

BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY

GOVERNANCE COMMITTEE MEETING

February 17, 2021 – 11:00 a.m.
The Agency Conference Room, 2nd Floor
FIVE South College Drive, Suite 201
Binghamton, NY 13901

2ND REVISED AGENDA

1. Call to Order R. Bucci
2. Accept the January 20, 2021 Governance Committee Meeting Transcript R. Bucci
3. Public Comment R. Bucci
4. Review/Discussion/Recommendation to Authorize 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
5. Review/Discussion/Recommendation to Authorize 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
6. Review/Discussion/Recommendation to Approve Summary Results of Confidential Evaluation of Board Performance S. Duncan
7. Review/Discussion/Recommendation to Accept 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
8. Review/Discussion/Recommendation 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
9. Review/Discussion/Recommendation to Approve the 2020 Mission and Measurement Report T. Gray

10. Review/Discussion/Recommendation 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

11. Adjournment

R. Bucci