

ECONOMIC DEVELOPMENT, EDUCATION & CULTURE COMMITTEE MEETING MINUTES
December 12, 2017

The Economic Development, Education & Culture Committee of the Broome County Legislature met on Tuesday, December 12, 2017 in the Legislative Conference Room, Sixth Floor, Edwin L. Crawford County Office Building, Binghamton, New York.

Members Present: M. Sopchak (Chair), C. O'Brien, J. Shaw, M. Kaminsky, R. Weslar

Members Absent: None

Others Present: A. Martin, R. O'Donnell, Legislature; J. Knebel, S. Kane, OMB; C. Marion, Arena; R. Behnke, Law; S. Liu, OET; M. Gowers, Parks; K. Drumm, M. Sullivan, SUNY Broome; T. Marshall, S. Marshall; Harris Beach

The Economic Development, Education & Culture Committee meeting was called to order by the Chairman at 4:36 PM. Mr. Weslar made a motion to move the agenda, seconded by Mrs. O'Brien.

The Committee took the following action with regard to the matters before it:

#13 [RESOLUTION ADOPTING LOCAL LAW INTRO. NO. 12 OF 2017, ENTITLED: "A LOCAL LAW AMENDING CHAPTER 194 OF THE BROOME COUNTY CHARTER AND CODE TO ESTABLISH A SUSTAINABLE ENERGY LOAN PROGRAM IN BROOME COUNTY"](#)

Mr. O'Donnell stated that this Resolution will be withdrawn in the County Administration Committee. No action taken.

#14 [RESOLUTION CONFIRMING APPOINTMENT TO MEMBERSHIP ON THE BROOME COUNTY VETERAN'S MEMORIAL ARENA BOARD OF DIRECTORS](#)

Carried. Ayes-5, Nays-0

#32 [RESOLUTION AUTHORIZING RENEWAL OF LAND BANK PROGRAM GRANT FOR THE DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT, ADOPTING A PROGRAM BUDGET AND RENEWING AGREEMENT WITH THE BROOME COUNTY LAND BANK TO ADMINISTER SAID PROGRAM FOR 2018](#)

Carried. Ayes-5, Nays-0

#33 [RESOLUTION AUTHORIZING THE COUNTY'S APPROVAL OF TERMS OF AND JOINING AS A SIGNATORY ON AN AGREEMENT BETWEEN UPSTATE THEATER COALITION FOR A FAIRGAME, INC. AND LAGO RESORT & CASINO, LLC.](#)

Carried. Ayes-5, Nays-0

#35 [RESOLUTION AUTHORIZING THE APPLICATION FOR AND ACCEPTANCE OF STATE AID FOR THE YOUTH BUREAU'S YOUTH DEVELOPMENT PROGRAM AND AUTHORIZING AGREEMENTS WITH VARIOUS VENDORS TO ADMINISTER SAID PROGRAMS FOR 2018](#)

Mrs. Kaminsky stated that she is a member of the Board of Directors for the Crime Victims Assistance Center and abstained from voting on this Resolution due to a conflict of interest.

Carried. Ayes-4, Nays-0, Abstain-1 (Kaminsky)

#36 RESOLUTION AUTHORIZING RENEWAL OF THE DISABILITY RESOURCE COORDINATOR PROGRAM GRANT FOR THE OFFICE OF EMPLOYMENT AND TRAINING, AND ADOPTING A PROGRAM BUDGET FOR 2018

Carried. Ayes-5, Nays-0

#67 RESOLUTION AMENDING THE 2016 CAPITAL IMPROVEMENT PROGRAM DOWNTOWN CAMPUS PHASE II PROJECT

Representatives from SUNY Broome and Harris Beach updated the Committee on the SUNY Broome Downtown Campus Culinary School and Hospitality & Event Management School Project. It was stated that it's anticipated that the new facility will open in Fall of 2019 or Spring of 2020 (handout attached).

Carried. Ayes-5, Nays-0

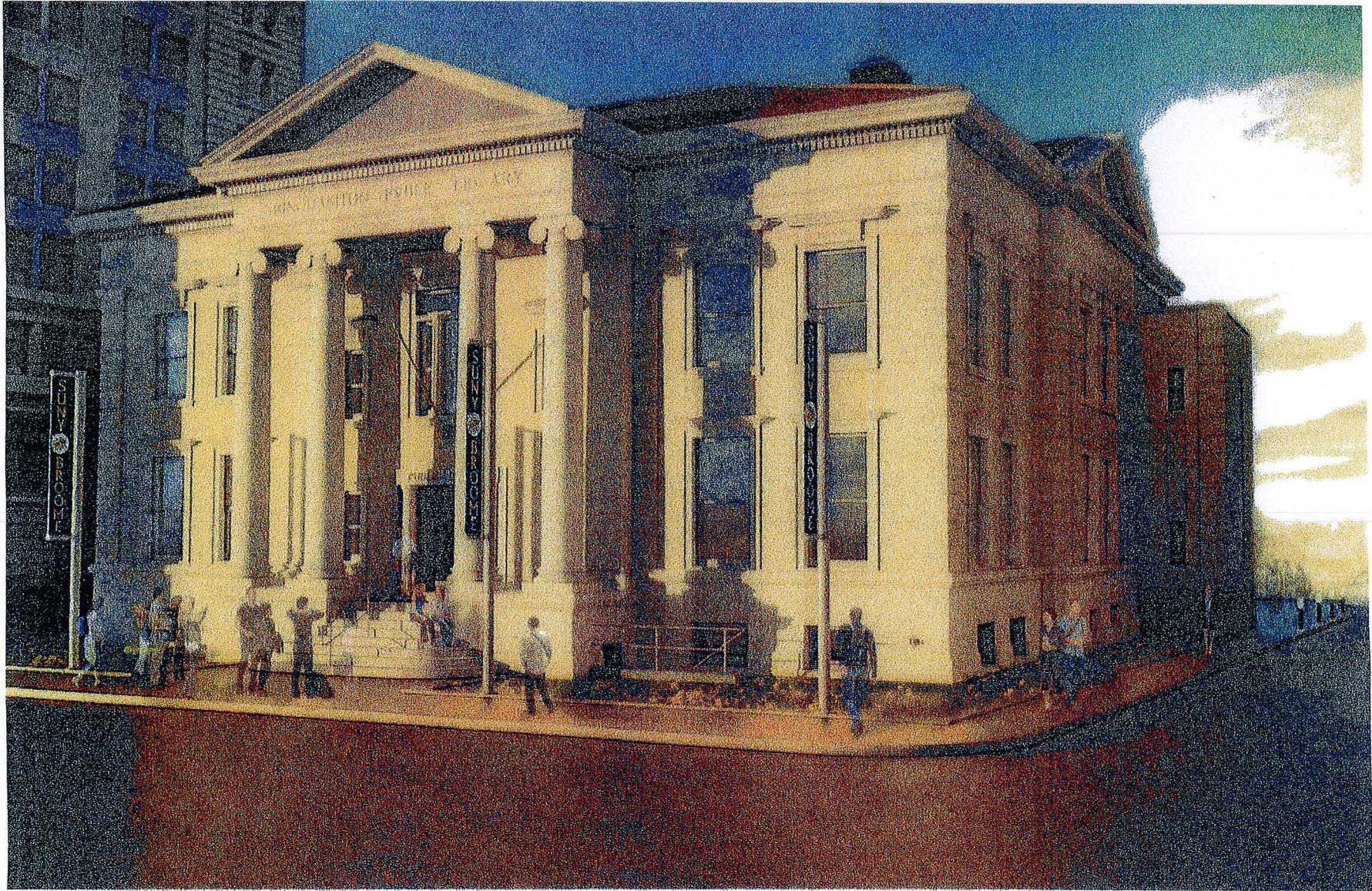
#69 RESOLUTION AUTHORIZING THE COUNTY OF BROOME AS THE SOLE MEMBER OF THE BROOME MT MANAGER, LLC AND SERVING AS THE SOLE MANAGING MEMBER OF BROOME CULINARY REALTY LLC

Carried. Ayes-5, Nays-0

#74 RESOLUTION CONFIRMING THE APPOINTMENTS TO MEMBERSHIP ON THE SUNY BROOME COMMUNITY COLLEGE BOARD OF TRUSTEES

Carried. Ayes-5, Nays-0

There being no further business to come before the Committee at this time, a motion to adjourn was made by Mr. Weslar, seconded by Mr. Shaw. The meeting adjourned at 5:03 PM.



SUNY  BROOME

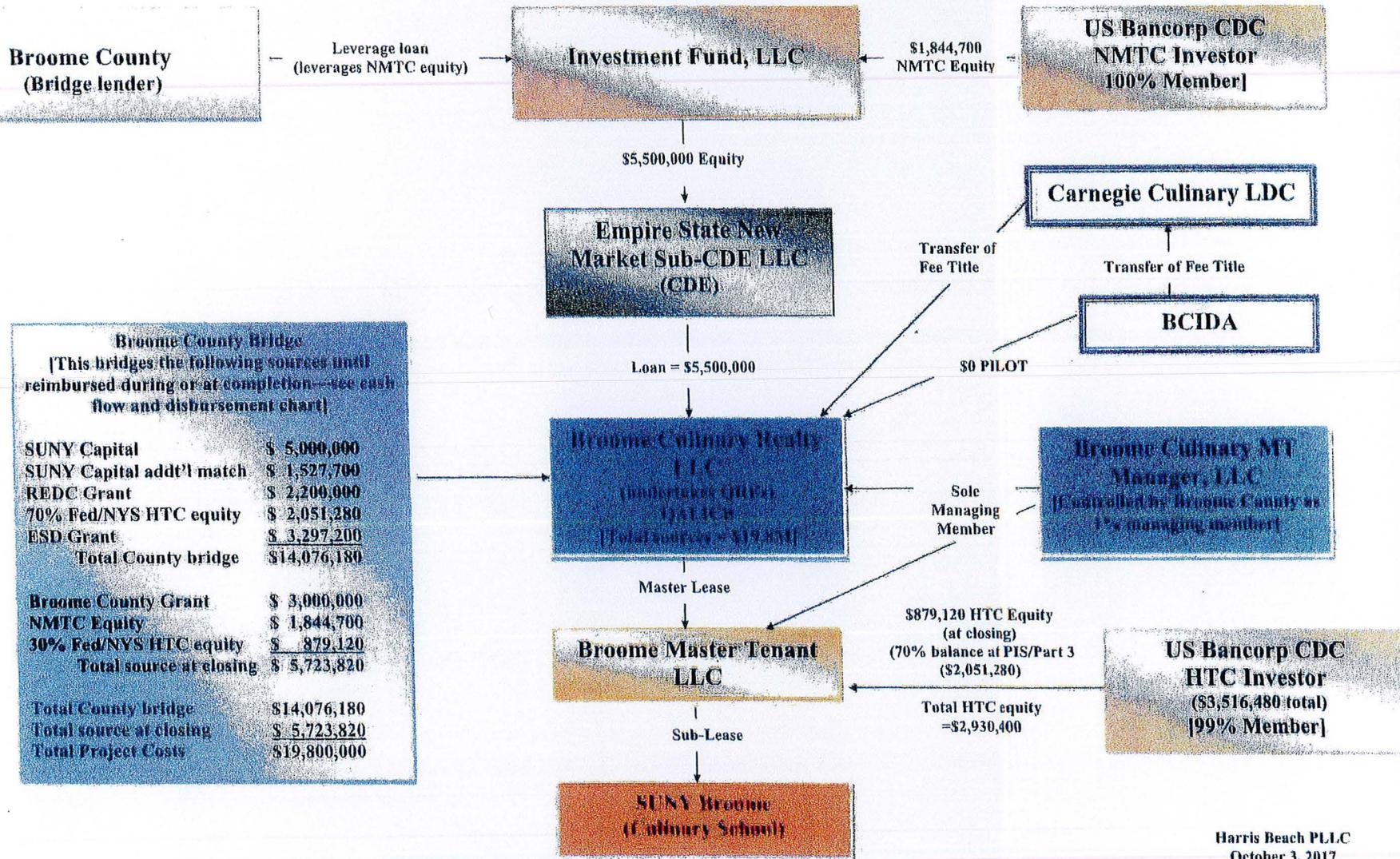
Carnegie ESD and V/E Culinary Sources and Uses

SUNY Broome Carnegie Library Downtown Campus

Funding Sources:	Local	State	Federal	Total	Notes
Broome County	\$ 3,000,000			\$ 3,000,000	
SUNY		\$ 5,000,000		\$ 5,000,000	*Requires match from eligible funding source
SUNY (request pending)		\$ 1,527,700		\$ 1,527,700	*Requires match from eligible funding source
REDC		\$ 2,200,000		\$ 2,200,000	
Estimated Federal Historical Tax Credits (Based on a \$10M Eligible Base)			\$ 1,683,000	\$ 1,683,000	
Estimated State Historical Tax Credits (Based on a \$10M Eligible Base)		\$ 1,247,400		\$ 1,247,400	
New Market Tax Credits (Based on \$5.5M in FF&E)			\$ 1,844,700	\$ 1,844,700	
ESD Funding		\$ 3,297,200		\$ 3,297,200	
Total Funding Anticipated	\$ 3,000,000	\$13,272,300	\$ 3,527,700	\$ 19,800,000	

Project Costs/Estimates	Expenses Paid to date	Construction QRE's	Construction Non-QRE's	FF&E	Total estimated project costs
Architectural/Engineering Contracts -- Passero	\$ 1,280,739	\$ 1,250,091	\$ 417,909	\$ -	\$ 1,668,000
Construction Management Contract -- Lane	\$ 25,000	355,289	\$ 184,711	\$ -	\$ 540,000
Asbestos Abatement Contracts -- Jupiter/Jennings	\$ 329,846	393,886	\$ -	\$ -	\$ 393,886
Geotechnical Contract -- CME	\$ 39,725	42,593	\$ 18,907	\$ -	\$ 61,500
Other testing & expenses	\$ 11,425	69,711	\$ 34,662	\$ -	\$ 105,953
Kitchen Equipment Bid	\$ -	\$ -	\$ -	\$ 2,361,000	\$ 2,361,000
Furniture Bid	\$ -	\$ -	\$ -	\$ 450,000	\$ 450,000
IT & AV Bid	\$ -	\$ -	\$ -	\$ 1,152,000	\$ 1,152,000
Additional FF&E to be bid/purchased separately	\$ -	\$ -	\$ -	\$ 52,000	\$ 52,000
Soft Costs	\$ 57,405	\$ 260,617	\$ 989,383	\$ -	\$ 1,250,000
Owners Filing Fee's	\$ -	\$ 23,027	\$ 11,974	\$ -	\$ 35,000
General Construction Contract	\$ -	4,289,273	1,796,254	\$ 98,000	\$ 6,183,527
Mechanical/HVAC	\$ -	1,151,400	149,600	\$ 624,000	\$ 1,925,000
Electrical Contract	\$ -	606,000	180,000	\$ 763,000	\$ 1,549,000
Plumbing Contract	\$ -	606,354	193,646	\$ -	\$ 800,000
Construction Contingency	\$ -	954,851	318,284	\$ -	\$ 1,273,134
Total Costs	\$ 1,744,140	\$10,003,092	\$ 4,295,328	\$ 5,500,000	\$ 19,800,000

SUNY BROOME CULINARY PROGRAM PROJECT



Broome County Bridge
 [This bridges the following sources until reimbursed during or at completion—see cash flow and disbursement chart]

SUNY Capital	\$ 5,000,000
SUNY Capital add'l match	\$ 1,527,700
REDC Grant	\$ 2,200,000
70% Fed/NYS HTC equity	\$ 2,051,280
ESD Grant	\$ 3,297,200
Total County bridge	\$14,076,180
Broome County Grant	\$ 3,000,000
NMTC Equity	\$ 1,844,700
30% Fed/NYS HTC equity	\$ 879,120
Total source at closing	\$ 5,723,820
Total County bridge	\$14,076,180
Total source at closing	\$ 5,723,820
Total Project Costs	\$19,800,000

Broome Community College
Carnegie Library Renovation: Culinary Institute
Current Project Structure (10/24/2017)



Project Budget

ID	Local \$		State \$		A	B	A + B
					Local + State \$	Non-Matchable	Total Budget
1	Broome County LOAN	\$3,000,000	Existing Appropriation	\$5,000,000		REDC Grant \$2,200,000	
2	FEDERAL HTC	\$1,683,000	18-19 Budget Request	\$1,527,700		STATE HTC \$1,247,400	
3	NMTC	\$1,844,700				ESD Funding \$3,297,200	
4	Total	\$6,527,700		\$6,527,700	\$13,055,400	\$6,744,600	\$19,800,000

Flow of Funds in Support of Capital Project

Closing for Quality Equity Investment (QEI)

5	\$1,844,700	NMTC - wired from USB to Investment Fund
6	3,655,300	Loan (\$3.0M) + Bridge Funds (\$655K) - wired from Broome County to Investment Fund
7	\$5,500,000	Total QEI - wired from Investment Fund to CDE, then to QALICB
8	\$879,120	30% HTC - wired from USB to Broome Master Tenant, then to QALICB (Total State + Fed HTC = \$2.9304M)
9	<u>\$6,379,120</u>	Total of funds available to QALICB

Construction Period

10	\$13,420,880	Broome County bridges all project costs above and beyond the \$6.379M
11	\$2,051,280	70% HTC contribution from USB to Broome Master Tenant (Upon recp't of Part 3 from National Park Service)

Reimbursement to Broome County

12	\$2,200,000	REDC Grant
13	\$6,527,700	State Funding
14	\$3,297,200	ESD Funding
15	\$2,051,280	70% HTC from Broome Master Tenant
16	<u>\$14,076,180</u>	

Supporting Information

Historical Tax Credit (HTC) breakdowns					Broome County Investment		
17	\$1,247,400	State HTC	\$879,120	30%	20	\$3,655,300	Loan + Bridge for QEI Closing
18	\$1,683,000	Fed HTC	\$2,051,280	70%	21	\$13,420,880	Construction period bridge funding
19	<u>\$2,930,400</u>	Total HTC	<u>\$2,930,400</u>	Total HTC	22	\$17,076,180	Subtotal of Funding Invested
					23	(\$14,076,180)	Less Reimbursements
					24	<u>\$3,000,000</u>	Total Project Investment