

**BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
GOVERNANCE COMMITTEE  
APRIL 19, 2023 – 11:45 AM  
FIVE South College Drive  
Binghamton, NY 13905**

**COMMITTEE MEMBERS PRESENT:** R. Bucci, J. Peduto, and M. Sopchak

**ABSENT:** Peter Newman

**BOARD MEMBERS PRESENT:** D. Crocker, D. Gates, and J. Bernardo

**GUESTS:** Michael Tanzini, Broome County Legislature  
Bill Stewart, Funky Beez  
Felica Davis, Funky Beez  
John Solak, City of Binghamton Resident

**ABSENT:** P. Newman

**STAFF:** S. Duncan, N. Abbadessa, B. O'Bryan, S. Guokas, A. Williams, and G. Paugh

**COUNSEL:** J. Meagher

**PRESIDING:** R. Bucci

**AGENDA ITEM 1:** Mr. Bucci called the meeting to order at 11:46 a.m.

**AGENDA ITEM 2:** Accept March 15, 2023, Governance Committee meeting minutes: Mr. Bucci stated that the minutes were forwarded to all members; they had an opportunity to review them. Mr. Bucci accepted the minutes for the record.

**MOTION:** No motion necessary.

**AGENDA ITEM 3: Public Comment:** Mr. Bucci asked if there were any public comments. Mr. Solak stated politicians and public agencies should not hold private sessions to discuss economic development without the public knowing. He also said businesses could not receive total confidentiality when speaking with a public entity. No other Public Comments were made. Mr. Bucci closed the portion of the meeting.

**AGENDA ITEM 4: REVIEW/DISCUSSION/RECOMMENDATION TO ACCEPT AN APPLICATION FROM FUNKY BEEZ, LLC AND AUTHORIZING A NEW YORK STATE AND LOCAL SALES AND USE TAX EXEMPTION IN AN AMOUNT NOT TO EXCEED \$29,603.68, FOR A TERM NOT TO EXCEED TWELVE MONTHS, CONSISTENT WITH THE POLICIES OF THE AGENCY IN CONNECTION WITH THE RENOVATION, DEVELOPMENT, AND EQUIPPING OF THE PROPERTY AND BUILDING LOCATED AT 1344 ROUTE 26 IN THE TOWN OF VESTAL, COUNTY OF BROOME AND STATE OF NEW YORK.** Ms. Duncan reviewed with the Committee Funky Beez, LLC project. She said the project would renovate and redevelop the existing property and building into a family-fun recreation facility. It will include a hot dog and ice cream stand, games, a playground, a dog park, and a patio area. Mr. Sopchak had questions about the total sales tax benefit. Ms. Duncan and Ms. Abbadessa explained how they calculate the sales tax exemption amount. Mr. Stewart, the project owner, explained that he started the project and estimated an opening date of June 1. Ms. Davis explained how they got ideas for this project. Mr. Bucci asked if any more questions; none were provided.

**MOTION:** TO REVIEW/DISCUSS/RECOMMEND APPROVING AN EXTENSION TO ACCEPT AN APPLICATION FROM FUNKY BEEZ, LLC AND AUTHORIZING A NEW YORK STATE AND LOCAL SALES AND USE TAX EXEMPTION IN AN AMOUNT NOT TO EXCEED \$29,603.68, FOR A TERM NOT TO EXCEED TWELVE MONTHS, CONSISTENT WITH THE POLICIES OF THE AGENCY IN CONNECTION WITH THE RENOVATION, DEVELOPMENT, AND EQUIPPING OF THE PROPERTY AND BUILDING LOCATED AT 1344 ROUTE 26 IN THE TOWN OF VESTAL, COUNTY OF BROOME AND STATE OF NEW YORK. Mr. Peduto moved the Motion to Recommend to the entire Board for Approval, seconded by Mr. Sopchak; the MOTION CARRIED.

**AGENDA ITEM 5: REVIEW/DISCUSSION/RECOMMENDATION OF APPROVING TO EXTEND THE OPTION AGREEMENT WITH ROSEANN M. DELLAPENNA FOR THE PURCHASE OF PROPERTY LOCATED IN THE TOWNS OF MAINE AND UNION, BROOME COUNTY, NEW YORK THROUGH, AND INCLUDING, NOVEMBER 7, 2023 PURSUANT TO THE NOVEMBER 7, 2022 OPTION AGREEMENT ATTACHED HERETOAS EXHIBIT "A."** Ms. Duncan reviewed the proposed project with the Board and explained why an option extension is needed to complete the due diligence. Hunt Engineering conducted a preliminary engineering analysis and a preliminary road analysis. They recommend The Agency move the entrance further North. Mr. O'Bryan is working on an application with the FAST Shovel Ready program. Mr. Bucci asked how many acres the property was again. Ms. Duncan stated that it is just shy of 300 acres. Mr. Bucci was concerned about the amount of acreage that would not be usable. Ms. Duncan explained that most of the property was functional and had only a small wetland area. Mr. Bucci asked if any additional questions were needed; none were provided.

**MOTION:** TO REVIEW/DISCUSS/RECOMMEND APPROVING AN EXTENSION OF THE OPTION AGREEMENT WITH ROSEANN M. DELLAPENNA FOR THE PURCHASE OF PROPERTY LOCATED IN THE TOWNS OF MAINE AND UNION, BROOME COUNTY, NEW YORK THROUGH AND INCLUDING NOVEMBER 7, 2023, PURSUANT TO THE NOVEMBER 7, 2022 OPTION AGREEMENT ATTACHED HERETOAS EXHIBIT "A." Mr. Peduto moved the Motion to Recommend to the entire Board for Approval, seconded by Mr. Sopchak; the MOTION CARRIED.

**AGENDA ITEM 6:** Adjournment: Mr. Bucci asked for a Motion to Adjourn.

**MOTION:** On a MOTION by Mr. Sopchak, seconded by Mr. Peduto, the MOTION CARRIED, and the meeting was adjourned at 12:05 p.m.

The next meeting of The Agency Governance Committee is to be determined.