

BROOME COUNTY LOCAL DEVELOPMENT CORPORATION

LDC Board Meeting Transcript

Held telephonically, February 17, 2021, commencing at
1:19 p.m. Adjourned at 1:30 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 February 17th, 2021. And I would like a motion relative -- unless there's comments relative to the transcript of our last meeting of January 20th, 2021. Are there any comments, further comments [inaudible] . . . on those we've heard, by email? If not, I'm looking for a motion to approve those.

Mr. Crocker: Dan. I read the transcript. I'll motion.

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

Mr. Bucci: Second.

Chairman Bernardo: Mayor, thank you. All those in favor, say aye.

Unknown: [Aye -- in unison.]

Chairman Bernardo: Any opposed? Motion carried.

Come to the part of our agenda where we have a Public Comment period. Anybody wishing to speak on any matter concerning the Local Development Corporation of Broome County, please state your name

and address for the record -- and note we are adhering to a five-minute, on that period.

Mr. Solak: Hey, can you hear me?

Chairman Bernardo: Yes, sir.

Mr. Solak: Okay. You have -- are hooked up through the LDC to this cultural and education, or Cultural and Healthcare District. You recently gave \$15,000.00 to the Goodwill Theater, for demolition. So, you're hooked up to it. Matt Paulus referenced it as his -- well, I won't say excuse, but as his justification for coming in with these projects -- that this Cultural and Healthcare District, which really started with a figment of Naima Krajian's imagination, and unfortunately, became a reality. And I guess that she constitutes -- her organization constitutes the cultural component of this district. Now, I've mentioned this, and I will mention it again. Rehabilitating movie theaters or old theaters, performing arts, renovating them, is pretty standard. It's occurred in upstate New York and northeastern Pennsylvania, for the last 30 years. The difference between Naima Krajian's Goodwill Theatre, and the others, is that most of these projects were finished and competed within nine months, to two-to-three

years. Naima Krajian's been at it for 21 years, and she still has broken glass in the Goodwill Theater. I'm concerned when allegations are made at public meetings that essentially involve criminal activity, not technical violations of labor laws, and go largely unrefuted. Uh, so to me, this Board, which is the identical Board to the IDA, and perhaps, as far as I'm concerned, it shouldn't be. Perhaps this Board and the IDA Board, should take these allegations that have been made, and forward them off to the district attorney and the attorney general's office, because I don't think -- on the one hand -- that you can entertain Public Comment, where violations of state and federal law are made, that go largely unrefuted and then slough it off and approve projects, based on -- well, we'll keep a closer eye on -- what the hell is that? So, and the reason that I bring Naima Krajian up -- I'm not absolutely sure, but -- and the ambiguous thing that this \$15,000.00 was going to help in the demolition. The demolition was already ongoing, I believe, before the resolution passed, and that's just in the department of more than sloppiness. I deal with corporate governance with the shareholder actions. And, you either have corporate governance or

you don't -- you either have a Board of Directors or you don't. And if people are acting, without Board approval for any matter whatsoever, including, by the way, a payment in lieu of taxes -- that type of deal. It would be interesting to see what the closing contract says on these deals. What happens if the payment in lieu of taxes are not continued? So, I think -- and to be fair to the newer members -- I've monitored this Agency for a long time. I've dropped dimes on this Agency, that has had tremendous . . .

Ms. Abbadessa: John, 20 seconds.

Mr. Solak: Okay, that has had tremendous results and will continue to do so. But I think you're hooked up. When you hooked up to the Goodwill Theater, you hooked up to the [inaudible] enablement of nothing more than a scam. Thank you.

Chairman Bernardo: Thank you, John. Are there any other comments?

Mr. Cornwell: Mr. Chairman, I have a -- can I have a -- speak for a second?

Chairman Bernardo: Of course, you can.

Mr. Cornwell: I'm going to address Mr. Solak's comments, just to clarify the record. There was a resolution last month to provide financial

assistance of up to \$15,000.00 to support demolition projects undertaken by the Goodwill Theater. And we did not pass that -- we tabled that. I just wanted to make that clear, for the record.

Chairman Bernardo: Thank you, Steve. Any other comments? Okay, moving on to New Business.

A Resolution to Approve Summary Results of Confidential Evaluation of Board Performance. Stacey.

Ms. Duncan: Yes. Similar to the IDA, this is an annual Confidential Board Evaluation we provide at the end of every year. This -- we've included the summary results in your packet. This group, as well, includes Board makeup from 2020. So, we will entertain a new one at the end of this year, that'll make -- comprise of this full Board. So, I don't know if there are any questions on that. We will review as a staff and look at the areas in which the Board may want to have deeper discussions or provide some speakers on public authorities, etc. So, we will take a closer look at that and come up with recommendations and bring to the Board, if necessary.

Chairman Bernardo: Thank you, Stacey. Any questions for Stacey? This did not come through Governance, correct, Mayor?

Mr. Bucci: No, it did.

Chairman Bernardo: I'm sorry.

Mr. Bucci: So, we do move it forward, as a motion to approve.

Chairman Bernardo: Appreciate that. Is there a second?

Mr. Crocker: Second.

Chairman Bernardo: Thanks, Dan. Any further discussion? All those in favor, say aye.

Unknown: [Aye -- in unison.]

Chairman Bernardo: Any opposed? Motion carried.

Resolution Approving the 2020 Mission and Measurement Report. Tom.

Ms. Duncan: Tom, you're muted.

Chairman Bernardo: Tom, please unmute yourself. There you go.

Mr. Gray: Sorry about that.

Chairman Bernardo: No problem.

Mr. Gray: The Mission and Measurement Report is an annual requirement of the Authority Budget Office. The staff reviews goals achieved in the previous year and sets goals for the following

year, based on the Strategic Plan initiated and approved by the Board.

Chairman Bernardo: Thank you, Tom. Any questions for Tom? Mayor, did this come through . . .

Mr. Bucci: Yes, it did.

Chairman Bernardo: . . .Governance?

Mr. Bucci: Yeah, it did and we move it forward as a motion to approve.

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

Mr. Crocker: Second.

Chairman Bernardo: Thanks, Dan. Any further discussion? Let's take a vote. All those in favor, say aye.

Unknown: [Aye -- in unison.]

Chairman Bernardo: Any opposed? Motion carried.

Resolution to Approve the Readoption of the BCLDC Bylaws and Policies: Code of Ethics Policy, Whistleblower Protection Policy, Defense and Indemnification Policy, Compensation, Reimbursement and Attendance Policy and Travel Policy, with no changes. Tom.

Mr. Gray: Yeah, another requirement of the Authority Budget Office, that the staff, in conjunction with the Board, review its Bylaws, as well as Policies and Procedures. The staff has done that. Governance Committee has been appraised of that, and we are recommending that both the Bylaws, as well as the Code of Ethics -- excuse me, the Bylaws and the Policies and Procedures, be readopted, with no changes.

Chairman Bernardo: Thank you, Tom. Any questions for Tom? Mayor, this came through Governance?

Mr. Bucci: Yes, we move it forward, as a motion to approve.

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

Mr. Crocker: Second.

Chairman Bernardo: Dan is the only guy who knows how to second.

[Laughs.]

Chairman Bernardo: Just kidding.

Mr. Mirabito: Quick with the switch.

[Laughs.]

Chairman Bernardo: Any further discussion?
Let's take a vote. All those in favor, say aye.

Unknown: [Aye -- in unison.]

Chairman Bernardo: Any opposed? Motion carries. Any Old Business, Stacey? Can't hear you, Stace.

Ms. Duncan: No. I don't have any. Can you hear me?

Chairman Bernardo: That's better. Okay, looking for a motion to adjourn, if there's nothing else.

Mr. Mirabito: Motion, Joe.

Chairman Bernardo: Joe Mirabito. Is there a second?

Mr. Gates: Second. Everybody.

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

Unknown: [Aye -- in unison.]

Chairman Bernardo: Anybody opposed? We are adjourned. Thank you, all. Appreciate it.

[Meeting adjourned on a motion by Mr. Mirabito, seconded by Mr. Gates at 1:30 p.m.]

[Attendees: John Bernardo, Rich Bucci, Jim Peduto, 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
February 17, 2021.

Carrie Hornbeck / signed electronically

CARRIE HORNBECK

Executive Assistant

The Agency Broome County

Industrial Development Agency

FIVE South College Drive

Binghamton, NY 13905