

BROOME COUNTY LOCAL DEVELOPMENT CORPORATION

-----  
Governance Committee Meeting Transcript  
-----

Held telephonically, January 20, 2021, commencing at  
11:30 a.m. Adjourned at 11:41 a.m.

[See attendees at end of Transcript.]

REPORTED BY:

Carrie Hornbeck, Executive Assistant

Broome County Industrial Development Agency

Chairman Bucci: Good morning, everyone.

It's 11:30, so we'll call the Broome County LDC meeting to order. The first item on the agenda is to accept the December 16th, 2020 Governance Committee meeting transcript. This was sent out to all members, and if there were any additions, deletions or modifications, they were sent back to Carrie. So, having said that, we will accept the transcript for the record.

Next item on our agenda is Public Comment. This is open to anyone who would like to speak. If there was someone who would like to speak about an item on our agenda, or any issue before the IDA, I ask that they identify themselves, give us their name and address and they have five minutes to address the Board. Okay, hearing none, we'll close that portion of our meeting.

The first item on the agenda is a Review, Discussion, Recommendation 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. Stacey.

Ms. Duncan: Thank you, Mayor.

Mr. Rose: Let me speak. Before you go, a quick question. I have a conflict, so I will not participate in this item. My only reason for signing onto the meeting -- at some point, there was some conversation about discussing criteria more generally, for these kinds of -- if we intend to do that, I'll just stay on the meeting and not participate. If we're not, I'll sign off and come back.

Ms. Duncan: Sure. Yes.

Mr. Peduto: I need to echo those sentiments. I'm on the Board, so, I'm out, as well. I've clearly got a conflict.

Ms. Duncan: Okay, well, what I can do is . . .

Ms. Sacco: I have a conflict, as well, so . . .

[Laughs.]

Chairman Bucci: So. . .

Ms. Duncan: If you -- if I may -- Mayor and Joe, you please weigh in -- what I might do, then, is just provide the background as a refresher, but I would like to -- I do have this. Per the Board's request, there was just a discussion of development of

some criteria. So, I did want to run through that and get any feedback. Would that be appropriate, Joe?

Attorney Meagher: Yes, it would. Yep.

Ms. Duncan: Okay, then I'll just provide a little bit of a background and refresher on this, as it's been a few months since we brought this one to your attention, and I did do some of the due diligence as a follow-up. So, to refresh everyone's recall, a few months back we received -- which we do from time to time -- we received a request from Naima Kradjian, who operates the Goodwill Theater, for financial assistance with demolitions and site development at the Goodwill -- well, at properties owned by Goodwill Theater, adjacent to the theater. Over the years, Naima has purchased a number of very blighted properties, and has worked -- come up with a plan to demolish many of them. In addition, she is coming near agreement on the purchase of 43 Broad. This is new information -- looking at one she's been trying to acquire for a number of years. So, the request was to assist for the costs of demolition and subsequent site development on these sites. One of the questions was -- what happens next with these sites? What they are doing and they've had approval to do, is looking to

relocate parking from across the theater -- across the street -- to this new cleared site. They did -- she did discover that while they were initially planning to just use a crush for the parking lot, they do have to now blacktop that to meet specific requirements -- so, there's some unexpected costs that were not built into the additional -- the original budget. The use of the lot that they're relocating -- they are putting a large-scale outdoor tent -- think of one that you might see at Traditions -- to host outdoor events to accommodate through what -- we don't know how long COVID will last. They're also partnering and already have agreements with the Binghamton Philharmonic, Tri Cities Opera to lease that tent to them for events, for one dollar and would like to provide at no cost, the ability for use for the Village of Johnson City, as they need. One of the requests -- John Bernardo, Chairman Bernardo had advanced a recommendation that we support the request and one of the follow-ups of that, was to develop some criteria for this and other requests that we may get through the LDC. I think last week I sent the following criteria -- I would love feedback on that. That 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, the purpose of which should be to support economic or community development in Broome County. Activities can include, but are not limited to demolition of blighted properties that serve a larger development strategy or plan participation in a feasibility study to support or create new economic development projects or activity. Acquisition of property that could serve to stabilize or advance development in an area of high priority. Other requests that would have a positive economic or community impact in Broome County municipalities. I defined areas of high priority as low to moderate income or distressed areas, areas where there is ongoing public/private investment already occurring, and/or there is an established economic development plan, such as the innovation districts, opportunity zones, hub zones or central business districts. Consideration of final participation, of course, would be contingent upon the level of available funds in the LDC, which as we know, varies from year-to-year. So, I would love feedback on that for this particular request. I think it does meet many of the criteria, such as demolition of

bright -- blighted properties that serve a larger development or strategy, or plan. It is -- it does meet an area where there is ongoing public/private investment and is in [an] established economic development area, such as an opportunity zone and an idistrict. I do want to note that I think -- I believe most all the demolitions, with the exception of this 43 Broad, should she acquire, that have been completed. So, this will advance ongoing costs associated with site development, and this unexpected new cost related to blacktopping the lot. So, any questions on the criteria?

Ms. Sacco: Can I make a suggestion on the criteria, generically?

Ms. Duncan: Certainly. Yes, please.

Ms. Sacco: We have a laundry list, like the certain areas that it would be, and I'm just wondering if we need -- not a generic catch all -- because obviously, we do want this to be specific. But I'm wondering if it should have something that says, other areas that the Board specifically identifies where -- because the governor's office, the state does come up with grant programs, different innovations. I could

see this list very quickly getting dated, and being too limited.

Ms. Duncan: To just add that final, sort of other, catch all . . .

Ms. Sacco: Not too broad. I mean, we don't want somebody who buys a single-family house and wants to demolish it, so they can put a garage on it. But there should there should be something, I think, that's slightly more generic, that allows the Board to recognize the impact, where it's not specifically in one of those enumerated areas.

Ms. Duncan: Sure.

Ms. Sacco: Just a thought.

Ms. Duncan: Thank you. Yes. Good thought, for sure. Brian, did you have thoughts?

Mr. Rose: No. I thought Cheryl's comments were spot on.

Chairman Bucci: Stacey, should there be any criteria for eligibility on who can apply? Or do we just want to leave it open, and take it on -- like you said, a case-by-case basis.

Ms. Duncan: Kind of similar to Cheryl's comment, I would echo, if we keep it broad enough, that -- but of course, on a case-by-case basis, that

might be the way to go, initially -- I would think would cover that.

Ms. Sacco: I agree, I could see a scenario where it would be a non-for-profit [sic]. I could see a scenario where it would be a for-profit, where it'd be public/private partnership. I could see a situation where it's a governmental entity that's coming in, specifically for demolition. I could see a scenario where any of those types of arrangements would -- could come in with something that would, at least require review. So, I don't know if I would want to limit it, but I think who they are and where they're coming from and what they're looking for -- we can balance it. I would love to see some p3's. I would love to see some public/private partnerships come in, but I'd be a little nervous to limit it to like nonprofits, or exclude for-profits, because I could see a scenario where there is a need.

Chairman Bucci: Okay.

Ms. Hornbeck: Can we just -- I'm sorry, I just want to interrupt to say that we're going to need to have conflict of interest forms filled out for the board meeting and I can forward [them] to those people who need those.

Ms. Duncan: We can do that, yep.

Ms. Hornbeck: Okay, thank you.

Chairman Bucci: Okay, any other comments at this -- we're basically discussing the criteria at this point. Any other comments or questions? All right. So, then I would imagine Stacey that -- are you gonna [sic] present -- have the same kind of discussion with the full Board, or?

Ms. Duncan: Yeah, so since we can't advance it through Governance, it'll just go to the full Board, for consideration.

Chairman Bucci: Okay.

Ms. Duncan: At our LDC meeting.

Chairman Bucci: Right. So, there's no movement on this item at this point in time. So, that was the only item on our agenda. So, I'll entertain a motion to adjourn.

Mr. Rose: So, moved.

Chairman Bucci: Brian.

Mr. Peduto: Jim, second.

Chairman Bucci: Second, Jim. All in favor?

Unknown: [Aye -- in unison.]

Chairman Bucci: Opposed? Okay, we are adjourned.

[Meeting adjourned on a motion by Mr. Rose, seconded by Mr. Peduto at 11:41 a.m.]

[Attendees: Rich Bucci, Jim Peduto, Brian Rose, Cheryl Sacco, Dan Crocker, Dan Gates, Joe Meagher, Stacey Duncan, Tom Gray, Natalie Abbadessa, Carrie Hornbeck, Theresa Ryan, Brendan O'Bryan, Amy Williamson, Joe Meagher, Matthew Paulus, Aaron Martin, Mayor Deemie, Michael Tanzini, Joe Moody, Cindy O'Brien.]

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 Governance Committee 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