

**TOWN OF UNION
LOCAL DEVELOPMENT CORPORATION
REGULAR MEETING MINUTES
THURSDAY, APRIL 20, 2023**

DRAFT

SYNOPSIS OF MEETING

The Town of Union Local Development Corporation met for its regular meeting on Thursday, April 20, 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 8:02 A.M.

MEMBERS PRESENT: Stephen Trichka, Diane Julian, Gary Leighton, James Peduto, Jeffrey L'Amoreaux, Mary O'Malley-Trumble

MEMBERS ABSENT: Timothy Strong

OTHERS PRESENT: Rosemarie Pope (LDC Board Attorney)
Alan Pope (Town Attorney)
Scott Burto (Town ARPA Grant Coordinator) via phone
Gina Middleton (Coughlin & Gerhart, LLP)

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

II. PRESIDENT'S REMARKS

President Trichka welcomed all attendees and noted the projected meeting timeframe.

III. DIRECTOR'S REMARKS

Director Moody referenced the topic of the Green Mountain Electrical Supply project.

IV. APPROVAL OF THE MINUTES

The Minutes of the regular LDC Board Meeting of March 23, 2023 were reviewed and approved as written.

Motion: Diane Julian
Motion 2nd: Gary Leighton
Motion: To approve the regular LDC Board Meeting Minutes of March 23, 2023 as written.
Vote: Motion approved [6 - Yes, 0 - No, 1 - Absent, 0 - Abstain]

V. OLD BUSINESS

A. Mr. Moody informed the Board members of Green Mountain Electrical Supply's (GMES) has decided not to move forward with the Endicott Plaza's Kmart renovation project for their distribution facility. GMES instead has a contract on a Kirkwood, NY building. GMES's reconsideration of the Endicott project was due to a significant projected cost jump to \$30 million from the initial \$12 million estimate. Another option for GMES was a \$22.5 million pre-fabricated building at the site, which was also too expensive. The basis for the unforeseen \$18 million cost rise was insufficient density of the building's slab to

support the weight for their intended use with forklifts carrying very heavy copper wiring. The existing Kmart building foundation is solid, but the slab just wouldn't handle the significant intended load. GMES owns the building and may be interested in teaming up with another entity, having an alternative GMES project at the plaza, or selling the property. Mr. Moody is currently working with a couple of developers.

The LDC Board members thereafter posed multiple questions, including those about the overall increase in cost.

Mr. Moody stated that GMES previously received LDC approval conveying one million dollars in American Rescue Plan Act (ARPA) grant funds. Due to GMES's reversal of original intention, it is necessary for the LDC to rescind its prior grant funding approval.

President Trichka then requested a motion rescinding the LDC's prior February 23, 2023 approval to Green Mountain Electric Supply, Inc. of 2021 ARPA Town of Union-Broome County Economic Development Project Grant Program funding of \$1 million toward the \$12 million cost for renovation of the former Kmart building located in the Endicott Plaza.

Motion:	Diane Julian
Motion 2 nd :	Gary Leighton
Motion:	To rescind the Town of Union Local Development Corporation's (LDC) previous approval on February 23, 2023 to Green Mountain Electric Supply, Inc. of 2021 American Rescue Plan Act (ARPA) Town of Union-Broome County Economic Development Project Grant Program funding of \$1,000,000.00 for renovations to the vacant former Kmart building located on approximately 18 acres at 219 Vestal Avenue and 216 Harrison Avenue in Endicott, New York.
Vote:	Motion approved [6 - Yes, 0 - No, 1 - Absent, 0 - Abstain]

VI. NEW BUSINESS

- A. Mr. Moody informed the LDC Board members of Ms. Julian's decision to conclude her years of service as a voting member of the Town of Union Local Development Corporation Board of Directors. However, Ms. Julian has agreed to continue her LDC Board service as a non-voting Emeritus Member. President Trichka expressed, on behalf of the LDC Board, the pleasure of working with Ms. Julian and his appreciation for her effectiveness. Mr. Moody also thanked Ms. Julian for her insightful knowledge and valued professionalism throughout the years.

Mr. Trichka then requested a motion to accept Ms. Julian's Letter of Resignation of April 20, 2023 and, thereby, her resignation as a voting member of the LDC Board, and to concurrently approve Ms. Julian's appointment as an Emeritus Member of the Town of Union Local Development Corporation Board of Directors.

Motion:	Jim Peduto
Motion 2 nd :	Jeff L'Amorequx
Motion:	To accept Ms. Diane Julian's Letter of Resignation of April 20, 2023 and, thereby, her resignation as a voting member of the Town of Union Local Development Corporation (LDC) Board of Directors (Ms. Julian's resignation as a voting member of the

LDC shall take effect upon the conclusion of the April 20, 2023 LDC Board meeting), and to concurrently approve the appointment of Ms. Diane Julian as an Emeritus Member of the LDC Board of Directors for the remainder of the 2023 calendar year expiring on December 31, 2023. Emeritus Board members have non-voting status and serve annual terms.

Vote: All yes, motion approved [6 - Yes, 0 - No, 1 - Absent].

- B. Mr. Moody presented for discussion and consideration the appointment of LDC Board member Timothy Strong as LDC Board Vice President to fill the vacancy created by Ms. Julian's resignation, and authorizing Mr. Strong to perform check signing duties for business transactions on all LDC financial accounts with M&T Bank and for other financial institutions as needed.

After discussion President Trichka requested a motion to approve the appointment of Mr. Strong as Vice President, and to authorize adding Mr. Strong for check signing capabilities for business transaction on all LDC financial accounts with M&T Bank and other financial institutions as needed.

Motion: Mary O'Malley-Trumble

Motion 2nd: Jeff L'Amoreaux

Motion: To approve the appointment of LDC Board member Timothy Strong to the officer position of LDC Board Vice President to fill the vacancy created by Ms. Diane Julian's resignation, and to authorize adding Mr. Strong for check signing capabilities for business transaction on all LDC financial accounts with M&T Bank and for other financial institutions as needed.

Vote: All yes, motion approved [6 - Yes, 0 - No, 1 - Absent].

- C. Mr. Moody presented for discussion and consideration the appointment of Ms. Kimberly Ward as a member of the Town of Union Local Development Corporation Board of Directors to fill the vacant position formerly held by Ms. Julian. Ms. Ward's appointment shall be for the remainder of Ms. Julian's 3-year term expiring on December 31, 2024.

Following the completion of discussion, President Trichka requested a motion to approve the appointment of Ms. Kimberly Ward to the LDC Board of Directors to fill the vacant LDC Board position formerly held by Ms. Diane Julian.

Motion: Gary Leighton

Motion 2nd: Mary O'Malley-Trumble

Motion: To approve the appointment of Ms. Kimberly Ward to the Town of Union Local Development Corporation (LDC) Board of Directors to fill the vacant LDC Board position previously held by Ms. Julian. Ms. Ward's appointment shall be in effect for the remainder of Ms. Julian's three-year term expiring on December 31, 2024.

Vote: All yes, motion approved [6 - Yes, 0 - No, 1 - Absent].

VII. OTHER BUSINESS

- A. Mr. Moody referenced the early loan payoff by Southern Tier Technologies, LLC of its Emerging Enterprise/Emerging Market Entrepreneurial (E3) CDBG funded loan in the amount of \$20,669.86 on April 2, 2023.
- B. Mr. Moody referenced SSE3's \$25,000.00 loan paydown. The LDC Board requested on March 23, 2023 the paydown in exchange for LDC release of its collateral lien position on BMEJ, LLC-owned property at 1221 Campville Road in Endicott. The paydown accelerated SSE3's payoff date to August 1, 2039 from the original January 1, 2041 date. The LDC initially approved a \$300,000.00 TUBA loan to Mr. Lupo on January 23, 2020.

VIII. ADJOURNMENT

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

Motion: Jeff L'Amoreaux
Motion 2nd: Mary O'Malley-Trumble
Motion: To adjourn the regular LDC Board meeting of April 20, 2023.
Vote: Motion approved [6 - Yes, 0 - No, 1 - Absent, 0 - Abstain].

In recognition of there being no further business, without objection, the April 20, 2023 Regular LDC Board Meeting stood adjourned at 8:20 a.m.

Respectfully submitted,

Joseph M. Moody
Director

Town of Union Local Development Corporation															
Loans Receivable															
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TOWN OF UNION, LDC / BROOME COUNTY 2021 AMERICAN RESCUE PLAN ACT (ARPA) FUNDED GRANT PROGRAM

<u>Economic Development Projects</u>	<u>Project Specific Location to Be Funded</u>	<u>Broome Cty. Allocated Grant Funds to the Town's LDC</u>	<u>Town LDC Board Acceptance of BC Funds</u>	<u>Town LDC Board Approved Funding To Date</u>	<u>Town LDC Board Approval Date</u>	<u>Town LDC Grant Funding Remaining</u>	<u>Grant Funding Disbursed to Date</u>
Former K-Mart Building <i>(Previous \$1,000,000 Grant Funding to Green Mountain Electric Supply Withdrawn on 4/20/23)</i>	219 Vestal Ave. & 216 Harrison Ave., Endicott	\$1,000,000.00	Yes	\$0.00		\$1,000,000.00	\$0.00
OM Shirdi Sai, LLC	749 W. Main St., Endicott (aka former Red Carprt Inn)	350,000.00	Yes	0.00		350,000.00	0.00
SEPP Project - Washington Avenue	121 - 125 Washington Ave., Endicott	420,000.00	Yes	0.00		420,000.00	0.00
Washington Ave Proposed Façade Prog.	100 Block of Washington Ave., Endicott	250,000.00	Yes	0.00		250,000.00	0.00
TOTALS FOR TOWN OF UNION, LDC ARPA FUNDING		\$2,020,000.00		\$0.00		\$2,020,000.00	\$0.00

TOWN OF UNION LDC ARPA FUNDING PROGRAMS

	Grant Funding	Approved/ Allocated To Date	Funding Remaining	Funding Disbursed to Date	Approval Date	Project/Location To Be Funded
<u>RE-IMAGINE UNION - DEMOLITIONS & SITE PREP</u>						
Ramco Development & Holdings, LLC	\$56,250.00	\$56,250.00	\$0.00	\$0.00	15-Dec-22	217 Madison Avenue, Endicott
Tioga Learning Properties, LLC	93,750.00	93,750.00	0.00	0.00	15-Dec-22	208 - 210 East Franklin St., Endicott
North and Main Street Development	200,000.00	200,000.00	0.00	0.00	15-Dec-22	304, 310, 314 & 316 Scarborough & 2812 & 2910 East Main St., Endwell
Lasar Holdings, LLC	11,775.00	11,775.00	0.00	0.00	23-Feb-23	3109 Watson Blvd., Endwell
Uncommitted Funds	<u>138,225.00</u>	<u>0.00</u>	<u>138,225.00</u>	<u>0.00</u>		
Sub-total Re-imagine Union	<u>\$500,000.00</u>	<u>\$361,775.00</u>	<u>\$138,225.00</u>	<u>\$0.00</u>		
<u>50/50 COMMERCIAL FACADE</u>						
Schapiro Realty, LLC	\$50,000.00	\$50,000.00	\$0.00	\$0.00	15-Dec-22	707 North St, Endicott
Brad Kirby (America's Attic, Inc.)	45,000.00	45,000.00	0.00	0.00	19-Jan-23	308 Harry L Drive, JC
Uncommitted Funds	<u>155,000.00</u>	<u>0.00</u>	<u>155,000.00</u>	<u>0.00</u>		
Sub-total 50/50 Commercial Façade	<u>\$250,000.00</u>	<u>\$95,000.00</u>	<u>\$155,000.00</u>	<u>\$0.00</u>		
<u>PROJECT SPECIFIC INFRA-STRUCTURE - \$250,000</u>						
Dan Brown Construction, LLC	\$100,000.00	\$100,000.00	\$0.00	\$0.00	15-Dec-22	2 Valley St., Endwell
Jamie Motsko d/b/a Jamie Leigh Hair Studio	38,000.00	38,000.00	0.00	0.00	23-Mar-23	Acq. - 1412-1414 North St., Endicott
Uncommitted Funds	<u>112,000.00</u>	<u>0.00</u>	<u>112,000.00</u>	<u>0.00</u>		
Sub-total Project Specific Infra-structure	<u>\$250,000.00</u>	<u>\$138,000.00</u>	<u>\$112,000.00</u>	<u>\$0.00</u>		
<u>KICK START ENTREPRENEURIAL - \$250,000</u>						
PCSJ, LLC (a/k/a Taste of Tai)	\$10,000.00	\$10,000.00	\$0.00	\$0.00	19-Jan-23	4 S. Liberty Avenue, Endicott
Uncommitted Funds	<u>240,000.00</u>	<u>0.00</u>	<u>240,000.00</u>	<u>0.00</u>		
Sub-total Kick Start Entrepreneurial	<u>\$250,000.00</u>	<u>\$10,000.00</u>	<u>\$240,000.00</u>	<u>\$0.00</u>		
<u>SMALL BUSINESS SUSTAINABILITY - \$250,000</u>						
Hashey Enterprises, LLC (d/b/a Synergy Athletics)	\$13,226.90	\$13,226.90	\$0.00	\$0.00	19-Jan-23	800 Hooper Road, Endwell
Hair Garden, LLC (d/b/a Hair By Alyse)	9,924.88	9,924.88	0.00	0.00	19-Jan-23	365 Harry L. Drive, JC
Grey Goose Graphics, LLC	22,632.75	22,632.75	0.00	0.00	19-Jan-23	633 Valley View Drive, Endwell
Uncommitted Funds	<u>204,275.47</u>	<u>0.00</u>	<u>204,275.47</u>	<u>0.00</u>		
Sub-total Kick Start Entrepreneurial	<u>\$250,060.00</u>	<u>\$45,784.53</u>	<u>\$204,275.47</u>	<u>\$0.00</u>		
<u>TOTAL FOR TOWN LDC ARPA FUNDING</u>						
	\$1,500,060.00	\$650,559.53	\$849,500.47	\$0.00		