

**BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
BOARD MEETING  
FIVE South College Drive, Suite 201  
Binghamton, New York 13905  
Wednesday, April 19, 2023, 12:00 pm**

**SYNOPSIS OF MEETING**

**PRESENT:** J. Bernardo, J. Peduto, D. Crocker, M. Sopchak, E. Miller, R. Bucci, and D. Gates

**ABSENT:** P. Newman and J. Mirabito

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

**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 12:07 pm.

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

**MOTION:** Mr. Gates motioned to approve, seconded by Mr. Sopchak; the MOTION CARRIED.

**ITEM #2. PUBLIC COMMENT:** Chairman Bernardo asked if there were any public comments. John Solak, a City of Binghamton resident, expressed concerns over completing bonds and politicians in economic development. He also discussed what type of residents we want to attract to this area. Mr. Solak was wondering what IDAs do for public safety. Mr. Bernardo asked if there were any more public comments; none were made.

**ITEM #3. EXECUTIVE DIRECTOR'S REPORT:**

Ms. Duncan provided updates on the following:

**PARIS Reporting-** All was completed and submitted. Ms. Duncan thanked Ms. Paugh for her time and effort in completing everything on time. Now that the PARIS report is completed, staff will work on the

PILOT And BOND Reports.

**Legislative Updates-** The Agency is working closely with NYSEDC on new legislative items that affect IDAs. The IDA supports one piece of legislation allowing school districts to use their PILOT payments in their tax cap growth factor. Currently, school districts are restricted from utilizing PILOT payments. This would help school districts with their tax levy. Ms. Duncan discussed another piece of legislation that is being considered. It is in reference to IDAs using their operating funds to create loan or grant programs. Ms. Duncan feels there are benefits to both proposed items. The new proposal to amend General Municipal Law would provide more flexibility to IDAs with assisting housing projects to address the state's goals.

**Administrative Updates:** The Agency finalized its 2022 annual report, which will be provided to the Board in May. Mr. O'Bryan submitted slides to Empire State Development showing why 600 Main St. should receive FAST Funds. Since the site is below 40 acres, a presentation for funds is needed. In the next couple of months, Mr. O'Bryan will submit the final Covid Recovery Fund Grants by the end of summer. Ms. Williams completed the Q1 marketing report and presented it to the Board.

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 MARCH 31, 2023:** The Loan Activity Reports for March were presented to the Board. The balances available to lend are \$527,231.55(STEED), \$419,998.37 (BDF), and \$93,616.76 (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 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 Board Funky Beez, LLC project. She said the project would renovate and redevelop the existing property and building into a family-fun recreation facility. In addition, they are updating the entrance per the DOT. Mr. Gates asked Mr. Stewart if they had received approval yet through the DOT. Ms. Davis stated they had, and she explained the site plan project for the sidewalks. Ms. Miller asked how the Sales Tax Exemption worked with businesses.

Ms. Duncan and Ms. Abbadessa explained the process. Chairman Bernardo asked Mr. Bucci if the Governance Committee moved to approve. He said yes.

**MOTION:** TO APPROVE 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. On a MOTION by Mr. Bucci, seconded by Mr. Gates, the MOTION CARRIED.

**ITEM #6. RESOLUTION APPROVING THE AGENCY 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. She explained why an option extension is needed to complete the due diligence. A small discussion ensued. Chairman Bernardo asked Mr. Bucci if the Governance Committee moved to approve. He stated yes. Chairman Bernardo asked if there were any questions or comments.

**MOTION:** TO APPROVE A RESOLUTION 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". On a MOTION by Mr. Bucci, seconded by Mr. Peduto, the MOTION CARRIED.

**ITEM #7: EXECUTIVE SESSION: TO DISCUSS THE SALE OF PROPERTY:**

**MOTION:** To Convene to Executive Session at 12:33 pm. On a MOTION by Mr. Gates, seconded by Mr. Peduto, the MOTION CARRIED UNANIMOUSLY.

**ITEM #8: RECONVENE FROM EXECUTIVE SESSION.**

**MOTION:** To Reconvene back to Public Session at 1:33 pm. On a MOTION by Mr. Gates, seconded by Ms. Miller, the MOTION CARRIED UNANIMOUSLY.

**ITEM #9: ADJOURNMENT:** Chairman Bernardo requested a motion to adjourn.

**MOTION: On a MOTION** by Mr. Crocker, seconded by Mr. Gates, the **MOTION CARRIED**, and the meeting was adjourned at **1:34 pm**.

The next meeting of The Agency Board of Directors is scheduled for Wednesday, May 17, 2023, at 12:00 pm at FIVE South College Drive, Suite 201, Binghamton, NY 13905.