

BROOME COUNTY LOCAL DEVELOPMENT CORPORATION

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Board Meeting  
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Held on July 20, 2022, Commencing at  
1:26 PM. Adjourned at 1:31 PM.

[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: I'd like to call to order this meeting of the Broome County Local Development Corporation of July 20, 2022, and looking for a motion to approve the transcript of our June 15, 2022, Board Meeting.

MR. CROCKER: Motion to approve.

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

MS. SACCO: Second.

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

ALL: Aye.

CHAIRMAN BERNARDO: Any opposed? 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, feel free to state your name and address for the record and limit your comments to five minutes. Is there anybody on?

MS. DUNCAN: No, I don't think so. It doesn't appear so. [Crosstalk].

CHAIRMAN BERNARDO: We'll call this Public Comment session to a close. New Business, 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, Pursuant to the June 30, 2022, Scope of Work

Provided to the BCLDC, a Copy of Which is Attached Hereto as Exhibit "A".

MS. DUNCAN: Okay. So the only agenda item for today is the consideration and approval for the LDC to enter into a contract with LeChase who would manage ultimately the demolition of the former IBM Country Club on Watson Boulevard in the Town of Union.

Per our last meeting, the Board had requested some additional quotes. We spoke with LeChase. They did seek, and there's a breakdown in your packet that was provided to the Board. The numbers initially, the \$1.9, did have Gorick's numbers, and you can see them broken out on this chart. As well, LeChase reached out to LCP. They did not provide a bid on this. They also reached out to the ZMK, who's also local, and they no longer do projects with asbestos. So we felt it important to bring another quote to the table. They did reach out to AAC, which is based in Rochester, and you see their quote included in there.

So with that, the recommendation would be to enter into a contract term that includes the breakdown of demolition numbers from Gorick Construction. This will enable us at the time of final review and approval by SHPO to begin the process of demolition. There is a Scope of Work that outlines the role that LeChase will play. They're also engaged with Delta Engineers, who will do some design services and air monitoring, and Gorick would do the demolition.

I also did in Governance provide a brief update where we are with SHPO. We began our 30-day consultation just at the beginning of July. We provided them a copy of the condemnation letter and analysis from Delta Engineers. We also provided them a copy of the final condemnation letter from the Town of Union and as well the recommendation from County Emergency Services

to not provide service to the building due to its dire situation. Those have been provided. They did come back and have required us to come up with a mitigation plan, basically to mitigate adverse effects of the demolition.

A reminder it is not a historical building, but it is eligible for the historic registry. The mitigation plan could include anything from signage, salvage of parts of the current structure into the new design and new facility, essentially things that will honor the heritage of what currently stands. We've had great conversations. SHPO has been very easy to work with. They've been very responsive, and we expect we'll get that mitigation plan to them probably before the end of this week and expect a final note from them soon.

CHAIRMAN BERNARDO: Thank you, Stacey. Mayor, Governance?

MR. BUCCI: Yes. It was considering in Governance, and we moved it forward as a motion to approve.

CHAIRMAN BERNARDO: Is there a second? Jim. Any discussion beyond that?

MR. GATES: Thanks for getting that other quote on that.

MS. DUNCAN: My pleasure. No, I'm glad we did that. Yeah, it worked out.

CHAIRMAN BERNARDO: That said, let's have a vote. All those in favor say aye.

ALL: Aye.

CHAIRMAN BERNARDO: Any opposed? Any abstentions?  
Carried. Any old business? Looking for a motion to adjourn.

[The meeting was adjourned on a motion by Mr. Crocker,  
seconded by Mr. Gates, at 1:31 PM.]

[Attendees: John Bernardo, Rich Bucci, Jim Peduto, Cheryl  
Sacco, Joe Mirabito, Dan Crocker, Dan Gates, Stacey Duncan,  
Natalie Abbadessa, Carrie Hornbeck, Brendan O'Bryan, Amy  
Williamson, Nicolas Gregoris, Emma Augostini, Michael 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 July 20, 2022, was prepared using digital  
transcription software and is a true and accurate record of the  
proceedings.

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



Date: July 23, 2022