

**TOWN OF UNION
LOCAL DEVELOPMENT CORPORATION
REGULAR MEETING MINUTES
THURSDAY, NOVEMBER 15, 2018**

SYNOPSIS OF MEETING

The Town of Union Local Development Corporation met for its regular meeting of Thursday, November 15, 2018 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 8:00 A.M.

MEMBERS PRESENT: Stephen Trichka, Diane Julian, Robert Corwin, Gary Leighton, James Peduto, Mary O'Malley-Trumble, Jeffrey L'Amoraux, Timothy Strong

MEMBERS ABSENT: None

OTHERS PRESENT: Rosemarie Pope (LDC Counsel)

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

II. APPROVAL OF THE MINUTES

A. Minutes of the regular LDC Board Meeting of September 20, 2018 were reviewed and approved.

Motion: Diane Julian

Motion 2nd: Jim Peduto

Motion: To approve the minutes of the regular LDC Board Meeting held on September 20, 2018 as written.

Vote: All yes, motion approved [7 - Yes, 0 - No, 0 - Absent].

III. PRESIDENT'S REMARKS

A. President Trichka congenially welcomed all meeting attendees. He shared with Board colleagues his admiration and respect for their dedicated service to the town's business community.

IV. DIRECTOR'S REMARKS

A. Director Moody said the next meeting date will feature a regular and an annual meeting. He noted the two loan request discussion items listed on the agenda. If the Board agrees with forwarding environmental review requests to the Planning Department, those loan requests will likely be presented for consideration of approval at December's regular meeting.

V. OLD BUSINESS

- A. President Trichka referenced the agenda's litigation status update section. He then recognized Counselor Pope and requested a motion for the LDC Board to enter into Executive Session at 8:02 a.m.

Motion: Gary Leighton
Motion 2nd: Jeff L'Amoreaux
Motion: To approve the LDC Board's entering into Executive Session at 8:02 a.m.
Vote: Motion approved [7 - Yes, 0 - No, 0 - Absent].

President Trichka requested a motion for the LDC Board to exit from Executive Session at 8:10 a.m.

Motion: Mary O'Malley-Trumble
Motion 2nd: Diane Julian
Motion: To approve the LDC Board's exiting from Executive Session at 8:10 a.m.
Vote: Motion approved [7 - Yes, 0 - No, 0 - Absent].

No action was taken.

VI. NEW BUSINESS

- A. The Board members and Mr. Moody discussed the loan request by Mr. Samuel Lupo, Jr., of Lupo's Quality Foods/SSE3, LLC (a real estate holding company) for a \$300,000.00 Town of Union Business Assistance (TUBA) loan. The purpose of the loan is to assist in the acquisition of the property and building located at 625 Dickinson Street in Endicott.

The property and building to be acquired is the former Kalurah Temple, which is about 9,000 square feet in size. Also, there is a 10,000 square feet proposed addition to be constructed behind the existing Temple building. Mr. Lupo's intent is to move the entire operation of his Campville Road facility to Dickinson Street. His Kirkwood bottling facility might move to Campville Road.

Other potential funding sources include private lender financing and a \$425,000.00 grant from Empire State Development (ESD). Mr. Corwin asked about loan terms. Mr. Moody said the proposed terms are for 20 years at 3% interest and creation of 10 jobs. Mr. L'Amoreaux sought affirmation that both Campville Road and Dickinson Street are within the town. Mr. Moody verified the sites are in the town. Ms. O'Malley-Trumble inquired about the business's equity and Mr. Leighton asked about ESD financing. Also, Mr. Trichka and Mr. Peduto posed related questions and offered perspectives. Mr. Moody replied and stated his support for the loan. After thorough discussion, President Trichka affirmed Board members' agreement to move forward with the next step of having the town's Planning Department perform an environmental review of the proposed project.

- B. The Board members and Mr. Moody discussed the loan request by Mr. Peter H. Farrell of Express Powder and PVD Finishing for an \$80,000.00 Town of Union Business Assistance (TUBA) loan. The purpose of the loan is to acquire equipment for Powder and PVD production at the Huron Campus Facility, located at 1101 Clark Street in Endicott. Mr. Leighton sought explanation of the power and PVD production process. Mr. Strong and Mr. Trichka offered powder definition and purpose insight. Mr. Leighton then inquired if environmental review is essential due to leasing of the building. Mr. Moody said such a review is required. Mr. Trichka sought verification of capital purchase as the purpose of LDC financing. Mr. Moody affirmed the TUBA loan will be used to purchase equipment. He said no funding will be applied to renovation work. After discussion and concurrence among Board members, President Trichka affirmed the Board's agreement to next have the town's Planning Department perform an environmental review of the proposed project.

VII. OTHER BUSINESS

- A. Director Moody informed the Board that a new Town of Union website has been created. Ms. Julian commented on the positive website article published in the Press & Sun-Bulletin.
- B. Director Moody notified the Board that the LDC'S Annual Budget Report was filed with the New York State Authorities Budget Office prior to the November 1, 2018 deadline.
- C. Director Moody noted that December 20, 2018 is the date of the LDC Board's next regularly scheduled meeting and the annual meeting.
- D. Director Moody referenced the recent and successful on-site news conference pertaining to North Page Avenue building (former E-J shoe factory) demolition.
- E. Director Moody commented on the future participation by ESD and Bergman & Associates at a December 6, 2018 Public Information Meeting at Endicott's Village Hall. The meeting will pertain to the projects in Endicott that were awarded Greater Binghamton Funds.
- F. Counselor Pope informed the Board that Pope, Schrader & Pope, LLP will soon merge with Coughlin & Gerhart, LLP. The effective date of the law firms' merger is January 1, 2019. Counselor Pope will continue to represent the Town of Union LDC Board after the merger.
- G. Director Moody referenced the Greater Binghamton Chamber's Thanksgiving Luncheon. He said two Town of Union entities -- Gault Toyota and Mercy House -- were recognized as Chamber award winners. Also, a few Town of Union businesses have been nominated for the upcoming GB Chamber Economic Forecast & Building BC Awards. He believes some of the nominated town businesses will receive appropriate recognition.

VIII. ADJOURNMENT

- A. President Trichka asked Director Moody, Board members and Counselor Pope if they had additional topics to consider. Due to the completion of discussion and consideration of all presented and desired Board matters, Mr. Trichka requested a motion to adjourn the meeting.

Motion: Mary O'Malley-Trumble

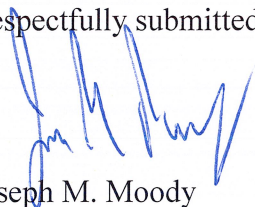
Motion 2nd: Jeff L'Amoreaux

Motion: To adjourn the regular LDC Board meeting of November 15, 2018.

Vote: Motion approved [7 - Yes, 0 - No, 0 - Absent].

The meeting was adjourned at 8:35 a.m.

Respectfully submitted,



Joseph M. Moody
Director