

**TOWN OF UNION
LOCAL DEVELOPMENT CORPORATION
MINUTES
THURSDAY, JUNE 23, 2016**

The Town of Union Local Development Corporation met for its regular meeting on Thursday, June 23, 2016 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, Robert Corwin, Kay Adams,
James Peduto

MEMBERS ABSENT: Gary Leighton, Mary O'Malley-Trumble

OTHERS PRESENT: Rosemarie Pope (LDC Counsel)

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

II. PRESIDENT'S REMARKS

President Trichka welcomed all attendees and enthusiastically referenced the Board's pending work.

III. DIRECTOR'S REMARKS

Director Moody shared Mr. Trichka's positive perspective and noted the topics on the meeting agenda.

IV. APPROVAL OF THE MINUTES

Minutes of the Special LDC Board Meeting of April 28, 2016 were reviewed and approved.

Motion: Jim Peduto

Motion 2nd: Kay Adams

Motion: To approve the minutes of the Special LDC Board Meeting held on
April 28, 2016 as written

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

V. OLD BUSINESS

Mr. Moody provided a review of the desired amendment to the Board's previously approved \$50,000 loan to Renaissance Realty and Management, LLC. Applicant and sole business member John Seliga now requests only \$38,000 in LDC financing. The reduced financing request for demolition/renovation of the former Tedeschi's Market, 101 Odell Avenue, Endicott) is due to a preference to construct on that segment of the property Bocce Ball courts (instead of an extra seating on a concrete pad that was previously approved by the LDC Board). The cost of the courts is to be paid by tenant Antonio Gobbo/Antonio's Bar & Trattoria and landlord John Seliga. Mr. Trichka sought affirmation that creation of two new

jobs is required by Mr. Gobbo. Mr. Moody verified two as the number of jobs correlative to the potential \$38,000 loan amount but that Mr. Seliga is still the party ultimately responsible for creating the two jobs for the loan, however he will be using the tenant's business, Antonio Gobbo/Antonio's Bar & Trattoria, to create the jobs and fulfill the job creation obligation. Ms. Adams inquired about the defined area and sufficiency of projected parking space. Mr. Trichka asked Board members if they had additional questions concerning the proposed amendment. As there were no further inquiries or discussion, President Trichka requested a motion to approve amendment to the Site Preparation Loan approved by the LDC Board on November 10, 2015 to assist in the demolition and removal of a slums and blighted building located at 101 Odell Avenue, Endicott, New York. Such amendment shall reduce the previously approved Fifty-thousand dollars (\$50,000) Site Preparation Loan to Renaissance Realty and Management, LLC to an amount not to exceed thirty-eight thousand dollars (\$38,000). Use of the \$38,000 loan shall not include construction of a concrete pad for expanded outdoor seating. Instead, the cost of construction of Bocce Ball courts shall be paid by the property's tenant and the landlord.

Motion: Bob Corwin

Motion 2nd: Kay Adams

Motion: To approve the request by John Seliga of Renaissance Realty and Management, LLC to amend the fifty-thousand dollars (\$50,000) Site Preparation Loan approved by the LDC Board on November 10, 2015 to assist in the demolition and removal of a slums and blighted building located at 101 Odell Avenue, Endicott, New York. Such amendment shall reduce the previously approved \$50,000 Site Preparation Loan to Renaissance Realty and Management, LLC to an amount not to exceed thirty-eight thousand dollars (\$38,000). Thirty-eight thousand dollars is the projected cost for demolition work at the 101 Odell Avenue property. Use of the \$38,000 loan shall not include construction of a concrete pad for expanded outdoor seating. The preferred use of that segment of property at 101 Odell Avenue, Endicott, New York is for construction of Bocce Ball courts. Construction of Bocce Ball courts shall be paid by the property's tenant and the landlord.

Vote: Motion approved [4-Yes, 0-No, 1-Abstained (Ms. Julian), 2-Absent].

VI. NEW BUSINESS

President Trichka moved discussion forward to New Business. Mr. Moody presented to the Board the LDC's monthly Loan Portfolio. He said all currently listed loan recipients, with two exceptions, are making full and timely payments. There is a loan loss associated with RSpoor Enterprises and, as affirmed by LDC Counselor Rose Pope, Coco Mojo LLC continues to be nonresponsive to the demand letter for delinquent payments. The legal process will continue to move forward, with further actions inherent to non-compliance subsequent to a response deadline of July 29, 2016.

VII. OTHER BUSINESS

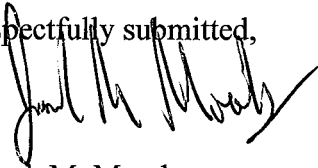
Mr. Moody shared that he will soon be bringing to the Board an overview of a proposal for a modest number of potential grants to businesses. The grants competition can serve as a PILOT program. Mr. Trichka asked Mr. Moody about the anticipated level of grant interest, setting of standards, and potential length of time to establish a ranking methodology, particularly as such a program may involve local higher education institutions. Mr. Moody said he believes demand will be substantial and understands that streamlining the ranking and timeframe would be favorable. The Board members shared their perspectives on implementing a grants program.

VIII. ADJOURNMENT

Motion: Bob Corwin
Motion 2nd: Diane Julian
Motion: To adjourn the meeting of June 28, 2016
Vote: All yes, motion approved.

The meeting was adjourned at 8:39 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Joe M. Moody', written over the words 'Respectfully submitted,'.

Joseph M. Moody
Director