

BROOME COUNTY LOCAL DEVELOPMENT CORPORATION
GOVERNANCE COMMITTEE
September 21, 2022 - 11:45 a.m.
FIVE South College Drive
Binghamton, NY 13905

PRESENT: R. Bucci, J. Peduto, C. Sacco, P. Newman, D. Crocker, J. Bernardo, J. Mirabito and D. Gates

GUESTS: J. Solak, Binghamton, NY
J. Scott, Broome County Legislature (via Teleconference)

ABSENT: None

STAFF: S. Duncan, N. Abbadessa, C. Hornbeck, B. O'Bryan, T. Ryan, A. Williamson and P. Doyle

COUNSEL: J. Meagher

PRESIDING: R. Bucci

AGENDA ITEM 1: Chairman Bucci called the meeting to order at 11:45 a.m.

AGENDA ITEM 2: Accept the July 20, 2022 Governance Committee meeting transcript. Chairman Bucci stated that the transcript was sent out to committee members to review; any modifications were sent back. Chairman Bucci stated the transcript is accepted, for the record.

MOTION: No motion necessary.

AGENDA ITEM 3: Public Comment: Chairman Bucci asked if there were any public comments. Mr. Solak, Binghamton, NY, addressed the Board, regarding:

Disbursement of American Rescue Plan Funds

Chairman Bucci asked if there were other public comments; hearing none, Chairman Bucci closed the public comment section of the meeting.

AGENDA ITEM 4: Review/Discussion/Recommendation to Authorize the Executive Director to Request American Rescue Plan Funds in the Amount of \$2,000,000.00 from Broome County, Subject to Approval by the Broome County Legislature, for the Purpose of Economic Development, Including, but not Limited to Grants and Other Financial Assistance for Site Development and Other Economic Priorities to Advance

the Interests of the Citizens of Broome County. Ms. Duncan stated the BCLDC received notice from the county executive that the legislature was considering a request to accept \$2 million in funds from the American Rescue Plan to spur economic development projects. There is a targeted demolition project connected to the Huron Campus, now owned by Phoenix Industrial Investors, LLC (Phoenix). The funds will be used, at the request of the county, to demolish the old building group located along McKinley Avenue, in the Village of Endicott. Phoenix confirmed this is the intent of the funds based on their conversations with the county. The Huron Campus was sold to Phoenix last year. Phoenix has undertaken several site improvement projects, this summer, consisting of painting buildings on the complex, masonry repairs and roof replacements. The original group of buildings referred to as the old building group or OBG, was shut down by IBM in 2007. They've been closed for 15 years with no intent to reuse, due to being functionally obsolete. With no heating or cooling for 15 years, the buildings are in a serious state of disrepair. Phoenix has been studying the OBG facility. This project and its funds will lay the groundwork for significant economic development and job creation in Broome County. Phoenix' intention is to remove these buildings and do the necessary site and infrastructure work to make them ready for a phase two redevelopment. Phoenix sought the assistance of Broome County with respect to this project. The county has requested that these grant funds be provided to Phoenix for the purpose of supporting the demolition and other necessary site improvement repairs. Chairman Bucci asked about the total cost of the project. Ms. Duncan reiterated the county's request to the BCLDC to provide these grant funds as the BCLDC has done with other projects, for the purposes of development. Chairman Bucci asked a procedural question: why the BCLDC was approving this resolution before the Broome County Legislature approves it. Ms. Duncan responded that the Economic Development Finance Committee met on the 15th and advanced it to the full Board for approval. Ms. Duncan stated it was a timing issue and that the County Legislature is expected to advance this at their session tomorrow, expediting the process. Mr. Peduto had a question regarding whether Phoenix had approached the Town of Union; Ms. Duncan did not believe Phoenix had approached the Town of Union. Ms. Sacco asked about the phase two timeline. Ms. Duncan replied there is no timeline for the demolition, but there is a scope of work. A discussion ensued related to tenants with secured leases; part of this has been identified as a need for Imperium3 regarding their phase two, which would be the construction of additional facilities. Chairman Bucci asked if there were any other questions or comments; hearing none, requested a motion to approve.

MOTION: To Recommend the Request to the full Board for Consideration. On a MOTION by Mr. Newman, seconded by Ms. Sacco, the MOTION CARRIED UNANIMOUSLY.

AGENDA ITEM 5: Adjournment: Chairman Bucci asked for a Motion for Adjournment.

MOTION: On a MOTION by Ms. Sacco, seconded by Mr. Peduto, the MOTION CARRIED UNANIMOUSLY and the meeting was adjourned at 11:55 a.m.

The next scheduled meeting of the BCLDC Governance Committee is to be determined.