

**TOWN OF UNION  
LOCAL DEVELOPMENT CORPORATION  
REGULAR MEETING MINUTES  
THURSDAY, SEPTEMBER 20, 2018**

The Town of Union Local Development Corporation met for its regular meeting of Thursday, September 20, 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: Diane Julian, Robert Corwin, Gary Leighton, James Peduto, Jeffrey L'Amoreaux, Timothy Strong

MEMBERS ABSENT: Stephen Trichka, Mary O'Malley-Trumble

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 Special LDC Board Meeting of August 30, 2018 were reviewed and approved.

Motion: Jeff L'Amoreaux

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

Motion: To approve the minutes of the Special LDC Board Meeting held on August 30, 2018 as written.

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

**III. VICE PRESIDENT'S REMARKS**

A. Vice President Julian warmly welcomed all attendees. She expressed particular recognition of Mr. Corwin for attaining his distinguished LDC Board Emeritus status, and of Mr. Strong and Mr. L'Amoreaux in joining the LDC Board.

**IV. DIRECTOR'S REMARKS**

A. Director Moody commented on the LDC Board attaining full membership strength. He noted the qualitative talent level provided by Mr. Corwin as the Emeritus member and of Messrs. L'Amoreaux and Strong as the newest members.

## V. OLD BUSINESS

- A. Director Moody referenced the Requests for Proposals (RFPs) pertaining to the LDC's financial audit and the preparation and submittal of tax returns for fiscal years 2018, 2019 and 2020 with a two year option. He said the LDC Audit Committee and the Treasurer had been invited to attend the September 14, 2018 opening of the RFPs. Three auditing firms provided an RFP to the LDC. Treasurer Leighton said each of the firms was well qualified. He noted the firms' annual and cumulative three year fee quotations. Following thorough Board discussion, it was decided to offer the financial audit and tax preparation/submittal services contract to Piaker & Lyons, P.C. as the low bidder. Vice President Julian then requested a motion to approve the awarding of the LDC contract to Piaker & Lyons, P.C.

Motion: Jim Peduto

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

Motion: To approve the awarding of the contract for financial auditing, and the preparation and submittal of Town of Union Local Development Corporation tax returns, for fiscal years 2018, 2019 and 2020 with a two year option to Piaker & Lyon's P.C.

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

- B. Vice President Julian next guided Board direction to the litigation status update section of the agenda. She recognized Counselor Pope and then requested a motion for the LDC Board to enter into Executive Session at 8:10 a.m.

Motion: Jim Peduto

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

Motion: To approve LDC Board action to enter into Executive Session at 8:10 a.m.

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

Vice President Julian requested a motion for the LDC Board to exit from Executive Session at 8:14 a.m.

Motion: Jeff L'Amoreaux

Motion 2<sup>nd</sup>: Jim Peduto

Motion: To approve LDC Board action to exit from Executive Session at 8:14 a.m.

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

No action was taken.

## **VI. NEW BUSINESS**

- A. Director Moody provided an update about the viability of a potential LDC loan to the Town of Union Volunteer Emergency Squad. He noted the next step in determining feasibility would be corresponding with HUD. Mr. Moody has spoken with the inquiring Town Board legislative representative, and there is at this time no further LDC action required.
- B. Director Moody informed the Board that, due to Mr. Corwin's retirement as a voting Board member, there are open positions on the Audit Committee and the Governance Committee. He suggested utilizing the skills of Mr. L'Amoreaux on the former and of Mr. Strong on the latter. Following Board discussion about both positions, Vice President Julian requested a motion to appoint Mr. L'Amoreaux to the LDC's Audit Committee. The term of the position will expire on December 31, 2018.

Motion: Tim Strong  
Motion 2<sup>nd</sup>: Jim Peduto  
Motion: To appoint Mr. Jeffrey L'Amoreaux as a member of the LDC Audit Committee. The term of the position will expire on December 31, 2018.  
Vote: Motion approved [5 - Yes, 0 - No, 2 - Absent].

Vice President Julian then requested a motion to appoint Mr. Strong to the LDC Governance Committee. The term of the position will expire on December 31, 2018.

Motion: Jim Peduto  
Motion 2<sup>nd</sup>: Gary Leighton  
Motion: To appoint Mr. Timothy Strong as a member of the LDC Governance Committee. The term of the position will expire on December 31, 2018.  
Vote: Motion approved [5 - Yes, 0 - No, 2 - Absent].

## **VII. OTHER BUSINESS**

- A. Director Moody and the Board reviewed the status of approved loans. Mr. Moody said loan recipients' payments are being made in a timely manner. He also noted the commitment of CDBG funds for HealthWear Rental, Inc. and Taylor Irene Properties, LLC. The latter will be removed from the list due to the applicant's withdrawal of that funding request. He also referenced commitment of UDAG loan funds for 17 Kentucky Avenue, LLC and a pending UDAG grant for National Pipe & Plastics, Inc. (NP&P). He said demolition of the NP&P-owned property is planned within two weeks. Mr. Leighton asked if NP&P obtained other funding sources. Mr. Moody replied that state funding is forthcoming.

Mr. Moody said there is an increased interest by restaurants about locating in Endicott and Johnson City. Further discussion pertained to the pending awarding of second phase Greater

Binghamton funding for local projects. Mr. L'Amoreaux inquired about types of businesses expressing interest in area location. Mr. Moody cited manufacturing and said desired site space of 10,000 to 20,000 square feet is a notable need. He said there is an availability shortage in the town of such buildings and sites. He also said determination of the future use of the Oakdale Mall's space is pending. Ms. Julian then inquired if the Endicott Inn demolition project is a priority for Greater Binghamton grant funding use. That project will ultimately result in construction of a 76-room hotel and conference center. The total project cost is \$7,978,531, with desired Greater Binghamton funding of \$1,595,700. Mr. Moody said the building demolition and construction is the keystone to the revitalization effort, and the number one priority for Endicott. Mr. Corwin asked if the hotel structure is the only property associated with that project. Mr. Moody said the existing hotel property and an adjoining property are the only two associated with the proposed new hotel.

As other points of information, Mr. Moody advised the Board of an inquiry made by a town Little League Baseball representative about the possibility of obtaining funding for locally-based regional and district baseball tournaments. Also, in presenting to Board members insight about a standard business-based inquiry, Mr. Moody said a qualitative and well-known specialized small manufacturing company has recently inquired about LDC loan programs and potential application for grant funding.

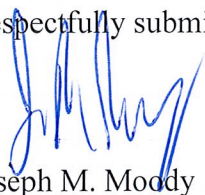
## VIII. ADJOURNMENT

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

Motion: Gary Leighton  
Motion 2<sup>nd</sup>: Jeff L'Amoreaux  
Motion: To adjourn the regular LDC Board meeting of September 20, 2018.  
Vote: Motion approved [5 - Yes, 0 - No, 2 - Absent].

The meeting was adjourned at 8:31 a.m.

Respectfully submitted,



Joseph M. Moody  
Director