

**TOWN OF UNION  
LOCAL DEVELOPMENT CORPORATION  
MEETING MINUTES  
THURSDAY, AUGUST 19, 2021**

**SYNOPSIS OF MEETING**

The Town of Union Local Development Corporation met for a regular meeting on Thursday, August 19, 2021 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

MEMBERS ABSENT: Mary O'Malley-Trumble, Jeffrey L'Amoreaux,  
Timothy Strong

OTHERS PRESENT: Rosemarie Pope (LDC Board Attorney)  
(Remote conference call)

STAFF PRESENT: Joseph Moody (LDC Director)

**II. APPROVAL OF THE MINUTES**

The Minutes of the regular LDC Board Meeting of July 22, 2021 were reviewed and approved, as written.

Motion: Diane Julian  
Motion 2<sup>nd</sup>: Jim Peduto  
Motion: To approve the regular LDC Board Meeting Minutes of  
July 22, 2021, as written.  
Vote: Motion approved [4- Yes, 0 - No, 3 - Absent, 0 - Abstain]

**III. PRESIDENT'S REMARKS**

President Trichka congenially welcomed all meeting attendees. He also noted the ongoing operational challenges the coronavirus poses to businesses.

**IV. DIRECTOR'S REMARKS**

Director Moody directed discussion to the Old Business section of the agenda.

**V. OLD BUSINESS**

- A. Mr. Moody presented for Board consideration a resolution approving the acceptance of \$1,090,000.00 in American Rescue Plan Act (ARPA) funds from Broome County for the construction of a mixed-use residential housing infill project by The S.E.P.P. Group to be located at 121-125 Washington Avenue, Endicott (\$840,000.00) and for front and/or rear exterior façade renovations for the (to be selected) existing Washington Avenue buildings (\$250,000.00).

Messrs. Trichka and Leighton posed questions about the LDC's role in reimbursing against expenditures. Mr. Trichka also sought verification that the LDC would not be disbursing funds prior to expenditures. Mr. Moody affirmed that it would be on a reimbursable basis. Mr. Peduto noted the financial conduit role of the county and town local development corporations. Mr. Moody then spoke of the LDC's role in administering the project process.

Following thorough discussion, President Trichka requested a motion to approve the resolution accepting \$1,090,000.00 in American Rescue Plan Act (ARPA) funds from Broome County government.

Motion: Jim Peduto  
Motion 2<sup>nd</sup>: Diane Julian  
Motion: To approve the acceptance of \$1,090,000.00 in American Rescue Plan Act (ARPA) funds from Broome County for the construction of a mixed-use residential housing infill project by The S.E.P.P. Group (Serving the Elderly through Project Planning) to be located at 121-125 Washington Avenue, Endicott (\$840,000.00) and for front and/or rear exterior façade renovations for the (to be selected) existing Washington Avenue buildings (\$250,000.00).  
Vote: Motion approved [4 - Yes, 0 - No, 3 - Absent, 0 - Abstain].

- B. Mr. Moody presented for Board discussion the topic of 2021 Department of Treasury ARPA funding and preliminary proposed economic development uses of part of about \$30 million dollars in federal funding allocated to the Town of Union over a two-year period. Categories of possible use included the four projects of a Kick-Start Entrepreneurial Grant Program, Small Business Sustainability Grant Program, Project Specific Infrastructure Improvement Program, and Reimagine Union Demolition and Site Prep Grant Program. Determination of future LDC action is contingent upon the level of funding received by the town, and the correlative need to identify or create a committee for developing program guidelines.

## **VI. NEW BUSINESS**

- A. Mr. Moody proposed the reordering of 100 LDC pocket folders from Carr 2.0 Printing. The quoted production cost of the items is \$775.00. One hundred pocket folders were last ordered in 2017. The Board members provided support for the LDC to pursue purchasing the folders through the normal course of business.
- B. Mr. Moody shared Belle Valle Farm & Nature Reserve (BVFNR) documentation with Board members. He sought their approval for the drafting of a Mom and Pop Agricultural/ Family Program initiative. He suggested aspects of such a program may include use of UDAG funds, principal only short term payments similar to the Microenterprise program, and limited or no job creation requirement. Mr. Peduto asked Mr. Moody for his thoughts about the economic benefits of a farming loan program. Mr. Peduto also inquired about tax revenue, and noted the tax exempt status of farms regarding machinery purchases. Mr. Moody believes an initiative can be helpful in establishing a prosperous working relationship between small-scale farming and established retail food businesses.

Mr. Moody said he had suggested to Mr. Maione (BVFNR owner) contacting Binghamton University's Small Business Development Center for assistance in refining his business plan. President Trichka inquired if the purpose of financing sought by Belle Valle Farm & Nature Reserve fits within current LDC funding use guidelines. Mr. Moody said the use of Urban Development Action Grant (UDAG) or American Rescue Plan Act (ARPA) funds may fit, but Community Development Block Grant (CDBG) financing is probably difficult due to the job creation requirement. He noted the proposed initiative would augment an agriculture zoning initiative goal of the town's comprehensive plan.

## **VII. OTHER BUSINESS**

- A. Mr. Moody updated the Board about the business operation and ownership status of Southern Tier Leasing, LLC (STL) and Southern Tier Technologies, LLC (STT). He said initial ownership of STT was comprised equally of three principals, Messrs. Buchanan, Tiesi and Wilson (also, initial STL principals were Messrs. Buchanan and Tiesi). The businesses' ownership has since changed. Mr. Buchanan now owns and operates 100% of both businesses. The LDC learned of the present ownership status due to annual requests for financial records (i.e. tax returns, profit & loss statements, and balance sheets) to loan recipients. Ms. Julian and Messrs. Trichka, Leighton, and Peduto then posed a breadth of LDC recovery-related questions. Additionally, Mr. Moody and Counselor Pope believe no LDC action is required regarding personal guarantees, as the current ownership's guarantees and life insurance policy provide comprehensive coverage of the loan. Mr. Moody will confirm the status and amount of Mr. Buchanan's insurance policy. Upon the completion of thorough discussion, it was decided no LDC action is currently necessary.

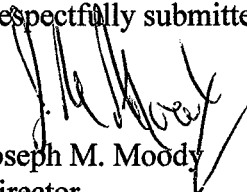
## **VIII. ADJOURNMENT**

- A. President Trichka inquired about other potential aspects of LDC Board discussion and consideration. Upon the affirmation of there being no further topics requiring Board review and action, he then requested a motion to adjourn the meeting.

Motion: Gary Leighton  
Motion 2<sup>nd</sup>: Diane Julian  
Motion: To adjourn the regular LDC Board meeting of August 19, 2021.  
Vote: Motion approved [4 - Yes, 0 - No, 3 - Absent, 0 - Abstain].

The meeting was adjourned at 8:44 a.m.

Respectfully submitted,

  
Joseph M. Moody  
Director