

**BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING
FIVE South College Drive, Suite 201
Binghamton, New York 13905
Wednesday, January 17, 2024, 12:00 pm**

SYNOPSIS OF MEETING

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

GUESTS: Jonathan Scott- Broome County Legislative Office
Lisa Nagle, EDR
Frank Pavia – Harris Beach
Bob Utter- Town of Maine Resident
Jim Ehmke- Channel 34
Ben Locke- LB4 Properties, LLC
Kalvin Herralo-IBEW Local 325

ABSENT: NONE

STAFF: S. Duncan, N. Abbadessa, A. Williams, S. Guokas, M. Lucas, and S. Dixon

COUNSEL: J. Meagher

The meeting was called to order at 12:05 p.m.

ITEM #1. OATH OF OFFICE: Attorney Meagher administered the Oath of Office to Mr. Bernardo, Mr. Bucci, Mr. Peduto, Mr. Newman, Mr. Mirabito, Mr. Gates, Ms. Miller, Mr. Crocker, and Mr. Sopchak.

MOTION: No motion necessary.

ITEM #2. NOMINATION OF OFFICERS: Attorney Meagher asked for nominations from the floor for officers. Mr. Peduto nominated Mr. Bernardo for Chairman, seconded by Mr. Gates. All were in favor. Mr. Bernardo nominated Mr. Peduto for Vice Chairman, seconded by Mr. Newman. All were in favor. Mr. Peduto nominated Mr. Bucci for Secretary, seconded by Mr. Gates. All were in favor. Mr. Bucci nominated Mr. Crocker for Treasurer, seconded by Mr. Sopchak. Attorney Meagher asked if there were any other nominations; there were none.

MOTION: The Board approved all nominations unanimously.

ITEM #3. APPROVE THE MINUTES FOR THE December 20, 2023, BOARD MEETING: Chairman Bernardo requested a motion to approve the December 20, 2023, transcript.

MOTION: Mr. Benardo motioned to approve Mrs. Miller, seconded by Mr. Sopchak; the MOTION CARRIED.

ITEM #4. PUBLIC COMMENT: Chairman Bernardo asked if there were any public comments.

Mr. Herralo spoke about 200 Main Street. His concerns were with the electrical work. He stated that the bid was given to a non-local contractor that is in Rochester. Local labor is his main concern. He also invited the board to walk his facility and see what they do in the training hall in Binghamton. Discussion ensued about the permits and licenses needed to be able to work in Binghamton.

Mr. Utter stated his concerns again about the proposed New Development Park on Airport Road. He is upset he cannot contact the Board of Directors directly. He left his cards and more letters, which the IDA had already received.

ITEM #5. EXECUTIVE DIRECTOR'S REPORT:

Ms. Duncan provided updates on the following:

SEMI Conference- Attended a 3-day conference with about 100 different supply chain companies. Made introductions and new business attractions.

Audit- Unaudited financials. The audit will start in the upcoming week.

Tarpon Lease- Still in review with the Town of Conklin.

5 S. College Drive- Mr. Bucci asked about the income. Ms. Duncan explained it was a tenant's loss, but now it is leased all through 2024.

ITEM #6. LOAN ACTIVITY REPORTS AS OF DECEMBER 31, 2023: The Loan Activity Reports for April were presented to the Board. The balances available to lend are \$801,056.38(STEED), \$495,568.11(BDF), and \$ 112,667.37(BR + E). Chairman Bernardo asked if there were any questions on the Loan Activity Reports or any of the loans. There were none.

MOTION: No motion necessary.

ITEM #7. 2024 MEETING SCHEDULE: Chairman Bernardo stated that all Board Members received the 2024 IDA Board Meeting Schedule in their Board packets. The IDA Board meetings are held on the third Wednesday of every month.

MOTION: No motion necessary.

ITEM #8. RESOLUTION AUTHORIZING THE BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY (“BCIDA”) TO DECLARE ITS INTENT TO ACT AS LEAD AGENCY IN THE ENVIRONMENTAL REVIEW SEQR FOR THE PROPOSED PLANNING OF THE BROOME TECHNOLOGY PARK TO BE FORMULATED FOR FUTURE DEVELOPMENT ON APPROXIMATELY 526 ACRES LOCATED AT AIRPORT ROAD IN THE TOWNS OF MAINE AND UNION AND SITUATED 1,000 FEET NORTHWEST OF THE GREATER BINGHAMTON SPORTS COMPLEX IN THE COUNTY OF BROOME, NEW YORK. Ms. Duncan explained this is the first step for SEQR to declare lead agency designation. The packet contained a list of all the Towns and other agencies involved. Ms. Miller asked about some involved parties and the joint sewage treatment plant. Mr. Bucci asked again about the involved agencies and who is involved with the water districts. He also asked about the liquid waste involvement and where it will go to the existing facility. Ms. Nagle said this will all be explained in the SEQR process moving forward. Mr. Pavia also explained this is very early, and the more we get into this process, the more questions will be answered.

MOTION: RESOLUTION AUTHORIZING THE BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY (“BCIDA”) TO DECLARE ITS INTENT TO ACT AS LEAD AGENCY IN THE ENVIRONMENTAL REVIEW SEQR FOR THE PROPOSED PLANNING OF THE BROOME TECHNOLOGY PARK TO BE FORMULATED FOR FUTURE DEVELOPMENT ON APPROXIMATELY 526 ACRES LOCATED AT AIRPORT ROAD IN THE TOWNS OF MAINE AND UNION AND SITUATED 1,000 FEET NORTHWEST OF THE GREATER BINGHAMTON SPORTS COMPLEX IN THE COUNTY OF BROOME, NEW YORK. On a MOTION by Mr. Peduto, seconded by Mr. Gates, the MOTION CARRIED.

ITEM #9: RESOLUTION APPROVING AN EXTENSION OF THE JANUARY 5, 2023 SALES AND USE TAX EXEMPTION AGREEMENT WITH 78 MAIN STREET LB4 PROPERTIES, LLC FROM DECEMBER 21, 2023 THROUGH, AND INCLUDING, DECEMBER 21, 2024 THE TOTAL OF WHICH SHALL NOT EXCEED \$35,064.18. Ms. Duncan explained that this is a request for an extension of time for the sales tax exemption. The project's original construction was supposed to be completed, but there were issues due to the structure of the building, labor delays, and the back side of the building needed a new staircase. August 2024 is the new completion date.

MOTION: RESOLUTION APPROVING AN EXTENSION OF THE JANUARY 5, 2023 SALES AND USE TAX EXEMPTION AGREEMENT WITH 78 MAIN STREET LB4 PROPERTIES, LLC FROM DECEMBER 21, 2023 THROUGH, AND INCLUDING, DECEMBER 21, 2024 THE TOTAL OF WHICH SHALL NOT EXCEED \$35,064.18. On a MOTION by Mr. Bucci, seconded by Mr. Mirabito, the MOTION CARRIED.

ITEM #10: RESOLUTION APPROVING AN EXTENSION OF THE JANUARY 3, 2023 SALES AND USE TAX EXEMPTION AGREEMENT WITH MARCHUSKA PRODUCTIONS, L.L.C. FROM DECEMBER 21, 2023 THROUGH, AND INCLUDING, DECEMBER 21, 2024 THE TOTAL OF WHICH SHALL NOT EXCEED \$18,160.00. Ms. Duncan explained that this is a request for an extension of time for the sales tax exemption. The project is for renovations at the Metro Center downtown. Labor delay on the project is the reason for the request.

MOTION: RESOLUTION APPROVING AN EXTENSION OF THE JANUARY 3, 2023 SALES AND USE TAX EXEMPTION AGREEMENT WITH MARCHUSKA PRODUCTIONS, L.L.C. FROM DECEMBER 21, 2023 THROUGH, AND INCLUDING, DECEMBER 21, 2024 THE TOTAL OF WHICH SHALL NOT EXCEED \$18,160.00. On a MOTION by Mr. Bucci, seconded by Mr. Peduto, the MOTION CARRIED.

ITEM#11: RESOLUTION ACCEPTING AN APPLICATION FROM NEUROSCIENCES HEALTHCARE MEDICINE, P.C. AND AUTHORIZING A NEW YORK STATE AND LOCAL SALES AND USE TAX EXEMPTION IN AN AMOUNT NOT TO EXCEED \$84,000.00, FOR A TERM NOT TO EXCEED TWELVE MONTHS, CONSISTENT WITH THE POLICIES OF THE AGENCY IN CONNECTION WITH THE CONSTRUCTION, RENOVATION, AND EQUIPPING OF THE PROPERTY AND BUILDING LOCATED AT 1020 VESTAL PARKWAY EAST IN THE TOWN OF VESTAL, COUNTY OF BROOME AND STATE OF NEW YORK. Ms. Duncan explained this was a new Small Business Incentive Program application. Neurosciences Healthcare Medicine has already purchased and completed several renovations to the existing building. With this phase, they will add a brand-new addition to the back of the building. This addition will house an Open MRI unit and a Zap Radiosurgery Machine - the first one of its kind in the area, and only one of five nationally. The addition will include a new bathroom, x-ray area, waiting room, and medical staff office. A new foundation, walls, and steel beams have been added.

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ITEM # 12: EXECUTIVE SESSION-LEGAL MATTERS

MOTION: To Convene the Executive Session at 12:55 p.m. On a MOTION by Mr. Gates, seconded by Ms. Miller, the MOTION CARRIED UNANIMOUSLY.

ITEM #13: RECONVENE FROM EXECUTIVE SESSION.

MOTION: To Reconvene back to Public Session at 1:08 p.m. On a MOTION by Mr. Newman, seconded by Mr. Gates, the MOTION CARRIED UNANIMOUSLY.

ITEM#14: RESOLUTION AUTHORIZING THE WRITING OFF, BUT NOT FORGIVENESS, OF A JULY 15, 2020 STEED LOAN TO ALICE'S CLOSET, LLC IN THE AMOUNT OF \$25,000.00, A NOVEMBER 6, 2012 STEED LOAN TO F.A. GUERNSEY & CO., INC. IN THE AMOUNT OF \$118,273.72, AND A COMBINED STEED AND BDF LOAN TO SPECOP TACTICAL CENTER, LLC IN THE AMOUNT OF \$145,310.51.

MOTION: RESOLUTION AUTHORIZING THE WRITING OFF, BUT NOT FORGIVENESS, OF A JULY 15, 2020 STEED LOAN TO ALICE'S CLOSET, LLC IN THE AMOUNT OF \$25,000.00, A NOVEMBER 6, 2012 STEED LOAN TO F.A. GUERNSEY & CO., INC. IN THE AMOUNT OF \$118,273.72, AND A COMBINED STEED AND BDF LOAN TO SPECOP TACTICAL CENTER, LLC IN THE AMOUNT OF \$145,310.51. On a MOTION by Mr. Bucci, seconded by Mr. Crocker, the MOTION CARRIED.

ITEM # 15: ADJOURNMENT: Chairman Bernardo requested a motion to adjourn.

MOTION: On a MOTION by Mr. Bucci seconded by Mrs. Miller, the MOTION CARRIED, and the meeting was adjourned at 1:10 p.m.

The next meeting of The Agency Board of Directors is scheduled for February 21, 2024, at 12:00 p.m. at FIVE South College Drive, Suite 201, Binghamton, NY 13905.