

BROOME COUNTY LOCAL DEVELOPMENT CORPORATION

Governance Committee Meeting

Held on July 20, 2022, Commencing at
11:30 AM. Adjourned at 11:40 AM.

[See attendees at end of transcript.]

Digitally recorded proceeding
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MR. BUCCI: Okay. We'll call the meeting to order. The first item is to accept the June 13, 2022, Governance Committee Meeting transcript. The transcript was sent out to all members. They had an opportunity to review. Any revisions were sent to Carrie, so we'll accept the transcript for the record.

Next is we open the meeting to the public comment. Anyone wishing to address the Governance Committee has five minutes. We ask that they state their name and address. At this time, we'll open it up to public comment. Is there anyone here or online that would like to address the committee? Hearing or seeing none, we'll close that section.

Next item on the agenda is Review/Discussion/Recommendation to Authorize the Demolition of the IBM Country Club located at 4301 Watson Boulevard, in the Town of Union, 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. Stacey?

MS. DUNCAN: Okay. So following our June meeting, we had an additional conversation with LeChase Construction. They did seek additional bids. This is for ultimately the demolition of the former IBM Country Club owned by the LDC. As you can see in your packet, there is a breakdown of those bids: AAC at \$2.8 million, LCP did not offer a bid on this project, and ZMK no longer does projects with asbestos. So we are continuing to recommend that the contract go in its initial form utilizing Gorick Construction for a total of \$1.975, to round up, to manage the demolition, but it also includes supervision and management, all insurances, design services, permitting and notifications, ground penetration radar, controlled demolition, removal of foundations, air monitoring, and project monitoring. So this action today would enable us to enter into the contract

with LeChase so that at the appropriate time, when we are in position to begin the demolition, we have these things in place.

Just to give you a sense of where we are on the project more broadly, we have begun consultation with SHPO as required because, though the property is not on the historic registry, it is considered eligible for the historic registry. We had a great preliminary meeting, Natalie, Brendan, and myself. We provided the following information to SHPO, which was a final full condemnation of the building by Delta Engineers, as well as a final and full condemnation letter from the Town of Union, and also a letter from Broome County Emergency Services that, given the status of the building and the structural deficit of the building, they would no longer be providing services.

We do continue to receive calls on break-ins and a lot of things happening over there. It is becoming a public safety hazard. SHPO has received that information. They have come back and requested that we develop a mitigation plan. They have determined that there is an adverse impact of demolition. That does not mean they are saying no to demolition, but it's a requirement to come up with a mitigation plan. These could be things such as utilizing and salvaging parts from the former structure into the new building, somehow through a display or through signage or through some sort of process, identifying and sort of preserving, on paper if you will, the history of the facility.

So there's a number of ways -- they're not mutually exclusive -- we can come up with a plan. We did consult with LeChase to begin that process. They did do a preliminary call with SHPO, which they thought was very productive. So once we provide that mitigation plan to SHPO, we will await their final okay. Typically it's a 30-day process. I will say they've been incredibly responsive. They've been incredibly easy to work

with, and once we are get this final mitigation plan in to them, we should get their final recommendation moving forward, but we're in a good place.

MR. BUCCI: So they want LeChase to go through the building and basically see if there's anything there that could be put into a display.

MS. DUNCAN: If you think of National Pipe & Plastics in Endicott, they preserved some bricks and they created a monument to preserve the legacy of the former EJ building. Something like that, what is salvageable. The building is not in great-

MR. BUCCI: I can't imagine what could be there.

MS. DUNCAN: So they will make that determination.

MS. SACCO: [Inaudible], some of the architecture.

MS. DUNCAN: Architectural salvage.

MS. SACCO: Yeah. That's really what it is, and then they can just incorporate it back into the building-

MR. BUCCI: Or just put it on display. The Broome County Historical Society, they love going around and picking things out that they think are-

MS. DUNCAN: We did have those conversations early on, and I think there's more than a willingness to work with that, to identify and preserve some legacies, some signage, some display in the new building, what was here. If you think of

AnSCO, they have a beautiful display on what was there before. So I think there're ways that we can incorporate the history of the current building into what will be new.

I believe moving forward -- it's not necessarily related to the demolition part of things -- but Conifer, at this stage they are seeking to put their application to HCR and by December, this may shift that out, but it is a project that's known by HCR. They like this project a lot because of the affordability of it and also the surrounding school districts, they do feel it's a strong project, so we're making progress.

MR. BUCCI: So hypothetically then, if there was nothing there, what would we do? Create a storyboard kind of presentation inside? I'm just thinking if there's nothing there, we could still do a visual display.

MS. DUNCAN: Yeah. We can put some signage up. Yeah, I think of those historical signs, those metal signs, something like that.

MR. BUCCI: I'm just thinking the alternative is they don't approve it and just let it sit there and decay.

MS. DUNCAN: Yeah. I mean, our fear is, as much as Jim Gresham Property, he's in there securing and securing and securing, but people continually get in there. Our concern is the public safety side at some point in time.

MR. BUCCI: Yeah. Any minute. Someone could go in there and set it on fire, God forbid. [Crosstalk]

MR. CROCKER: There's a book online, and it's called

Reminiscences of Finch Hollow, written by Ezekiel Crocker's grandson. That's who the brick house is. If you like local history, I mean, it's not my kin, but I mean, it's interesting. There's a plaque in the mall too about Finch Hollow. The 60-foot white oak beam was cut for the Monitor, the USS warship, out of Finch Hollow and floated down the Susquehanna to a sawmill. It's pretty interesting. It's about 90 pages long, but it's an interesting thing on the history of the house.

MS. DUNCAN: Yeah. They're already coming up with some neat ideas to do that, but it is time to move forward.

MR. CROCKER: It's long past.

MR. BUCCI: Sometimes they can get [crosstalk].

MS. DUNCAN: Yeah. So they were very helpful in clarifying sort of their process and very responsive. Yeah, I think they're very good to work with.

MR. BUCCI: Great. Any additional questions for Stacey or comments?

MR. MIRABITO: Who's AAC?

MS. DUNCAN: Oh, gosh. You had to ask me that. I had it.

MR. MIRABITO: That's all right. They from around here?

MS. DUNCAN: No, they are not because they did seek another local, but LCP just didn't. As Marc mentioned, there's a lot of work being turned down and a lot of work happening

around here, so they did not offer a bid. So he did want to get an additional one, so I think they're out of the Syracuse area.

MR. CROCKER: The other demolition one? Rochester.

MS. DUNCAN: Rochester. I knew it was upstate.

MR BUCCI: Okay. Is there a motion? Motion, Joe. Is there a second? Second, Jim. All in favor?

ALL: Aye.


MR. BUCCI: Any opposed? Motion carries. That's all that's on our agenda right now. So, a motion to adjourn?

[The meeting was adjourned on a motion by Ms. Sacco, seconded by Mr. Peduto, at 11:40 AM.]

[Attendees: Rich Bucci, Jim Peduto, Cheryl Sacco, Joe Mirabito, Dan Crocker, Stacey Duncan, Natalie Abbadessa, Carrie Hornbeck, Brendan O'Bryan, Amy Williamson, Nicolas Gregoris, Emma Augustini, Joe Meagher, Michael Tanzini, Adam Green]

C E R T I F I C A T E

I, Elana Hulsey, certify that the foregoing transcript of the Broome County Industrial Development Agency Governance Committee 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