

BROOME COUNTY LOCAL DEVELOPMENT CORPORATION

Governance Committee Meeting Transcript

Held via Zoom, March 16, 2022, commencing at
12:01PM. Adjourned at 12:05PM.

[See attendees at end of transcript.]

Digitally recorded proceeding
Transcribed by: Elana Hulsey
Reporters Transcription Center
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MR. BUCCI: Okay. Number one, we'll call the Governance Committee Meeting of the LDC to order. First item on the agenda is to accept the February 16, 2022, Governance Committee Meeting transcript that was forwarded to all members. They had an opportunity to review it and send any revisions back to Carrie, so we'll accept that for the record.

At this time, we'll open it up to public comment. Anyone wishing to address the Governance Committee has five minutes. All we ask is you state your name and address, and the floor is yours. Is there anyone who would like to address the LDC Governance Committee at this time?

Okay, hearing none, we'll close that portion of the meeting. We'll move on to our item on the agenda, Review/discussion/recommendation to authorize the sale of the premises located at 4301 Watson Boulevard in the Town of Union, 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 the BCLDC counsel. Stacey?

MS. DUNCAN: This action will enable us to and authorize me to sign the formal Contract of Sale on the purchase of 4301 Watson Boulevard by Conifer Realty from the LDC. As mentioned previously, we did close a few weeks ago on the purchase, and we are now the owners of the building, and we've come to terms with Conifer Realty for the purchase price of \$300,000. This includes a \$25,000 non-refundable deposit that would be credited towards the ultimate closing of the property. Joe and Conifer's counsel are reviewing and drafting the Contract of Sale which will include one provision of interest for clawbacks. If the project does not materialize, the LDC can get

the property back in a reasonable timeframe. This is also an item that they do need for their application to New York State.

MR. BUCCI: Okay. Are there any questions at this time? This was on the original agenda I believe, right? This action, or is this-

MS. SACCO: We've known about this.

MR. BUCCI: That's what I mean.

MS. SACCO: This was contemplated. We knew that this potentially would be coming so I can make a motion on this.

MR. PEDUTO: I'll second.

MR. BUCCI: All in favor?

ALL: Aye.

MR. BUCCI: Motion carried. At this time, we can adjourn. Is there a motion to adjourn?

[The meeting was adjourned on a motion by Ms. Sacco, seconded by Mr. Peduto, at 12:05PM.]

[Attendees: Rich Bucci, Jim Peduto, Cheryl Sacco, Dan Crocker, John Bernardo, Dan Gates, Joe Mirabito, Stacey Duncan, Natalie Abbadessa, Carrie Hornbeck, Brendan O'Bryan, Theresa Ryan, Amy Williamson, Nicolas Gregoris, Joe Meagher, Margaret Scarinzi, George Slavik, Michael Birkby, Mitch Gorton, Michael Tanzini, Kevin Gremse, Leslie Spurgin, Evan Cleveland, Rita King, Mayor Martin Meaney, Chris Potter, Brenda Lehtonen.]

C E R T I F I C A T E

I, Elana Hulsey, certify that the foregoing transcript of the LDC Governance Committee 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