

THE AGENCY

B R O O M E C O U N T Y I D A / L D C

BROOME COUNTY LOCAL DEVELOPMENT CORPORATION

GOVERNANCE COMMITTEE MEETING

July 20, 2022 – 11:30 a.m.

The Agency Conference Room, 2nd Floor

FIVE South College Drive, Suite 201

Binghamton, NY 13905

AGENDA

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| 1. Call to Order | R. Bucci |
| 2. Accept the June 13, 2022 Governance Committee Meeting Transcript | R. Bucci |
| 3. Public Comment | R. Bucci |
| 4. Review/Discussion/Recommendation to Authorize 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 |
| 5. Adjournment | R. Bucci |

BROOME COUNTY LOCAL DEVELOPMENT CORPORATION

Governance Committee Meeting

Held via Zoom, June 13, 2022, commencing at
12:30PM. Adjourned at 12:33PM.

[See attendees at end of transcript.]

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

MR. BUCCI: Good afternoon. We'll call the Governance Committee Meeting for the Local Development Corporation to order. The first item on our agenda is the acceptance of the March 16, 2022, Governance Committee Meeting transcript that was sent out to all members. They had an opportunity to review and make any revisions and send back to Carrie, so we will accept those for the record.

The next item on the agenda is Public Comment. If anyone wishes to address the Governance Committee meeting, they have five minutes. We ask that you state your name and address. So, we'll open that up at this time. If there's anyone who wants to address us? Seeing or hearing none, we'll close that portion of our meeting.

The next item on the agenda is Review/Discussion/Recommendation to Authorize The Agency, Broome County LDC Board of Directors, and All Committees to Use Videoconferencing Technology to Participate in Public Meetings Under Extraordinary Circumstances As Set Forth in Exhibit A. I guess for the record, we probably should have you explain it again.

MS. DUNCAN: Yes. For the record and follow up on our discussion last month, changes to Open Meetings laws as a result of the pandemic, we are still under a month-to-month Executive Order for remote meetings. The current month ends on June 14th. We will know likely tomorrow if that will get extended, but assuming it does not get extended, the requirement will be for in-person meetings. That will require a quorum, as they always have. The ability to teleconference or videoconference in has changed. You have to have an extraordinary circumstance as a Board member in order to videoconference.

So as a result, last month the staff put together just some very broad-based factors that would allow for

videoconferencing as outlined in your packet as Exhibit A, which are things such as extreme weather situations, a medical emergency of oneself or a family member for some reason, a vehicle issue, personal illness, necessary medical appointments, house emergency, military obligations, jury duty, state of emergency I should add by county executive, governor, or any other municipal entity, and finally a bereavement. So with those situations, Board members could videoconference in.

MR. BUCCI: And for the record, I think we talked about if you're videoconferencing, you don't count towards quorum, but you can vote.

MS. DUNCAN: Right. You can vote. Your vote will not be counted towards quorum, and there is a requirement that, in order to video conference, you have to have a quorum in person.

MS. ABBADESSA: And your vote will count if there's a quorum in person.

MS. DUNCAN: If there's a quorum, yes.

MR. BUCCI: If there's a quorum.

MS. DUNCAN: Yes. I'm sorry. Yes, clarification. Thank you, Natalie.

MR. BUCCI: Okay. Very good. Are there any questions or comments on the new guidelines? I'll entertain a motion.

MR. PEDUTO: Jim, so moved.

MR. BUCCI: Is there a second?

MS. SACCO: Second.

MR. BUCCI: Second Cheryl. All in favor?

ALL: Aye.

MR. BUCCI: The motion is carried. Any new business at this time?

MS. DUNCAN: I do not.

MR. BUCCI: Okay. I'll entertain a motion to adjourn.

[The meeting was adjourned on a motion by Mr. Peduto, seconded by Ms. Sacco, at 12:33PM.]

[Attendees: Rich Bucci, Jim Peduto, Cheryl Sacco, Stacey Duncan, Natalie Abbadessa, Carrie Hornbeck, Brendan O'Bryan, Theresa Ryan, Amy Williamson, Emma Augostini, 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 13, 2022, was prepared using digital transcription software and is a true and accurate record of the proceedings.

Signature: _____



Date: June 15, 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