

BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY

IDA Board Meeting Transcript

Held telephonically, December 15, 2021, commencing at
12:03 p.m. Adjourned at 1:56 p.m.

[See attendees at end of Transcript.]

REPORTED BY:

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Reporters Transcription Center

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Chairman Bernardo: I'd like to call this meeting of the Broome County Industrial Development Agency on December 15, 2021 to order.

Looking for a motion to approve the transcript of our November 17th board meeting with comments if you wish.

Mr. Crocker: I'll make a motion.

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

Mr. Rose: Second. Brian.

Chairman Bernardo: Thank you, Brian. Any comments, questions, suggestions? We'll call for a vote. All those in favor, say aye.

Unknown: [Aye -- in unison.]

Chairman Bernardo: Any opposed? Thank you all. We come to the part of our agenda where we have our public comment session. Anybody wishing to speak on any matter concerning the IDA, feel free to state your name and address for the record and please limit your comments to five minutes.

We'll call that session to a close.
executive director report. Stacey, updates please.

Ms. Duncan: Yes. I had a tickle in my throat right at that moment. Excuse me.

Yeah, just a few things. I just wanted to share good news with the board. You know some of the things or items we've been directly and/or tangentially involved with. But if you have not heard, there's been a lot of announcements on state and federal funding, some coming to our community, which is great news. The governor announced the CFA awards as of yesterday, I believe, and some good things happening here in Broome County. There's a few I wanted to just note because we have a lot of project activity in these areas.

The Town of Union did receive \$100,000 to do a smart growth comprehensive plan for the town that will be an update to their 2010 comprehensive plan and tied in with the most recent announcement with the Village of Endicott's \$10 million DRI award. That's also great news. I'm sure we'll somehow integrate into this plan.

And the Village of Endicott, more good news for them, they did receive -- and we worked with them not directly on writing this but through our continued information share, our meetings that Brendan manages. We did discuss the potential application on the Endicott BOA or Brownfield Opportunity Area nomination

for in and around the Huron campus, encouraged them to do that application. They were awarded \$300,000 through Department of State to develop a BOA nomination plan for a 429-acre area. That includes Washington Ave. downtown surrounding manufacturing, commercial, and residential areas. With that, they'll open themselves up. And project developers can open themselves up to the brownfield tax credit program and as well additional federal funds to do abatement and remediation. So that's I think great news for them.

Just a few others that I wanted to note. Buckingham Manufacturing is a perennial applicant and awardee on workforce. So those businesses that have some workforce needs we always encourage to apply. Received \$48,000 to do more training programs. And I know they're doing a lot in-house with the training because of the workforce shortage. They've kind of created their own apprenticeship program.

The UHS most recently was awarded just under a million dollars, \$991,000, to do childcare. So again another topic that we know is a significant need in our community. We're thrilled for them. We got a nice note from John Carrigg for our continued support of the hospital and their efforts.

Then lastly some good news. We joined in on a letter of support and are listed as a partner in Binghamton University's recent announcement of receipt of \$500,000 a shortlist award for the EDA Build Back Better program that is being run through really directly out of the university but in partnership with the downtown incubator and clean energy programs there. One of the things is funding to build a better manufacturing hub in Endicott and then near where activities are happening with iM3 New York. So if successful, that could be \$100 million coming to PME [phonetic].

So a lot of great things happening in and around the community and especially in concentration here. We've always said, you know, Endicott will get its time. It does seem like that's happening. So we're thrilled to support in any way that we can with that. I did get the good fortune to do a tour of iM3's manufacturing facilities and it's coming along nicely. They are very appreciative of our continued support for their growth there.

There's only one other final item I'd like to do on the record in our meeting today. As you all know, Tom Gray is retiring.

Unknown: That's a pretty big lie. You'd hate it when he's gone.

Ms. Duncan: Effective March 31 of 2022. So I'm now trying to slow the clock down a little bit because Tom has been here for 20 years with the organization. He was here when I came here in 2014. I consider him, you know, my own sort of -- I call him -- he doesn't know this. I hope he doesn't mind this. But I think of him as my Yoda. He is my sage consultant and wise --

Unknown: He was here when you were in high school. Come on.

Ms. Duncan: So it will be odd to experience coming here without Tom being here, but we're thrilled for the next chapter for he and Diane. We just have a small -- just something commemorative for him that we'd like to present today. And maybe a cake in your future, Tom is here. You never know.

Unknown: No shit.

[Cross-talking]

Ms. Duncan: So presented to Tom Bucky [phonetic] Gray in recognition of 20 years of commitment to economic and community development with The Agency. Tom, I just can't thank you enough for

your counsel, your humor, and your willingness to help me succeed. I know I speak for the whole team with that. So we will miss you, but we have you on speed dial. So, the best to you and Diane.

Mr. Gray: Thank you. I appreciate it.

Ms. Duncan: That's all that I have for my report.

Chairman Bernardo: Thank you, Stacey. You've all had the chance to look at the internal financial report through November 30th. Any questions?

Unknown: Just one quick question. Several of these we've seen for a long time. But the Grow Hemp, LLC is now 120 days out backgrounder.

Ms. Duncan: They're not gone yet.

Unknown: First of all, I'd like the board to know that I have told the staff that anything that doesn't or hasn't worked up to this point --

[Cross-talking]

Unknown: Actually, Joe and I have been working with the attorneys representing Grow Hemp as well as STREDC which is who we partnered with in the loan to Grow Hemp. The principal died. We still have a personal guarantee with his brother who we will be pursuing at some point. So we're in the beginning

stages of putting more food on Joe's table to get our -- I think a little less than \$50,000.

Unknown: It's in the \$30,000. But I spoke with Dave Rossetti [phonetic] this morning. He's the attorney for STREDC. We both have been in touch with the holdings [sounds like]. In fact, Jim Orband I think is the executor of Jeff Bump's estate. In any event, they're attempting to resurrect that life insurance policy. But we don't have a full set therein of what the assets in the estate are. So whether that's the avenue we take or whether we just go straight out of the territory. So again I'm working directly with Rossetti. We're partners. We haven't, you know, arrived on any agreement, sharing agreements.

Unknown: David Bump is actually at this point in time stronger appearing --

Unknown: He's actually on a tour.

Unknown: -- than his brother was.

Unknown: Yes.

Chairman Bernardo: You're good, right?

Unknown: Yeah.

Chairman Bernardo: Any other questions or comments?

Ms. Duncan: I have one more thing I forgot. I think I'd do a little bragging on some of the team here. In Tom's place, it was recommended that Natalie Abbadessa join the STREDC, which is the Southern Tier Regional Economic Development Corporation. Tom served as the chair of the Loan Committee there. I served on the full board and Tom chaired the Loan Committee. So recommended to George Miner that Natalie step into that role. Did you have your first meeting yet?

Unknown: Yes, we did.

Ms. Duncan: She had her first meeting. So she is now representing Broome County on the STREDC loan. We're excited to have her get started with that.

Chairman Bernardo: One comment. With the exception of our building - and it's nominal - our building cost, year-to-date we're in great shape in every single category of the budget. Revenue-wise, we are out of the water and the expenses are all -- with the exception of that legal bill. I'm kidding though. We're in really good shape.

Ms. Duncan: It's good to know that.

Chairman Bernardo: Any additional questions or comments on the financial or the loan activity with the boards? Moving on to the new business.

Resolution approving an extension of the December 1, 2020 sales and use tax exemption with One North Depot, LLC from December 1, 20 -- it's supposed to be December 1, 20 --

Ms. Duncan: It's a typo. It should be 2021. I'm sorry.

Chairman Bernardo: Thank you. From December 1, 2021. Through and including December 1, 2022, the total amount which shall not exceed \$360,000. Stace?

Ms. Duncan: Yes. This did go through the Governance Committee. I'll just briefly state this is sort of a continuation of a theme we're seeing. I think it's still the continued financial impacts of COVID and related issues. We did get this letter from the North Depot. This is Josh Bishop's project in the City of Binghamton. This is the building just across the railroad tracks from Remlik's, if you're familiar with that area. It is slated to be market-rate apartments. Josh has assured us the project is still in motion. It's just they've been having a lot of delays related to material costs, supply chain delays, and lack of skilled labor. He's requesting, just in time, a term extension for one year through December 31, 2022.

A great question came up by Brian in the Governance Committee. Some of these requests, are they reasonable at this point? My recommendation to Governance was I think, given continued fallout, this is really a year we're still seeing a lot of financial impacts. But anything beyond this year with sort of repeat requests, I would recommend we would do a deeper dive in 2022.

Unknown: Makes perfect sense.

Chairman Bernardo: Mayor, this came out of Governance?

Mr. Bucci: It did. We move it forward as a motion to approve.

Chairman Bernardo: Is there a second?

Mr. Peduto: Second, Jim.

Chairman Bernardo: Jim, thank you. Any discussion? Let's have a vote. All those in favor, say aye.

Unknown: [Aye -- in unison.]

Chairman Bernardo: Any opposed? Any abstentions? Thank you.

Moving on to Item number 7: A resolution accepting an application from the UB Family, LLC. A special purpose entity was established by the company

for a lease/leaseback transaction to facilitate the financing of the construction and development of 549 plus parking spaces within the five-level municipal parking garage located at 183 Water Street in the City of Binghamton, Broome County, New York, to be owned by the Binghamton Local Development Corporation. And the acquisition, construction, development, renovation and equipping of approximately 123 plus or minus new apartments to be constructed on five floors above the aforementioned municipal parking garage; to provide for a state and local sales and use tax exemption benefit in an amount not to exceed \$905,680; to provide a mortgage tax exemption in an amount not to exceed \$187,000; to provide for a real property tax exemption in an amount not to exceed \$18,462,086 pursuant to the PILOT schedule attached hereto as Exhibit A, including a deviation from The Agency's uniform tax exemption policy, and authorizing The Agency to set and conduct a public hearing with respect thereto.

That might be the longest resolution --

[Cross-talking]

Chairman Bernardo: I'd be glad to repeat it after reading it though. Stacey.

Ms. Duncan: Yes. This did also go through Governance. I will note we've done a lot of discussion at this point. At this point in time we are -- the action by the board is to accept and essentially open public deliberation on this project. By accepting the application, it also does authorize us to set up a public hearing at the appropriate time.

I will note a few things on this before I get into some of the detail on the project. You do have in your packet our newer form of cost-benefit analysis. That does provide a deeper dive into some of the project details. This is a new software we're using with MRB Group. So that is included in your packet, just behind your project summary review.

And as well, per the request of the board, we are also working with the National Development Council. We will be getting a sort of a summary, an independent third-party summary, and that I will make available as soon as we receive that. So that will also provide some additional, I think, detail on this project.

It's a complex but really innovative project for the city. I won't spend too much time as we do have Jeff Smetana on the line with United Group. Hi,

Jeff. But it's an exciting project. It's a \$28 million project to remove the existing garage at Water Street. The one that does is attached to and adjacent to the current Boscov's building. It includes the reconstruction of that parking garage and as well, forgive me the exact number of apartments, but over 100 market-rate apartments with a riverfront view. So new tax revenue for the first time. There is currently nothing there that brings in tax revenue at that parcel. So new tax revenue to the city with regard to property taxes.

The PILOT schedule they requested as a deviation. It is a 28-year request. The PILOT schedule is nuanced. Compared to ones we traditionally see, it's structured more like a PILOT increment, a financed PILOT in that some of the debt on the bond is included in the breakdown of the PILOT schedule.

Just some details on that. The City will make payments on PILOT bonds in years one and two. At closing, on financing for the apartments, the apartment owners will pay the City through the owner group. That's \$323,000. That's the City's payment on the debt. As reimbursement for those payments, the City will utilize the PILOT payment plus air rights to

make payments for the PILOT bonds and distribute the balance if any to the city, county, and school district in the form of a PILOT payment. So again this is not the traditional structure we see, but it does cover the cost of the infrastructure within the schedule.

Total payments by apartment owners constitute the total amount to be paid in PILOT and air right payments. The new municipal garage will serve residents, businesses, and visitors, as well as support Boscov's continuing success. As a critical driver of retail activity downtown, it is my understanding that the City and Mayor David are making great progress with Boscov's on longer term lease agreements and renovation to that facility. The apartments will attract the millennial and boomer resident base. The purchase price and new property taxes represent new revenue to the city that would not otherwise be available. And because the City currently owns the site, there are no taxes being paid.

So with that, I think, it may be best at this point is just to see if there are any questions or allow Jeff to offer some comment. Otherwise, let's proceed.

Chairman Bernardo: Yeah, let's. Jeff, would you like to offer anything beyond what Stacey has suggested or said?

Mr. Smetana: Sure. Thanks for having us. Thanks for considering our application. We're very excited about the project. It is a very interesting project. I mean it is putting privately-owned apartments above the publicly-owned garage. They're sitting, overlooking the Chenango River there. They are right in the downtown business district. So it is utilizing this air-rights structure to accomplish that. So it is very interesting. We appreciate everyone's willingness to get into this detailed of a structure and really make something like this work.

Just to clarify some of the explanation of the project. The garage itself of course is being owned and developed by the City's Local Development Corp. So it's described in the overall project in that it will be supporting the apartments, but none of the costs that are within our budget cover any of the costs of the garage. Those are all separate, just if there isn't any misunderstanding on the way the project was initially described.

The abatement of the current garage is

currently underway. Gorick Construction will be starting demolition on December 27th. The process will go forward from there. We expect to be in the City with our project, the apartment project, entitlements in parallel with the garage. They'll proceed through the process hand-in-hand so everyone will have a chance to really understand how the garage is being designed and proposed in the same way that the apartments are being proposed.

This is a project that the United Group will own and operate. We have our own management company, United Plus Property Management. It's been managing multi-family properties for close to 40 years or similar entities that are within the United Group. So we're going to become business owners and part of the community. We're very much looking forward to that.

On the call also is Michael Uccellini who is the principal and CEO of the United Group. He's very excited about the project as well. We're really looking forward to getting into the development process.

Chairman Bernardo: Thank you, Jeff. Any questions for Jeff or Michael before we move to others? Mayor, this was discussed in Governance?

Mr. Bucci: Yes. And just to be back on what Stacey said -- [audio glitch]

Chairman Bernardo: Mayor, you're hanging on us. Go ahead. Start over again.

Mr. Bucci: Okay. I might have to switch to my phone.

Normally we accept an application with the premise of immediately setting a public hearing. In this case, we are accepting the application, as Stacey said, to start the public deliberation on it. But we, as the Governance Committee and the board will then do our deep dive and analysis of the application and the component parts to it. When that's complete, we will set the public hearing. So we're moving it forward as a motion today to accept the application.

Chairman Bernardo: Okay. And to call a public hearing at a later date?

Mr. Bucci: Yes. Yes.

Chairman Bernardo: Is there a second to that motion?

Mr. Peduto: Second. Jim.

Chairman Bernardo: Thank you, Jim. Is there any discussion or questions beyond what we've asked? Let's call for a vote. All those in favor, say aye.

Unknown: [Aye -- in unison.]

Chairman Bernardo: Any opposed? Any abstentions? Carried. Thank you, gentlemen. Item number 8: A resolution accepting an application --

Unknown: I have one, wait. It's the one that's stated?

Ms. Duncan: It's the one. Yeah.

Unknown: Yeah. I got a copy of that. So I'll leave you to that.

[Cross-talking]

Chairman Bernardo: A resolution accepting an application from PM, Property Matters, LLC, and authorizing a sales and use tax exemption in an amount not to exceed \$13,720 consistent with the policies of The Agency in connection with the acquisition, expansion, renovation and the equipping of the property and building located at 21 Emma Street in the City of Binghamton, Broome County, New York. Stacey.

Ms. Duncan: Yes. This is a project that comes all the way from California. PM Press is transitioning its global distribution center, event space, and headquarters from Oakland, California, to Upstate New York at a building located at 21 Emma Street in the City of Binghamton. It will be their new

shipping and receiving center processing over \$1 million in book orders annually and event and book fair space. PM Press is also acquiring Autumn Leaves on the Ithaca Commons as a retail outlet.

They expect that the full cost of transition will be approximately \$1 million. That includes building acquisition, new construction improvements, equipment purchase and associated cost totaling \$853,500. The remainder will be shipping cost and added employee cost and accommodations. Upgrades and additions are needed to create a safe attractive environment for their core operations. The property also requires safety upgrades, minor repairs, and extensive cleaning as it sat vacant for nearly a decade. They will purchase equipment for the warehouse operations and additional office equipment.

PM Press expects three FTEs, full-time employees, to operate in the facility. Two will be stationed at the facility full time while they expect another one person within PM to be at the facility as needed during peak times. And at least one other FTE will be located in Ithaca, New York.

So the project applicant, Andy Pragacz - I have a problem saying that right - is on the call. I

should have checked with him earlier. He's on the call to answer questions.

But a little bit on the project details. Total project cost is about \$945,000 of which, what is eligible for sales tax is \$171,500 which makes them eligible for an exemption up to 8 percent of \$13,720.00.

Chairman Bernardo: Thank you, Stacey. Would the owner like to offer anything in addition to what Stacey has suggested?

Mr. Pragacz: I just want to clarify I'm not the owner. I'm the operator for the new warehouse. I'm actually in our current warehouse out here in Oakland. The only other thing that I want to add is that I'm actually from Binghamton. I'm actually from the First Ward where this building is going. My family actually is living in the First Ward for about a hundred years. So I'm really, really happy and proud to be able to bring this facility to Binghamton. I think it's going to be a tremendous benefit to the community at large. We're hoping to do some large scale beautification of this space, including dealing with the retaining wall that's in the front and really turning it into a really attractive and vibrant space. So thank you very

much for the consideration. Yes.

Ms. Duncan: Thank you.

Chairman Bernardo: Thanks for coming back. Appreciate it.

Mr. Pragacz: Oh, I actually live in Binghamton. I'm just out here helping for the Christmas rush. I mean I've been packing all morning. I live over on the West Side of Binghamton.

Mr. Bucci: It's a good problem to have, Andy, packing.

Mr. Pragacz: It is. Oh, it's a great problem to have. No, no. I have to get in quite early. It was a very good problem. Agreed.

Chairman Bernardo: Thank you. Mayor, this came through Governance?

Mr. Bucci: It did. We move it forward as a motion to approve.

Chairman Bernardo: Is there a second?

Mr. Peduto: I'm on a roll. I got it. You're not stopping me today.

Chairman Bernardo: Any discussion? We'll have a vote. All those in favor, say aye.

Unknown: [Aye -- in unison.]

Chairman Bernardo: Any opposed? Any

abstentions? Approved. Thank you very much.

Mr. Peduto: We let Dan back in?

Chairman Bernardo: Yeah.

Mr. Pragacz: Thank you all very much. I hope you have good holidays.

Unknown: [Thank you -- in unison.]

Chairman Bernardo: Item number 9, a resolution approving an extension of the December 20, 2019 sales and use tax exemption agreement with Canopy Growth USA, LLC, and HIP NY Developments, LLC, from December 31, 2021 through and including December 31, 2022 the total of which shall not exceed \$3,200,000. Stacey.

Ms. Duncan: Yes. Very similar to our previous item on the agenda. Similar reasons - delays related to materials and supply costs have delayed this project as well. But most significantly is the regulatory uncertainty regarding hemp and hemp products. They were sort of on a roll pre-COVID and COVID did slow things down, made that less a priority.

I have had multiple conversations with David Culver who is their VP for Government Relations. He had been my main contact with Canopy since their beginning. They're very committed to the location.

They're still very committed to the project. Like many things, they're just significantly delayed. They do still have LeChase Construction locally as their general contractor. We've had follow-ups with them. Things are still proceeding just not at the pace they wish. So this falls in that same category of I think another year is reasonable. Beyond that, I think we would want to take a deeper dive into it.

Chairman Bernardo: Thank you, Stacey. Mayor, this came in for Governance?

Mr. Bucci: It did. We move it forward as a motion to approve.

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

Mr. Crocker: Second.

[Cross-talking]

Chairman Bernardo: Thank you, Dan. Is there a discussion? No discussion. All those in favor, say aye.

Unknown: [Aye -- in unison.]

Chairman Bernardo: Any opposed? Any abstentions? Moving on.

Item number 10, a discussion regarding conflict of interest policy. I have my name next to

it. I think this went through Governance.

Ms. Duncan: It did.

Chairman Bernardo: Okay. So I'll start with you, Stacey.

Ms. Duncan: Yeah. Essentially, you know, as I said, we do our best to keep pace on the latest guidance and updates from the ABO and the Public Authority's Office in New York State which is our sort of oversight office. In our most recent IDA Academy, they stressed the importance of review of your conflict of interest policy, of ensuring that you have a strong proper protocol in place that align with those. So we had included some information in your packets. What we're recommending is just more of a structured process by which --

And that's the short document sort of the executive summary. Everything on that, that bulleted list, will be the process we will use moving forward. It's just most of it relies on notification at least when agendas come out. So the new process will be when the agendas come out, that anyone with a conflict would notify myself, Joe Meagher, and also - which I did not realize - they recommend your Governance Committee. Rich Bucci is chair. That way it gives time

for Joe to that if there is in fact a conflict and if it's a prohibitive conflict as the lawyers would say. So this document will be the new process and procedure moving forward.

I did want to acknowledge Cheryl made a great point in so much as revisions and in keeping those to a minimum so that there is appropriate time for board members to review. So that was what we discussed. Thank you.

Chairman Bernardo: Mayor, this came before Governance?

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

Chairman Bernardo: Okay. Is there any confusion or concern as it relates to this?

Ms. Duncan: No. I think it's just to kind of codify a stronger process. I mean, you know, from time to time we'll get questions from the board. Is this, is it not? I think mostly it just relates to the timing of such information and clarification really.

Chairman Bernardo: Yeah. And a board member has a right. I mean we look to Joe for opinion.

Ms. Duncan: Yes.

Chairman Bernardo: But a board member has

the right to say I clearly have a conflict.

Ms. Duncan: Sure.

Chairman Bernardo: So I'm going to back away from this.

Unknown: At the end of the day it's a self-analysis.

Chairman Bernardo: Yeah. Okay. With the motion at hand, is there a second that goes with that?

Mr. Rose: I'll second it.

Chairman Bernardo: Thank you, Brian. Is there any discussion? If not, we'll have a vote. All those in favor, say aye.

Unknown: [Aye -- in unison.]

Chairman Bernardo: Any opposed? Abstentions? Obviously none. Thank you all. Recommendation to approve changes to the employee handbook, Mr. Peduto.

Mr. Peduto: This was covered in the Personnel Committee earlier today. It comes forward as a motion. I'll let Stacey elaborate very briefly, but I'm primarily concerned on revisions with regard to workplace safety which is the inclusion of the HERO Act, DEI - diversity, equity, inclusion - provisions, and a handful of others --

Ms. Duncan: Yeah, telecommuting.

Mr. Peduto: -- on telecommuting and the sick paid be in line with the statutory requirements. So, hearing your end to that.

Ms. Duncan: Essentially, for the board's information, everything in red print in your document is an item that does require personnel approval.

Mr. Peduto: And we approved it.

Chairman Bernardo: Okay.

Mr. Peduto: And move it forward as a motion.

Chairman Bernardo: Perfect. So there's a motion. Is there a second to that motion?

Mr. Gates: I'll second it.

Chairman Bernardo: Thank you, Dan. Any discussion? Thank you for putting it in red, by the way. No offense, but I wouldn't miss that.

Ms. Duncan: You never read all that?

Chairman Bernardo: I read that entire document. Is there a discussion? It had been nice. So we got it. Let's have a vote. All those in favor, say aye.

Unknown: [Aye -- in unison.]

Chairman Bernardo: Any opposed? Any abstentions? Thank you.

I'm looking for a motion to go into

executive session to discuss personnel matters and the sale of real properties. Is there a motion?

Mr. Crocker: I've a motion.

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

Mr. Gates: Second.

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

Unknown: [Aye -- in unison.]

Chairman Bernardo: Any opposed? We are here moving in that direction.

[Start of Executive Session at 12:37 p.m.]

[Out of Executive Session at 1:54 p.m.]

Ms. Duncan: Okay.

Chairman Bernardo: We're back into session. I am moving on to Item number 13, which is a recommendation to approve modifications to The Agency's organizational chart and proposed job descriptions. Jim Peduto.

Mr. Peduto: During our Personnel Committee earlier today, we discussed and reviewed proposed modifications to The Agency's organization chart largely precipitated by Tom's retirement. We considered them, reviewed them, and we actually

approved them. We bring that forward to the board as a motion.

Chairman Bernardo: Thank you. Is there a second?

Mr. Crocker: Second.

Chairman Bernardo: Thank you, Dan. Any discussion? We'll have a vote. All those in favor, say aye.

Unknown: [Aye -- in unison.]

Chairman Bernardo: Any opposed? Any abstentions? Carried. Looking for old business. Any old business? No. All right. Looking for a motion to adjourn?

Mr. Rose: So moved.

Mr. Gates: I second.

Chairman Bernardo: All those in favor, say aye.

Unknown: [Aye -- in unison.]

Chairman Bernardo: We are adjourned.

[Adjournment at 1:56 p.m.]

[Attendees: John Bernardo, Jim Peduto, Rich Bucci, Dan Crocker, Brian Rose, Cheryl Sacco, Joe Mirabito, Dan Gates, Stacey Duncan, Tom Gray, Natalie

Abbadessa, Carrie Hornbeck, Brendan O'Bryan, Theresa Ryan, Amy Williamson, Joe Meagher, Jeff Smetana, Michael Uccellini, Andy Pragacz, Foxhall Parker, Isaac Cheng.]

C E R T I F I C A T I O N

I, Ria Jara, certify that the foregoing transcript of the Broome County Industrial Development Agency was prepared using digital transcription software and is a true and accurate record of the proceedings.

Ria Jara

Signature: _____

Date: December 20, 2021