

BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
60 Hawley Street
Binghamton, New York 13901
Friday, June 13, 2008, 12:00 p.m.

SYNOPSIS OF MEETING

PRESENT: B. Fiala, E. Burns, V. Pasquale, W. Tastle, W. Howard and S. Herz

ABSENT: G. Akel, P. Hankin, J. Rounds

GUESTS: Mark Whalen, Chairman, Broome County Legislature, Richard Leehr, President & CEO, Millennium Pipeline Company, LLC, Michael Armiak, Director, Corporate Communications, Millennium Pipeline Company, LLC, Chuck Hemenway, Carpenters Local 281, Tim Bailey, Hawk Engineering, PC, Steven Harvey, Bricklayer Local, #3, Michael Keenan, Good Shepherd Village at Endwell, James R. Franz, Hinman Howard & Kattell, LLP, Ally Visram, Vista Hospitality, Ash Sury, Vista Hospitality, Darcy Fauci, Director, Economic Development, Broome County

COUNSEL: J. Meagher

STAFF: R. D'Attilio, T. Gray, P. Doyle, R. Fiato and C. Campon

PRESIDING: B. Fiala, Vice Chairman

ITEM # 1. APPROVE MINUTES, MAY 9, 2008 MEETING:

Ms. Fiala called the meeting to order at 12:05 pm. She asked for approval of the May 9, 2008 minutes.

MOTION: On a MOTION by Mr. Pasquale, seconded by Mr. Howard, MOTION CARRIED UNANIMOUSLY.

ITEM # 2. PUBLIC COMMENT:

MILLENNIUM PIPELINE UPDATE: Mr. Leehr and Mr. Armiak, on behalf of Millennium Pipeline, recognized the start of construction in Broome County and expressed appreciation to the BCIDA Board for its commitment to the project. The project involves replacing the original Columbia pipeline, 182 miles long, from Corning, NY to Ramapo, NY, including 39 miles of pipeline in Broome County. Mr. Armiak reported that of the 1,145 workers on the project, 414 live in New York State. The company is still hiring. Mr. Armiak said Millennium Pipeline has an office in the Airport Corporate Park, which he added is the largest permanent office in the state. In response to a question, Mr. Leehr said the original line was below the new line and still operational. He assured the Board that every precaution is being taken to ensure the safety of the workers and residents along the line.

VISTA PROPERTY MANAGEMENT: Mr. Sury, on behalf of Vista Property Management, requested assistance from the BCIDA for a redevelopment hotel project on the Vestal Parkway near Binghamton University. Mr. Sury said he had lived and operated his business locally for some years and that it is difficult to operate a hotel without a franchise affiliation. He said he would talk with the Town of Vestal about a request that the BCIDA deviate from its standard PILOT to participate in this project. He wondered if Vista Property Management receives support from the town, would the BCIDA support it. Mr. Pasquale asked if new construction jobs would be local. Mr. Sury said every attempt would be made to do so. Mr. D'Attilio said that State Law gives the BCIDA the authority to make a finding that would qualify a project like this for benefits if the project was considered a tourist destination project.

MOTION: No motion necessary.

ITEM #3. EXECUTIVE DIRECTOR'S REPORT: Mr. D'Attilio said construction on the Emerson Network Power project in the Charles Street Business Park was progressing. He invited members of the Board to a Worship Service celebrating the closure of the Flood Relief Center in Conklin on June 28th at 10:00 am. The Flood Relief Center has been housed in the Business Growth Center owned by the Broome County IDA in the Broome Corporate Park. Mr. D'Attilio said he had received positive feedback from both BAE and Board members regarding the recent site visit. Mr. D'Attilio reported that Dan Gunderson had resigned as the Upstate Chairman of Empire State Development, and that Bob Wilmers, from M&T Bank in Buffalo, had been named Chairman of Empire State Development. Mr. D'Attilio added that State legislation to convey the NYSDOT property in the Brandywine Corridor to the BCIDA had been approved by the Senate and was awaiting approval in the Assembly.

MOTION: No motion necessary.

ITEM # 4. LOAN FUNDS AVAILABILITY AS OF MAY 31, 2008: Mr. Gray presented the Loan Funds Availability report to the Board. The balances available to lend are \$441,157.16 (STEED) and \$641,327.87 (TITLE IX).

MOTION: No motion necessary.

ITEM# 5. TO CONSIDER PROJECT PROPOSAL AND INDUEMENT RESOLUTION FROM VISTA PROPERTY MANAGEMENT FOR THE REDEVELOPMENT OF THE PROPERTY LOCATED AT 4105 VESTAL PARKWAY, VESTAL, NEW YORK. Based on the earlier discussion, it was decided to table this resolution.

On a MOTION to table by Mr. Pasquale, seconded by Mr. Herz, the MOTION CARRIED UNANIMOUSLY.

ITEM# 6. REVIEW OF THE STATE ENVIRONMENTAL QUALITY REVIEW ENVIRONMENTAL ASSESSMENT FORM FOR THE CHARLES STREET BUSINESS PARK PROJECT & EMERSON NETWORK POWER SURGE PROTECTION INC., OFFICE AND MANUFACTURING FACILITY PROJECT. Mr. D'Attilio said this assessment was required to satisfy the Broome County IDA's grant application with Empire State Development.

MOTION: On a MOTION by Mr. Pasquale, seconded by Mr. Howard, the MOTION CARRIED UNANIMOUSLY.

ITEM# 7. RESOLUTION MAKING A DETERMINATION OF NO SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACT ASSOCIATED WITH THE CHARLES STREET BUSINESS PARK INFRASTRUCTURE PROJECT AND EMERSON NETWORK POWER SURGE PROTECTION, INC., OFFICE AND MANUFACTURING FACILITY PROJECT IN THE CITY OF BINGHAMTON PURSUANT TO THE NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT.

MOTION: On a MOTION by Mr. Burns, seconded by Mr. Herz, the MOTION CARRIED UNANIMOUSLY.

ITEM #8: RESOLUTION OF THE BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY (THE "ISSUER") AUTHORIZING THE EXECUTION OF A PILOT AGREEMENT WHICH DEVIATES FROM THE ISSUER'S UNIFORM TAX EXEMPTION POLICY: In response to a question about the impact on the local housing market, Mr. Keenan said the Good Shepherd project will make more medium-priced homes available to folks moving in to the area.

MOTION: On a motion by Mr. Burns, seconded by Mr. Howard, the MOTION CARRIED UNANIMOUSLY.

ITEM# 9. A REQUEST FROM TITLE IX BORROWER, THE RELTAW GROUP, LLC TO CONTINUE REGULAR P&I PAYMENTS FOR THE REMAINING FIVE YEARS OF A 15 YEAR TERM.

MOTION: On a MOTION by Mr. Pasquale, seconded by Mr. Burns, the MOTION CARRIED UNANIMOUSLY.

ITEM #10. EXECUTIVE SESSION TO DISCUSS CONFIDENTIAL PLANS OF CERTAIN AGENCY CLIENTS:

MOTION: To convene to executive session. On a MOTION by Mr. Hankin, seconded by Mr. Howard, the MOTION CARRIED UNANIMOUSLY.

OLD BUSINESS: Dr. Tastle inquired about the status of getting the minutes of the BCIDA board meetings on the BCIDA website. Mr. Burns added that he believed the location and meeting times of meetings should also be posted on the site. Mr. D'Attilio said this information would be up on the website in the next 10 days. Dr. Tastle briefed the Board on a Broome County Legislative intern initiative to evaluate the websites of economic development entities in New York State. Dr. Tastle was going to confer with Mr. D'Attilio regarding the potential benefit of this research to the Agency.

MOTION: No motion necessary.

ITEM # 10. ADJOURNMENT: Chairman Akel requested a motion for adjournment.

MOTION: On a MOTION by Mr. Herz seconded by Mr. Burns, the MOTION CARRIED UNANIMOUSLY.

The next scheduled Board Meeting of the BCIDA Board of Directors is July 11th, 2008 at 12:00 p.m., Broome County Public Library, Binghamton, NY.