

**TOWN OF UNION
LOCAL DEVELOPMENT CORPORATION
MEETING MINUTES
THURSDAY, JULY 22, 2021**

SYNOPSIS OF MEETING

The Town of Union Local Development Corporation remotely met for a regular meeting on Thursday, July 22, 2021 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 8:01 A.M.

MEMBERS PRESENT: Diane Julian, James Peduto, Mary O'Malley-Trumble,
Timothy Strong

MEMBERS ABSENT: Stephen Trichka, Gary Leighton, Jeffrey L'Amoreaux

OTHERS PRESENT: Rosemarie Pope (LDC Board Attorney)
Richard Materese (Town Supervisor)
John Bernardo (Exec. Director, SEPP Management, Inc.)

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

II. APPROVAL OF THE MINUTES

The Minutes of the regular LDC Board Meeting of April 22, 2021 were reviewed and approved, as written.

Motion: Jim Peduto

Motion 2nd: Tim Strong

Motion: To approve the regular LDC Board Meeting Minutes of
April 22, 2021, as written.

Vote: Motion approved [4- Yes, 0 - No, 3 - Absent, 0 - Abstain]

III. VICE PRESIDENT'S REMARKS

Vice President Julian extended a warm welcome to all meeting attendees.

IV. DIRECTOR'S REMARKS

Director Moody referenced a number of initiatives he's working on with the Villages of Endicott and Johnson City.

V. OLD BUSINESS

A. Mr. Moody informed the LDC Board members of the prior week's grant closing, led by Counselor Pope, pertaining to the LDC's previously-approved Small Business Grant Access Program (GAP) \$10,000.00 grant to Mindful Health & Wellness, LLC. Mr. Strong

suggested the issuing of a media release announcing the LDC's provision of funding to Mindful Health & Wellness, LLC. He also offered to craft the release for Board review. The LDC Board members and Mr. Moody agreed with Mr. Strong's recommendation.

VI. NEW BUSINESS

- A. Mr. Moody informed the LDC Board members of correspondence he sent to the Broome County Executive requesting \$1,090,000.00 in American Rescue Plan Act (ARPA) Funds. He noted the grant funds' purposes are construction of a mixed-use residential housing infill project at 121-125 Washington Avenue (\$840,000.00) and for front and/or rear exterior façade renovations for certain existing Washington Avenue buildings (\$250,000.00). Mr. Moody then asked Mr. Bernardo from SEPP to share an overview of planned project use of the ARPA funds for the Washington Avenue, Endicott area.

Executive Director Bernardo provided a concise, orderly and thorough presentation of salient facts, anticipated near-term governmental actions, and projected use of funds. He noted the importance of timely inter-governmental actions. Project details shared by Mr. Bernardo included: SEPP will be applying to the state for soft money (interest only) for the \$5.5 million project, SEPP applied to the Village of Endicott in April, 2021 and was thereafter selected as a preferred developer (a property purchase agreement with the village is pending), Broome County government leadership is supportive of SEPP and the funding of \$250,000.00, 15 apartments are planned, SEPP's application deadline is August 26, 2021.

- B. Mr. Moody informed the LDC Board members that a resolution will likely be presented at the next meeting for Board consideration to approve the acceptance of \$1,090,000.00 in American Rescue Plan (ARPA) funding pending approval from Broome County government.
- C. Mr. Moody initiated discussion about preliminary proposed economic development uses as part of \$30 million in ARPA federal stimulus funds being allocated to the Town of Union over a two-year period. He has provided the Town Board with a list of potential categories and projects pertaining to town economic development, as is partially included in the LDC Board's meeting reference material. Supervisor Materese said town funds will be allocated for economic development use. He also noted LDC Board recommendations of potential projects and their prioritization would be a source of enhanced insight and consideration by the Town Board.

VII. OTHER BUSINESS

- A. Mr. Moody provided an overview of the LDC Loan Portfolio Monthly Report, as prepared by Town Comptroller Uhler. He said there were no delinquencies, which is attestation to the quality of the LDC loans. He also said T&M Enterprises of Broome County, Inc. (Crowley Fabricating and Machinery Co., Inc.) has paid its loan off early by check. Mr. Moody then asked if there were any questions about the loan portfolio. There were no questions.

- B. Mr. Moody said he will discuss with President Trichka the desired LDC Board meetings format for future LDC Board Meetings.
- C. Mr. Moody informed the LDC Board members of a change in the town's Director of Planning and Community Development position. Ms. Zubalsky-Peer is leaving her town position, but will serve as a contractor assisting the new Director for the time being.

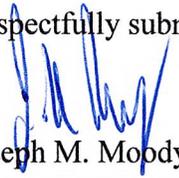
VIII. ADJOURNMENT

- A. Vice President Julian asked if there were other topics for discussion or consideration. In recognition of there being no further items to come before the LDC Board, she then requested a motion to adjourn the meeting.

Motion: Mary O'Malley-Trumble
Motion 2nd: Tim Strong
Motion: To adjourn the regular LDC Board meeting of July 22, 2021.
Vote: Motion approved [4 - Yes, 0 - No, 3 - Absent, 0 - Abstain].

The meeting was adjourned at 8:33 a.m.

Respectfully submitted,



Joseph M. Moody
Director