

**TOWN OF UNION
LOCAL DEVELOPMENT CORPORATION
MEETING MINUTES
THURSDAY, SEPTEMBER 22, 2022**

SYNOPSIS OF MEETING

The Town of Union Local Development Corporation met for a regular meeting on Thursday, September 22, 2022 in the Town of Union Board Meeting Room.

I. THE MEETING WAS CALLED TO ORDER AT 8:01 A.M.

MEMBERS PRESENT: Stephen Trichka, Diane Julian, Gary Leighton, James Peduto, Timothy Strong

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

OTHERS PRESENT: Rosemarie Pope (LDC Board Attorney)
Gina Middleton (Coughlin & Gerhart)

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

II. APPROVAL OF THE MINUTES

The Minutes of the regular LDC Board Meeting of August 18, 2022 were reviewed and approved, as written.

Motion: Jim Peduto
Motion 2nd: Gary Leighton
Motion: To approve the regular LDC Board Meeting Minutes of August 18, 2022, as written.
Vote: Motion approved [5 - Yes, 0 - No, 2 - Absent, 0 - Abstain]

III. PRESIDENT'S REMARKS

President Trichka extended a warm welcome to the LDC Board meeting attendees.

IV. DIRECTOR'S REMARKS

Director Moody offered Jim Peduto and his family the Boards condolences for the loss of former long-time LDC Board Member, Ross Peduto.

V. OLD BUSINESS

- A. Mr. Moody provided for LDC Board members' review and commentary the proposed LDC grant programs disbursing \$1,500,000.00 of American Rescue Plan Act (ARPA) funds. Those programs are comprised of \$250,000.00 for a Kick-Start Entrepreneurial Grant Program, \$250,000.00 for a Small Business Sustainability Grant Program, \$250,000.00 for a Project Specific Infrastructure Improvement Grant Program, \$500,000.00 for a Reimagine Union Demolition & Site Prep Grant Program, and \$250,000.00 for a 50/50 Commercial Façade Grant Program.

Mr. Moody proposed two aspects for the Board to further address (1) refinancing of existing debt and (2) determination of whether start-up businesses are eligible for Kick-Start grant funds only, or if they're eligible for three other proposed grant program funds except for the Sustainability program. The Board maintains that all grant applicants should only be eligible to apply for one of the grant programs being offered as the intent is to not have multiple grant requests from the same entity. A start-up may be eligible to apply for the Kick-Start program or one of the other three programs discussed depending on what their project entails. Subsequent discussion determined that use of grant funds for debt refinancing may be considered on a case by case basis based on the circumstances surrounding the debt.

After the completion of proposed grant programs discussion, President Tricka requested a motion to ratify a resolution approving the five proposed LDC ARPA grant programs in the amounts as presented, subject to potential discretionary reallocation of the grant program amounts as determined by the Board at any point in the future.

Motion: Diane Julian

2nd Motion: Tim Strong

Motion: To approve the five proposed Local Development Corporation (LDC) 2021 American Rescue Plan Act (ARPA) Grant Programs, and their correlative distribution of \$1,500,000.00 in ARPA funds, in the amounts of \$250,000.00 for a Kick-Start Entrepreneurial Grant Program, \$250,000.00 for a Small Business Sustainability Grant Program, \$250,000.00 for a Project Specific Infrastructure Improvement Grant Program, \$500,000.00 for a Reimagine Union Demolition & Site Prep Grant Program, and \$250,000.00 for a 50/50 Commercial Façade Grant Program, in the amounts stated in the fact sheet description of each grant program, subject to discretionary reallocation of the grant programs' amounts at any point in the future.

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

Mr. Moody noted that the grant programs necessitate bridge funding by recipients. He inquired if the Kick-Start Entrepreneurial Program should allow for pre-performance disbursement of funds given the nature of any start-up program and lack of capital. The Board members were disinclined to support disbursement of grant funding prior to business attainment of any performance requirements.

- B. There was discussion of the draft Town of Union LDC 2021 American Rescue Plan Act (ARPA) grant application. Mr. Moody noted the benefit of having early interaction with

applicants. He proposed requiring grant aspirants to meet with him prior to starting a grant application. ARPA grant program fact sheets will be available online for each of the five programs, however, in order to obtain an application Mr. Moody prefers to discuss directly with the applicants to hear about their proposed project so he may best direct them to the grant program that will fit their particular need. Mr. Moody knows it will be more time consuming for LDC staff, but if he is able to check off for the applicant what they may or may not need to submit in advance, based on the particular program they will be applying for, it will save the applicant and the staff time in the long run. The intent is to not have a fillable application on-line.

- C. Discussion pertained to the 2021 American Rescue Plan Act (ARPA) Funding Agreement between the Town of Union and the Town of Union Local Development Corporation (LDC). Counselor Pope is in the process of document drafting. Discussion included conditional party compliance obligations and actions. A Special Meeting for one week hence was scheduled for further consideration. There was general support for the proposed agreement, subject to final editing approval. Mr. Moody then called for a Special Meeting of the LDC Board to be held on September 29, 2022.

VI. NEW BUSINESS

- A. Mr. Moody and the LDC Board members discussed the timeframe and content of a pending media release regarding the new grant programs.

VII. OTHER BUSINESS

- A. Mr. Moody said the proposed project at the former Red Carpet Inn, has changed to a multi-family market-rate residential housing project from a proposed motel renovation. He said that Broome County government has previously conveyed \$350,000.00 in ARPA funds to the Town LDC for an economic development project for the 749 W. Main Street vacant building. That BC funding will stay in place, however, the previous LDC façade loan for the motel of \$100,000.00 will need to be rescinded if the residential project continues to move forward. Mr. Moody added that the Town of Union is also applying for a \$2,000,000.00 Restore NY grant via a municipal program with Empire State Development for the new developers proposed \$5,000,000.00 conversion of the motel to residential housing.
- B. Mr. Moody mentioned that the SEPP funding in the amount of approximately \$840,000.00 in BC ARPA funds to the Town LDC for the proposed mixed-use commercial building on Washington Avenue will remain in place as SEPP will be applying for additional NYSHCR funding for the project.
- C. Mr. Moody informed the LDC Board members that the Green Mountain Electric Supply (GMES) distribution facility, at the former Endicott Kmart building and plaza, is moving forward and that the project developer is awaiting word on an Endicott DRI grant funding request, and the Town LDC will be asked in the very near future to review and accept \$1,000,000.00 in allocated BC ARPA for this \$12,000,000.00 plus project, with

the subsequent allocation of said BC ARPA funds by the Town LDC for this economic development project.

VIII. ADJOURNMENT

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

Motion: Tim Strong

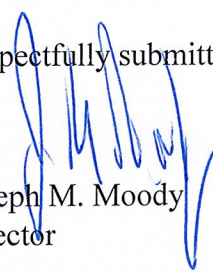
Motion 2nd: Diane Julian

Motion: To adjourn the regular LDC Board meeting of September 22, 2022.

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

The meeting was adjourned at 8:58 a.m.

Respectfully submitted,


Joseph M. Moody
Director