

**TOWN OF UNION
LOCAL DEVELOPMENT CORPORATION
MINUTES
THURSDAY, AUGUST 25, 2016**

The Town of Union Local Development Corporation met for its regular meeting on Thursday, August 25, 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, Robert Corwin, Mary O'Malley-Trumble,
Diane Julian, Kay Adams
MEMBERS ABSENT: Gary Leighton, James Peduto
OTHERS PRESENT: Rose Pope (LDC Counsel)
STAFF PRESENT: Joseph Moody (LDC Director)

II. PRESIDENT'S REMARKS

President Trichka shared welcoming comments.

III. DIRECTOR'S REMARKS

Director Moody provided remarks on how well the M-E Little League team was doing in the Williamsport LL World Series and how proud we should be as a community to have these young men representing Endwell and the Town of Union.

IV. APPROVAL OF THE MINUTES

Minutes of the Regular LDC Board Meeting of June 23, 2016 were reviewed and approved.

Motion: Diane Julian
Motion 2nd: Kay Adams
Motion: To approve the minutes of the Regular LDC Board Meeting held on June 23, 2016 as written
Vote: All yes, motion approved.

V. OLD BUSINESS

A. Mr. Moody and Counselor R. Pope, advised the Board of the ongoing legal action to bring Coco Mojo current on their facade loan payment and fees and that Counsel Pope will continue collection action with the Judge/court.

B. Mr. Moody informed Board members about the M&T Foreclosure & Sale of Rspoor building located at 3006 Wayne Street in Endwell on October 13, 2016 at the Broome County Courthouse Mr. Moody added that he has contacted a number of businesses that may be interested in it.

C. Mr. Moody gave an update on Binghamton Brewery's \$20,000 Microenterprise loan application and said things seem to be on hold with the applicant while they are in the process of opening up the location in the Greater Binghamton Airport and added that the applicant's Johnson City location must still obtain proper approvals by Town Planning and Building/Code offices for number of parking spaces and bathrooms.

VI. NEW BUSINESS

A. Mr. Moody stated that the last CBC Innovis Master Agreement for Services was signed in December of 2010 by then LDC President, Leslie Distin. CBC requested an updated Schedule #1 based on the Town LDC's permissible purpose of pulling credit reports. Counsel Pope offered her opinion on the document.

Motion: Mary O'Malley-Trumble

Motion 2nd: Diane Julian

Motion: To authorize the current LDC President, Steve Trichka, to sign the 2016 CBC Innovis Agreement.

Vote: Motion approved [5 - Yes, 0 - No, 2 - Absent].

B. Mr. Moody reported on Thomas Crowley, T&M Enterprises of Broome County, Inc., and Crowley Fabricating & Machining Co., Inc. written request to follow the private lender, M&T Bank, and allow for the demolition of the deteriorated residential structure on 2-4 North Nanticoke Avenue and 1 North Liberty Avenue parcel.

Motion: Diane Julian

Motion 2nd: Bob Corwin

Motion: To approve the demolition of the slums & blighted house located on the parcel at 2-4 North Nanticoke Avenue & 1 North Liberty Avenue. Based on receiving written confirmation from the primary lender, M&T Bank, that they are also in agreement with the demolition request from the property owner. The LDC will remain in a 2nd mortgage lien position behind the bank on the remaining property and building.

Vote: Motion approved [5 - Yes, 0 - No, 2 - Absent].

VII. OTHER BUSINESS

A. Mr. Moody proposed a Town of Union LDC \$50,000 Strategic Industry Grant (SIG) Pilot Program with the minimum grant award being \$5,000 with a maximum grant award of \$20,000 and a job creation requirement of 1 per \$10,000 awarded. There would be a three-year performing period and forgiveness period based on meeting LDC performance measurements. There would be appropriate claw back clauses for failure to fulfill the performance measurements. Mr. Moody added the grant would be paid out on a reimbursable basis after completion of the project. A full business plan would be required for start-up businesses and a determination will be made on what would be required for existing businesses. The intended source of funding would Community Development Block Grant (CDBG), but may also have to look at Urban Development Action Grant (UDAG) funds. The grant may not be able to be used for refinancing of existing debt. The grant application period would be open ended =, but would only run until the Pilot grant funds have been exhausted. After which time the LDC would evaluate the effectiveness of the Pilot program to determine future allocation of funds for the grant program. Mr. Trichka and other Members of the Board had questions on the job creation requirement and if there would be a limit as to the size of a business that may be able to take advantage of this initiative. Ms. Adams mentioned she would like to see the outline of the program on a one or two-page summary so we may evaluate the proposal in greater detail. Mr. Moody indicated he will draft an outline to be handed out a future LDC Board Meeting.

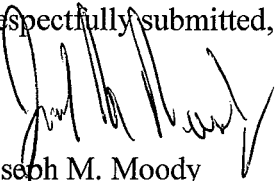
B. Mr. Moody mentioned the \$20 million Greater Binghamton Eco System Fund that was approved as part of the \$500 million winning Southern Tier URI application for Endicott, Johnson City and Binghamton iDistricts and the proposal and outline of program guidelines as drafted locally is with the NYS for their approval.

VIII. ADJOURNMENT

Motion: Kay Adams
Motion 2nd: Mary O'Malley-Trumble
Motion: To adjourn the meeting of August 25, 2016
Vote: All yes, motion approved.

The meeting was adjourned at 8:52 a.m.

Respectfully submitted,


Joseph M. Moody
Director