

THE AGENCY

BROOME COUNTY IDA / LDC

BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY

February 17, 2021 • 12:00 p.m. • The Agency Conference Room
FIVE South College Drive, Suite 201, 2nd Floor
Binghamton, New York 13905

3RD REVISED AGENDA

1. Call to Order J. Bernardo
2. Approve Transcript – January 20, 2021 Board Meeting J. Bernardo
3. Public Comment J. Bernardo
4. Executive Director's Report S. Duncan
 - Updates
 - Internal Financial Report – January 31, 2021
5. Loan Activity Reports as of January 31, 2021 T. Gray

New Business

6. Resolution Authorizing a Lease/Leaseback Transaction to Facilitate the Financing of the Acquisition, Renovation and Equipping of 108 Market Rate Apartments and 7,500 +/- Square Feet of Commercial Space Located at 59 Lester Avenue in the Village of Johnson City, Broome County, New York and Appointing EJ Victory Building, LLC (The "Company"), as Agent of The Agency for the Purpose of Financing the Acquisition, Renovation and Equipping of 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 and a Sales Tax Exemption in an Amount not to Exceed \$1,440,000.00, to Provide a Mortgage Tax Exemption in an Amount not to Exceed \$250,000.00 and a Real Property Tax Exemption in an Amount not to Exceed \$2,700,538.00 S. Duncan
7. Resolution Authorizing an Amendment to the Sales and Use Tax Exemption Agreement for the Canopy Growth USA, LLC Lease/Leaseback Project to Include an Extension from December 18, 2019 Through and Including December 18, 2021 S. Duncan
8. Resolution Accepting an Application from 4 Clark Street, LLC and Authorizing a Sales and Use Tax Exemption in an Amount not to Exceed \$7,200.00, as well as a Mortgage Recording Tax Exemption Benefit not to Exceed \$3,560.00, Consistent with the Policies of The Agency in Connection with the Renovation of the Property and Building Located at 14-16 Willow Street, Village of Johnson City, Broome County, New York S. Duncan
9. Resolution Consenting to the Assignment by 31 Washington Street Associates, LLC to Harrison Street Real Estate, LLC of a Certain Leaseback Agreement Dated as of August 31, 2010, Covering Premises Set Forth in Exhibit "A" Attached Hereto S. Duncan

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| 10. | Resolution to make an Amendment to the 2021 BCIDA Operational Budget | S. Duncan |
| 11. | Resolution Approving Summary Results of Confidential Evaluation of Board Performance | S. Duncan |
| 12. | Resolution Approving a \$40,000.00 Loan Request from ZDD LLC, dba The Shop, from the STEED Loan Fund Program to Assist it with Working Capital for use at its Facility at 219 Washington Street Binghamton, NY. | T. Gray |
| 13. | Resolution Approving a \$25,000.00 Loan Request from Antonio's Bar and Trattoria, LLC, from the BR+E Loan Fund Program to Refinance Existing Loans and Assist with Working Capital for use at its Facility at 100 Oak Hill Avenue, Endicott, NY. | T. Gray |
| 14. | Resolution Approving the 2020 Mission and Measurement Report | T. Gray |
| 15. | Resolution to Approve the Readoption of The Agency Bylaws and Policies and Procedures: Code of Ethics Policy, Whistleblower Protection Policy, Defense & Indemnification Policy, Compensation, Reimbursement and Attendance Policy and Travel Policy with No Changes | T. Gray |

Old Business

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| 16. | Adjournment | J. Bernardo |
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