

THE AGENCY

BROOME COUNTY IDA / LDC

BROOME COUNTY LOCAL DEVELOPMENT CORPORATION
October 19, 2022 • 12:30 p.m. • The Agency Conference Room
FIVE South College Drive, Suite 201, 2nd Floor
Binghamton, New York 13905

REVISED AGENDA

1. Call to Order J. Bernardo
2. Approve Minutes – September 21, 2022 Board Meeting J. Bernardo
3. Public Comment J. Bernardo

New Business

4. Resolution Amending the BCLDC's September 21, 2022 Resolution Authorizing 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, to Resolution Authorizing the Executive Director to Request American Rescue Plan Funds in the Amount of \$2,800,000.00 from Broome County, Subject to Approval by the Broome County Legislature, for the Purpose of Economic Development, to Include \$1,000,000.00 for the Renovation and Equipping of the **EJ Toe Box, LLC** Housing Project Located at 19 Avenue B in the Village of Johnson City, New York, and \$1,800,000.00 for Disposal of Debris Associated with Demolition Projects at the Phoenix Endicott Industrial Investors, LLC Huron Campus, Located in the Village of Endicott, New York, 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 S. Duncan

Old Business

5. Adjournment J. Bernardo

**BROOME COUNTY LOCAL DEVELOPMENT CORPORATION
BOARD MEETING
FIVE South College Drive
Binghamton, New York 13905
Wednesday, September 21, 2022, 12:30 p.m.**

SYNOPSIS OF MEETING

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

ABSENT: S. Cornwell

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

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

COUNSEL: J. Meagher

PRESIDING: J. Bernardo

The meeting was called to order at 12:37 p.m.

ITEM #1. APPROVE TRANSCRIPT FOR THE AUGUST 17, 2022 BOARD MEETING: Chairman Bernardo requested a motion to approve the transcript from the August 17, 2022 Board meeting.

MOTION: To Approve the August 17, 2022 Board Meeting Transcript. On a MOTION by Mr. Newman, seconded by Mr. Crocker, the MOTION CARRIED.

ITEM #2. PUBLIC COMMENT: Chairman Bernardo asked if there were any public comments.

Mr. Solak, Binghamton, NY, addressed the Board, regarding:
IDA versus LDC

AMERICAN RESCUE PLAN FUNDS (ARPA) - Phoenix Industrial Investors, LLC

Chairman Bernardo asked if there was any other public comment. Hearing none, brought the public comment section to a close.

ITEM #3. RESOLUTION AUTHORIZING 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 this request comes from the county for the LDC to accept \$2 million in funds from the American Rescue Plan (ARPA) to be provided for projects supporting economic development. The project associated with this request is to support Phoenix Industrial Investors, LLC (Phoenix) with their efforts to renovate the Huron campus in the Village of Endicott. Phoenix has undertaken several site improvement projects this summer: painting buildings, complex masonry repairs, as well as the replacement of several roofs, at the nearly 2 million square foot facility. The funds will be used to support the old building group (OBG) demolition projects. The original group of buildings that are referred to as OBG were shut down by IBM in 2007; closed for 15 years with no intent to reuse, due to being functionally obsolete. No heating or cooling has been provided to the buildings for 15 years, and they're in a state of disrepair. As a feasible path forward, Phoenix' request to the county seeking this assistance was to outline their plan to demolish those buildings aligned along McKinley Avenue to prepare for the necessary site work and infrastructure improvements for additional buildings on the campus. Phase two of the plan includes the construction of facilities to support current tenants, including but not limited to Imperium3, as well as continued conversations with tenants Ubiquity Solar and potentially, the expansion of Binghamton University through the New Energy New York program to build out their battery manufacturing pilot facility. The funds will be used to support Phoenix in their endeavor to redevelop the Huron campus. Chairman Bernardo asked if there were questions of Ms. Duncan; hearing none, requested a motion.

MOTION: To Authorize the Executive Director to Request ARPA 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. On a MOTION by Ms. Sacco, seconded by Mr. Gates, the MOTION CARRIED.

ITEM #4. RESOLUTION TO APPROVE THE 2023 LDC OPERATIONAL BUDGET: Ms. Duncan stated the Board received a copy of the BCLDC's proposed budget in their packet. Ms. Duncan went through the budget, by line item. After a brief question and answer period, Chairman Bernardo requested a motion.

MOTION: To Approve the 2023 LDC Operational Budget. On a MOTION by Mr. Crocker, seconded by Mr. Mirabito, the MOTION CARRIED.

ITEM #5. ADJOURNMENT: Chairman Bernardo asked if there is any other business; hearing none, requested a motion to adjourn.

MOTION: To adjourn the meeting. On a MOTION by Mr. Crocker, seconded by Mr. Gates, the MOTION CARRIED, and the meeting was adjourned at 12:49 p.m.

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

Intro No. 25 A
Date 9/22/2022
Reviewed by PLS
Co. Attorney
Date 8/26/22

RESOLUTION
BROOME COUNTY LEGISLATURE
BINGHAMTON, NEW YORK

Permanent No. 2022-361
Date Adopted 9/22/2022
Effective Date 9/23/2022

Sponsored by: Economic Development, Education & Culture and Finance Committees

Seconded by: Hon. Jason E. Shaw

RESOLUTION AUTHORIZING AN AGREEMENT WITH THE BROOME COUNTY LOCAL DEVELOPMENT CORPORATION, THE VILLAGE OF JOHNSON CITY, THE CRIME VICTIMS ASSISTANCE CENTER, INC., THE ENDWELL UNITED METHODIST CHURCH THE KOPERNIK SOCIETY OF BROOME COUNTY AND THE CITY OF BINGHAMTON FOR AMERICAN RESCUE PLAN ACT FUNDING TO SUPPORT ECONOMIC DEVELOPMENT AND COMMUNITY PROJECTS IN BROOME COUNTY

WHEREAS, the County has received funding through the American Rescue Plan Act to address the economic impacts from the COVID-19 pandemic and wishes to use a portion of this funding to promote economic development, and

WHEREAS, the County desires to enter into agreements with the Broome County Local Development Corporation, the Village of Johnson City, Crime Victims Assistance Center, Inc. the Endwell United Methodist Church the Kopernik Society of Broome County and the City of Binghamton for American Rescue Plan Act Funding for economic development and community projects in Broome County, now, therefore be it

RESOLVED, that this County Legislature hereby authorizes an agreement with the Broome County Local Development Corporation, c/o The Agency, 5 South College Drive, Suite 201, Binghamton, New York 13905 for funding in the amount of \$2,800,000 from the American Rescue Plan Act for the Paulus Development 19 Avenue B Housing Project and assistance with the disposal of debris associated with demolition projects at the Phoenix/Huron Campus in Endicott, and be it

FURTHER RESOLVED, that this County Legislature hereby authorizes an agreement with the Village of Johnson City, 31 Avenue C, 2nd Floor, Johnson City, New York 13790 for funding in the amount of \$175,000 from the American Rescue Plan Act for the Oakdale Commons Stormwater Infrastructure Project, and be it

FURTHER RESOLVED, that this County Legislature hereby authorizes an agreement with the Crime Victims Assistance Center, Inc., 377 Robinson Street, Binghamton, NY 13904 for funding in the amount of \$60,000 from the American Rescue Plan Act for building renovations for the period September 1, 2022 through August 31, 2023, and be it

FURTHER RESOLVED, that this County Legislature hereby authorizes an agreement with the Endwell United Methodist Church, 3301 Watson Boulevard, Endwell, NY 13760 for funding in the amount of \$16,000 from the American Rescue Plan Act for an emergency generator for the period September 1, 2022 through August 31, 2023, and be it