

**BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
GOVERNANCE COMMITTEE  
MAY 17, 2023 – 11:30 AM  
FIVE South College Drive  
Binghamton, NY 13905**

**COMMITTEE MEMBERS PRESENT:** R. Bucci, J. Peduto, M. Sopchak, and Peter Newman

**ABSENT:** None

**BOARD MEMBERS PRESENT:** D. Crocker

**GUESTS:** Michael Tanzini, Broome County Legislature  
Luc Choquette, Green Mountain Electric Supply  
Lew Grubham, Town of Kirkwood Supervisor  
Michael Decker, Broome County Real Property Tax  
Jermy Speich, Harris Beach

**STAFF:** S. Duncan, N. Abbadessa, B. O'Bryan, S. Guokas, A. Williams, and G. Paugh

**PRESIDING:** R. Bucci

**AGENDA ITEM 1:** Mr. Bucci called the meeting to order at 11:34 a.m.

**AGENDA ITEM 2:** Accept April 30, 2023, Governance Committee meeting minutes: Mr. Bucci stated that the minutes were forwarded to all members; they had an opportunity to review them. Mr. Bucci accepted the minutes for the record.

**MOTION:** No motion necessary.

**AGENDA ITEM 3: Public Comment:** No Public Comments were made. Mr. Bucci closed the portion of the meeting.

**AGENDA ITEM 4: REVIEW/DISCUSSION/RECOMMENDATION OF AN EXTENSION OF THE JUNE 10,2021 SALES AND USE TAX EXEMPTION AGREEMENT GRANTED TO KASHOU ENTERPRISES, INC. THROUGH, AND INCLUDING, MAY 19, 2024 AND AUTHORIZING AN INCREASE THEREOF IN THE AMOUNT OF \$63,840.00 FOR A TOTAL SALES AND USE TAX EXEMPTION NOT TO EXCEED \$395,280.00.** Ms. Duncan reviewed the project. She explained that this was for the renovation of the front concession stand. They are looking for an extension for the applicable material cost. Mr. Newman asked about the labor material costs doubling. Ms. Abbadessa stated they are adding

a second level to the concession stand to add an upstairs dining room explaining the increase in cost. Mr. Bucci asked if there were any more questions; none were provided.

**MOTION:** Mr. Peduto moved the Motion to Recommend to the entire Board for approval, seconded by Mr. Sopchak; the MOTION CARRIED.

**AGENDA ITEM 5: REVIEW/DISCUSSION/RECOMMENDATION AUTHORIZING AN EXTENSION OF THE JUNE 12, 2020 SALES AND USE TAX EXEMPTION AGREEMENT GRANTED TO GJS PROPERTY GROUP LLC THROUGH, AND INCLUDING, MAY 20, 2024 FOR A TOTAL SALES AND USE TAX EXEMPTION NOT TO EXCEED \$60,000.00.** Ms. Duncan reviewed the project explaining this is for time extension only due to scheduling contractors taking longer than expected. Mr. Bucci asked if any additional questions were needed; none were provided.

**MOTION:** Mr. Newman moved the Motion to Recommend to the entire Board for approval, seconded by Mr. Sopchak; the MOTION CARRIED.

**AGENDA ITEM 5: REVIEW/DISCUSSION/RECOMMENDATION OF AN APPLICATION FROM GMS REALTY, LLP (THE "COMPANY") FOR A LEASE/LEASEBACK TRANSACTION TO FACILITATE THE FINANCING OF THE ACQUISITION, RENOVATION, AND EQUIPPING OF THE PROPERTY AND BUILDING LOCATED AT 47-51 PINE CAMP DRIVE LOCATED IN THE TOWN OF KIRKWOOD, BROOME COUNTY, NEW YORK, TO PROVIDE FOR A SALES AND USE TAX EXEMPTION BENEFIT IN AN AMOUNT NOT TO EXCEED \$184,120.00, TO PROVIDE FOR A REAL PROPERTY TAX EXEMPTION IN AN AMOUNT NOT TO EXCEED \$6,647,409.00, INCLUDING A DEVIATION FROM THE AGENCY'S UNIFORM TAX EXEMPTION POLICY, AND TO AUTHORIZE THE AGENCY TO SET AND CONDUCT A PUBLIC HEARING WITH RESPECT THERETO.** Ms. Duncan reviewed the project with the committee. First, explaining why the already approved project that was to take place in Endicott could not happen. The project will now take place in Kirkwood. She stated that the new building is approximately 287,000 square feet, and GMS Realty, LLP will be leasing 70,000 square feet and occupying the rest. Its affiliated entity, Green Mountain Electric Supply, Inc. (GMES), has been a wholesale supplier of electrical supplies and a third-generation family-owned business since 1953. GMES will use the facility for electrical materials and supplies for its wholesale business. This facility will help fulfill its 11 New York branch locations - including the recent location it opened in Binghamton. GMES will hire 20 or more people after the completion of the project. These jobs include warehousing positions, driving positions, and some management positions. Mr. Newman had questions about the cost-benefit analysis and the building assessment. A discussion ensued. Mr. Bucci asked about Canopy, the former owner of the building. Ms. Duncan explained that they had not fulfilled their obligations to the project, so the PILOT recapture process was taking place. She Mr. Bucci asked if any additional questions were needed; none were provided.

**MOTION:** Mr. Sopchak moved the Motion to Recommend to the entire Board for Approval, seconded by Mr. Peduto; the MOTION CARRIED.

**AGENDA ITEM 6:** Adjournment: Mr. Bucci asked for a Motion to Adjourn.

**MOTION:** On a MOTION by Mr. Newman, seconded by Mr. Peduto, the MOTION CARRIED, and the meeting was adjourned at 11:53 a.m.

The next meeting of The Agency Governance Committee is to be determined.