

**TOWN OF UNION  
LOCAL DEVELOPMENT CORPORATION  
MEETING MINUTES**

**THURSDAY, JANUARY 21, 2016**

The Town of Union Local Development Corporation met for its regular meeting on Thursday, January 21, 2016 at the Town of Union Office Building, located at 3111 East Main Street, Endwell, NY 13760

**THE MEETING WAS CALLED TO ORDER AT 8:00 A.M.**

- I. MEMBERS PRESENT: Stephen Trichka, Diane Julian, Robert Corwin, Gary Leighton, Mary O'Malley-Trumble (8:20 a.m. arrival), David Roth
- MEMBERS ABSENT: Kay Adams, James Peduto
- OTHERS PRESENT: Rose Pope (LDC Counsel)
- STAFF PRESENT: Joseph Moody (Director), Robin Shimer (Admin. Asst.)

**II. APPROVAL OF THE MINUTES**

Minutes of the LDC Regular Board Meeting of December 17, 2015 and the LDC Annual Board Meeting of December 17, 2015 were reviewed. Per Ms. Julian's observation and request, correction was made to a vote recording error initially stated as Ms. Julian's abstaining (and thereafter correctly recorded as an aye) under Old Business in the LDC Regular Board Meeting of December 17, 2015.

- Motion: Diane Julian  
Motion 2nd: Gary Leighton  
Motion: To approve the minutes of the LDC Regular Board Meeting held on December 17, 2015 as corrected.  
Vote: All yes, motion approved.
- Motion: Diane Julian  
Motion 2nd: Gary Leighton  
Motion: To approve the minutes of the LDC Annual Board Meeting held on December 17, 2015 as written.  
Vote: All yes, motion approved.

**III. PRESIDENT'S REMARKS**

- A. President Trichka shared with Board members an overview of LDC Board candidate Mary O'Malley-Trumble's professional attributes and community involvement.

**IV. DIRECTOR'S REMARKS**

- A. Director Moody provided insight on Ms. O'Malley-Trumble's significant qualifications for serving as an LDC Board member and her service on various boards.

## V. NEW BUSINESS

- A. Board members discussed the potential appointment of Mary O'Malley Trumble as an LDC Board member to fill the vacant Board position. The term of the vacant position expires on December 31, 2017. Subsequent to highly favorable comments regarding Ms. O'Malley-Trumble, President Trichka requested a motion to approve the appointment of Mary O'Malley-Trumble as a member of the Town of Union Local Development Corporation's Board of Directors.

Motion: Bob Corwin

2nd: Motion: Gary Leighton

Motion: To approve the appointment of Mary O'Malley-Trumble as a member of the Town of Union Local Development Corporation's Board of Directors. Ms. O'Malley-Trumble's appointment is to fill the vacant Board member position. The term of the vacant position expires on December 31, 2017.

Vote: Motion approved (Yes-4, No-0, Abstain-0, 2-Absent)

- B. Mr. Moody stated that the LDC Board Loan Committee will review the request made by Kristen Lyons of Binghamton Brewing Company for microenterprise loan financing in an amount of \$20,000 to be paid back over a three (3) year term at one and one-half (1.5%) percent interest. The purpose of the requested loan is to establish a restaurant to supplement brewery sales for the business located at 15 Avenue B, Johnson City, New York. Provision of such a loan would require the creation of one full-time equivalent job. Binghamton Brewing Company previously received a \$20,000 microenterprise loan which has about eight to nine months of payments remaining. The applicable job creation requirement for that prior loan has supposedly been fulfilled pending receipt of proper documentation. Other financial documents, including tax returns, have been requested by Mr. Moody.

Ms. O'Malley-Trumble arrived at this time. President Trichka welcomed Ms. O'Malley-Trumble. Introductions with Board members were made. He shared with her that she had been successfully appointed to the LDC Board. Ms. O'Malley-Trumble expressed her appreciation to the Board members.

The LDC Board, with Ms. O'Malley-Trumble as a voting member, resumed discussion about Ms. Lyons' requested microenterprise loan. Mr. Corwin sought verification that Ms. Lyons is the sole Binghamton Brewing Company owner. Mr. Moody confirmed she is the only owner. Mr. Leighton asked about the status of personal guarantees. Mr. Moody said the LDC has obtained such guarantees from Ms. Lyons and her husband, Jason Garner. Mr. Roth asked for affirmation that equipment is the only collateral offered. Mr. Roth recalled prior Board hesitancy regarding loans for restaurants. Mr. Moody said Mr. Roth was correct. He noted the Binghamton Brewing Company request is unique in that the business is located in a business district and well-positioned in the Health and Cultural District in Johnson City for customer traffic. Mr. Leighton asked if tax returns had been provided. Mr. Moody said a credit report reflected a low credit rating. Mr. Trichka inquired about Binghamton Brewing Company's current economic condition. He expressed a desire to have more information that would provide greater insight into the collective

picture of the business's financial status. Mr. Roth asked for further detail about the payoff time frame of Binghamton Brewing Company's existing \$20,000 loan. Ms. Julian inquired if loan payments have been made as agreed. Mr. Moody said payments have been timely. Also, Mr. Moody is seeking from Binghamton Brewing Company interim financial documents and projected job creation forms from the previous loan. Due to the LDC Board's various concerns about the pending \$20,000 loan, it was decided additional information needs to be provided to the Local Development Corporation. There was consensus among Board members to move forward with the next step of the LDC Board's Loan Committee review to have the environmental review performed by the town's Planning Department.

**VI. OLD BUSINESS**

**VII. OTHER BUSINESS**

**VIII. ADJOURNMENT**

- A. President Trichka inquired if there was any further business to come before the Board. He then requested a motion to adjourn the January 21, 2016 Regular LDC Board meeting.

Motion: Gary Leighton

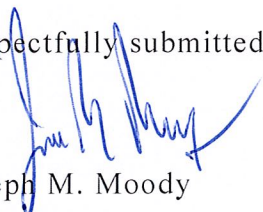
2nd: Motion: Mary O'Malley-Trumble

Motion: To approve the adjournment of the January 21, 2016 Regular LDC Board meeting.

Vote: Motion approved (Yes-5, No-0, Abstain-0, 2-Absent)

The meeting was declared adjourned at 8:41 a.m.

Respectfully submitted,



Joseph M. Moody  
Director