

# THE AGENCY

BROOME COUNTY IDA / LDC

## BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY

August 18, 2021 • 12:00 p.m.  
FIVE South College Drive, Suite 201, 2nd Floor  
Binghamton, New York 13905

### REVISED AGENDA

1. Call to Order J. Bernardo
2. Approve Minutes – July 21, 2021 Board Meeting J. Bernardo
3. Public Comment J. Bernardo
4. Executive Director’s Report S. Duncan
  - Updates
  - Internal Financial Report – July 31, 2021
5. Loan Activity Reports as of July 31, 2021 T. Gray

#### New Business

6. Resolution Accepting an Application from LCP Group, Inc., and Authorizing a Sales and Use Tax Exemption in an Amount not to Exceed \$98,800.00, Consistent with the Policies of The Agency in Connection with the Renovation of the Former National Pipe and Plastics Manufacturing Facility into a Multi-use Facility, to be Located at 3421 Vestal Road, in the Town of Vestal, Broome County, New York S. Duncan
7. Resolution Authorizing the Extension of the Lease Agreement By and Between The Agency, Boscov’s Department Store, LLC, The Binghamton Local Development Corporation, and the City of Binghamton Dated as of May 1, 2013, for an Additional One (1) Year Term Commencing May 1, 2021 and Terminating April 30, 2022, on the Same Terms and Conditions as set Forth Therein, Including the Payment of Rent in the Amount of \$135,061.00 During the Extension Term S. Duncan
8. Resolution Authorizing a Lease/Leaseback Transaction to Facilitate the Financing of the Acquisition, Construction, Rehabilitation, Renovation and Equipping of a Portion of the Oakdale Mall Located on Harry L. Drive and Reynolds Road, in the Village of Johnson City, Town of Union, Broome County and State of New York, to be used as a Mixed-Use Development Project Including, but not Limited to Retail, Office and Commercial Space and Appointing Spark JC, LLC, (The “Company”) as Agent of The Agency, for the Purpose of Acquiring, Constructing, Rehabilitating, Renovating and Equipping the Project and Authorizing the Execution and Delivery of Certain S. Duncan

Documents with Respect Thereto, Including a Payment in Lieu of Tax Agreement Deviating from The Agency's Uniform Tax Exemption Policy, a Sales and Use Tax Exemption Benefit in an Amount Not to Exceed \$3,093,333.00, to Provide a Mortgage Tax Exemption in an Amount not to Exceed \$933,234.00, and a Real Property Tax Exemption in an Amount not to Exceed \$5,371,776.00, Pursuant to a PILOT Schedule Attached Hereto as Exhibit "A"

9. Executive Session: To Discuss the Sale of Property S. Duncan

**Old Business**

10. Adjournment J. Bernardo