

BROOME COUNTY LOCAL DEVELOPMENT CORPORATION

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LDC Board Meeting Transcript  
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Held via Zoom, March 16, 2022, commencing at  
1:28PM. Adjourned at 1:32PM.

[See attendees at end of transcript.]

Digitally recorded proceeding  
Transcribed by: Elana Hulsey  
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CHAIRMAN BERNARDO: Thank you. I'd like to call to order this meeting of the Broome County Local Development Corporation of March 16, 2022. Looking for a motion to approve the transcript of our last meeting dated February 16, 2022.

MR. CROCKER: I have reviewed the motion, and I'll make a motion to approve.

CHAIRMAN BERNARDO: Dan, thank you. Is there a second?

MS. SACCO: Second by Cheryl.

CHAIRMAN BERNARDO: Thank you, Cheryl. Any discussion? Let's have a vote. All those in favor say aye.

ALL: Aye.

CHAIRMAN BERNARDO: Any opposed? No abstentions? We've come to the part of our agenda where we have a Public Comment session. Anybody wishing to speak on any matter concerning the Broome County Local Development Corporation, please state your name and address for the record, and please limit your comments to five minutes. Moving onward to New Business. Item No. 4, we heard in the last meeting a fairly detailed description of the financial statements, reports associated with those financial statements, and the clean opinion that we received. Looking for a motion to approve 2021 audit of the Broome County Local Development Corporation, conducted by Insero & Co. CPAs, LLP. Is there a motion?

MR. CROCKER: There is a motion.

CHAIRMAN BERNARDO: Thank you, Dan. Is there a second?

MR. MIRABITO: Second.

CHAIRMAN BERNARDO: Joe, thank you. Any discussion? Let's have a vote. All those in favor say aye.

ALL: Aye.

CHAIRMAN BERNARDO: Any opposed? Any abstentions? Thank you. Resolution Approving the Readoption of the BCLDC Investment & Deposit Policy, the Internal Controls and Accountability Policy, Purchasing Policy, the Property Acquisition Guidelines and the Property Disposition Guidelines, with No Changes. Natalie?

MS. ABBADESSA: Thank you, John. Again, this is an annual requirement of the Authority's Budget Office that the LDC review its financial policies every year and either make modifications to the policies or recommend that they be reapproved for the following year. The staff has reviewed these policies and has recommended they be accepted going forward with no changes.

CHAIRMAN BERNARDO: Thank you, Natalie. Any questions for Natalie? Is there a motion?

MR. CROCKER: Motion to approve.

CHAIRMAN BERNARDO: Thank you, Dan. Is there a second?

MR. GATES: Dan. I'll second it.

CHAIRMAN BERNARDO: Appreciate that. Any discussion?  
Let's have a vote. All those in favor say aye.

ALL: Aye.

CHAIRMAN BERNARDO: Any opposed? Abstentions? Carried.  
Item No. 6, resolution authorizing the sale of premises located at 4301 Watson Boulevard in the Town of Union, Broome County, New York, formerly known as the IBM Country Club facility, to 4301 Watson Boulevard, LLC, or an entity to be formed, for the sum of \$300,000, pursuant to the terms of a Contract of Sale to be approved by our friend, Joe, DCLDC counsel. Stacey?

MS. DUNCAN: Yes. Previously the Board had approved essentially a Letter of Intent with Conifer. This just formalizes the contract for sale and sets the terms of the contract for sale, including the sale price of \$300,000. They initially proposed \$175,000 in their RFP. They did agree to the \$300,000, and as well, we'll set the terms for any provisions related to clawbacks if we do need to take the building back or the site at some point in time, so this just codifies that, and they'll include that in their application to the State.

CHAIRMAN BERNARDO: Thank you, Stacey. Are there questions for Stacey? Initial question, Mayor did this go through Governance?

MR. BUCCI: It did. We move it forward as a motion to approve.

CHAIRMAN BERNARDO: Thank you. Is there a second?

MR. CROCKER: Second.

CHAIRMAN BERNARDO: Thank you, Dan. Is there any discussion beyond this, recognizing the clawback provision which is absolutely critical? Let's have a vote. All those in favor say aye.

ALL: Aye.

CHAIRMAN BERNARDO: Any opposed? Any abstentions? Carried. Any Old Business to cover.

MS. DUNCAN: I don't have any.

CHAIRMAN BERNARDO: Looking for a motion to adjourn.

[The meeting was adjourned on a motion by Mr. Crocker, seconded by Mr. Gates, at 1:32PM.]

[Attendees: John Bernardo, Rich Bucci, Jim Peduto, Cheryl Sacco, Dan Crocker, Dan Gates, Joe Mirabito, Stacey Duncan, Natalie Abbadessa, Carrie Hornbeck, Brendan O'Bryan, Theresa Ryan, Amy Williamson, Joe Meagher, Michael Tanzini, Chris Potter.]

C E R T I F I C A T E

I, Elana Hulsey, certify that the foregoing transcript of the Broome County Local Development Corporation Board Meeting on March 16, 2022, was prepared using digital transcription software and is a true and accurate record of the proceedings.

Signature: \_\_\_\_\_



Date: March 18, 2022