

**BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING
FIVE South College Drive, Suite 201
Binghamton, New York 13905
Wednesday, March 15, 2023, 12:00 pm**

SYNOPSIS OF MEETING

PRESENT: J. Bernardo, J. Peduto, D. Crocker, J. Mirabito, P. Newman, and M. Sopchak

ABSENT: E. Miller, R. Bucci, and D. Gates

GUESTS: Michael Tanzini, Broome County Legislature
Paige Rauch, Broome County Executive Office
Evan Cleveland, Insero & Co. CPAS, LLP

STAFF: S. Duncan, N. Abbadessa, B. O’Bryan, S.Guokas, A. Williams, G. Paugh, and P. Doyle

COUNSEL: J. Meagher

The meeting was called to order at 12:02 p.m.

ITEM #1. APPROVE THE MINUTES FOR THE FEBRUARY 15, 2023 BOARD MEETING: Chairman Bernardo requested a motion to approve the February 15, 2023, minutes.

MOTION: Mr. Crocker motioned to approve, seconded by Mr. Peduto; the MOTION CARRIED.

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

No public comments were made.

ITEM #3. EXECUTIVE DIRECTOR’S REPORT:

Ms. Duncan provided updates on the following:

Conifer/LeChase 4301 Watson Blvd- The public hearing for this project took place on March 9, 2023. The transcripts and updated renderings will be sent to the Board. At the fire department’s request, Conifer will now build two apartment buildings instead of one. All site applications have been submitted to the Town of Union. Final approval of this application will be brought before the Board in either April or May of this year.

Project Updates- On Monday, Ms. Duncan toured Dicks Sporting Goods Warehouse in the Town of Conklin. The warehouse is almost at inventory capacity. Ms. Duncan told them that The Agency has a few parcels of land left in the corporate park for sale.

Housing Updates- A stakeholder meeting was held last Friday to discuss and address the housing needs of Broome County. The Governor has proposed a program called the Housing Compact. This program would provide funding to municipalities looking to increase their housing inventory.

Legislative Updates- The Agency is working closely with NYSEDC on new legislative items that affect IDA's. There is one piece of legislation that the IDA supports, and that would allow school districts to use their PILOT payments in its tax cap growth factor. Currently, school districts are restricted from utilizing PILOT payments. This would help school districts with their tax levy.

Chairman Bernardo asked if there were any questions related to the Executive Director's Report or questions on the Internal Financial Reports. There were none.

ITEM #4. LOAN ACTIVITY REPORTS AS OF FEBRUARY 28, 2023: The Loan Activity Reports for February were presented to the Board. The balances available to lend are \$510,068.56 (STEED), \$414,836.75 (BDF), and \$91,524.65 (BR + E). Chairman Bernardo asked if there were any questions on the Loan Activity Reports or any of the loans; hearing none, moved on to New Business.

MOTION: No motion necessary.

ITEM #5. RESOLUTION APPROVING AN EXTENSION OF THE FEBRUARY 5, 2021, SALES AND USE TAX EXEMPTION AGREEMENT WITH BLUESTONE WIND, LLC, THROUGH AND INCLUDING JUNE 29, 2023, THE TOTAL OF WHICH SHALL NOT EXCEED \$8,807,628.00. Ms. Duncan reviewed with the Board Blue Stone Wind's reason for the time extension to their original approved sales tax exemption. She also provided updates on the project. Chairman Bernardo asked Mr. Peduto if the Governance Committee moved to approve. He stated yes.

MOTION: TO APPROVE A RESOLUTION APPROVING AN EXTENSION OF THE FEBRUARY 5, 2021, SALES AND USE TAX EXEMPTION AGREEMENT WITH BLUESTONE WIND, LLC, THROUGH AND INCLUDING JUNE 29, 2023, THE TOTAL OF WHICH SHALL NOT EXCEED \$8,807,628.00. On a MOTION by Mr. Peduto, seconded by Mr. Crocker, the MOTION CARRIED.

ITEM #6. RESOLUTION APPROVING THE 2022 AUDIT OF THE BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY CONDUCTED BY INSERO & CO. CPAS, LLP. Chairman Bernardo asked Mr. Crocker if the Audit & Finance Committee moved to approve. He stated yes. Chairman Bernardo asked if there were any questions or comments.

MOTION: TO APPROVE A RESOLUTION APPROVING THE 2022 AUDIT OF THE BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY CONDUCTED BY INSERO & CO. CPAS, LLP. On a MOTION by Mr. Crocker, seconded by Mr. Mirabito, the MOTION CARRIED.

ITEM #7. RESOLUTION APPROVING THE READOPTION OF THE AGENCY’S INVESTMENT AND DEPOSIT POLICY, THE PURCHASING POLICY, THE PROPERTY ACQUISITION GUIDELINES, AND THE PROPERTY DISPOSITION GUIDELINES WITH NO CHANGES. Chairman Bernardo asked Mr. Crocker if the Audit & Finance Committee moved to approve. He stated yes. Chairman Bernardo asked if there were any questions or comments.

MOTION: TO APPROVE A RESOLUTION APPROVING THE READOPTION OF THE AGENCY’S INVESTMENT AND DEPOSIT POLICY, THE PURCHASING POLICY, THE PROPERTY ACQUISITION GUIDELINES, AND THE PROPERTY DISPOSITION GUIDELINES WITH NO CHANGES. On a MOTION by Mr. Crocker, seconded by Mr. Newman, the MOTION CARRIED.

ITEM #8. RESOLUTION APPROVING THE REVISED BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY’S INTERNAL CONTROLS AND FINANCIAL ACCOUNTABILITY POLICY, A COPY OF WHICH IS ATTACHED HERETO AS EXHIBIT “A.”: Chairman Bernardo asked Mr. Crocker if the Audit & Finance Committee moved to approve. He stated yes. Chairman Bernardo asked if there were any questions or comments.

MOTION: TO APPROVE RESOLUTION APPROVING THE REVISED BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY’S INTERNAL CONTROLS AND FINANCIAL ACCOUNTABILITY POLICY, A COPY OF WHICH IS ATTACHED HERETO AS EXHIBIT “A.”. On a MOTION by Mr. Crocker, seconded by Mr. Sopchak, the MOTION CARRIED.

ITEM #9: EXECUTIVE SESSION. No Executive Session was needed.

MOTION: No Motion Necessary.

ITEM #10: ADJOURNMENT: Chairman Bernardo requested a motion to adjourn.

MOTION: On a MOTION by Mr. Crocker, seconded by Mr. Mirabito, the MOTION CARRIED, and the meeting was adjourned at 12:14 p.m.

The next meeting of The Agency Board of Directors is scheduled for Wednesday, April 19, 2023, at 12:00 p.m. at FIVE South College Drive, Suite 201, Binghamton, NY 13905.