

**BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
BOARD MEETING  
FIVE South College Drive, Suite 201  
Binghamton, New York 13905  
Tuesday, June 18, 2024, 12:00 pm**

**SYNOPSIS OF MEETING**

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

**ABSENT:** None

**GUESTS:** Jim Emhke

**STAFF:** S. Duncan, N. Abbadessa, A. Williams, S. Guokas, and G. Paugh

**COUNSEL:** J. Meagher

The meeting was called to order at 12:10 p.m.

**ITEM #1. APPROVE THE MINUTES FOR MAY 15, 2024, MEETING:** Chairman Bernardo requested a motion to approve the May 15, 2024 minutes.

**MOTION:** Mr. Crocker motioned to approve, seconded by Mr. Mirabito; 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:

- The recent groundbreaking for the 200 Court Street project supported by the IDA
- Status updates on two Affordable Housing Projects in Broome County which have received tax credits from NYS HCR – Homestead on Grant and VE Properties.
- Status update on the closing of the Crowley Lofts Project
- Pending new ownership of the One North Depot site
- Public and stakeholder engagement for the proposed Broome Technology Park

- Staff development via the NYSEDC Basic Economic Development 101 Course
- Rod Serling Center Study Updates

**ITEM #4. LOAN ACTIVITY REPORTS AS OF MAY 31, 2024:** The Loan Activity Reports for May were presented to the Board. The balances available to lend are \$895,922.95(STEED), \$542,037.85(BDF), and \$122,601.34(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 #5: RESOLUTION ACCEPTING AN APPLICATION FROM PHOENIX ENDICOTT INDUSTRIAL INVESTORS LLC AND AUTHORIZING A NEW YORK STATE AND LOCAL SALES AND USE TAX EXEMPTION IN AN AMOUNT NOT TO EXCEED \$98,376.00, FOR A TERM NOT TO EXCEED TWELVE MONTHS, CONSISTENT WITH THE POLICIES OF THE AGENCY IN CONNECTION WITH THE DEMOLITION OF A BLOCK OF BUILDINGS LOCATED AT 1701 NORTH STREET IN THE VILLAGE OF ENDICOTT, TOWN OF UNION, COUNTY OF BROOME AND STATE OF NEW YORK AND THE INSTALLATION OF NEW ELECTRICAL AND MECHANICAL SERVICES AND FACILITIES TO ACCOMMODATE BUILDING REMOVALS.** No discussion was held following the recommendation from the Governance Committee. Chairman Bernardo asked for a motion.

**MOTION:** TO ACCEPT A RESOLUTION ACCEPTING AN APPLICATION FROM PHOENIX ENDICOTT INDUSTRIAL INVESTORS LLC AND AUTHORIZING A NEW YORK STATE AND LOCAL SALES AND USE TAX EXEMPTION IN AN AMOUNT NOT TO EXCEED \$98,376.00, FOR A TERM NOT TO EXCEED TWELVE MONTHS, CONSISTENT WITH THE POLICIES OF THE AGENCY IN CONNECTION WITH THE DEMOLITION OF A BLOCK OF BUILDINGS LOCATED AT 1701 NORTH STREET IN THE VILLAGE OF ENDICOTT, TOWN OF UNION, COUNTY OF BROOME AND STATE OF NEW YORK AND THE INSTALLATION OF NEW ELECTRICAL AND MECHANICAL SERVICES AND FACILITIES TO ACCOMMODATE BUILDING REMOVALS. On a MOTION by Mr. Bucci, seconded by Mr. Crocker, the MOTION CARRIED UNANIMOUSLY.

**ITEM #6: RESOLUTION APPOINTING KELLEA BAUDA, DIRECTOR OF BUSINESS SERVICES FOR THE ITHACA AREA ECONOMIC DEVELOPMENT CORPORATION TO THE SOUTHERN TIER EAST ECONOMIC DEVELOPMENT REVOLVING LOAN PROGRAM (STEED) AS A STEED ADVISORY LOAN COMMITTEE MEMBER.** Ms. Abbadessa stated that per the STEED Loan Fund Guidelines, the Board of Directors must appoint any new loan committee member. Heather McDaniel, President of Ithaca Area Economic Development (IAED), currently sits on the STEED Loan Committee but has asked that Kellea Bauda, Director of Business Services for IAED, replace her. Ms. Bauda has an extensive background in commercial lending and does this in her current role at IAED. She spoke with Dan Crocker, the loan committee chairman, and he favors this change. Chairman Bernardo asked for a motion.

**MOTION:** TO ACCEPT A RESOLUTION APPOINTING KELLEA BAUDA, DIRECTOR OF BUSINESS SERVICES FOR THE ITHACA AREA ECONOMIC DEVELOPMENT CORPORATION TO THE SOUTHERN TIER EAST ECONOMIC DEVELOPMENT REVOLVING LOAN PROGRAM (STEED) AS A STEED ADVISORY LOAN COMMITTEE MEMBER. On a MOTION by Mr. Sopchak, seconded by Ms. Miller, the MOTION CARRIED UNANIMOUSLY.

**ITEM #7: RESOLUTION AUTHORIZING THE AGENCY TO ENTER INTO AN AGREEMENT WITH BROWN & WEINRAUB ADVISORS, LLC FOR LEGISLATIVE AND REGULATORY REPRESENTATION FROM JUNE 20, 2024 THROUGH, AND INCLUDING, JUNE 19, 2025.** No discussion was held following the recommendation from the Governance Committee. Chairman Bernardo asked for a motion.

**MOTION:** TO ACCEPT A RESOLUTION AUTHORIZING THE AGENCY TO ENTER INTO AN AGREEMENT WITH BROWN & WEINRAUB ADVISORS, LLC FOR LEGISLATIVE AND REGULATORY REPRESENTATION FROM JUNE 20, 2024 THROUGH, AND INCLUDING, JUNE 19, 2025. On a MOTION by Mr. Bucci, seconded by Mr. Sopchak, the MOTION CARRIED UNANIMOUSLY.

**ITEM #8: RESOLUTION EXTENDING TIME TO COMPLETE SCOPING PROCESS PURSUANT TO SEQRA FOR GENERIC ENVIRONMENTAL IMPACT STATEMENT.** Ms. Duncan explained to the Board the SEQR process, especially pertaining to the preparation of the scoping document. She noted, as pursuant to the State Environmental Quality Review Act, any time periods outlined to complete aspects of the SEQR and/or GEIS may be extended by mutual agreement between the project sponsor and the lead agency with notice to all involved and interested agencies. Ms. Duncan noted the extension request is to add an additional 30 days to the scoping period to allow for a more robust study and public engagement. Chairman Bernardo asked for a motion

**MOTION:** TO ACCEPT A RESOLUTION EXTENDING TIME TO COMPLETE SCOPING PROCESS PURSUANT TO SEQRA FOR GENERIC ENVIRONMENTAL IMPACT STATEMENT. On a MOTION by Mr. Gates, seconded by Ms. Miller, the MOTION CARRIED UNANIMOUSLY.

**ITEM #9: RESOLUTION AUTHORIZING THE AGENCY TO PURCHASE 51.96+/- ACRES OF LAND LOCATED AT 1525 COUNTY AIRPORT ROAD IN THE TOWN OF UNION, COUNTY OF BROOME AND STATE OF NEW YORK, SUBJECT TO A RESERVATION OF SUB-SURFACE MINERAL RIGHTS, PURSUANT TO THE TERMS OF THE AGREEMENT OF SALE AND SUCH OTHER TERMS AND CONDITIONS AS AGENCY COUNSEL SHALL DEEM APPROPRIATE.** Mr. Bucci explained to the Chairman the request made in Governance to include the estimated purchase amount of \$337,740 in the resolution. Chairman Bernardo asked for a motion, noting this addition.

**MOTION:** TO ACCEPT A RESOLUTION AUTHORIZING THE AGENCY TO PURCHASE 51.96+/- ACRES OF LAND LOCATED AT 1525 COUNTY AIRPORT ROAD IN THE TOWN OF UNION, COUNTY OF BROOME AND STATE OF NEW YORK, SUBJECT TO A RESERVATION OF SUB-SURFACE MINERAL RIGHTS, PURSUANT TO THE TERMS OF THE AGREEMENT OF SALE AND SUCH OTHER TERMS AND CONDITIONS AS AGENCY COUNSEL SHALL DEEM APPROPRIATE. On a MOTION by Mr. Bucci, seconded by Mr. Mirabito, the MOTION CARRIED UNANIMOUSLY.

**ITEM #10: RESOLUTION ACCEPTING AN APPLICATION FROM FIROMAR INC FOR A NEW YORK STATE AND LOCAL SALES AND USE TAX EXEMPTION IN AN AMOUNT NOT TO EXCEED \$66,880.00 FOR A TERM NOT TO EXCEED TWELVE MONTHS, CONSISTENT WITH THE POLICIES OF THE AGENCY IN CONNECTION WITH THE ACQUISITION, CONSTRUCTION, EXPANSION, RENOVATION AND EQUIPPING OF A**

**MANUFACTURING FACILITY LOCATED AT 22 CHARLES STREET IN THE CITY OF BINGHAMTON, BROOME COUNTY, NEW YORK.** Mr. Bucci noted the importance of this project for the City of Binghamton. Chairman Bernardo asked for a motion

**MOTION:** TO ACCEPT A RESOLUTION ACCEPTING AN APPLICATION FROM FIROMAR INC FOR A NEW YORK STATE AND LOCAL SALES AND USE TAX EXEMPTION IN AN AMOUNT NOT TO EXCEED \$66,880.00 FOR A TERM NOT TO EXCEED TWELVE MONTHS, CONSISTENT WITH THE POLICIES OF THE AGENCY IN CONNECTION WITH THE ACQUISITION, CONSTRUCTION, EXPANSION, RENOVATION AND EQUIPPING OF A MANUFACTURING FACILITY LOCATED AT 22 CHARLES STREET IN THE CITY OF BINGHAMTON, BROOME COUNTY, NEW YORK. On a MOTION by Mr. Bucci, seconded by Mr. Sopchak, the MOTION CARRIED UNANIMOUSLY.

**ITEM # 11: EXECUTIVE SESSION: Potential Sale of Property**

**MOTION:** To Convene the Executive Session at 12:34 p.m. On a MOTION by Mr. Newman, seconded by Mr. Peduto, the MOTION CARRIED UNANIMOUSLY.

**ITEM #12: RECONVENE FROM EXECUTIVE SESSION.**

**MOTION:** To Reconvene back to the Public Session at 1:12 p.m. On a MOTION by Mr. Newman, seconded by Mr. Gates, the MOTION CARRIED UNANIMOUSLY.

**ITEM #13 ADJOURNMENT:** Chairman Bernardo requested a motion to adjourn.

**MOTION:** On a MOTION by Mr. Gates, seconded by Mr. Mirabito, the MOTION CARRIED, and the meeting was adjourned at 1:14 p.m.

The next meeting of The Agency Board of Directors is scheduled for July 17, 2024, at 12:00 p.m. at FIVE South College Drive, Suite 201, Binghamton, NY 13905.