IDA Board Meeting Transcript

Held telephonically, December 16, 2020, commencing at
12:01 p.m. Adjourned at 12:59 p.m.

[See attendees at end of Transcript.]

REPORTED BY:

Carrie Hornbeck, Executive Assistant

Broome County Industrial Development Agency

Chairman Bernardo: I'd like to call to order the meeting of the Broome County Industrial Development Agency of December 16th, 2020. And I would appreciate comments or a motion to approve the transcript of our November 18th, 2020 Board meeting. Anybody have any comments relative to that transcript of the minutes? I'll entertain a motion, if not.

Mr. Stevens: I'll move.

Chairman Bernardo: That was?

Mr. Stevens: John. I'll move.

Chairman Bernardo: Thank you, John. Is there a second?

Mr. Crocker: I'll second.

Chairman Bernardo: Thank you, Dan. All those in favor say, aye.

Unknown: [Aye -- in unison.]

Chairman Bernardo: Any opposed? Okay, motion carried. We come to the part of our agenda where we have our Public Comment section. Anybody wishing to speak on any matter concerning the Industrial Development Agency, feel free, and if you would be kind enough, state your name and address for the record.

Mr. Solak: Hello? Can you hear me?

Chairman Bernardo: Yes.

Mr. Solak: I'm John Solak. Live in Binghamton. [Inaudible.] I note, with interest, that you're providing \$200,000.00 worth of working capital to Paulus Development. Mr. Paulus is a very under-capitalized developer. I don't know if you've ever done this before, with a developer. To me, that shows me that Mr. Paulus is not the kind of person, the kind of entity, that you want to do business with. He's now split it up into Paulus Development and Paulus Construction. I think the question is, to [sic] the question for every Board member should always be, how much of your own money are you putting up? And too many times, these . . . [inaudible]. Hello?

Chairman Bernardo: Go ahead, John.

Mr. Solak: Too many times, these deals are structured in a way of -- that lends itself to possible abuse. I also noticed that there is the continuing saga of the Mountain Fresh Dairy. I brought this up -- at the time I brought this up, for years. According to the public record, there doesn't seem to be any movement except non-payment of taxes. I believe that if you make your own mess, and indeed

the IDA and the Binghamton Local Development Corporation, made its own mess, I think you should clean it up. And I think you should clean it up in a more rapid fashion. I told you these people were hustlers. I told you that you wouldn't collect. And so far, I've been right. And I've been told about all the security and all the over -- security position that the IDA and the BLDC is in -- well, why don't you just collect it, then? So, I wish you all a Merry Christmas. I can't see you right now and you can't see me. Parting is always such sweet sorrow. But perhaps someday, someday we'll get together and bask in each other's presence. Thank you.

Chairman Bernardo: Thank you, John. Would anybody else like to speak at this Public Comment section?

Ms. Abbadessa: John, Scott Kurkowski would like to speak.

Chairman Bernardo: Scott.

Ms. Duncan: Scott, you're muted.

Attorney Kurkowski: Good afternoon, everyone. Just wanted to make a few comments about the Bluestone Wind project. I think, as I had said before in a prior meeting, that I represent over 50

landowners who support the project and also a number of businesses that are looking forward to the opportunities that this project will create. I noticed this week -- I got an email from the Steuben County IDA. And they were talking about all of their accomplishments in renewable energy this year. They said amidst the challenges for 2020, are working hard to deliver support and sustainable economic development for our county. And they're doing that through solar projects and through three major wind projects. It's projects like this, that are going on throughout the state, and they're happening because that's the goal of our state, right? The goal of our state right now is to create a carbon-free electricity system and projects like the Bluestone Wind project are [sic] fit right into that. They're just crucial in order for the state to accomplish its goals, and for us to be able to accomplish a sustainable environment. I think -- and I don't have to tell you this -- but the project has been already reviewed. It's got a comprehensive review by the Article 10 Siting Board. It's been determined that the project is appropriate for the community, and a certificate of environmental compatibility and public need has

already been issued. And the PILOT program has been negotiated extensively by the communities and the taxing authorities involved. And I'll even say that they've been represented by counsel that many regard as some of the most competent municipal attorneys in our state. Plus, you've heard that the Community Agreement -- PILOT agreement are some of the highest payments, if not the highest payments within our state. So, all of the boxes are checked, right? What's left is what's the economic development? That's why it's before you. And while we might have argument over what the total impact is, I think there should be no dispute over the fact that there will be a massive economic development to these communities, and to our county. And with regard to the communities -- I mean, you know what's going on in these communities. You know that these communities are struggling. You know that they desperately need this shot in the arm. I've been in meetings with some of these community leaders, where they've talked about their failure to be able to meet budgets, or failure to be able to keep people in the community because there's [sic] no jobs that are there. One -- in one case, I had a town leader told me that they couldn't

pay for a repair to a truck because the town was out of money, right? That is undisputed. And I think everybody here knows that. These communities desperately need this economic development. So, that's -- I think -- what I would hope that you guys would focus on. Again, maybe we'll argue about what the total impact is. But there is no argument about the fact that our role here -- your role, is to determine what that is -- it is to be able to make sure that the communities move forward in a way that it is benefiting all of us, bringing prosperity to our community and bringing opportunities. And I also say that no -- further delays are just not helping [inaudible] this process. I don't know that it'll matter how many hearings you have. You've seen how this plays out -- there's some people who are opposed to it, and some people who are not. That's not going to change. I would like to see this Board -- and get this project done -- get it approved, and see the benefit come to our communities and to the people of Broome County. Thank you.

Chairman Bernardo: Thank you, Scott. Would anybody else like to speak at this Public Comment section?

Ms. Abbadessa: Michael Dundon, you have your hand raised?

Mr. Dundon: Yes, I'd like to speak. Thank you very much for [sic] the Board for allowing me to speak today. I just have a couple things I wanted to add, regarding the Bluestone project. I understand that the company submitted a new application this last week, that's exactly the same as the previous one except with a 20-year PILOT term and a minimum of four permanent jobs, instead of two. I hope that this means the Board does not need to drag this out any further with another Public Hearing. If you have already heard about this at the regular Board meetings in September, October, November, and today -- plus the Public Hearing in October, plus the Special meeting on November 6, that went on for hours. If there is for some reason going to be a need for another Public Hearing, I would ask that you'd find a way to transfer over the comments and the letters from the previous 30-year application, so that we don't all have to stand up here for hours, and say the same thing that we've all said time and time again, me included. I mean, to me that's absurd. And I mean, it's even more concerning that I would have to have many of my

members and other supporters for the project -- would again, have to take time off work to be in a -- to be part of a meeting, in the middle of the day, to repeat the exact same message that they've said time and time again. So, I'm hoping that you guys can take action on this application now and let the company go ahead. Let's begin the tree clearing. Let's pay the towns and schools their tax money, and let's put these union members and local workers to work, so we can actually get something going with this project. And it seems like just stalling and being stuck in the mud. Again, I thank you for your time for letting me speak today, and I hope everybody has a very Merry Christmas and a Happy New Year.

Chairman Bernardo: Thank you, Michael.

Would anybody else like to speak?

Ms. Abbadessa: Mott?

Mr. Mott: Good afternoon. I assume you can hear me?

Ms. Abbadessa: Yes. Can you just state your full name please?

Mr. Mott: Yes, Kermit Mott. K e r m i t, like Kermit the Frog. Mott. M o t t.

Ms. Abbadessa: Thank you.

Mr. Mott: I'm gonna [sic] raise the same concerns I raised at the last meeting. I -- when I looked at the list of documents, I saw that it was -- no was checked for the EAF and also for financial arrangements. And I have the same concerns. I don't believe this Board can make a decision, without that information. I think it's important that you that know the environmental impact and I also think it's equally important that you know that this project is viable financially. The second thing I looked at was job creation. To me, this appears to be maybe a shell game -- I'm not sure if that's even an accurate description -- but when I looked, the company itself is only going to create two jobs. The other two jobs will be created by an equipment supplier. So, my question for the Board is -- the two jobs that are going to be created by the equipment supplier -- are those two jobs going to be there for the full timeframe of the project? In other words, I'm basically asking you if this project is going to go for 25 years, are those two jobs created by the equipment supplier going to be there for that full timeframe of 25 years? And my other question is, when I looked at the equipment, there was a statement made

that, and I quote, should not be subject to real property taxation. And my question is -- is this a true and accurate statement? And then, going back to a previous discussion, there was an indication that the taxpayers -- because of monies that will be invested at the -- by the federal government and state government -- will be financing -- and I can't remember -- it was 40 percent, or 60 percent -- I believe, it was 40 percent of the project. So, I guess my statement -- my concern is, I do not believe that taxpayers should be asked to put more money into this project. If this project is a viable project, this company should be able to, in my opinion, finance the rest of the project. And also, there was a gentleman who spoke earlier that said that some of the towns apparently are having financial difficulties. Having been involved with several Boards, Village Board, the School Board, and now -- I'm to a small extent -- the Town of Sanford Board, I know from my experience that a Board must balance their budget. They can't spend more money than -- at least the school district can't spend more money than what the taxpayers actually allow you to, because they actually get to vote on it. And I know town governments and

village governments work a little differently. However, having said that, they also have the ability to increase taxes. So, when I hear someone make a statement that the towns need the money, that may be a true and accurate statement. But it's also true and accurate, that if there's a true need, that they can raise -- they have the ability to raise taxes. So, I'm not quite sure that the gentleman's point, at least from my perspective -- wasn't -- was true and accurate based on my experience. Again, I would ask the Board to consider all those points, because you're going to make a significant investment in this company, and I don't -- I do not believe you have enough information to do that, at this time. Thank you for taking my comments, and I know you have a very difficult decision to make.

Chairman Bernardo: Thank you, Mr. Mott. Would anybody else like to speak at this Public Comment section? Natalie, I trust we're okay? I don't see any other . . .

Ms. Abbadessa: Yes, we're good.

Chairman Bernardo: Okay. Moving on. Thank you all for your comments. Executive Directors Report. Stacey.

Ms. Duncan: I'm not muted. You can hear me? Good morning or good afternoon, I should say, everyone. A few things before we get into our agenda items, I wanted to just update the Board on. We did get some good news and I was able to participate with the announcement on Paulus Development on the plans to renovate the historic Victory building in the Village of Johnson City. This is a project that has taken many years to get to the start line and which we're nearing and there has been a lot of commitment and time and effort from Paulus Development to find a way to move, and advance this project. We -- I anticipate this will come before the Board in January, but just very briefly, this includes the renovation of the Victory building with 108 apartment units. The project will utilize the Historic Tax Credit and Brownfield Tax Credit program. It is seeking a deviation from our Uniform Tax Exemption Policy. I did participate in the Village of Johnson City Board meeting last evening, where it was unanimous. The PILOT that is being proposed was unanimously approved by the Village Board. I will forward that, as well. And the application we've not yet received. We still have some time, but forward all materials to the Board

for consideration. As I said, I expect next month. We also had a sort of, a virtual, or small Grand Opening event for a project that we supported, also in the Village of Johnson City. This is 128 Grand Ave. AOM Investment Group, who constructed a new apartment complex near -- adjacent to the School of Pharmacy and Decker College of Health Sciences. As my understanding from Praveen Kamath, principal on that project, that he is not fully leased -- just recently opened to begin leasing -- but what he's seeing is a lot of need from traveling nurses, who are serving our community right now in COVID, who have come into the community. And, but he's beginning leasing and I think doing well and we'll keep you apprised of that project, as it continues. But we were happy to see that open. A few other things as we close out our year -- come near our year-end financials. As mentioned previously, we did close on the Ideal Senior Center PILOT, of which -- that is included in this month's financials. We also closed with One North Depot, which we are excited to see Josh Bishop and his project continuing to advance in the City of Binghamton. And we expect before year-end to close with Sam A. Lupo and Sons, on their expansion project

in Endicott. So, good news on those. With those closings, we will not have any outstanding PILOT or closings going into 2021. A little bit on our end of the year compliance requirements -- will begin employment verification letters -- will be going out shortly, Theresa and Carrie are working on those with all of our loan and PILOT clients. This is a requirement that we are -- we do with PARIS -- the PARIS reporting system, here in New York State Authorities Budget Office. And we are already beginning our 2020 Audit. We'll begin that process -- hard to believe it will be January in a few weeks. But we'll begin working within Insero on our 2020 Audits, so we can meet our compliance deadline of March 2021. A few marketing and business development initiatives we've launched in the last month with our collaboration with the Greater Binghamton Chamber of Commerce. Amy Williamson, our Communications Manager, was -- worked collaboratively with Natalie and staff downstairs to update our Broome is Good page to include a Shop Local Initiative, [inaudible] Bring Broome Home. This initiative will help to promote businesses that have the capability of doing online commerce. We know right now it's very challenging to

shop retail indoors, in person. We wanted to make sure we were assisting businesses by getting the word out on those that you can purchase the products from online. So, they've done a terrific job with that and will continue to market that program as we get into -- a little further into the holiday month, in the year ahead. In addition, knowing some uncertainty for the future in these cold weather months, we're bracing for -- staff of both The Agency and the Chamber met with area restaurants. It's an area of concern, we are -- we don't know what to expect for them in the months ahead, and we had a great meeting -- a collective meeting with area restaurants and what their needs will be and how we can support keeping their proverbial doors open, should we experience any further capacity restrictions. Provided updated information on a number of financial resources available to make sure we're keeping our Main Street businesses open during this time. And then lastly, just an update -- staff is continuing some professional development initiatives. Brendan will be wrapping up an economic development one-on-one class through National Development Council, whose been a terrific professional development partner for us. And

Amy Williamson, in our office, will be taking a -- is engaged in a grant writing and online course to assist, as we continue to look for resources to market our Good Life program in the future. That's all I have. If there's any questions on any of my updates, I'd be happy to take them.

Chairman Bernardo: Thank you, Stacey. Are there any questions for Stacey on her updates? Okay, you've had a chance I hope, to review the Internal Financial Report for the month and period ended November 30th. Do you have any questions for Stacey or Tom relative to that? Or Theresa, for that matter?

Mr. Stevens: John, I have just one question. When you look at the revenue line, where are we at with 265? I mean, we're coming to the end of our agreement, are we not?

Chairman Bernardo: Stacey, can I throw that to you?

Ms. Duncan: Yes, sorry, I was muted. We are, December 31 that will expire and there are multiple -- there are some repayment options that 265 LLC can engage with, and Joe and I have made communications with the principals there, as well as counsel, on where we stand with that, but yes, the

agreement is set to expire at the end of this year. And so, we expect that we'll get a follow-up as to when payment will begin, shortly.

Mr. Stevens: There was a possible sale.

Chairman Bernardo: I think that in light of the confidentiality surrounding that, I'd prefer to put that into Executive Session before we. . .

Mr. Stevens: That's fine.

Chairman Bernardo: . . . before that question gets answered. Mayor, I know you have a question.

Mr. Bucci: Okay. I'll wait.

Chairman Bernardo: Do you mind holding on that?

Mr. Stevens: That's fine.

Mr. Bucci: Yep. I'll wait.

Chairman Bernardo: Thank you. I think we're -- I think Stacey and Joe are sworn to secrecy on that, so let's hold on that if you don't mind.

Mr. Bucci: Okay.

Chairman Bernardo: Thanks. Any other questions on the Internal Financial Reports? Okay, how about the Loan Activity Reports?

Mr. Rose: John.

Chairman Bernardo: Yes. Brian. Go ahead.

Mr. Rose: So, actually, that was gonna [sic] be my question on the Loan Activity Report. Roberts Stone looks like a new delinquency. Is there -- what do we know about that?

Chairman Bernardo: Tom?

Ms. Duncan: Tom, you're muted.

Mr. Gray: Brian, he's more of a periodic delinquency, than the new -- and he's somewhat of a seasonal business. We've been trying to get him current for quite a while. Once we can get him current, I want to sit with him and restructure his debt, so that we are not unduly interfering with his cash flow, because it is seasonal. So, we're trying to work with him to do that.

Mr. Rose: Thank you.

Chairman Bernardo: Thank you, Tom. Are there any other questions relative to the Loan Report? I'll take that as a no.

New Business. Resolution Approving a \$150,000.00 Emergency Loan Request from 24 Charlotte Street, LLC; \$100,000.00 from the BDF Loan Fund Program, and \$50,000.00 from the BR+E Loan Fund

Program, as Set Forth in the Commitment Letter Attached Hereto, as Exhibit A. Tom.

Mr. Gray: Yes, as John indicated, this is a [sic] Emergency Loan Fund request from 24 Charlotte Street, LLC, which is the real estate holding company for Endicott Coil Company, to assist them with renovations at its facility located at 24 Charlotte Street in Binghamton, to accommodate the relocation of its sister company, Endicott Research Group, from 2601 Wayne Street in Endicott, New York. Endicott Coil is a privately-held manufacturer of magnetic coil and transformers, that has been in business at the same location for 66 years. Endicott Coil also has a sister company, Endicott Research Group, located in Endicott. Endicott Coil is requesting an Emergency Loan Fund to cover renovation costs associated with merging the operations of the two companies into the Charlotte Street location. Management believes that consolidation is required to help reduce costs for both companies and position them to survive the negative effects the COVID pandemic has had on its business and the economy. The Advisory Loan Committee and I are recommending that you look favorably on this request for the following reasons: one, there's

certainly adequate cash to cover the debt, and two -- and more importantly, all 114 employees from both companies will be retained within three years.

Chairman Bernardo: Thank you, Tom.

Are there questions for Tom relative to this loan request?

Mr. Bucci: Yeah, Tom, I have a question. What -- all 114 employees will be retained within three years. What does that mean?

Mr. Gray: Well. . .

Mr. Bucci: Are they . . .

Mr. Gray: That's the measuring stick, if you will -- three years for all of our loans, that the -- that in exchange for the low interest financing, the company agrees to either retain or create or a combination of the both, for a period of three years.

Mr. Bucci: Okay. All right. So, is that the current number there now, 114?

Mr. Gray: It is.

Mr. Bucci: Okay. So, there's no, there's no loss of employment right now with the consolidation, and they're committing to keep the full retinue of their workforce for three years.

Mr. Gray: Correct.

Mr. Bucci: Okay. Thank you.

Chairman Bernardo: Sounds like it's more a case of the wording of the resolution than anything else.

Mr. Bucci: Yeah. Okay. Thank you.

Chairman Bernardo: Thank you. Are there any other questions? Is there a motion?

Mr. Howard: I make a motion commotion.
Wayne Howard.

Chairman Bernardo: Thank you, Wayne. Is there a second?

Mr. Stevens: This is John. I'll second.

Chairman Bernardo: Thank you, John. All those in favor, say aye.

Unknown: [Aye -- in unison.]

Chairman Bernardo: Any opposed? Motion carried.

Mr. Gray: Thank you.

Chairman Bernardo: Resolution Accepting an Application from Prichard Property Development and Authorizing the Sales and Use Tax Exemption in an Amount not to Exceed \$99,000.00, Consistent with the Policies of The Agency in Connection with the Renovation of Existing Structures, and Construction of

New Office Buildings and a Service Station at the Property Located at 33 South Washington Street, City of Binghamton, Broome County, New York. Stacey.

Mr. Mirabito: Mr. Chairman. John, Mr. Chairman.

Chairman Bernardo: Yes.

Mr. Mirabito: I have to abstain from this conversation here, cause [sic] I have a conflict of interest, here.

Chairman Bernardo: Thank you, Joe.

Mr. Mirabito: Okay.

Chairman Bernardo: With that said, Stacey, would you care to take us through this, please? Actually, Mayor, I think you -- think you guys looked at this in Governance, correct?

Mr. Bucci: We did. We looked at it in Governance, and we do move it forward as a motion to approve.

Chairman Bernardo: Okay, Stacey, do you want to fill in any blanks. . .

Ms. Duncan: Yeah, just a little background. Sure. Happy to just -- a little background on this project. It is Pritchard Property Development -- is the new owner of the former Number 5 and what many may

recall, the former Lataza Coffee Shop on the south side of the City of Binghamton. They've purchased that site and plan to renovate the existing structures, and as well construct new buildings for the purposes of commercial and office tenants, including a financial bank -- a financial institution in there, and as well, they will be in the back side of that parcel, constructing a service station. So, they are seeking sales tax benefits for this project. Their total project cost is about \$3.7 million in total for the project. What is available -- eligible to them for sales tax, is \$99,000.00, in benefit. This is below the \$100,000.00 mark that would require Public Hearing, so the action by the Board today would both accept and approve the benefit.

Chairman Bernardo: Are there any questions of Stacey? Or comments, for that matter? Mayor, would you like to form that as a motion?

Mr. Bucci: I would. We move it forward, as a motion to approve.

Chairman Bernardo: Thank you. Is there a second?

Mr. Peduto: Second.

Chairman Bernardo: Thank you, Jim. All those in favor, say aye.

Unknown: [Aye -- in unison.]

Chairman Bernardo: Any opposed? And make a note Joe Mirabito abstained from that vote. Motion carried.

Resolution Accepting an Application from Bluestone Wind, LLC or an Entity to be Named for a Lease/Leaseback Transaction to Facilitate the Financing of the Acquisition, Construction, Installation, and Equipping of the Company's Fee Leasehold and Easement Interest in Certain Parcels of Land Located in the Towns of Sanford and Windsor in the County of Broome and State of New York to be used Collectively, as a Wind-Powered Electric Generating Facility and Authorizing The Agency to Conduct a Public Hearing with Respect Thereto, for a Sales Tax Exemption Agreement in an Amount not to Exceed \$8,807,627.00, a Mortgage Tax Exemption in an Amount not to Exceed \$1,918,038.00 and a Property Tax Exemption in an Amount not to Exceed \$14,577,103.00.
Stacey.

Ms. Duncan: Yes. First, I'd like to begin -- I'd like to thank the Board for considering this

new -- this application from Bluestone. When we -- this is a little bit of new territory for us. The Board has received, and is considering today for acceptance, an application from Bluestone Wind, LLC, for benefits connected to the Bluestone Wind Farm project in the Towns of Windsor and Sanford. And was noted earlier today, at its core, the project description has not essentially changed. It includes the construction of a 124-megawatt wind farm pursuant to their Article 10 Site approval from New York State, that was, I believe approved about a year ago almost to the day, in 2019. A little bit of details -- a refresher on the project includes about a total of roughly \$213 million in new investment. At peak, 150 construction jobs, with an average salary of \$74,000.00. FTE's, which have been talked about -- there are two directly associated with operations, and two associated with an equipment supplier that will service the project, and in addition, they expect to create five to seven professional services jobs, as part of the project. The project has received as noted, Article 10 Siting approval from New York State. All local permits and approvals within the county and towns have been approved with the exception of PILOT

assistance from the IDA. The application, upon feedback from the Board at our regular Board meeting in October and subsequent November 6 Special meeting -- the applicant has modified their request for assistance in the form of a reduced term on their PILOT schedule, which has been included in your Board packet. The change stems from a -- it reduces the PILOT from a 30-year to a 20-year term, to align with the industry standard of the tradition -- of the industry standard lifespan on these turbine units. Annual PILOT payment from -- to the taxing jurisdictions is \$231,420.00, with a 2 percent annual escalator. So, the annual payment on that term has not changed. But at the 21-year mark, the project would be subject to full assessment, which in materials provided to us, without PILOT assistance was roughly \$1 million of property tax obligation. The PILOT payment, combined with the annual HCA payment is roughly \$1.15 million in revenue to the taxing jurisdiction. So again, the action today by the Board would be to accept this new application for the purposes of inducing a Public Hearing. And I do have for the [record] -- I just want to note I do have Chris Stanton with Bluestone Wind, and I believe

counsel -- I saw Dan Spitzer on here as well, should there be any questions for the project applicant.

Chairman Bernardo: And, are there questions for Stacey, to begin with?

Mr. Bucci: Stacey, I just have one question.

Ms. Duncan: Sure.

Mr. Bucci: I bet you're probably not gonna [sic] be able to answer it today, but what I'm asking for is -- I've heard different figures about what's been invested in the project so far, by state and federal governments in the forms of grants and/or incentives. Could you just provide an overview of what this project has received to date, or will receive, [in] regards of assistance from the state and federal government? Just, you know, you can send that off to everybody, so. . .

Ms. Duncan: Yeah.

Chairman Bucci: I mean, I don't need it today, nor would I expect you -- if you have it today, I'd be very impressed.

[Laughs.]

Ms. Duncan: Yeah.

Mr. Bucci: If you have it today.

Ms. Duncan: Yeah, I don't have that today, but I do know that the state through NYSERDA, the New York State Energy Research Division, is -- does provide subsidy. I do want to note, however, it is not uncommon for us to support projects that have received some form of state subsidy through a consolidated funding application award or URI project. So, it's not uncommon for us to couple our benefit with additional state benefit, but that specific number I don't have, but I will effort [sic] getting that information to you.

Mr. Bucci: Yeah, no, I understand. I understand the concept. Thank you.

Chairman Bernardo: Thank you. Are there any other questions for Stacey? Okay, Mayor, this was in Governance. What occurred, there?

Mr. Bucci: Governance considered it, but there's -- no action was taken. There's no recommendation for the full Board.

Chairman Bernardo: Okay, so it -- before us is a resolution to accept the application and to call for a Public Hearing. Is there a motion?

Mr. Stevens: I'll move to accept the application. This is John.

Chairman Bernardo: And call for a Public Hearing, right, John?

Mr. Stevens: Correct.

Chairman Bernardo: Thank you. Is there a second?

Mr. Crocker: I'll second.

Chairman Bernardo: Thank you, Dan. All those in favor, say aye.

Unknown: [Aye -- in unison.]

Chairman Bernardo: Any opposed? Motion carried. So, I would ask Stacey and Joe to proceed with calling for a Public Hearing. And we will once again, well, we'll look at this in its entirety at that Public Hearing, and thereafter. Thank you, all.

Chairman Bernardo: I would look for a motion to go into Executive Session to talk about the sale of real property, as well as other things concerning real property. Is there a motion?

Mr. Stevens: This is John, I'll move.

Chairman Bernardo: Thank you, John. Is there a second?

Mr. Mirabito: Joe seconds.

Chairman Bernardo: Thank you, Joe. All those in favor, say aye.

Unknown: [Aye -- in unison.]

Ms. Abbadessa: Okay. You're all set.

Chairman Bernardo: Okay, we are out of Executive Session. I do not believe there's any Old Business to cover. Looking for a motion to adjourn the IDA Board meeting.

Mr. Howard: So, moved. Motion, Wayne.

Chairman Bernardo: Okay, so Wayne. Is there a second?

Mr. Crocker: Dan. I'll move.

Chairman Bernardo: Thank you, Dan. All those in favor, say aye.

Unknown: [Aye -- in unison.]

Chairman Bernardo: Any opposed? Okay. The meeting of the IDA Board is over.

[The Board Convened to Executive Session at 12:37 p.m. on a motion by Mr. Stevens, seconded by Mr. Mirabito.]

[The Board Reconvened from Executive Session at 12:58 p.m. on a motion by Mr. Stevens, seconded by Mr. Howard.]

[The meeting was adjourned on a motion by Mr. Howard, seconded by Mr. Crocker at 12:59 p.m.]

[Attendees: Rich Bucci, Jim Peduto, Brian Rose, John Bernardo, Wayne Howard, John Stevens, Dan Crocker, Joe Mirabito, Stacey Duncan, Tom Gray, Natalie Abbadessa, Carrie Hornbeck, Theresa Ryan, Brendan O'Bryan, Amy Williamson, Joe Meagher, Alice Ray, Chris Stanton, J. D. Murray, John Solak, Scott Kurkoski, Kermit Mott, Michael Tanzini, Michael Dundon, D. Spitzer, Jeffrey, Aaron Martin.]

STATE OF NEW YORK :

COUNTY OF BROOME :

I, CARRIE HORNBECK, Executive Assistant,
do certify that the foregoing is a true and accurate
transcript of the Broome County Industrial Development
Agency Board Meeting, held telephonically, on December
16, 2020.

Carrie Hornbeck / signed electronically

CARRIE HORNBECK

Executive Assistant

The Agency Broome County

Industrial Development Agency

FIVE South College Drive

Binghamton, NY 13905