

**TOWN OF UNION
LOCAL DEVELOPMENT CORPORATION
MEETING MINUTES
THURSDAY, JULY 21, 2022**

SYNOPSIS OF MEETING

The Town of Union Local Development Corporation met for a regular meeting on Thursday, July 21, 2022 in the Town of Union Supervisor's Conference Room.

I. THE MEETING WAS CALLED TO ORDER AT 8:02 A.M.

MEMBERS PRESENT: Stephen Trichka, Diane Julian, Gary Leighton,
James Peduto, Mary O'Malley-Trumble,
Timothy Strong

MEMBERS ABSENT: Jeffrey L'Amoreaux

OTHERS PRESENT: Rosemarie Pope (LDC Board Attorney)
Richard Materese (Town Supervisor)
Gina Middleton (Coughlin & Gerhart)

STAFF PRESENT: Joseph Moody (LDC Director)

II. APPROVAL OF THE MINUTES

The Minutes of the regular LDC Board Meeting of June 23, 2022 were reviewed and approved, as written.

Motion: Jim Peduto
Motion 2nd: Diane Julian
Motion: To approve the regular LDC Board Meeting Minutes of
June 23, 2022, as written.
Vote: Motion approved [6 - Yes, 0 - No, 1 - Absent, 0 - Abstain]

III. PRESIDENT'S REMARKS

President Trichka warmly welcomed all LDC Board Meeting attendees.

IV. DIRECTOR'S REMARKS

Director Moody attentively informed the Board that Comptroller Uhler is leaving town employment to take another position. Mr. Burto may be performing comptroller-related American Rescue Plan Act (ARPA) reporting duties for the town.

V. OLD BUSINESS

A. Mr. Moody presented for discussion the previously approved LDC Commercial Façade loan to LBK Properties, LLC (a real estate holding company) in an amount

not to exceed \$100,000.00. Mr. Moody noted the loan application had incorrectly listed \$50,000.00 as the amount to which the LDC is subordinate to Empower Federal Credit Union's first lien position. He said \$669,706.78 is the correct amount. Mr. Moody then requested amendment of the original resolution.

Motion: Tim Strong
Motion 2nd: Gary Leighton
Motion: To approve the amendment of the previously approved resolution of June 23, 2022 for Town of Union Local Development Corporation (LDC) Commercial Façade Loan Program financing to LBK Properties, LLC (a real estate holding company) in an amount not to exceed \$100,000.00 with terms of five (5) years and a zero percent interest rate. The loan shall be used to assist in the exterior renovation of buildings located at 120, 122 Jennings Street and 100, 102 and 104 N. Duane Avenue, Endicott in the Town of Union. Such amendment shall include statement of \$669,706.78 as the amount to which the second mortgage lien position held by the LDC is subordinate to the first mortgage lien position held by Empower Federal Credit Union.
Vote: Motion approved [6 - Yes, 0 - No, 1 - Absent]

- B. Mr. Moody provided an update about The S.E.P.P. Group (Serving the Elderly through Project Planning) project located at 121-125 Washington Avenue in Endicott. He said The S.E.P.P. Group is submitting a second request for state Home and Community Renewal (HCR) funding for mixed-use infill-based property development of residential and commercial purposes. A prior HCR request by The S.E.P.P. Group was unsuccessful. Discussion included notation of the LDC's previously approved commitment in American Rescue Plan Act (ARPA) grant funds, received from the Broome County Legislature.

VI. NEW BUSINESS

VII. OTHER BUSINESS

- A. Mr. Moody presented for Board members' review, as well as their identification of preferences for consideration at the next LDC Board meeting, five proposed grant programs using \$1,500,000.00 in 2021 American Rescue Plan Act (ARPA) lost revenue replacement funding allocated by the Town of Union Town Board to the Town LDC. The proposed use of funds included: \$250,000.00 for the Kick-Start Entrepreneurial Grant Program, \$250,000.00 for the Small Business Sustainability Grant Program, \$500,000.00 for the Reimagine Union Demolition & Site Prep Grant Program, and \$250,000.00 for a newly proposed 50/50 Commercial Façade Grant Program. He also noted the Town Board has previously expressed support for the proposed programs.
- B. Mr. Moody informed the Board that the purpose of the 749 West Main Street, Endicott project has changed, transitioning from being motel-oriented to a potential market-rate residential housing project. Mr. Shroff, owner of Om Shirdi

Sal LLC, is now working with a local developer to sell the property. The LDC Board previously approved on February 17, 2022 the acceptance of \$350,000.00 in Broome County American Rescue Plan Act (ARPA) grant funding to promote development at that site. He said the Town Board and the Economic Development Department are working together to apply for 2022 Restore New York Grant Program funds for the residential housing project. Mr. Strong inquired about the certitude of an adequate level of office staffing to manage the needs of five new programs. Mr. Moody said he will have marketing responsibilities, and Mr. Burto and his staff will perform administrative duties.

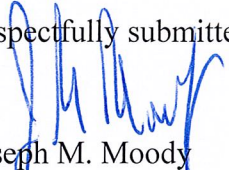
VIII. ADJOURNMENT

- A. President Trichka asked if there were other topics for the LDC Board members' consideration. In recognition of there being no other matters to come before the LDC Board, he then requested a motion to adjourn the meeting.

Motion: Jim Peduto
Motion 2nd: Mary O'Malley-Trumble
Motion: To adjourn the regular LDC Board meeting of July 21, 2022.
Vote: Motion approved [6 - Yes, 0 - No, 1 - Absent, 0 - Abstain].

The meeting was adjourned at 8:32 a.m.

Respectfully submitted,



Joseph M. Moody
Director