



Department of Taxation and Finance

IDA Appointment of Project Operator or Agent For Sales Tax Purposes

ST-60

(1/18)

The industrial development agency or authority (IDA) **must** submit this form within **30 days** of the appointment of a project operator or agent, whether appointed directly by the IDA or indirectly by the operator or another agent.

For IDA use only

IDA information

Name of IDA Broome County Industrial Development Agency			IDA project number (use OSC numbering system for projects after 1998) 03012209a
Street address FIVE South College Drive, Suite 201			Telephone number (607) 5849000
City Binghamton	State NY	ZIP code 13905	Email address (optional)

Project operator or agent information

Name of IDA project operator or agent 109 Oak Street LB4 Properties, LLC		Mark an X in the box if directly appointed by the IDA: <input checked="" type="checkbox"/>	Employer identification or Social Security number 88-2790392
Street address 951 Warren Parkway		Telephone number (732) 547-9364	Primary operator or agent? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
City Teaneck	State NJ	ZIP code 07666	Email address (optional)

Project information

Name of project 109 Oak Street LB4 Properties, LLC			
Street address of project site 109 Oak Street			
City Binghamton	State NY	ZIP code 13905	Email address (optional)
Purpose of project Restoration and renovation of 109 Oak Street, including original windows, wood floors, doors and beams, while modernizing it to meet city and state codes for safety. Restored building will house 16 market-rate apartments.			

Description of goods and services intended to be exempted from New York State and local sales and use taxes Any and all equipment, furnishings and/or supplies required to historically restore/renovate vacant building into apartments.			
Date project operator or agent appointed (mmddyy) 092122	Date project operator or agent status ends (mmddyy) 092123	Mark an X in the box if this is an extension to an original project: <input type="checkbox"/>	
Estimated value of goods and services that will be exempt from New York State and local sales and use tax: 1,247,721.40		Estimated value of New York State and local sales and use tax exemption provided: 99,817.71	

Certification: I certify that the above statements are true, complete, and correct, and that no material information has been omitted. I make these statements with the knowledge that willfully providing false or fraudulent information with this document may constitute a felony or other crime under New York State Law, punishable by a substantial fine and possible jail sentence. I also understand that the Tax Department is authorized to investigate the validity of any information entered on this document.

Print name of officer or employee signing on behalf of the IDA Stacey Duncan		Print title Executive Director	
Signature 		Date 09-27-2022	Telephone number (607) 584-9000

A regular meeting of the Broome County Industrial Development Agency (the "Agency") was convened in public session at the offices of the Broome County Industrial Development Agency located at FIVE South College Drive, Suite 201 in the Town of Dickinson, Broome County, New York, and via a telephone conference, on Wednesday, September 21, 2022, at 12:00 o'clock p.m., local time.

The meeting was called to order by the Chairman and, upon roll being called, the following members of the Agency were:

PRESENT:	John M. Bernardo	Chairman
	James R. Peduto	Vice Chairman
	Richard A. Bucci	Secretary
	Daniel E. Crocker	Treasurer
	Cheryl I. Sacco	Member
	Joseph Mirabito	Member
	Daniel W. Gates	Member
	Peter G. Newman	Member

ABSENT:	Stephen K. Cornwell	Member
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THE FOLLOWING PERSONS WERE ALSO PRESENT:

Stacey M. Duncan	Executive Director
Joseph B. Meagher, Esq.	Agency Counsel

The following resolution was offered by Mr. Bucci, seconded by Mr. Peduto, to wit:

RESOLUTION ACCEPTING AN APPLICATION FROM 109 OAK STREET LB4 PROPERTIES, LLC AND AUTHORIZING A SALES AND USE TAX EXEMPTION IN AN AMOUNT NOT TO EXCEED \$99,817.71 CONSISTENT WITH THE POLICIES OF THE AGENCY IN CONNECTION WITH THE RESTORATION AND RENOVATION OF 109 OAK STREET IN THE CITY OF BINGHAMTON, BROOME COUNTY, NEW YORK.

This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote which resulted as follows:

John M. Bernardo	voting	Aye
James R. Peduto	voting	Aye
Richard A. Bucci	voting	Aye
Daniel E. Crocker	voting	Aye
Cheryl I. Sacco	voting	Aye
Joseph Mirabito	voting	Aye
Daniel W. Gates	voting	Aye
Peter G. Newman	voting	Aye
Stephen K. Cornwell	voting	Absent

The foregoing Resolution was thereon declared duly adopted.

STATE OF NEW YORK:

: ss.:

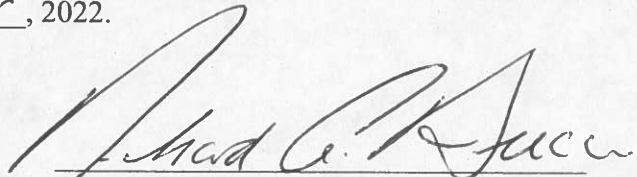
COUNTY OF BROOME:

I, the undersigned Secretary of the Broome County Industrial Development Agency (the "Agency"), do hereby certify that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on September 21, 2022 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public via telephone conference, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this 22 day of September, 2022.



Richard A. Bucci
Secretary

(SEAL)