

THE AGENCY

BROOME COUNTY IDA / LDC

BROOME COUNTY LOCAL DEVELOPMENT CORPORATION
July 20, 2022 • 12:30 p.m. • The Agency Conference Room
FIVE South College Drive, Suite 201, 2nd Floor
Binghamton, New York 13905

AGENDA

1. Call to Order J. Bernardo
2. Approve Transcript - June 15, 2022 Board Meeting J. Bernardo
3. Public Comment J. Bernardo

New Business

4. Resolution Authorizing the Demolition of the IBM Country Club, Located at 4301 Watson Boulevard, in the Town of Union, Broome County, New York, by Northeast Construction Services, Inc., F/K/A LeChase Construction Services, LLC, in an Amount Not to Exceed \$1,974,000.00, Pursuant to the June 30, 2022 Scope of Work Provided to the BCLDC, a Copy of Which is Attached Hereto, as Exhibit "A" S. Duncan

Old Business

5. Adjournment J. Bernardo

BROOME COUNTY LOCAL DEVELOPMENT CORPORATION

Board Meeting

Held via Zoom, June 15, 2022, commencing at
1:38PM. Adjourned at 1:43PM.

[See attendees at end of transcript.]

Digitally recorded proceeding
Transcribed by: Elana Hulsey
Reporters Transcription Center
P.O. Box 903
Binghamton, NY 13902

CHAIRMAN BERNARDO: Okay. I'd like to call to order this meeting of the Broome County Local Development Corporation of June 15, 2022, and I'm looking for a motion to approve the transcript of our last LDC meeting of March 16, 2022.

MR. CROCKER: Motion to approve.

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

MR. BUCCI: Second.

CHAIRMAN BERNARDO: Thank you, Mayor. Any discussion? All those in favor say aye.

ALL: Aye.

CHAIRMAN BERNARDO: Any opposed? Moving on. 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 Local Development Corporation, please state your name and address for the record and limit your comments to five minutes. Nobody's on, right? Hi, Mike. You can't wave. It's just a picture, I know. We will close the Public Comment session.

Moving on to New Business. Item No. 4, Resolution Authorizing The Agency, Broome County LDC Board of Directors, and All Its Committees to Use Videoconferencing Technology to Participate in Public Meetings Under Extraordinary Circumstances, as Set Forth in Exhibit A Attached Hereto.

MS. DUNCAN: Yes. As part of changes to Open Meetings Law as proposed by the State, one of those actions is to adopt a resolution that would authorize the Board to use videoconferencing as a mechanism to attend meetings with

extraordinary circumstances identified. You have in your packet an outline of what the staff had developed as extraordinary circumstances, so if there are questions on those items specifically I can answer them now.

CHAIRMAN BERNARDO: Thank you. This came through Governance, Mayor?

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

CHAIRMAN BERNARDO: Thank you for the motion. Is there a second?

MR. CROCKER: Second.

CHAIRMAN BERNARDO: Dan Gates beat you to it this time. Any discussion? All those in favor say aye.

ALL: Aye.

CHAIRMAN BERNARDO: Any opposed? Any abstentions? Item No. 5, Resolution Approving - this is the red version, right? Resolution Approving a \$50,000.00 Grant from the Broome County COVID Recovery Fund, New York State Community Development Block Grant (CDBG) to 434 Sportsplex Corp., Located at 1901 Vestal Parkway West in the Town of Vestal, County of Broome, State of New York, as Set Forth in Exhibit A Attached Hereto. This did not go through Governance, correct? Or did it?

MR. BUCCI: No, it did not.

CHAIRMAN BERNARDO: Stacey?

MS. DUNCAN: Yeah. That I believe is because of the recent notification from the State that we expect the approval, so we wanted to expedite the process for getting-

MR. O'BRYAN: As Stacey had mentioned, this is our first one that's going through. We're pretty happy that it's getting to this point. Included in your package should be a financial analysis that we provided on 434 Sportsplex to show why they would qualify and how they would qualify. Qualifications of the grant [inaudible] low-to-moderate income levels. They have to show a 1% loss of revenue over the COVID pandemic time period, and they have to show that they can either retain or create a position based on this grant.

Their application satisfies all of these qualifications. They're going to be using just over \$26,000 in reimbursement for mortgage payments, and then \$23,000 to retain and re-employ a marketing coordinator that they had to lay off during the COVID outbreak, so they're able to bring him back on full time because of this grant. We would just ask that the Board approve the [inaudible] disbursement of this grant funds [inaudible].

MS. DUNCAN: And as noted, the County issues the checks to us and then we're just waiting on the final okay from New York. So once the Board does this action and we can finally get the State's approval, then we can write the check and get that check out to them.

CHAIRMAN BERNARDO: Any questions for Brendan or Stacey? Is there a motion?

MR. GATES: I move it.

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

MR. MIRABITO: Second.

CHAIRMAN BERNARDO: Joe Mirabito. Any discussion? All those in favor say aye.

ALL: Aye.

CHAIRMAN BERNARDO: Any opposed? Carried. No Old Business? Looking for a motion to adjourn.

[The meeting was adjourned on a motion by Mr. Crocker, seconded by Mr. Bucci, at 1:43PM.]

[Attendees: John Bernardo, Jim Peduto, Rich Bucci, Dan Crocker, Joe Mirabito, Dan Gates, Stacey Duncan, Natalie Abbadessa, Carrie Hornbeck, Brendan O'Bryan, Amy Williamson, Patrick Doyle, Emma Augustini, Joe Meagher, Mike Tanzini]

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 Governance Committee meeting on June 15, 2022, was prepared using digital transcription software and is a true and accurate record of the proceedings.

Signature: _____



Date: June 17, 2022



June 30, 2022

Natalie Abbadessa
Director of Operations
The Agency- Broome County IDA/LDC
5 South College Drive
Re: IBM County Club Demolition

Dear Natalie,

Thank you for the opportunity to complete the below listed services to help kick start the revitalization of the former IBM Country Club Site. We are excited to get this first critical component started. The scope of work for the project includes the following:

Scope of Work:

1. Supervision and Management
2. Insurances
3. Design Services:
 - a. Communication with NYSOPRHP and request for disposition
 - b. Provide supporting documentation
 - c. Provide design documents for permitting
4. Permit and Notifications
5. Site Fencing during demolition
6. Ground Penetrating Radar
7. Utility locating and disconnects
8. Controlled Demolition – based on the building being condemned the Asbestos will be left in place and remove with all debris and taken to a Broome County Landfill
9. Removal of foundations
10. Rough grading and seeding to establish
11. NYSDOL Air Monitoring and Project Monitoring
12. We have included the removal of the pedestrian bridge going over Watson and will need assistance with all parties for this work (traffic, ownership, etc.)
13. We have included topsoil and see where the building will be removed so that the site looks cleaner until the new construction begins. Additionally, the pavement will remain in place as well to facilitate construction and avoid any additional disturbed earth.

LeChase Construction Services proposal to perform the scope as noted above is **\$1,974,000.00**

The following is the breakdown of the bid information we received in compiling the overall project cost above. We received 2 bids out of the 4 we reached out to.



Bid Breakdown:

	Gorick	AAC	LCP	ZMK
Supervision and General Requirements	\$ 119,206	\$ 119,206	No Bid	No longer can do projects with Asbestos
Design/SHIPO	\$ 9,000	\$ 10,000		
Monitoring	\$ 37,000	\$ 37,000		
GPR	\$ 15,000	Included		
Disconnects	\$ 10,000	Included		
Demolition and Site	\$ 1,668,000	\$ 2,472,000		
Insurnaces	\$ 23,426.00	\$ 33,556.40		
OH&P	\$ 92,960.31	\$ 133,160.31		
Total	\$ 1,974,593	\$ 2,804,923		

Thank you once again and we look forward to working together. Any questions please feel free to call me on my direct line 607.207.0873

Sincerely,

Adam Green
Vice President