

BROOME COUNTY LOCAL DEVELOPMENT CORPORATION

LDC Board Meeting Transcript

Held telephonically, January 20, 2021, commencing at
1:21 p.m. Adjourned at 1:38 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 Local Development Corporation of January 20th, 2021. And I look to our esteemed attorney to -- I shouldn't have said that -- there's attorneys on this call, everywhere I look. Joe Meagher will administer the oath of office.

Attorney Meagher: Okay, guys. This is gonna [sic] sound familiar to those of you who were paying attention the last meeting. Repeat after me. I --

Unknown: [I -- in unison.] [Names stated -- in unison.]

Attorney Meagher: -- do solemnly swear --

Unknown: [-- do solemnly swear -- in unison.]

Attorney Meagher: -- that I will support the Constitution of the United States --

Unknown: [-- that I will support the Constitution of the United States -- in unison.]

Attorney Meagher: -- and the Constitution of the State of New York --

Unknown: [-- and the Constitution of the State of New York -- in unison.]

Attorney Meagher: -- and I will faithfully discharge the duties --

Unknown: [-- and I will faithfully discharge the duties -- in unison.]

Attorney Meagher: -- of the office of member of the Broome County Local Development Corporation --

Unknown: [-- of the office of member of the Broome County Local Development Corporation -- unison.]

Attorney Meagher: -- according to the best of my ability.

Unknown: [-- according to the best of my ability -- in unison.]

Attorney Meagher: Okay, and if you could all sign and follow the same procedure, get them to Carrie, who take care of notarizing.

Chairman Bernardo: Thank you Joe. Looking for nominations to the following positions:
nomination to chairman.

Mr. Crocker: Dan, I nominate for chair, John -- motion for John Bernardo, for chairman.

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

Mr. Mirabito: I second.

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

Unknown: [Aye -- in unison.]

Chairman Bernardo: Any opposed? Carried. Looking for nominations to the office of vice chairman.

Mr. Mirabito: I'd like to nominate Jim Peduto, as vice chairman.

Chairman Bernardo: Thank you, Joe. I'd like to second that nomination. All those in favor, say aye.

Unknown: [Aye -- in unison.]

Chairman Bernardo: Opposed? Carried. To the office of secretary.

Mr. Peduto: I'd like to -- Jim Peduto. I'd like to nominate Rich Bucci.

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

Mr. Crocker: Dan Crocker. I would second that motion.

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

Unknown: [Aye -- in unison.]

Chairman Bernardo: Any opposed? Carried.
And, to the office of treasurer.

Mr. Bucci: This is Rich Bucci. I'd like to
nominate Dan Crocker, for the office of treasurer.

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

Mr. Rose: Second. Brian.

Chairman Bernardo: Brian, thank you for the
second. All those in favor, say aye.

Unknown: [Aye -- in unison.]

Chairman Bernardo: Any opposed? Okay, so
the officers have been selected. Looking for review
and approval, or acceptance of the transcript of the
December 16th, 2020 Board meeting.

Mr. Crocker: Dan. I'll make the motion.

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

Mr. Mirabito: Joe. I'll second.

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

Unknown: [Aye -- in unison.]

Chairman Bernardo: Opposed? Okay, so the
transcript has been accepted. We come to the part of

our agenda where we have a Public Comment section. Anybody wishing to speak on any matter concerning the Local Development Corporation of Broome County, please step up and state your name and address for the record.

Mr. Solak: John Solak, Binghamton, New York. Can you hear me?

Chairman Bernardo: Yes, John. Go ahead.

Mr. Solak: Okay, you've got an item on the agenda for the Goodwill Theater. And this saga began in 2001, when Diane Oaks incorporated the Goodwill Theater. Mrs. Krajian was the director. It is now 2021. If you read the tax returns the last few years, the drop-dead date for them to get the theater going, was 2019/2020. They are far from it. I note, with interest, that on Thursday, they're up at the Town of Union to grab another \$10,000.00 or \$15,000.00. You want to compare -- in fact, an interesting side note. Tommy, who ran the Vietnamese restaurant across the street, used to keep a binder with all the clippings of theater [sic], and he was skeptical and always would laugh when you brought it up. Performing Arts Centers, theaters are remodeled all the time. Let's talk about Kirby Center in Wilkes Barre. Nine months,

from a rotted-out disaster -- a flood-ridden, damaged theater -- to opening day. Al Boscov put it together. Stanley Theatre in Utica. Palace Theatre in Albany. Clemmons Center in Elmira. Were all put together a -- very, very short order. This thing's been going on for 20 years. It's an absurdity. She got so embarrassed by the fact that this thing -- she opened up a clubhouse -- this [inaudible] family thing for her clubhouse. I mean, she can't deliver. While she was doing this, she had a First Night. Remember that? Southern Tier Celebrates -- remember that? Southern Tier Celebrates, by the way, got a hold of the Anderson Center for a season. Anderson Center had \$225,000.00 surplus. All of a sudden, Southern Tier Celebrates took it over, the big-name entertainment was gone -- a bunch of road shows that nobody ever heard of -- amateur entertainment, and the two hundred and a quarter million-dollar surplus -- two-hundred and twenty-five -- quarter million-dollar surplus was going through. That's the track record. Now I disagree with Greg Deemie. This is -- these are business deals. And business deals -- is a couple of things you ask -- you ask the salesman or the promoter, how much are you putting up? The next thing

you ask is, what's your track record? So, this isn't any kind of personal animistic, to anybody. But I think it's very, very suspicious. This is a double-pump up there at the Town of Union on Thursday night. And, when are you going to call this thing what it is -- a disaster, a failure? She borrowed another \$500,000.00 from New York State Historic Preservation Trust. This is -- you want a Performing Arts Center to invest in? Tell you what, right across the street from the IDA's office is a state-of-the-art Performing Arts Center, that can be opened up, turn key, in a couple of months, and it's called a movie theater. So, I'm sorry that she didn't live up to her promises. But the idea that one individual can go on, and on, and on. And Greg Deemie better realize one thing about Johnson City -- he's got \$15 million off the tax rolls with the university. They were -- those properties were paying something, and some of them were paying pretty good. Like the press printing plant. You're not going to get any prosperity or anything going -- and, another problem here, is this -- we're always chasing the last big things -- for -- like I said, these Performing Arts Centers all over Pennsylvania, New York -- they've been opened up . . .

Ms. Abbadessa: Thirty seconds, John.

Mr. Solak: . . . for twenty years. How much?

Ms. Abbadessa: Thirty seconds.

Mr. Solak: How long?

Ms. Abbadessa: Now, twenty-five seconds.

Mr. Solak: Okay, well, it's a -- it's puzzling to me. There's no track record of success. It's just good money, after bad and I'll be dead before it opens up. I'll tell you that right now -- and I'm not going to commit suicide. Thanks.

Chairman Bernardo: Thank you, John. Would anybody else like to speak at this Public Comment section? We'll call this Public Comment section to a close.

New business. As I said in the IDA meeting, I trust you all received your 2021 meeting schedule -- not -- I take that back. We don't have a meeting schedule for the LDC. Meetings get called when they need to be called, and we proceed accordingly.

Looking to a Resolution to Provide Financial Assistance in an Amount not to Exceed \$15,000.00 from the Broome County Local Development Corporation to Support Demolition Projects Undertaken by the Goodwill

Theater in Johnson City, New York. Mayor, I trust -- before it, Stacey, is there a lot more background to this? You've shared with us. . . go ahead.

Ms. Duncan: I can provide some background on this. To refresh, this was an item brought to the LDC Board about two months ago, with a request from Naima Kradjian, representing Goodwill Theater, for financial assistance in the amount of \$15,000.00, to support demolitions and site developments on properties owned via the Goodwill Theater, in and around the actual theater location. This included the demolitions of properties at 28 Willow Street, 47-51 Broad Street, and as well, potentially, the development of -- demolition, excuse me, of 43 Broad. In addition to demolition, there are a number of site costs -- some came as unexpected site costs. The plan was to relocate some parking lot [sic] to this cleared site and use a crushed surface to meet requirements -- is now been determined that they have to do a blacktop layer for that lot. The use of this is for the location of an outdoor tent to be used to meet COVID requirements for gatherings, to enable them to still do performances, in the months ahead. They have agreements with the Binghamton Philharmonic -- and the

Tri Cities Opera -- also enabled those organizations to utilize this tent area for performances, as well. Additional partners that have supported this, has been the number of private foundations in the community, the Broome County Land Bank, the BU Foundation, and apparently now, the Town of Union is also considering support. As a request of the Board, we established baseline criteria to view this. We don't tend -- we don't often get these kind of requests [sic] to the LDC. So, to meet that, we've developed the following. I provided this to the Board -- on a case-by-case basis, the Broome County LDC will review and consider requests for assistance with certain activities related to the development of sites in Broome County, purposes of which should support economic or community development in Broome County. Activities can include demolition of blighted properties that serve a larger development strategy or plan, participation in [a] feasibility study to support or create a new economic development project or activity, acquisition of property that can serve to stabilize or advance development in an area of high priority. Other requests that would have positive economic or community impact in Broome County municipalities,

defined areas of high priority as low to moderate income or distressed areas, areas where there's ongoing public or private investment occurring, and there -- and/or is an established economic development zone, such as an innovation district, opportunity zone, hub zone, central business district, or any areas that the Board deems of high priority for development. Of course, consideration of any financial participation would be contingent upon the level of availability -- available funds in the LDC, which we know varies year to year. There was a recommendation made prior to this for supporting this -- not through Governance at our previous meeting -- but that's what I have to bring to you at this moment. If you want to turn to Mayor Bucci on the actions of the Governance Committee.

Chairman Bernardo: Thank you, Stacey.
Mayor.

Mr. Bucci: It was -- well, it doesn't come with a recommendation from [the] Governance Committee.

Chairman Bernardo: Okay. And that is -- could [you] shed some light on that?

Mr. Bucci: That is because of three members of the committee had to abstain.

[Laughs.]

Chairman Bernardo: Okay. I'll -- then I'll take the lead, for a second. I understand where -- I know of at least two that have to abstain. The discussion with Naima, months ago, was specific to finishing up -- and yes, this project has been going on a very long time -- finishing up some of the neighborhood around her and from my perspective, getting rid of junk in the area. Bad, bad places for people to live -- dangerous places, hiding zones for bad people. So, the request was made, and I said I would be happy to present it to the Board. I support it, because this is the best kind of urban renewal in that area, in my humble opinion. What is the -- given all -- given the parameters that the staff and Stacey have suggested to us -- and, this being a not-for-profit -- I'm not suggesting we make donations to profit-oriented businesses -- where does the Board sit on this? Does anybody have a comment?

Unknown: Well, I do.

Mr. Bucci: I'll just say what I said -- or what I think Stacy addressed is -- that, again, this was kind of charting new territory. We haven't done this before. So, as with the previous discussions,

I'm most concerned about what precedent are we sending -- in regards to -- if we're providing a grant for demolition, should we set some parameters on what kind of projects -- who's eligible, that kind of thing, which Stacey kind of already outlined, as I think, a good starting point for where we are. But like tipping fees, demolition costs -- I could see us getting a number of requests, if we kind of, embark on this, on this trend. I'm not saying it's good or bad, but I just think that it's opening the door to, I think, more applications.

Mr. Cornwell: And if I could follow up on that -- we had discussed this, previously. I think it should certainly be considered, but my position at this point is that, I would not be able to support this, because it does not, in my mind fit the criteria that we have, and perhaps we need to expand the criteria a little bit more. You have the criteria, and then you have to apply that criteria to the project, and the certain parameters that are set ahead of time. So again, it would set a precedent of -- in the beginning -- that people would be inundated with requests, and we need to make sure that before that -- we do that, that we have those parameters set in place

-- a criteria -- so we know exactly -- well, so, we know that this is going to be carried out in a fair, and equal manner. And can be shown -- and we can show that on paper and point to the different items as to why we believe it qualifies and why it doesn't. I think now we just have a -- excel sheet request for \$15,000.00 -- and that's still a lot of money. So, I don't feel comfortable at this point until we had more of an opportunity to really define what we're going to do -- if we're going to go down this road.

Chairman Bernardo: Valid point. Anybody else have any comments? Okay, with that in mind, we'll table this to a meeting in the future, subject to coming up with specific, objective criteria. Okay.

Unknown: That's a good idea.

Mr. Bucci: Okay.

Unknown: Thank you.

Chairman Bernardo: Excellent. With that said, do you -- is there any other business anybody would like to cover? Okay, I'm looking for a motion to adjourn the LDC meeting.

Mr. Cornwell: Cornwell, so moves.

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

Mr. Gates: Gates will second.

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

Unknown: [Aye -- in unison.]

Chairman Bernardo: Any opposed? Thank you all very much. We will talk with you between now and the next meeting, I'm sure.

[Meeting adjourned on a motion by Mr. Cornwell, seconded by Mr. Gates at 1:38 p.m.]

[Attendees: John Bernardo, Rich Bucci, Jim Peduto, Brian Rose, Cheryl Sacco, Dan Crocker, Dan Gates, Joe Mirabito, Steve Cornwell, Stacey Duncan, Tom Gray, Natalie Abbadessa, Carrie Hornbeck, Theresa Ryan, Brendan O'Bryan, Amy Williamson, Joe Meagher, Aaron Martin, Michael Tanzini, John Solak.]

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 Local Development
Corporation Board Meeting, held telephonically, on
January 20, 2021.

Carrie Hornbeck / signed electronically

CARRIE HORNBECK

Executive Assistant

The Agency Broome County

Industrial Development Agency

FIVE South College Drive

Binghamton, NY 13905