

THE AGENCY

BROOME COUNTY IDA / LDC

BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY

December 15, 2021 • 12:00 p.m.

FIVE South College Drive, Suite 201, 2nd Floor
Binghamton, New York 13905

AGENDA

1. Call to Order J. Bernardo
2. Approve Transcript – November 17, 2021 Board Meeting J. Bernardo
3. Public Comment J. Bernardo
4. Executive Director’s Report S. Duncan
 - Updates
 - Internal Financial Report – November 30, 2021
5. Loan Activity Reports as of November 30, 2021 T. Gray

New Business

6. Resolution Approving an Extension of the December 1, 2020 Sales and Use Tax Exemption with One North Depot, LLC From December 1, 2022, Through, and Including, December 1, 2022, the Total of Which Shall Not Exceed \$360,000.00 S. Duncan
7. Resolution Accepting an Application from UB Family, LLC (The “Company”), for a Sale/Leaseback or a Lease/Leaseback Transaction to Facilitate the Financing of the Acquisition, Construction and Equipping of a Project as part of the Overall Water Street Garage Redevelopment, Including the Demolition of the Existing Water Street Garage, While Maintaining a Portion Over the Boscov’s Department Store and Constructing a New Modern Public Garage, Which will be Owned by the Binghamton Local Development Corporation, Located at 183 Water Street, in the City of Binghamton, Broome County, New York, to Provide for a Payment in Lieu of Tax Agreement Deviating from The Agency’s Uniform Tax Exemption Policy, to Provide for a Sales and Use Tax Exemption Benefit in an Amount Not to Exceed \$905,680.00, to Provide a Mortgage Tax Exemption in an Amount not to Exceed \$187,000.00, and a Real Property Tax Exemption in an Amount not to Exceed \$18,462,086.00, and Authorizing The Agency to Set and Conduct a Public Hearing with Respect Thereto S. Duncan

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| 8. | Resolution Accepting an Application from PM Property Matters, LLC, and Authorizing a Sales and Use Tax Exemption in an Amount not to Exceed \$13,720.00, Consistent with the Policies of The Agency in Connection with the Acquisition, Expansion, Renovation and Equipping of the Property and Building Located at 21 Emma Street, in the City of Binghamton, Broome County, New York | S. Duncan |
| 9. | Resolution Approving an Extension of the December 20, 2019 Sales and Use Tax Exemption Agreement with Canopy Growth USA, LLC and HIP NY Developments, LLC, From December 31, 2021, Through and Including December 31, 2022, the Total of Which Shall Not Exceed \$3,200,000.00 | S. Duncan |
| 10. | Discussion Regarding Conflict-of-Interest Policy | J. Bernardo |
| 11. | Recommendation to Approve Changes to the Employee Handbook | J. Peduto |
| 12. | Executive Session - To Discuss Personnel Matters and the Sale of Real Property | S. Duncan |
| 13. | Recommendation to Approve Modifications to The Agency's Organizational Chart and Proposed Job Descriptions | J. Peduto |
| Old Business | | |
| 14. | Adjournment | J. Bernardo |