TOWN OF UNION
LOCAL DEVELOPMENT CORPORATION
MINUTES
THURSDAY, FEBRUARY 21, 2013

The Town of Union Local Development Corporation met for its regular meeting on Thursday, February 21, 2013 at the Town of Union Office Building, located at 3111 East Main Street, Endwell, NY 13760.

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

MEMBERS PRESENT: Stephen Trichka, Diane Julian, Donald Adams, Robert Corwin, Gary Leighton, David Roth

MEMBERS ABSENT: Dr. Leslie Distin, Ross Peduto

OTHERS PRESENT: Alan Pope (LDC Counsel)

STAFF PRESENT: Joseph Moody (LDC Director), Robin Shimer (LDC Administrative Assistant)

II. APPROVAL OF THE MINUTES

Minutes of the Regular LDC Board Meeting of January 24, 2013 were reviewed and approved.

Motion: Diane Julian
Motion 2nd: Robert Corwin
Motion: To approve the minutes of the Regular LDC Board Meeting held on January 24, 2013 as written.
Vote: All yes, motion approved.

III. PRESIDENT'S REMARKS

Vice President Trichka welcomed Board members and all attendees to the meeting, and offered his best wishes for those who were unable to attend.

IV. DIRECTOR'S REMARKS

Director Moody shared Mr. Trichka's perspective and referenced the Board meeting topics listed on the agenda.

V. OLD BUSINESS

A. Mr. Trichka called for status discussion regarding the Microenterprise loan request from Somethin' Sweet Candies, Inc. to the Town Planning Department for environmental review. Mr. Moody noted that he will be submitting the environmental review request when it is completed by Mrs. Bachura. Also, he is waiting to hear if Ms. Bachura will agree to have the Local Development Corporation listed in the second position (as Microenterprise loan security) on the two residential properties' as is being recommended by the loan committee.

VI. NEW BUSINESS

A. Mr. Trichka referenced the agenda listing of the Commercial Façade loan request from Edward Koban (Fast Eddie's Café). Mr. Moody said Mr. Koban is seeking a financing amount of $16,950 to be repaid over a five year term at zero percent interest. The purpose of the loan is to perform façade improvement to commercial property located at 1400 Watson Boulevard in the Village of Endicott. Mr. Moody referenced Mr. Koban's business plan and projected expenses. The requested loan is for Mr. Koban only as the building owner and not directly to the business. Mr. Moody noted the dreadful condition of the building exterior and the substantial need for a face left.

Mr. Leighton inquired about what vendors would be performing remedial work to the building in which Mr. Koban's business will be located. Mr. Moody replied by stating the names of various vendors, all of whom are established, professional local businesses. He favorably views a loan to Mr. Koban, although it's above the typical 50% commercial façade financing ceiling of total project expenses, and the contributory role its appearance would provide to the area.

Mr. Roth sought verification of non-existence of a mortgage on the building, and that Mr. Koban is the sole owner of the building. Mr. Moody said there is no current mortgage and Mr. Koban is the only building owner. Mr. Roth also asked if there is sufficient parking for the business. Mr. Moody said parking space is modest, although that situation is not unique to area businesses.

Mr. Corwin shared his perspective that the positive aspect and contribution provided to a neighborhood, due to building renovation, is an important factor in considering loan requests from businesses.

Mr. Trichka noted the steady customer traffic flow provided by BAE employees to a restaurant near Mr. Koban's business may be an indication of potential success for Fast Eddie's Cafe.

Mr. Moody summarized key aspects of Mr. Koban's loan request, including the Town's first position should a default occur, and also the anticipated beneficial impact a commercial façade loan would have on the neighborhood.

Mr. Trichka asked for a motion to approve a Commercial Facade Loan Program loan to Edward Koban (Fast Eddie's Café) in the amount of $16,950 to be paid back over a five (5) year term at zero percent (0%) interest, to be used for façade improvement to the commercial property located at 1400 Watson Boulevard in the Village of Endicott.

Motion:	Don Adams
Motion 2nd:	Diane Julian
Motion:	To approve a Commercial Facade Loan Program loan to Edward Kolba (Fast Eddie's Café) in the amount of $16,950 to be paid back over a five (5) year term at zero percent (0%) interest, to be used for façade improvement to the commercial property located at 1400 Watson Boulevard, Village of Endicott, New York of the Town of Union.
Vote:	All yes, motion approved.

VII. OTHER BUSINESS

A. Mr. Moody said Innovation Associates, Inc. and NG Growers, Inc. (Nanticoke Gardens) have repaid their respective flood assistance loans of $250,000 and $40,000, effective with their February 1, 2013 financing payments. He also said Progressive Tool Co., Inc. is scheduled to make its last payment on March 1, 2013. There was then discussion among Board members about the success of the town's newly created Flood Assistance Loan Program.

B. Mr. Trichka asked if there were any updates or additional information regarding the Digicon Imaging, Inc. situation. Counsel Pope said the town is at least six to eight weeks out from when it potentially would be in a bidding position. There is a $250,000 loan in first place and a smaller $50,000 loan on which the bank is foreclosing. The bank (in second position) and vendor are in foreclosure settlement discussions. If a settlement occurs, the town would not lose its position. Mr. Pope has asked the New Jersey-based attorney to determine if Digicon Imaging, Inc. is in a default situation with the first position holder. Mr. Pope is awaiting a reply from The Garden State attorney as to his findings. Mr. Pope offered to follow up further.

VIII. ADJOURNMENT

Mr. Trichka confirmed with Board members and Mr. Moody there was no additional business for discussion and declared the meeting adjourned at 8:20 a.m.

Respectfully submitted,

Joseph M. Moody
Director