

# THE AGENCY

B R O O M E C O U N T Y I D A / L D C

## BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY

July 17, 2019 • 12:00 p.m. • The Agency Conference Room  
FIVE South College Drive, Suite 201, 2nd Floor  
Binghamton, New York 13905

### 2<sup>ND</sup> REVISED AGENDA

1. Call to Order J. Bernardo
2. Approve Minutes – June 19, 2019 Board Meeting J. Bernardo
3. Public Comment J. Bernardo
4. Executive Director’s Report S. Duncan
  - Updates
  - Internal Financial Report – June 30, 2019
5. Loan Funds Availability as of June 30, 2019 T. Gray

#### New Business

6. Resolution Authorizing a Lease/Leaseback Transaction to Facilitate the Acquisition, Construction and Equipping of Two Buildings to be used as an Office, Commercial and Mixed Warehouse/Retail Project, Appointing 1435-1439 Marchuska, LLC (The “Company”), Agent of The Agency, for the Purpose of Acquiring, Constructing, Equipping and Leasing the Project and Authorizing the Execution and Delivery of Certain Documents with Respect Thereto, Including a Payment In Lieu of Tax Agreement Deviating from The Agency’s Uniform Tax Exemption Policy, as well as a Sales and Use Tax Exemption in an Amount not to Exceed \$157,120.00, and Authorizing the Execution and Delivery of Certain Documents with Respect Thereto S. Duncan
7. Resolution Authorizing The Agency to Declare Its Intent to Act as Lead Agency in the Environmental Review for the Redevelopment Plan of the Former BAE Systems Site at 600 Main Street, Village of Johnson City, Town of Union, Broome County, New York S. Duncan
8. Resolution Accepting an Application From JE Properties LLC, or an Entity to be Determined, for a Sale/Leaseback or a Lease/Leaseback Transaction to Facilitate the Financing of the Acquisition, Construction, Renovation and Equipping of Property Located at 380 Chenango Street in the City of Binghamton, Broome County, New York and Authorizing The Agency to Set and Conduct a Public Hearing with Respect Thereto S. Duncan
9. Resolution Approving an Extension of the Sales and Use Tax Exemption Letter of Freewheelin AnSCO, LLC from June 15, 2019 Through and Including December 31, 2019 S. Duncan

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| 10. | A \$200,000 Loan Request from Simulation Control Technologies, Inc. (SCT), or a Real Estate Holding Company to be Formed, from the STEED Loan Program to Assist it in the Purchase of the Property and Building at 430 Airport Road in Endicott, New York  | T. Gray   |
| 11. | Resolution Authorizing The Executive Director, on Behalf of The Agency, to Enter into an Economic Development Services Agreement with the Village of Johnson City (The "Village") to Assist the Village with Economic Development Opportunities and Services as set forth on Exhibit "A" Attached Hereto for a Period of One Year Running From July 1, 2019 to June 30, 2020 for the sum of \$25,000.00 per Year, Payable in Quarterly Installments of \$6,250.00            | S. Duncan |
| 12. | Revised Resolution Authorizing a Sales and Use Tax Exemption in an Amount not to Exceed \$418,000.00 to Facilitate the Construction and Equipping of the Property and Building Located at 1 North Page Avenue in the Town of Union, Broome County, New York Appointing National Pipe & Plastics, Inc. Agent of The Agency for the Purpose of Constructing and Equipping the Project and Authorizing the Execution and Delivery of a Sales Tax Agreement with Respect Thereto | S. Duncan |
| 13. | Executive Session to Discuss the Sale of Land  | S. Duncan |
| 14. | Resolution Authorizing the Executive Director, on Behalf of the Agency, to Enter into an Amendment to the Payment-In-Lieu-Of-Tax Agreement by and Between The Agency and 265 Industrial Park Drive, LLC, as Attached Hereto as Exhibit "A"   | S. Duncan |

**Old Business**

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| 15. | Adjournment | J. Bernardo |
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