

**Local Development Corporation (LDC) of the Town of Union,**

**Broome County (Endwell), New York**

**2013 Annual Report on Operations and Accomplishments**

*January 1, 2013 – December 31, 2013*

**Operations**

Founded in 1982, the Local Development Corporation (LDC) of the Town of Union is a 501(c)(3) Corporation under the Internal Revenue Code and is governed by a seven (7) member board made up of residents of the Town of Union. LDC Board Membership includes individuals that live in different geographic areas within the boundaries of the Town of Union and have a number of diversified backgrounds and expertise in areas such as education, small business development, real estate development, commercial banking, and fortune 500 companies. LDC Board Members are appointed by a simple majority of the seven (7) Member Board. Management/staff appointments to the Local Development Corporation of the Town of Union are made by the Supervisor and Council Members of the Town of Union. Management/staff are employees of the Town of Union Municipal Government and are not employees of the Local Development Corporation of the Town of Union.

The Local Development Corporation (LDC) of the Town of Union is funded solely by Community Development Block Grant (CDBG) funds, and Urban Development Action Grant (UDAG) funds as are allocated by the Town of Union Municipal Government for economic development related projects, as well as monthly revenue generated in the form of interest and principal repayments for business loans that have been made by the LDC. The Town of Union, as an entitlement community, is the annual recipient of CDBG funds via the federal governments Housing and Urban Development (HUD) agency.

The Local Development Corporation (LDC) of the Town of Union works closely with Broome County Industrial Development Agency (BCIDA) and the Regional Office of New York State Department of Economic Development/Empire State Development (ESD) to provide greater flexibility in leveraging resources in order to undertake economic development projects acting in the public interest for the overall benefit of the community. The LDC also works with other resource partners in order to facilitate projects that will increase commerce in our community, including the Small Business Administration (SBA), Service Core of Retired Executives (SCORE) and Small Business Development Center (SBDC), to name a few.

The Board Members to the LDC do not receive any compensation by the Corporation for their services.

## **Accomplishments**

In 2013 the LDC approved several start-ups and existing small business loans totaling \$261,950, which are expected to leverage over \$167,500 in private sector financing and owners equity. The approved projects, which assisted businesses in a wide range of industry sectors from manufacturing to services, has already lead to the creation of 34 new jobs in the Town of Union.

During 2013 the region was still recovering from the remnants of the September 2011 Hurricane Irene/Tropical Storm Lee that devastated a number of areas in the Southern Tier of New York and was eventually declared a federal disaster area. The 2011 flood was the second of two major floods that substantially transformed commerce in our region in just over five years. The flooding impacted many commercial and residential structures and areas of commerce which were located in or around the current 100 and 500 year floodplain map of the Town of Union, some of which were never previously before affected by flooding of this magnitude. The Town of Union LDC continued its efforts to reach out and assist these affected businesses in order to maintain jobs to at least pre-flood levels, promote redevelopment, and to stem the potential of capital and intellectual flight. The Town of Union municipal government also undertook a flood buyout program, with the assistance of Federal Emergency Management Administration (FEMA) funds, which lead to the acquisition and subsequent demolition of 150+ residential and commercial properties in 2013-2014. Many of the buyout properties will have to remain forever green.

In 2013 the LDC continued its Business Retention and Expansion (BRE) visitation program, visiting over 100 existing small and large businesses, representing a number of industry sectors. The BRE visitations are conducted annually, among other reasons, is to ascertain if the needs of the business community are being met by the current economic development programs. As a result of the many one-on-one BRE meetings the LDC conducted it was determined that the variety of available LDC programs is meeting the clients' needs while still maintaining compliance with any Housing and Urban Development (HUD) regulatory requirements. The LDC also continued its marketing campaign by running commercials in New York and Pennsylvania, encompassing a 13 county area, in order to promote the many economic development incentives and loan programs that are available to existing or start-up businesses.

## **Financials**

Please refer to the 2013 Audited Financial Statements as conducted by the Certified Public Accounting firm of Piaker & Lyons, PC.