

**TOWN OF UNION  
LOCAL DEVELOPMENT CORPORATION  
MEETING MINUTES  
THURSDAY, JUNE 23, 2022**

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**SYNOPSIS OF MEETING**

The Town of Union Local Development Corporation met for a regular meeting on Thursday, June 23, 2022 in the Town of Union Board Meeting Room.

**I. THE MEETING WAS CALLED TO ORDER AT 8:00 A.M.**

MEMBERS PRESENT: Stephen Trichka, Diane Julian, Gary Leighton,  
James Peduto, Jeffrey L'Amoreaux, Timothy Strong

MEMBERS ABSENT: Mary O'Malley-Trumble

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

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

**II. APPROVAL OF THE MINUTES**

The Minutes of the regular LDC Board Meeting of April 21, 2022 were reviewed and approved, as written.

Motion: Jeff L'Amoreaux  
Motion 2<sup>nd</sup>: Tim Strong  
Motion: To approve the regular LDC Board Meeting Minutes of  
April 21, 2022, as written.  
Vote: Motion approved [6 - Yes, 0 - No, 1 - Absent, 0 - Abstain]

**III. PRESIDENT'S REMARKS**

President Trichka warmly welcomed the LDC Board meeting attendees. He also positively commented about the pleasure engendered by the resumption of an in-person setting for the Board meetings.

**IV. DIRECTOR'S REMARKS**

Director Moody expressed his gratification with returning to remote-free meetings. He introduced Mr. Burto, hired by the town to administer 2021 federal ARPA funds and assist with such LDC actions.

**V. OLD BUSINESS**

## VI. NEW BUSINESS

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- A. Mr. Moody referenced the Town Board-approved American Rescue Plan Act (ARPA)-related agreement between the town and WCP Consultants. Mr. Scott Burto, owner of WCP Consultants, then outlined his duties as the town's ARPA Funds Coordinator. He provided insight on items the Town LDC will or will not have to follow such as prevailing wages, Minority & Women-Owned Business Enterprises (MWBE) requirements, distribution of funds, competitive bidding, and possible eligible activities. Discussion followed about sub-recipient agreement between Broome County & Town LDC, and Town of Union & Town LDC, and the timeline for commitment and the spending of ARPA funds.
- B. Mr. Moody presented for Board consideration a resolution approving the acceptance of a \$10,000.00 offer from Mr. Justin Marchuska, Sr. in exchange for the discharge of mortgage on the Jewels of Java, LLC loan for 400 North Street in Endicott. The Jewels of Java loan was charged off in 2020 in the amount of \$40,624.42. Mr. Moody said Mr. Marchuska may have a project in mind for the North Street location.

Following the completion of discussion, President Trichka requested a motion to approve the acceptance of Mr. Marchuska's \$10,000.00 offer in exchange for the discharge of mortgage on the referenced Jewels of Java, LLC loan.

Motion: Jim Peduto  
Motion 2<sup>nd</sup>: Diane Julian  
Motion: To approve the acceptance of a \$10,000.00 offer from Mr. Justin Marchuska, Sr. in exchange for the discharge of mortgage on the Jewels of Java, LLC loan for the property and building located at 400 North Street, Endicott, New York. The Jewels of Java non-performing loan was charged off in 2020 in the amount of \$40,624.42.  
Vote: Motion approved [6 - Yes, 0 - No, 1 - Absent]

- C. Mr. Moody presented for Board consideration a resolution approving a request by Mr. Lloyd Knecht of LBK Properties LLC (a real estate holding company) for Commercial Façade Loan Program funding in an amount not to exceed \$100,000.00 for the term of five (5) years at an interest rate of zero percent. 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.

Following the completion of discussion, President Trichka requested a motion approving Commercial Façade Loan Program financing to LBK Properties, LLC in an amount not to exceed \$100,000.00.

Motion: Jeff L'Amoreaux  
Motion 2<sup>nd</sup>: Gary Leighton  
Motion: To approve 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 for the terms of five (5) years at an interest rate of zero percent. The loan shall be used to assist in

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the exterior renovation of buildings located at 120, 122 Jennings Street and 100, 102 and 104 North Duane Avenue, Endicott in the Town of Union.

Vote: Motion approved [6 - Yes, 0 - No, 1 - Absent]

- D. Mr. Moody informed the LDC Board that Mr. Matthew Bell inquired about financing to renovate four business area properties in Johnson City. Mr. Moody received data citing the renovation costs for each property. He suggests commercial façade financing, which could be provided via one comprehensive amount or multiple smaller amounts. The Board expressed preference for one amount. Mr. Moody will suggest to Mr. Bell the submitting of an application requesting one inclusive amount.

**VII. OTHER BUSINESS**

- A. Mr. Moody presented for discussion the proposed and approved 2021 American Rescue Plan Act (ARPA) lost revenue replacement funding from Broome County, and the Town of Union, to the Town of Union LDC. Discussion included ascertaining the amount of committed LDC funds and available ARPA funds. Mr. Trichka asked about the redevelopment status of the Huron Campus by Phoenix Investors.
- B. Mr. Moody presented for discussion the topics of ARPA Sub-recipient Agreements between Broome County and the Town of Union LDC, and the Town of Union and the Town of Union LDC.
- C. Mr. Moody presented for review the LDC Loan Portfolio Monthly Report of June 30, 2022, as provided by the Town Comptroller. He said all loan recipient payments are current. A question arose about Sonostics, Inc., to which Mr. Leighton shared his financial insight.
- D. Mr. Moody provided a status update about the Village of Endicott’s 2021 Round 5 DRI grant award, and Johnson City’s 2022 Round 6 anticipated DRI grant application.

**VIII. ADJOURNMENT**

- A. President Trichka asked if there were other topics for discussion. Due to there being no subjects for further review, he then requested a motion to adjourn the meeting.

Motion: Jeff L’Amoreaux  
 Motion 2<sup>nd</sup>: Tim Strong  
 Motion: To adjourn the regular LDC Board meeting of June 23, 2022.  
 Vote: Motion approved [6 - Yes, 0 - No, 1 - Absent, 0 - Abstain].

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

Respectfully submitted,

Joseph M. Moody  
Director