

**TOWN OF UNION  
LOCAL DEVELOPMENT CORPORATION  
SPECIAL MEETING MINUTES  
THURSDAY, FEBRUARY 23, 2023**

**DRAFT**

**SYNOPSIS OF MEETING**

The Town of Union Local Development Corporation met for a special meeting on Thursday, February 23, 2023 at the Town of Union Office Building, located at 3111 East Main Street in Endwell, New York.

**I. THE MEETING WAS CALLED TO ORDER AT 8:05 A.M.**

MEMBERS PRESENT: Diane Julian, Gary Leighton, Mary O'Malley-Trumble,  
Jeffrey L'Amoreaux, Timothy Strong

MEMBERS ABSENT: Stephen Trichka, James Peduto

OTHERS PRESENT: Rosemarie Pope (LDC Board Attorney)

STAFF PRESENT: Joseph Moody (LDC Director), Robin Shimer (Admin. Asst.)

**II. VICE PRESIDENT'S REMARKS**

Vice President Julian congenially welcomed all attendees to the meeting.

**III. DIRECTOR'S REMARKS**

Director Moody noted the \$10 million Downtown Revitalization Initiative grant awarded to the Village of Johnson City in the Town of Union, as announced by the governor on February 23, 2023. He also cited his participation with the village in preparing the grant application and being on the presentation committee.

**IV. APPROVAL OF THE MINUTES**

The Minutes of the regular LDC Board Meeting of January 19, 2023 were reviewed and approved as written.

Motion: Jeff L'Amoreaux  
Motion 2<sup>nd</sup>: Tim Strong  
Motion: To approve the regular LDC Board Meeting Minutes of  
January 19, 2023, as written.  
Vote: Motion approved [5 - Yes, 0 - No, 2 - Absent, 0 - Abstain]

**V. OLD BUSINESS**

A. Mr. Moody presented for Board discussion a request for an additional \$6,830.90 in 2021 American Rescue Plan Act (ARPA) Grant Program funding to a previously approved grant awardee. The LDC Board earlier approved on January 19, 2023 grant funds applicable to a request by Mr. Joseph Hashey of Hashey Enterprises, Inc. (d/b/a Synergy Athletics) for ARPA LDC Small Business Sustainability Grant Program in the amount of \$6,396.00 to be used solely for purchasing equipment for the grant recipient's kids fitness program project.

The purpose of the amended funding request is to finance the purchase of additional kids equipment since the board at the January 19<sup>th</sup> meeting did not approve grant funding for payroll expenses associated with the new program. All acquired kids equipment is to be used exclusively at the Synergy Athletics' Hooper Road in Endwell site for the new program.

After the completion of discussion, Vice President Julian requested a motion to approve Small Business Sustainability Grant Program funding in the amount of \$6,830.90 for Hashey Enterprises, Inc. (d/b/a Synergy Athletics). The \$6,830.90 amount, combined with the \$6,396.00 approved on January 19, 2023, results in total funding of \$13,226.90.

Motion: Jeff L'Amoreaux

Motion 2<sup>nd</sup>: Tim Strong

Motion: To approve Town of Union Local Development Corporation 2021 American Rescue Plan Act (ARPA) Small Business Sustainability Grant Program financing to Hashey Enterprises, Inc. (d/b/a Synergy Athletics) in the amount of \$6,830.90. The purpose of the approval is to amend the previously approved January 19, 2023 resolution amount of \$6,396.00 by an additional \$6,830.90, resulting in total grant funding of \$13,226.90.

Vote: All yes, motion approved [5 - Yes, 0 - No, 2 - Absent, 0 - Abstain].

## VI. NEW BUSINESS

- A. Mr. Moody presented for discussion resolutions for three 2021 American Rescue Plan Act (ARPA) grant application requests totaling \$30,150.00 in town-allocated ARPA funds and \$1,000,000.00 in Broome County-allocated ARPA funds allocated to the LDC.

The first grant application was submitted by Mr. Robert Salamida of Lasar Holdings, LLC. He requested LDC Reimagine Union Demolition & Site Preparation Grant Program funding of \$11,775.00 toward the \$15,700.00 demolition and grading project cost for the building at 3109 Watson Boulevard in Endwell.

Following discussion, Vice President Julian requested a motion to approve Reimagine Union Demolition & Site Preparation financing of \$11,775.00 for Lasar Holding, LLC.

Motion: Jeff L'Amoreaux

Motion 2<sup>nd</sup>: Gary Leighton

Motion: To approve Town of Union Local Development Corporation 2021 American Rescue Plan Act (ARPA) Reimagine Union Demolition & Site Preparation Grant Program funding for Lasar Holding, LLC in the amount of \$11,775.00 for the demolition of a vacant and blighted building located at 3109 Watson Boulevard in Endwell, New York.

Vote: All yes, motion approved [5 - Yes, 0 - No, 2 - Absent, 0 - Abstain].

The second grant application was submitted by Mr. Robert Salamida of Satchi Fidelis, LLC. Mr. Salamida requested LDC Reimagine Union Demolition & Site Preparation Grant Program funding of \$18,375.00 toward the \$24,500.00 demolition and grading project cost for the residential building located at 200 Hudson Street in Johnson City, New York.

Mr. Moody noted the benefit of cleaning up blighted properties but residential property – unlike commercial property – typically has less direct economic development correlation. Accordingly, there was LDC Board and Counsel unease with providing residential-related grant funds.

Upon the completion of discussion, including primary support to provide grant funding for commercial property projects and opposition to strictly residentially zoned properties, Vice President Julian requested a motion to approve LDC Board declination of action on the Satchi Fidelis, LLC financing request.

Motion: Jeff L'Amoreaux  
Motion 2<sup>nd</sup>: Gary Leighton  
Motion: To approve LDC Board declination of action on the grant application submitted by Mr. Robert Salamida of Satchi Fidelis, LLC requesting 2021 American Rescue Plan Act LDC Reimagine Union Demolition & Site Preparation Grant Program funding for the residentially zoned building located at 200 Hudson Street in Johnson City, New York.  
Vote: All yes, motion approved [5 - Yes, 0 - No, 2 - Absent, 0 - Abstain].

The third grant application was submitted by Mr. Luc Choquette of Green Mountain Electric Supply, Inc. Mr. Choquette requested 2021 American Rescue Plan Act (ARPA) Town of Union-Broome County Economic Development Project Grant Program funding of \$1,000,000.00 toward the \$12,000,000.00 cost for renovation and construction to a long-vacant and increasingly deteriorated building located on about 18 acres at 219 Vestal Avenue and 216 Harrison Avenue in Endicott, New York.

Mr. Moody said the \$1 million in ARPA funding to the LDC had been previously approved by Broome County and accepted by the LDC. Mr. Moody then provided an overview of the Green Mountain Electric Supply project, the extensive work required and the projected December, 2023 completion. Green Mountain may deed part of the property to the Village of Endicott or Broome County for a fenced off public pathway between Vestal Avenue and Harrison Avenue and will provide funding for blacktopping, lighting and grass. The LDC Board expressed support for renovating and converting the former Kmart site, contingent upon the transfer of the actual \$1 million in ARPA funds from Broome County to the LDC. The project's projected dates of funding reimbursement by the LDC may need adjustment due to part of the overall project financing coming from two New York State programs; Endicott DRI grant, and Restore NY grant.

After the completion of discussion, Vice President Julian requested a motion to approve the requested Town of Union-Broome County Economic Development Project grant program funding of \$1,000,000.00 to Green Mountain Electric Supply, Inc.

Motion: Tim Strong  
Motion 2<sup>nd</sup>: Jeff L'Amoreaux  
Motion: To approve 2021 American Rescue Plan Act Town of Union-Broome County Economic Development Project Grant Program funding of \$1,000,000.00 for the renovation and construction to the vacant and deteriorated former Kmart building located on approximately 18 acres at 219 Vestal Avenue and 216 Harrison Avenue in Endicott, New York. Such approval is contingent upon the LDC's receiving the actual transfer of \$1,000,000.00 in ARPA grant funds from Broome County government.  
Vote: All yes, motion approved [5 - Yes, 0 - No, 2 - Absent, 0 - Abstain].

## VII. OTHER BUSINESS

- A. Mr. Moody provided the monthly LDC loan portfolio report. He noted Bada Bing Hospitality, LLC's had another instance of insufficient funds, which was remedied after conversing with the owner and the LDC's subsequent resubmittal of the electronic withdrawal. He said all other loan recipients are current with their payments.
- B. Mr. Moody provided a request by RAMCO Development & Holdings, LLC for a tipping fee waiver of \$6,000.00 via the Broome County Land Bank Corporation for a previously approved Town of Union LDC ARPA Reimagine Union Demolition & Site Grant Award. He referenced the owner's cash equity amount, and sought to verify the Board's comfort with owner cash equity percentages still exceeding the minimal amount even with the anticipated fee waiver.
- C. Mr. Moody shared a request by SSE3, LLC to release the collateral lien position on the BMEJ, LLC-owned building at 1221 Campville Road in Endicott. He said BMEJ, LLC is a corporate guarantor. Mr. Moody referred to a letter received from Coughlin & Gerhart, LLP stating BMEJ, LLC's request for a partial release of the mortgage of the Campville Road property. The purpose of the request is to allow for near-term sale of the property. Mr. Moody asked about BMEJ, LLC's interest in paying down loan debt, an inquiry to which there has been no reply. It was decided to table LDC Board action on the BMEJ request pending a reply to Mr. Moody's e-mail message about potential debt pay down.
- D. Mr. Moody referenced the previous Broome County Land Bank meeting. During that meeting he was asked if the LDC plans sign usage to publicize its economic development funded projects. He then informed the Board of an erasable 3' x 5' check the Town recently purchased for photo ops related to Town and possibly LDC ARPA funded projects. Ms. Julian and Mr. strong suggested placing a vinyl banner at the former Endicott Kmart site and other LDC loan or grant assisted projects. Mr. Moody then stated the UDAG miscellaneous revenue account may be a source of funding to pay for the banners, and the Board supported that approach and the production of two banners at a total cost not to exceed \$1,000.00.

After discussion, Vice President Julian requested a motion to approve funding for the production of two Town of Union LDC banners at a total cost of up to \$1,000.00.

Motion: Tim Strong

Motion 2<sup>nd</sup>: Jeff L'Amoreaux

Motion: To approve the expenditure of up to \$1,000.00 for the production of two Town of Union Local Development Corporation (LDC) banners for the purpose of serving as an advertising and marketing method of the financing provided to town businesses via LDC loan and grant programs. The funding source for the creation of the banners shall be the LDC's UDAG Miscellaneous Revenue checking account.

Vote: Motion approved [5 - Yes, 0 - No, 2 - Absent, 0 - Abstain].

- E. Mr. Moody informed the Board of Sole City Coffeehouse's inquiry about grant programs. The business desires to expand customer seating capacity by creating outdoor seating

behind its building at 250 Main Street in Johnson City. He said the business may qualify under the 50/50 Commercial Façade funding or the Project Specific Infrastructure Improvement funding. He asked the Board members if they were interested in providing grant financing and, if so, which one of the programs they prefer to provide. The financing amount is \$15,000.00-\$20,000.00. After discussion it was agreed to offer 50/50 Commercial Façade grant financing option. Mr. Moody will contact the business's owners to advise of the Board suggestion.

## **VIII. ADJOURNMENT**

- A. Vice President Julian asked if there were other topics for consideration. Due to the LDC Board's affirmed completion of business, she requested a motion to adjourn the meeting.

Motion: Jeff L'Amoreaux  
Motion 2<sup>nd</sup>: Mary O'Malley-Trumble  
Motion: To adjourn the special LDC Board meeting of February 23, 2023.  
Vote: Motion approved [5 - Yes, 0 - No, 2 - Absent, 0 - Abstain].

In recognition of there being no further business, without objection, the February 23, 2023 Special LDC Board Meeting stood adjourned at 9:00 a.m.

Respectfully submitted,

Joseph M. Moody  
Director