

Broome County Industrial Development Agency

Governance Committee Meeting

July 19, 2023 – 11:30 AM

The Agency Conference Room, 2nd Floor

FIVE South College Drive, Suite 201

Binghamton, NY 13901

Committee Members Present: R. Bucci, P. Newman, and M. Sopchak

Absent: Jim Peduto

Board Members Present: Dan Crocker

Guests: Caitlin McSorley, Broome County Executive Office

Michael Tanzini, Broome County Legislature

Patrick VanPutte, Crowley Factory Lofts

Jon Korchynsky, Crowley Factory Lofts

Alexandra Davis, Spark JC, LLC

RJ Croce, News Channel 34

Staff: S. Duncan, N. Abbadessa, B. O’Bryan and A. Williamson

Presiding: R. Bucci.

AGENDA ITEM 1: Mr. Bucci called the meeting to order at 11:35 AM

AGENDA ITEM 2: Accept the Governance Committee Minutes from June 21, 2023. 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: Mr. Sopchak moved the Motion for approval, seconded by Mr. Newman; the MOTION CARRIED.

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

AGENDA ITEM 4: REVIEW/DISCUSSION/RECOMMENDATION TO AUTHORIZE A RESOLUTION APPROVING AN EXTENSION OF THE SEPTEMBER 1, 2021, SALES AND USE TAX EXEMPTION AGREEMENT WITH SPARK JC, LLC FROM AUGUST 18, 2023, THROUGH AND INCLUDING AUGUST 18, 2024, THE TOTAL OF WHICH SHALL NOT EXCEED \$3,093,333.00. Ms. Duncan explained that the request was just for an extension of time, not an increase in financial benefit. Ms. Duncan noted that the Dick’s Sporting Goods House of Sport is nearing completion, while BJ’s Wholesale and Dave & Buster’s construction has just begun. For this reason, they are requesting an extension of time to support those projects. Ms. Davis from JC Spark explained that Dave & Busters is still in the final planning & design phase. Mr. Bucci asked for a motion.

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

AGENDA ITEM 5: REVIEW/DISCUSSION/RECOMMENDATION AUTHORIZING A LEASE/LEASEBACK TRANSACTION TO FACILITATE THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF 120+/- NEW, MARKET RATE APARTMENTS TO BE SITUATE WITHIN A NEW FIVE FLOOR BUILDING TO BE BUILT ABOVE A NEW FIVE LEVEL MUNICIPAL PARKING GARAGE, WHICH GARAGE IS TO BE OWNED BY THE WATER STREET DEVELOPMENT CORPORATION, ON A 0.91+/- ACRE OF LAND LOCATED AT 183 WATER STREET IN THE CITY OF BINGHAMTON, BROOME COUNTY, NEW YORK AND APPOINTING UB FAMILY, LLC (THE “COMPANY”), AGENT OF THE AGENCY FOR THE PURPOSE OF ACQUIRING, CONSTRUCTING AND EQUIPPING 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, A SALES AND USE TAX EXEMPTION AGREEMENT IN AN AMOUNT NOT TO EXCEED \$1,152,280.00, A

MORTGAGE TAX EXEMPTION IN AN AMOUNT NOT TO EXCEED \$242,200.00, AND A REAL PROPERTY TAX EXEMPTION IN AN AMOUNT NOT TO EXCEED \$11,595,622.00. This resolution was tabled. Ms. Duncan noted that this project's PILOT Bond Financing structure required the approval of all taxing jurisdictions, and the Binghamton City School District voted no on the project. Ms. Duncan noted that she will meet with the City and the development team to discuss potential next steps.

MOTION: None

AGENDA ITEM 6: REVIEW/DISCUSSION/RECOMMENDATION ACCEPTING AN APPLICATION FROM CROWLEY FACTORY LOFTS, LLC (THE "COMPANY") FOR A LEASE/LEASEBACK TRANSACTION TO FACILITATE THE FINANCING OF THE RENOVATION AND EQUIPPING OF THE PROPERTY AND BUILDING LOCATED AT 135 CONKLIN AVENUE AND 149 CONKLIN AVENUE LOCATED IN THE CITY OF BINGHAMTON, BROOME COUNTY, NEW YORK, TO PROVIDE FOR A SALES AND USE TAX EXEMPTION BENEFIT IN AN AMOUNT NOT TO EXCEED \$301,114.00, TO PROVIDE FOR A MORTGAGE TAX EXEMPTION IN AN AMOUNT NOT TO EXCEED \$67,424.00, TO PROVIDE FOR A REAL PROPERTY TAX EXEMPTION IN AN AMOUNT NOT TO EXCEED \$2,046,281.00, AND AUTHORIZING THE AGENCY TO SET AND CONDUCT A PUBLIC HEARING WITH RESPECT THERETO. Ms. Duncan described the Crowley Lofts project as proposed on the South Side of the City of Binghamton. She first reviewed the history of the project site before continuing to explain that the project would revitalize the second and third floors with one- and two-bedroom market-rate housing units with a square footage of approximately 44,433 square feet. The ground floor will consist of approximately 10,000 sq ft of flexible commercial space, with an additional 14,000 sq ft for parking and storage. The City of Binghamton also worked with the developer to secure a \$2M Restore NY grant—48 housing units and 59 parking spaces. The project will eliminate the blight occurring due to the underutilized facility. Ms. Duncan noted this is a standard 20-year PILOT, provided an overview of the costs/benefits, and directed the Board Members to review the full proposed PILOT schedule and cost-benefit analysis in their packets. Mr. Bucci asked a question regarding the breakdown of apartments, which Mr. VanPutte representing Crowley Lofts, addressed. Mr. Crocker asked if the project was all taking place on the North Side of the Street, which Mr. VanPutte confirmed. With no other questions, Mr. Bucci requested a motion.

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

ADJOURNMENT: Mr. Bucci asked for a Motion to Adjourn.

MOTION: On a MOTION by Mr. Sopchak, seconded by Mr. Newman, the MOTION CARRIED, and the meeting was adjourned at 11:45 a.m.

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