

THE AGENCY

B R O O M E C O U N T Y I D A / L D C

BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
AUGUST 16, 2023 • 12:00 P.M. • THE AGENCY CONFERENCE ROOM
FIVE SOUTH COLLEGE DRIVE, SUITE 201, 2ND FLOOR
BINGHAMTON, NEW YORK 13905

AGENDA

- | | | |
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| 1. | CALL TO ORDER | J. BERNARDO |
| 2. | APPROVE MINUTES – JULY 19, 2023, BOARD MEETING | J. BERNARDO |
| 3. | PUBLIC COMMENT | J. BERNARDO |
| 4. | EXECUTIVE DIRECTOR’S REPORT: <ul style="list-style-type: none">• UPDATES• INTERNAL FINANCIAL REPORT – JULY 31, 2023 | S. DUNCAN |
| 5. | LOAN ACTIVITY REPORTS AS OF JULY 31, 2023 | S. DUNCAN |

NEW BUSINESS

- | | | |
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| 6. | RESOLUTION AUTHORIZING A LEASE/LEASEBACK TRANSACTION TO FACILITATE THE RENOVATION AND EQUIPPING OF THE PROPERTY AND A 79,034+/- SQUARE FOOT BUILDING LOCATED ON 1.27+/- ACRES OF LAND SITUATE AT 135 CONKLIN AVENUE IN THE CITY OF BINGHAMTON, BROOME COUNTY, NEW YORK AND A 0.09+/- ACRE OF LAND SITUATE AT 149 CONKLIN AVENUE IN THE CITY OF BINGHAMTON, BROOME COUNTY, NEW YORK TO BE USED, COLLECTIVELY, AS A MIXED USE DEVELOPMENT BUILDING CONSISTING OF 10,000+/- SQUARE FEET OF COMMERCIAL STOREFRONT, 14,000+/- SQUARE FEET FOR 59 PARKING SPACES AND STORAGE, AND 44,433+/- SQUARE FEET ENCOMPASSING 48 RESIDENTIAL UPPER FLOOR APARTMENTS, AND APPOINTING CROWLEY FACTORY LOFTS, LLC (THE “COMPANY”), AS AGENT OF THE AGENCY FOR THE PURPOSE OF RENOVATING AND EQUIPPING THE PROJECT AND AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS WITH RESPECT THERETO, INCLUDING A PAYMENT IN LIEU OF TAX AGREEMENT, A SALES AND USE TAX EXEMPTION AGREEMENT IN AN AMOUNT NOT TO EXCEED \$301,114.00, A MORTGAGE TAX EXEMPTION IN AN AMOUNT NOT TO EXCEED \$67,424.00, AND A PROPERTY TAX EXEMPTION IN AN AMOUNT NOT TO EXCEED \$2,046,281.00. | S. DUNCAN |
| 7. | EXECUTIVE SESSION | S. DUNCAN |

OLD BUSINESS

- | | | |
|----|-------------|-------------|
| 8. | ADJOURNMENT | J. BERNARDO |
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**BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING
FIVE South College Drive, Suite 201
Binghamton, New York 13905
Wednesday, July 19, 2023, 12:00 pm**

SYNOPSIS OF MEETING

PRESENT: J. Bernardo, R. Bucci, D. Crocker, M. Sopchak, E. Miller, P. Newman, J. Mirabito, and D. Gates

ABSENT: J. Peduto

GUESTS: Caitlin McSorley, Broome County Executive Office
Michael Tanzini, Broome County Legislature
Patrick VanPutte, Crowley Factory Lofts
Alexandra Davis, Spark JC, LLC
RJ Croce, News Channel 34
Alexis Crandall, WICZ Fox 40

STAFF: S. Duncan, N. Abbadessa, B. O'Bryan, and A. Williamson

The meeting was called to order at 12:00 pm.

ITEM #1. APPROVE THE MINUTES FOR THE JUNE 21, 2023, BOARD MEETING: Chairman Bernardo requested a motion to approve June 21, 2023, minutes.

MOTION: Mr. Crocker motioned to approve, seconded by Ms. Miller; the MOTION CARRIED.

ITEM #2. PUBLIC COMMENT: Chairman Bernardo asked if there were any public comments. There were none.

ITEM #3. EXECUTIVE DIRECTOR'S REPORT:

Ms. Duncan provided updates on the following:

-The Broome County COVID Recovery Grant is provided through CDBG Funds in partnership with the County. The Agency is nearing closing the grant, providing grants to 16 businesses thus far, totaling \$798,368 to many businesses. There are roughly \$151,000 in funds remaining, which have been allocated and will be finalized by the end of the month. The LDC has received \$36,000 of the \$50,000 administrative fees and will be issuing an invoice for the remaining funds.

-Ms. Williamson reviewed key marketing statistics from the Q2 2023 Marketing Report at Ms. Duncan's request, noting that the paid advertising is still performing above industry standards, especially the search engine marketing campaigns. Chairman Bernardo asked a question about where the statistics are

provided from, Ms. Williamson responded that both she and Riger Marketing collect statistics.

-Ms. Duncan also noted that The Agency has received the full recapture payment for about \$366,000 in July from Canopy Growth. The town, school board, and County have also been paid in full.

ITEM #4. LOAN ACTIVITY REPORTS AS OF JUNE 30, 2023: The Loan Activity Reports for April were presented to the Board. The balances available to lend are \$606,969.01(STEED), \$442,454.53 (BDF), and \$99,922.48 (BR + E). Chairman Bernardo asked if there were any questions on the Loan Activity Reports or any of the loans. Ms. Abbadessa stated that Bernice Brews paid off its loan in June 2023.

MOTION: No motion necessary.

ITEM #5. 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 while the Dick's Sporting Goods House of Sport is nearing completion, much work remains to be done on the new BJ's Wholesale and Dave & Buster's construction.

MOTION: TO APPROVE 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. On a MOTION by Mr. Bucci, seconded by Mr. Mirabito, the MOTION CARRIED.

ITEM #6. RESOLUTION AUTHORIZING A LEASE/LEASEBACK TRANSACTION TO FACILITATE THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF 120+/- NEW, MARKET RATE APARTMENTS TO BE SITUATED 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, WITH APPROVAL BEING CONTINGENT UPON RECEIPT OF APPROVED RESOLUTIONS BY ALL AFFECTED TAXING JURISDICTIONS. This resolution was tabled. A brief discussion was held regarding the project's structure, the PILOT Bond Financing, and the requirement for the approval of all taxing jurisdictions. Ms. Duncan noted that the Binghamton City School District voted no on the project, and she will be meeting with the City and the development team to discuss any potential next steps. Mr. Bucci expressed concerns as should this project have been approved, it would have brought a new property onto the tax rolls to generate new revenue for the taxing jurisdictions. Ms. Duncan noted the project would generate nearly \$2 Million in new investment for the City of Binghamton School District

and an additional \$2 Million for the City of Binghamton over the life of the PILOT. Ms. Miller raised the point that the construction of the municipal parking garage to be managed by the City of Binghamton as a municipal structure will not generate any new tax revenue as the proposed apartment projects would have done. Ms. Miller asked if the taxing jurisdictions were made aware of this fact; Ms. Duncan noted that The Agency responded to a roughly 30-question questionnaire sent by the school district about the project itself and the PILOT process. Ms. Duncan reiterated that she would be meeting with the developers and the City of Binghamton to determine the next steps and if the podium can be constructed to allow for a future potential project. Ms. Miller noted that the risks are shouldered by the developer and not the risk of the taxpayer. Mr. Mirabito asked what major issues were with the project; Ms. Duncan shared again that the questionnaire sent by the school district had many logical questions about the project itself and PILOT process. She also noted that those attending the school board meeting were primarily concerned about the project's failure to address the affordable housing shortage in the area, though the project was never intended to. Ms. Duncan noted several other affordable housing projects in the works in the City of Binghamton. She noted The Agency's work on supporting both affordable housing and market-rate apartments as the continuum of housing needs stretches across all income brackets. Mr. Sopchak asked if the additional supports for future development on top of the parking ramp will still be constructed; Ms. Duncan noted that they will have to be constructed if the goal is to add housing on top of it at a future time. However, she noted that this is one of many questions that the city and the developer will have to discuss when they meet next. The discussion concluded with Ms. Duncan sharing that she would keep the board apprised.

MOTION: No Motion Necessary.

ITEM #7. RESOLUTION 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 and noted today's vote was to accept the application to induce a public hearing. She first reviewed the history of the project site, which has sat vacant since 2017. Ms. Duncan noted the project would restore the second and third floors with one- and two-bedroom market-rate housing units with a square footage of approximately 44,433 square feet. Mr. VanPutte shared the breakdown of the housing units on each floor. Ms. Duncan continued that 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—total of 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. Chairman

Bernardo requested a motion. Following the motion, Mr. Bucci and Ms. Miller both noted their support for the project and the importance of housing in the City of Binghamton.

MOTION: TO APPROVE A RESOLUTION 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. On a MOTION by Mr. Bucci, seconded by Ms. Mr. Gates, the MOTION CARRIED.

ITEM #8: RESOLUTION AMENDING A RESOLUTION ADOPTED BY THE AGENCY ON JUNE 21, 2023, AUTHORIZING A LEASE/LEASEBACK TRANSACTION TO FACILITATE THE ACQUISITION, RENOVATION AND EQUIPPING OF PROPERTY LOCATED AT 47-51 PINE CAMP DRIVE IN THE TOWN OF KIRKWOOD, BROOME COUNTY, NEW YORK TO BE USED AS A WAREHOUSE/WHOLESALE FACILITY FOR THE STORAGE OF ELECTRICAL MATERIALS AND SUPPLIES AND APPOINTING GMS REALTY, LLP, A VERMONT LIMITED LIABILITY PARTNERSHIP DOING BUSINESS IN NEW YORK AS GMS REALTY PARTNERS, LLC (THE "COMPANY"), AGENT OF THE AGENCY FOR THE PURPOSE OF ACQUIRING, RENOVATING AND EQUIPPING THE PROJECT AND TO PROVIDE FOR A SALES AND USE TAX EXEMPTION BENEFIT IN AN AMOUNT NOT TO EXCEED \$184,120.00, AND TO PROVIDE FOR A REAL PROPERTY TAX EXEMPTION IN AN AMOUNT NOT TO EXCEED \$6,647,409.00, INCLUDING AUTHORIZING A PAYMENT IN LIEU OF TAX AGREEMENT DEVIATING FROM THE AGENCY'S UNIFORM TAX EXEMPTION POLICY, A COPY OF WHICH IS ATTACHED HERETO AS EXHIBIT "A", AND AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS WITH RESPECT THERETO. Ms. Duncan noted that this agenda item was merely an administrative task to amend the resolution approved by The Agency during the June 21, 2023, Board Meeting for GMS Realty, LLP project located in the Town of Kirkwood. A brief discussion was held for the reason for the amendment before the Chairman called for a motion.

MOTION: TO APPROVE A RESOLUTION AMENDING A RESOLUTION ADOPTED BY THE AGENCY ON JUNE 21, 2023, AUTHORIZING A LEASE/LEASEBACK TRANSACTION TO FACILITATE THE ACQUISITION, RENOVATION AND EQUIPPING OF PROPERTY LOCATED AT 47-51 PINE CAMP DRIVE IN THE TOWN OF KIRKWOOD, BROOME COUNTY, NEW YORK TO BE USED AS A WAREHOUSE/WHOLESALE FACILITY FOR THE STORAGE OF ELECTRICAL MATERIALS AND SUPPLIES AND APPOINTING GMS REALTY, LLP, A VERMONT LIMITED LIABILITY PARTNERSHIP DOING BUSINESS IN NEW YORK AS GMS REALTY PARTNERS, LLC (THE "COMPANY"), AGENT OF THE AGENCY FOR THE PURPOSE OF ACQUIRING, RENOVATING AND EQUIPPING THE PROJECT AND TO PROVIDE FOR A SALES AND USE TAX EXEMPTION BENEFIT IN AN AMOUNT NOT TO EXCEED \$184,120.00, AND TO PROVIDE FOR A REAL PROPERTY TAX EXEMPTION IN AN AMOUNT NOT TO EXCEED \$6,647,409.00, INCLUDING AUTHORIZING A PAYMENT IN LIEU OF TAX AGREEMENT DEVIATING FROM THE AGENCY'S UNIFORM TAX EXEMPTION POLICY, A COPY OF WHICH IS ATTACHED HERETO AS EXHIBIT "A", AND AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS WITH RESPECT THERETO. On a MOTION by Mr. Bucci, seconded by Ms. Mr. Gates, the MOTION CARRIED.

ITEM # 9: EXECUTIVE SESSION: None

MOTION: None Necessary.

ITEM #10: ADJOURNMENT: Chairman Bernardo requested a motion to adjourn.

MOTION: On a MOTION by Mr. Gates, seconded by Mr. Crocker, the MOTION CARRIED, and the meeting was adjourned at 12:28 pm.

The next meeting of The Agency Board of Directors is scheduled for August 16, 2023, at 12:00 pm at FIVE South College Drive, Suite 201, Binghamton, NY 13905.

Broome County IDA
Internal Financial Status Reports
July 31, 2023

Broome County IDA
Financial Statements vs. Budget
Month Ended 07/31/2023

Month # -> 7

	2023 Approved Budget	Actual YTD thru 7/31/23	Budgeted YTD thru 7/31/23	Variance
<u>INCOME:</u>				
A) Land/Building Income:				
ADEC Mortgage	58,838	34,322	34,322	(0)
FIVE South College Drive Tenant Leases	98,750	52,964	57,604	(4,640)
Miscellaneous Income	10,000	21,224	5,833	15,391
Solar City	5,000	-	2,917	(2,917)
Tarpon Lease	18,000	-	10,500	(10,500)
Subtotal	190,588	108,510	111,176	(2,666)

B) BCIDA Fees:				
IRB/Sale Leasback Fees	596,000	64,783	347,667	(282,884)
Canopy	100,000	393,900	58,333	335,567
Spark, JC LLC.	130,998	130,000	76,416	53,585
Bluestone	94,058	-	54,867	(54,867)
Small Business Incentive Program	10,000	6,750	5,833	917
Pilot Administrative Fee	35,000	36,500	20,417	16,083
Loan Fund Administration	35,000	-	20,417	(20,417)
Subtotal	1,001,056	631,933	583,949	47,983

C) Other Income:				
Bank Interest	110,000	84,326	64,167	20,159

TOTAL INCOME	\$ 1,301,644	\$ 824,768	\$ 759,292	\$ 65,476
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EXPENSES:

A) Administration:				
Salaries	\$ 456,039	\$ 235,405	\$ 265,093	\$ 29,688
Benefits	206,687	110,891	118,804	7,913
Professional Service Contracts	40,000	33,077	23,333	(9,744)
Payroll Administration	2,500	1,297	1,458	161
Investment Management	24,420	6,649	14,245	7,596
Subtotal	729,646	387,319	422,934	35,615

B) Office Expense:				
Postage	2,000	1,022	1,167	144
Telephone/Internet Service	6,000	3,170	3,500	330
Equipment & Service/Repair Contracts	12,000	8,586	7,000	(1,586)
Supplies	7,000	3,111	4,083	972
Travel/Transportation	16,000	10,057	9,333	(724)
Meetings	16,000	8,285	9,333	1,048
Training/Professional Development	13,000	8,755	7,583	(1,172)
Membership/Dues/Subscriptions	7,000	6,067	4,083	(1,983)
Audit	10,400	9,600	6,067	(3,533)
Legal	70,000	18,315	40,833	22,518

Broome County IDA
Financial Statements vs. Budget
Month Ended 07/31/2023

Month # -> 7

	2023 Approved Budget	Actual YTD thru 7/31/23	Budgeted YTD thru 7/31/23	Variance
Insurance (Agency, Director & Officers)	17,000	18,951	9,917	(9,034)
Contingency	5,000	1,201	2,917	1,715
Subtotal	181,400	97,121	105,817	8,696

C) Business Development:

Advertising	112,000	50,124	65,333	15,209
Printing & Publishing	15,000	3,200	8,750	5,550
Public Relations Contract	40,000	24,765	23,333	(1,432)
Subtotal	167,000	78,089	97,417	19,328

D) FIVE South College Drive Expenses

Repair & Replacement	88,400	66,680	51,567	(15,114)
	10,000	-	5,833	5,833

E) Building/Property Maintenance:

Broome Corporate Park

Maintenance - Mowing/Snowplowing	8,000	4,350	4,667	317
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600 Main Street

Maintenance - Mowing/Snowplowing	14,000	19,207	8,167	(11,040)
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Subtotal	22,000	23,557	12,833	(10,723)
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TOTAL EXPENSES

	\$ 1,198,446	\$ 652,766	\$ 690,567	\$ 37,801
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OPERATING INCOME

	\$ 103,198	\$ 172,002	\$ 68,725	\$ 103,277
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Projected Capital Expenditures

	Approved Budget	Actual Expenditure To Date
IDA Capital Expenditures	\$ 3,000,000	\$ 180,688

Broome County IDA
Summary of Bank Deposits and Investments

	Account	Month End Balance	Statement Date	Rate
Cash & Bank Deposits				
	Petty Cash	100.00	7/31/2023	
	NBT BCIDA Checking	419,277.15	7/31/2023	0.00%
	NBT BCIDA Money Market	1,544,861.32	7/31/2023	3.0000%
	Total Cash & Bank Deposits	<u>1,964,238.47</u>		
Portfolio Investment Accounts				
	Cash & Equivalents		7/31/2023	
	NBT Transition Account	292,570.37	7/31/2023	3.0000%
	CDs & Time Deposits		7/31/2023	
	US Treasury Bonds & Notes	8,157,439.65	7/31/2023	2.24%
	Total Portfolio Value	<u>8,450,010.02</u>		
	Total Cash, Bank Deposit Accounts & Investments	<u><u>10,414,248.49</u></u>		
Loan Funds				
STEED				
	Petty Cash	100.00	7/31/2023	
	NBT STEED Checking	154,241.83	7/31/2023	0.00%
	NBT STEED Money Market	492,696.60	7/31/2023	3.0000%
	Total STEED	<u>647,038.43</u>		
BDF				
	NBT BDF Checking	126.33	7/31/2023	0.00%
	NBT BDF Money Market	451,029.40	7/31/2023	3.0000%
	Total BDF	<u>451,155.73</u>		
	Total Loan Funds	<u><u>1,098,194.16</u></u>		
	Total Combined Funds	<u><u>11,512,442.65</u></u>		

**Broome County IDA
Account Receivables**

BCIDA Notes Receivable	Beginning Balance	Interest Rate	Total Principal Payments as of 7/31/2023	Total Interest Payments 7/31/2023	Outstanding Balance as of 7/31/2023	Status	Comments
ADEC 8/5/2015	710,000.00	3.0%	323,121.81	126,930.76	386,878.19	Current	Mortgage Agreement Monthly Payment \$4,903.13
Broome County - Solar City 8/15/2016	100,000.00	0.0%	30,000.00	-	70,000.00	Current	Land Lease Annual Payment \$5,000

Steed Loan Status

BORROWER	Opening Balance 1/1/2023	Current Balance 7/31/2023	Maturity Date	Status 7/31/2023
17 Kentucky Ave., LLC	169,170.07	160,950.72	1/1/2033	Current
20 Delaware Ave, LLC	51,228.88	38,700.09	1/1/2025	Current
Airport Inn Restaurant, LLC	24,954.89	20,945.71	6/1/2026	Current
Alice's Closet	25,000.00	25,000.00	7/1/2026	Litigation
Bernice Brews, LLC (Marshall McMurray)	7,454.26	-	8/1/2026	Paid Off
BrightDrive, HCS, LLC	46,662.57	-	10/1/2026	Paid Off
Bryant Heating & Air	52,255.30	43,646.36	5/1/2026	Current
Concept Systems	1,866.19	-	10/1/2022	Paid Off
DGC Jewelers, Inc.	10,695.00	8,976.78	6/1/2026	Current
Daniel Liburdi	12,120.89	10,173.55	6/1/2026	Current
Denise O'Donnell	10,000.00	10,000.00	6/1/2026	Litigation
F.A. Guernsey, Co., Inc.	118,273.72	118,273.72	6/1/2024	Bankruptcy
Fuller Holding Company, LLC	137,956.36	132,594.48	2/1/2035	Current
Highland Hollow Farm, LLC	39,690.12	34,022.02	11/1/2026	Current
Integrated Wood Components, Inc.	88,966.38	77,770.86	9/1/2026	Current
Melissa Beers	17,418.51	14,548.89	5/1/2026	Current
Odyssey Semiconductor Technology	74,542.06	63,134.86	8/1/2026	Current
Prepared Power (Sabato)	51,497.33	50,120.88	10/1/2033	Current
Paulus Development Company, LLC	191,271.67	177,477.82	6/1/2030	Current
SpecOp Tactical Center	70,453.61	70,453.61	5/1/2024	Litigation
T-Squared Custom Mill - 2nd	150,000.00	150,000.00	1/1/2029	Current
ZDD LLC, DBA The Shop	33,675.37	29,169.16	2/1/2027	Current
TOTAL	1,385,153.18	1,235,959.51		

Business Development Fund Status

BORROWER	Opening Balance 1/1/2023	Current Balance 7/31/2023	Maturity Date	Status 7/31/2023
20 Delaware Ave., LLC	49,948.72	37,733.19	1/1/2025	Current
24 Charlotte Street, LLC	82,588.92	71,299.80	1/1/2027	Current
250 Main Street, LLC	44,794.94	43,708.41	10/1/2029	Current
265 Main St, LLC	128,255.29	124,804.05	9/1/2033	Current
J.B. Lehtonen, LLC	-	147,701.05	3/1/2028	Current
SpecOp Tactical Center	74,856.90	74,856.90	5/1/2024	Litigation
Total	380,444.77	500,103.40		

BR+E Loan Status

BORROWER	Opening Balance 1/1/2023	Current Balance 7/30/2023	Maturity Date	Status 7/30/2023
24 Charlotte Street, LLC	41,294.27	35,649.91	1/1/2027	Current
250 Main Street, LLC	44,794.94	43,708.41	10/1/2029	Current
265 Main St, LLC	42,752.14	41,601.52	9/1/2033	Current
Antonio's Bar & Trattoria, LLC	21,446.12	18,635.61	3/1/2027	Current
Gordon Dusingberre, DBA Northside Auto	19,442.79	16,602.88	10/1/2026	Current
Prepared Power	42,914.47	41,767.44	10/1/2033	Current
Total	212,644.73	197,965.77		

Loan Delinquency Status

STEED

Alice's Closet
Denise O'Donnell
F. A. Guernsey
SpecOp Tactical

Litigation
Litigation
Bankruptcy
Litigation

BDF

SpecOp Tactical

Litigation

**BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
LOAN FUNDS ACTIVITY AS OF
July 31, 2023**

STEED ACCOUNT BALANCE: \$ 646,938.43

LOAN COMMITMENTS	Commitment Date	Expiration Date
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Total STEED Loans Commitments	\$0.00	
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Available to Lend	\$ 646,938.43	
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BDF ACCOUNT BALANCE: \$ 451,155.73

LOAN COMMITMENTS	Commitment Date	Expiration Date
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Total BDF Loan Commitments	\$ -	
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Available to Lend	\$ 451,155.73	
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BR+E \$ 102,034.23

LOAN COMMITMENTS	Commitment Date	Expiration Date
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Total BRE Loan Commitments	\$ -	
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Available to Lend	\$ 102,034.23	
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THE AGENCY

BROOME COUNTY IDA / LDC

If you are using Google Chrome and would like to digitally fill out the form, please download and open in your desktop

APPLICATION FOR BENEFITS / IDA

INSTRUCTIONS

1. The Agency/IDA will not consider any application unless, in the judgment of the Agency/IDA, said application contains sufficient information upon which to base a decision whether to approve or tentatively approve an action.
2. Fill in all blanks, using "none" or "not applicable" or "N/A" where the question is not appropriate to the project which is the subject of this application (the Project).
3. If an estimate is given as the answer to a question, put "est." after the figure or answer, which is estimated.
4. If more space is needed to answer any specific question, attach a separate sheet.
5. When completed, return one (1) hard copy of this application and one (1) electronic copy to the Agency/IDA at the address indicated on the application.
6. The Agency/IDA will not give final approval to the application until it receives a completed environmental assessment form concerning the Project which is the subject of this application.
7. Please note that Article 6 of the Public Officers Law declares that all records in the possession of the Agency/IDA (with certain limited exceptions) are open to public inspection and copying. If the applicant feels that there are certain elements of the Project which are in the nature of trade secrets of information, the nature of which is such that if disclosed to the public or otherwise widely disseminated would cause substantial injury to the applicant's competitive position, the applicant may identify such elements in writing and request such elements be kept confidential in accordance with Article 6 of the Public Officers Law.
8. The Agency/IDA has established a non-refundable application fee of One Thousand (\$1,000) Dollars to cover the anticipated costs of processing this application. A check or money order payable to the Agency/IDA must accompany each application. **THIS APPLICATION WILL NOT BE ACCEPTED BY THE AGENCY/IDA UNLESS ACCOMPANIED BY THE APPLICATION FEE.**
9. The Agency/IDA has established a project fee for each project in which the Agency/IDA participates. **THIS PROJECT FEE IS 1% of the total Project Cost. THE APPLICANT IS REQUIRED TO PAY THE AGENCY/IDA Twenty-Five Percent (25%) of the project fee thirty (30) days after approval of benefit with the remaining balance of the fee to be paid in Twenty-Five Percent (25%) increments every six (6) months, or in full at the time of closing, whichever occurs first. The project fee is non-refundable.** The applicant will also be expected to pay to the Agency/IDA all actual costs incurred in connection with the application including all costs incurred by general counsel and bond counsel. In addition, any cost associated with a requested change, modification or alteration to the PILOT agreement during the term of the PILOT including, but not limited to refinancing, renaming, reassignment and PILOT termination shall be the responsibility of the applicant.
10. The Agency/IDA will charge annually an administrative fee of \$1,500 to cover ongoing compliance and oversight; the fee shall be payable January 1 of each year until all financing documents shall terminate and be discharged and satisfied.
11. Chapter 59 of the Laws of 2013 (Part J), effective March 28, 2013 (the "2013 Budget Law"), established new record keeping, reporting, and recapture requirements for industrial development agencies that receive sales tax exemptions. The new law requires the following: 1) to keep records of the amount sales tax benefits provided to each Project and make those records available to the State upon request; 2) that within 30 days after providing financial assistance to a Project, the Agency/IDA must report the amount of sales tax benefits intended to be provided to a Project; and 3) a requirement that the Agency/IDA post on the internet and make available without charge copies of its resolutions and Project agreements.
12. The 2013 Budget Law also requires that the Agency/IDA recapture State sales tax benefits where: 1) the Project is not entitled to receive those benefits; 2) the exemptions exceed the amount authorized or claimed for unauthorized property or services; or 3) the Project operator failed to use property or services in a manner required by its agreement with the Agency/IDA.
13. The Applicant requesting a sales tax exemption from the Agency/IDA must include in the application a realistic estimate of the value of the savings anticipated to be received by the applicant. **EACH APPLICANT IS HEREBY ADVISED TO PROVIDE REALISTIC SALES TAX ESTIMATES IN THE APPLICATION, as the 2013 Budget Law and the regulations expected to be enacted thereunder are expected to require that the Agency/IDA recapture a benefit that exceeds the amount listed in the application.**
14. Project Applicants as a condition to receiving Financial Assistance (including a sales tax exemption, mortgage tax exemption, real property tax abatement, and/or bond proceeds) from the Agency/IDA will be required to utilize qualified local labor and/or contractors as defined in the Appendix A of the application, for all projects involving the construction, expansion, equipping, demolition and/or remediation of new, existing, expanded or renovated facilities (collectively, the "Project Site").

APPLICATION FOR FINANCIAL ASSISTANCE

APPLICANT

NAME: Crowley Factory Lofts, LLC

APPLICANT'S STREET ADDRESS: 3 Dellwood Place

CITY: Binghamton

STATE: NY

ZIP: 13903

PHONE: 607-725-6906

NAME OF PERSON(S) AUTHORIZED TO SPEAK FOR APPLICANT WITH RESPECT TO THIS APPLICATION:

Patrick E. VanPutte / Jon Korchynsky

PHONE: 607-725-6906

TITLE: Owner

EMAIL: CrowleyFL135@gmail.com

APPLICANT'S COUNSEL

NAME: Lillian L. Levy

FIRM: Hinman, Howard & Kattell

EMAIL: Llevy@hhk.com

ADDRESS: 80 Exchange Street

CITY: Binghamton

STATE: NY

ZIP: 13902

PHONE: 607-231-6725

APPLICANT'S ACCOUNTANT

NAME: Krystal Zawodzinski

FIRM: The Bonadio Group

EMAIL: kzawodzinski@bonadio.com

ADDRESS: 171 Sully's Trail

CITY: Pittsford

STATE: NY

ZIP: 14534

PHONE: 585-203-9444

PLEASE OUTLINE ON A SEPARATE SHEET OF PAPER ANY OTHER PROFESSIONALS INVOLVED IN THE PROJECT (I.E., DESIGN PROFESSIONAL, GENERAL CONTRACTOR).

PROJECT SUMMARY

A: TYPE OF PROJECT: Select Project Type for all end users at project site (you may check more than one):

<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Housing	<input type="checkbox"/> Multi-Tenant	<input type="checkbox"/> Back Office	<input checked="" type="checkbox"/> Mixed Use	<input type="checkbox"/> Civic Facility (not for profit)
<input type="checkbox"/> Acquisition of Existing Facility	<input type="checkbox"/> Equipment Purchase	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Retail	<input type="checkbox"/> Facility for Aging	Other _____

B: EMPLOYMENT IMPACT (BROOME COUNTY): EXISTING/RETAINED JOBS: NEW JOBS WITHIN THREE YEARS: 5

C: PROJECT COST: \$ 11,002,610 D: TYPE OF FINANCING: ☒ TAX-EXEMPT ☐ TAXABLE ☐ STRAIGHT LEASE

E: AMOUNT OF BONDS REQUESTED: \$

F: AMOUNT OF NEW MORTGAGE(S) REQUIRED FOR PROJECT: \$ 6,742,472

G: PROJECT-RELATED COSTS SUBJECT TO SALES TAX: \$ 3,763,921

H: ESTIMATED VALUE OF TAX EXEMPTIONS:

NYS SALES AND COMPENSATING USE TAX \$ 301,114 MORTGAGE RECORDING TAXES \$ 67,424

REAL PROPERTY TAX EXEMPTIONS \$ 2,046,281 REQUESTED TERM OF PILOT: 20 years

OTHER (PLEASE SPECIFY) \$

I: CURRENT PROPERTY TAX ASSESSMENT \$ 464,000 CURRENT PROPERTY TAXES \$ 44,079

APPLICANT INFORMATION

EMPLOYER'S FEDERAL ID NO. 92-1140635 NAICS CODE 531110

1. INDICATE TYPE OF BUSINESS ORGANIZATION OF APPLICANT:

A. ☒ CORPORATION INCORPORATED IN WHAT COUNTRY USA WHAT STATE New York

DATE INCORPORATED 10-25-2022 TYPE OF CORPORATION LLC

AUTHORIZED TO DO BUSINESS IN NEW YORK: ☐ YES ☐ NO

B. ☐ PARTNERSHIP TYPE OF PARTNERSHIP # OF GENERAL PARTNERS # OF LIMITED PARTNERS

C. ☐ SOLE PROPRIETORSHIP

D. ☒ LIMITED LIABILITY APPLICANT DATE CREATED 10-25-2022

2. IS THE APPLICANT A SUBSIDIARY OR DIRECT OR INDIRECT AFFILIATE OF ANY OTHER ORGANIZATION(S)? IF SO, NAME OF RELATED ORGANIZATION(S) AND RELATIONSHIP:

--

MANAGEMENT OF APPLICANT

List all owners, directors and partners

NAME AND HOME ADDRESS	OFFICE HELD	OTHER PRINCIPAL BUSINESS
Patrick E VanPutte 3 Dellwood Pl, Binghamton, NY	Owner	KOR-VP Enterprises NSA Computer Exchange Corp NSA Professional Services
Jon Korchynsky	Owner	Korchynsky Enterprises

WITHIN THE PAST FIVE YEARS HAS THE APPLICANT, ANY AFFILIATE, ANY PREDECESSOR COMPANY OR ENTITY, OWNER, DIRECTOR, OFFICER, PARTNER OR ANY CONTRACTOR AFFILIATED WITH THE PROPOSED PROJECT BEEN THE SUBJECT OF:

1. an indictment, judgment, conviction, or a grant of immunity, including pending actions, for any business-related conduct constituting a crime? ☐ YES ☒ NO
2. a government suspension or debarment, rejection of any bid or disapproval of any proposed contract, including pending actions, or for lack of responsibility? ☐ YES ☒ NO
3. any final governmental determination of a violation of any public works law or regulation, or labor law regulation? ☐ YES ☒ NO
4. a consent order with the NYS Dept. of Environmental Conservation? ☐ YES ☒ NO
5. an unsatisfied judgment, injunction or lien for any business-related conduct obtained by any federal, state or local government agency including, but not limited to, judgments based on taxes owed and fines and penalties assessed? ☐ YES ☒ NO
6. Has any person listed above or any concern with whom such person has been connected ever been in receivership or been adjudicated in a bankruptcy? ☐ YES ☒ NO

IF THE ANSWER TO ANY QUESTION 1 THROUGH 6 ABOVE IS YES, PLEASE FURNISH DETAILS ON A SEPARATE ATTACHMENT.

IS THE APPLICANT PUBLICLY HELD? ☐ YES ☒ NO

LIST EXCHANGES WHERE STOCK IS TRADED AND LIST ALL STOCKHOLDERS HAVING A 5% OR MORE INTEREST IN THE APPLICANT.

NAME	ADDRESS	PERCENTAGE OF HOLDING

APPLICANT'S PRINCIPAL BANK(S) OF ACCOUNT NBT Bank

PROJECT DATA

1. Attach a complete narrative description of Project including location, proposed product lines and market projections, square feet by usage, type of construction, machinery for products, machinery for building, office and parking

2. Attach a photo of the site or existing facility to be improved.

3. Attach copies of preliminary plans or sketches of proposed construction or floor plan of existing facility.

4. Are utilities on site or must they be brought in? If so, which ones?

Utilities are on site

5. Who presently is legal owner of building or site? Crowley Factory Lofts, LLC

6. Is there a purchase option in force or other legal or common control in the project?
If so, furnish details in a separate attachment

☐ YES

☒ NO

Is there an existing or proposed lease for all or a portion of the project?

☐ YES

☒ NO

7. If applicant will not occupy 100% of the building in a real estate related transaction, provide information on tenant(s) on a separate sheet including: name, present address, employer fed. ID no., percentage of project to be leased, type of business organization, relationship to applicant, date and term of lease.

8. Is owner or tenant(s) responsible for payment of real property taxes?

OWNER

XX

TENANT

9. Zoning district in which Project is located 410

10. Are there any variances or special permits required? If yes, please explain:

☐ YES

☒ NO

11. Will the completion of the Project result in the removal of a plant or facility of the Applicant or another proposed occupant of the project from one area of the State of New York to another area of the State? If yes, please explain:

☐ YES

☒ NO

12. Will the completion of the Project result in the abandonment/disposal of one or more plants or facilities of the Applicant located in New York state? If yes, please explain:

☐ YES

☒ NO

13. If the answer to question 11 or 12 is yes, indicate whether any of the following apply to the Project:

A. Is the Project reasonably necessary to preserve the competitive position of the Applicant or such Project Occupant? If yes, please explain:

☐ YES ☐ NO

B. Is the Project reasonably necessary to discourage the Applicant or such Project Occupant from relocating outside of New York state? If yes, please explain:

☐ YES ☐ NO

14. Does the Project include facilities or property that are primarily used in making retail sales of goods or services to customers who personally visit such facilities? If yes, please explain:

☐ YES ☒ NO

15. If the answer to question 14 is yes, what percentage of the cost of the Project will be expended on such facilities or property primarily used in making retail sales of goods or services to customers who personally visit the Project?

%

16. If the answer to question 14 is yes, and the answer to question 15 is more than 33.33%, indicate whether any of the following apply to the Project:

A. Will the Project be operated by a not-for-profit corporation? If yes, please explain:

☐ YES ☐ NO

B. Will the Project likely attract a significant number of visitors from outside the economic development region in which the Project will be located? If yes, please explain:

☐ YES ☐ NO

C. Would the Project Occupant, but for the contemplated financial assistance from The Agency, locate the related jobs outside New York state? If yes, please explain:

☐ YES ☐ NO

D. Is the predominant purpose of the Project to make available goods or services which would not, but for the Project, be reasonably accessible to the residents of the city, town or village within which the Project will be located, because of a lack of reasonably accessible retail trade facilities offering such goods or services? If yes, please explain:

☐ YES ☐ NO

E. Will the Project be located in one of the following: 1) an area designed as an economic development zone pursuant to Article 18-B of the General Municipal Law, or 2) a census tract or block numbering area (or census tract or block numbering area contiguous thereto) which, according to the most Recent census data, has a poverty rate of at least 20% for the year in which the data relates, or at least 20% of households receiving public assistance; and 3) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates? If yes, please explain:

☐ YES

☐ NO

F. If the answers to any of subdivisions c. through e. of question 16 is yes, will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York?

☐ YES

☐ NO

17. Please indicate all other local agencies, boards, authorities, districts, commissions or governing bodies (including any federal, city, county and other political subdivision of the State of New York and all state departments, agencies, boards, public benefit corporations, public authorities or commissions) involved in approving or funding or directly undertaking action with respect to the Project. For example, do you need a municipal building permit to undertake the Project? State Historic Preservation? Do you need a zoning approval to undertake the Project? If so, you would list the appropriate municipal building department or planning or zoning commission which would give said approvals.

New York State Parks, Recreation and Historic Preservation, Broome County Department of Planning, City of Binghamton Building, Construction & Code Enforcement, Broome County IDA, Empire State Development, National Parks Service

18. Describe the nature of the involvement of the federal, state or local agencies described above:

The Federal, state and local agencies above will review the applications for a fire safety permit, general building permit, mechanical, electrical, plumbing permits, site plan approval, and zoning approval. The building is eligible to be listed in the State and National Registers of Historic Places and an application for the the Federal Commercial Historic Rehabilitation Tax Credit will be filed.

19. Has construction work on this project begun? If yes, please discuss in detail the approximate extent of construction and the extent of completion. Indicate in your answer whether such specific steps have been completed as site clearance and preparation, completion of foundations, installation of footings, etc.

☐ YES

☒ NO

20. Please indicate amount of funds expended on this Project by the Applicant in the past three (3) years and the purposes of such expenditures:

\$77,005 - Insurance, taxes, architect and attorney fees, application fees

21. Does the project utilize resource conservation, energy efficiency, green technologies, and alternative and renewable energy measures? Please explain:

All new appliances. lighting and mechanicals will be energy efficient.

PROJECT BENEFITS/COSTS

1. NAME OF PROJECT BENEFICIARY ("APPLICANT"): **Crowley Factory Lofts, LLC**

2. ESTIMATED AMOUNT OF PROJECT BENEFITS SOUGHT:

A. Amount of Bonds Sought	\$	
B. Value of Sales Tax Exemption Sought	\$	301,114.00
C. Value of Real Property Tax Exemption Sought	\$	2,046,281.00
D. Value of Mortgage Recording Tax Exemption Sought	\$	67,424.00
E. Interest Savings IRB Issue	\$	

3. SOURCES AND USES OF FUNDS:

Financing Sources	
Equity	\$
Local Banks	\$ 6,742,472.00
NY Restore Grant	\$ 2,000,000.00
Historic Rehabilitation TC	\$ 2,260,138.00
	\$
	\$
TOTAL	\$ 11,002,610.00

Application of Funds	
Land	\$
Building Acquisition/Construction	\$ 800,000.00
Expansion/Renovation	\$ 9,702,610.00
Machinery & Equipment	\$
Working Capital	\$ 500,000.00
Other	\$
TOTAL	\$ 11,002,610.00

Project Description:

The 73,000 square-foot former Crowley Dairy Company building, with waterfront views of the Susquehanna River, was built in the early 1900s. In 2004, H.P. Hood Dairy Company purchased the building and operated until 2012. In 2013, the building was purchased by Mountain Fresh Dairy. After a failed attempt to revive the plant, the building has sat idle since 2017. The project, located at 149 and 135 Conklin Avenue in the City of Binghamton, will restore the waterfront building's second and third floors with one- and two-bedroom market rate housing units. The ground floor will be flexible commercial space. The City is partnering with the developer, Crowley Factory Lofts, LLC, to redevelop the site into a mixed use development with a total of 48 housing units. The project will provide much needed housing for young professionals and families and eliminate a source of blight on the City's South Side Conklin Avenue neighborhood.

4. PROJECTED PROJECT INVESTMENT:

A. Building and Land Related Costs		\$
1. Land acquisition		\$ 800,000.00
2. Acquisition of existing structures		\$ 8,946,960.00
3. Renovation of existing structures		\$
4. New construction		\$
C. Machinery and Equipment Costs		\$
D. Furniture and Fixture Costs		\$
E. Working Capital Costs		\$ 500,000.00
F. Professional Services/Development Costs		
1. Architecture and Engineering		\$ 536,750.00
2. Accounting/legal		\$ 50,000.00
3. Development Fee		\$
4. Other service-related costs (describe)		\$
G. Other Costs		\$ 168,900.00
H. Summary of Expenditures		
1. Total Land-Related Costs		\$
2. Total Building-Related Costs		\$ 9,746,960.00
3. Total Machinery and Equipment Costs		\$
4. Total Furniture and Fixture Costs		\$
5. Total Working Capital Costs		\$ 500,000.00
6. Total Professional Services/Development Costs		\$ 586,750.00
7. Total Other Costs		\$ 168,900.00
<hr/>		
TOTAL PROJECT COST		\$ 11,002,610.00
AGENCY FEE 1% (1% OF PROJECT COST)		\$ 110,026.10
TOTAL PROJECT EXPENDITURES		\$ 11,112,636.10

Have any of the above expenditures already been made by the applicant?
If yes, please provide details:

☒ YES ☐ NO

Legal, engineering, insurance

Please list any non-financial public benefits that the project will provide:

The Crowley Factory rehabilitation project aligns with key goals of the Southern Tier Regional Economic Development Council in that it will advance the Council's strategic initiative of Placemaking. Creating sustainable infrastructure and livable communities. The rehabilitation of the two relevant properties into a housing development providing 48 new market rate units will contribute to the City's sustainability and livability. The project will revitalize a vacant former factory, eliminate a source of blight, and further invigorate the community's culture, resources, businesses, community activities, and quality of life.

The rehabilitation of the Crowley Factory is a regional economic priority. The redevelopment represents an almost \$11 million investment in the City's South Side Conklin Avenue neighborhood. The project will contribute to ongoing community revitalization efforts in the City of Binghamton by eliminating a blighted vacant property and adding quality housing options to the City's inventory. The project will also support the many job creation/business expansion projects in the Greater Binghamton area by providing new residential units ideal for young professionals and families.

PROJECTED CONSTRUCTION EMPLOYMENT IMPACT

Please provide estimates of total construction jobs at the Project:

YEAR	CONSTRUCTION JOBS (Annual wages and benefits \$40,000 and under)	CONSTRUCTION JOBS (Annual wages and benefits over \$40,000)
CURRENT		
YEAR 1	30.00	50.00
YEAR 2		
YEAR 3		

Please provide estimates of total annual wages and benefits of total construction jobs at the project:

YEAR	TOTAL ANNUAL WAGES AND BENEFITS
CURRENT	\$
YEAR 1	\$ 3,847,104.00
YEAR 2	\$
YEAR 3	\$

It is the policy of The Agency/IDA to require the Applicant to use local labor, contractors and suppliers in projects that The Agency/IDA is providing financial assistance for. Please refer to the Appendix A (page 16). Local labor, contractors and suppliers shall be defined as employees and companies residing in the following Counties: Broome, Chemung, Chenango, Cortland, Delaware, Otsego, Schuyler, Steuben, Tioga, and Tompkins.

***Please put the number of jobs that will be created each year. At the end it should total the amount included on page 3 of the application.**

PROJECTED PERMANENT EMPLOYMENT IMPACT

PROJECTED EMPLOYMENT FIGURES - YEAR ONE		UNDER \$30,000	\$30,000 – \$50,000	\$50,000 – \$75,000	OVER \$75,000
Number of Full-Time Employees (FTE) earning	2				
Number of Part-Time Employees earning					
Total Payroll For Full-Time Employees	\$ 48,000.00				
Total Payroll For Part-Time Employees	\$				
Total Payroll For All Employees	\$ 48,000.00				

PROJECTED EMPLOYMENT FIGURES - YEAR TWO		UNDER \$30,000	\$30,000 – \$50,000	\$50,000 – \$75,000	OVER \$75,000
Number of Full-Time Employees (FTE) earning	2				
Number of Part-Time Employees earning					
Total Payroll For Full-Time Employees	\$ 48,000.00				
Total Payroll For Part-Time Employees	\$				
Total Payroll For All Employees	\$ 48,000.00				

PROJECTED EMPLOYMENT FIGURES - YEAR THREE		UNDER \$30,000	\$30,000 – \$50,000	\$50,000 – \$75,000	OVER \$75,000
Number of Full-Time Employees (FTE) earning			1		
Number of Part-Time Employees earning					
Total Payroll For Full-Time Employees	\$		30,000.00		
Total Payroll For Part-Time Employees	\$				
Total Payroll For All Employees	\$				

TOTAL JOBS: 5

REPRESENTATIONS BY THE APPLICANT

The Applicant understands and agrees with the Agency/**IDA** as follows.

- 1. STATEMENT OF NEED:** Applicant affirms that there is a likelihood that the project would not be undertaken but for the financial assistance provided by the Agency, or if not, the applicant will provide a statement indicating the reasons the project should be undertaken by the Agency.
- 2. JOB LISTINGS:** Except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOC") and with the administrative entity (collectively with the DOC, the "JTPA Entities") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA") in which the Project is located.
- 3. FIRST CONSIDERATION FOR EMPLOYMENT:** In accordance with Section 858-b(2) of the New York General Municipal Law, Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency/**IDA**, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.
- 4. ANNUAL SALES TAX FILINGS:** In accordance with Section 874(8) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency/**IDA**, in accordance with Section 874(8) of the General Municipal Law, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.
- 5. REGULATORY COMPLIANCE:** Applicant is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws and all provisions of article 18-a of the General Municipal Law.
- 6. EMPLOYMENT:** The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency/**IDA**, the Applicant agrees to file, or cause to be filed, with the Agency/**IDA**, on an annual basis, reports regarding the number of people employed at the Project site. The Chief Executive Office shall submit to the Agency/**IDA** prior to February 1 of each year, a written certification setting forth
 - Number of full-time employees at the Project location in the preceding calendar year;
 - Number of part-time employees at the Project location in the preceding calendar year;
 - Gross payroll of all employees at the Project location in the preceding calendar year.
- 7. RECAPTURE POLICY:** The Agency/**IDA** reserves the right to recapture all or part of any benefits provided to the applicant if any of the following occur:
 - a. The Project Facility as defined in the PILOT/Lease Agreement is sold or closed and the Applicant leaves or departs Broome County.
 - b. There is a significant change in the use of the Project Facility and/or business activities of the Applicant.
 - c. There is a significant reduction in the number of full/part-time jobs at the Project Facility in comparison to what was estimated in the Applicant's Project Application that are not reflective of the Applicant's normal business cycle or national economic conditions.
 - d. The Applicant fails to fully comply with all periodic and/or annual reporting requirements of the Agency/**IDA**, State or Federal government.
 - e. The Applicant failed to achieve any minimal new job creation figures specified by and within the time-frames specified by the Agency/**IDA**.
 - f. Failure of the applicant to make timely PILOT payments.
 - g. Failure to cooperate with Agency personnel in providing data of project progress.
 - h. The applicant has committed a material violation of the terms & conditions of a project agreement.
 - i. The applicant has committed a material violation of the terms & conditions of the sales and use tax exemption benefit.

8. ABSENCE OF CONFLICTS OF INTEREST: The Applicant has reviewed from the Agency/ **IDA** a list of the members, officers and employees, which is publicly viewable at www.theagency-ny.com. No member, officer or employee of the Agency/**IDA** has an interest, whether direct or indirect, in a transaction contemplated by this Application, except as hereinafter described:

9. APPARENT CONFLICTS: Has the Applicant provided any personal gifts, loans or campaign contributions to any local or State political party or elected individual in the preceding 12 months? ☒ **YES** ☐ **NO IF YES, PLEASE DESCRIBE:**

\$250 to Paul Battisti for Broome County District Attorney

10. FEES: This Application must be submitted with a non-refundable \$1,000 application fee to the Agency/**IDA**

The Agency/**IDA** has established a general Agency fee in the amount of 1% of the total cost of the project.

The Agency/**IDA** will charge annually an administrative fee of \$1,500 to cover ongoing compliance and oversight; the fee shall be payable January 1 of each year until all financing documents shall terminate and be discharged and satisfied.

Crowley Factory Lofts, LLC

Applicant

By: Patrick E. VanPutte

Title: Owner

DOCUMENT LISTS

(A copy of this list should be provided to Applicant's legal counsel)

Please ensure that the following items are delivered with the application:

- | | | |
|---|---|--|
| 1. A \$1,000 Application Fee. | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| 2. An EAF (Environmental Assessment Form) | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| 3. Have financing arrangements been made | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |

Prior to the closing of this transaction, Applicant shall deliver the following documentation (where applicable to the project) to The Agency/IDA's legal counsel:

- | | | | |
|-----|---|------------------------------|-----------------------------|
| 1. | Insurance Certificate
Certificate of Worker's Compensation Insurance (The Agency/IDA named as additional insured). | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| | Certificate of General Liability Insurance (The Agency/IDA named as additional insured). Limits not less than \$1,000,000 per occurrence/accident and a blanket excess liability not less than \$3,000,000. | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| | Certificate of insurance against loss/damage by fire, lightning or other casualties with a uniform standard extended coverage endorsement in an amount not less than the full replacement value of the Facility (The Agency/IDA named as additional insured). | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 2. | Certificate of Incorporation/Articles of Organization together with all amendments or restatements thereto. | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 3. | By-Laws/Operating Agreement together with any amendments thereto. | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 4. | Good Standing Certificate(s) issued by the State of Incorporation/Organization of the Applicant and NYS. | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 5. | Resolutions of the Board of Directors/Members of the Applicant approving the Project | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 6. | List of all Material Pending Litigation of the Applicant | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 7. | List of all Underground Storage Tanks containing Hazardous Materials at the Project | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 8. | List of all Required Environmental Permits for the Project | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 9. | Legal Description of the Project Premises | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 10. | Name and title of person signing on behalf of the Applicant | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 11. | Copy of the proposed Mortgage (if any) | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 12. | Applicant's Federal Tax ID Number (EIN) | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 13. | Tax Map Number of Parcel(s) comprising the Project | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 14. | Copy of the Certificate of Occupancy (as soon as available) | <input type="checkbox"/> YES | <input type="checkbox"/> NO |

CERTIFICATION

The information contained in this Application, including employment information, is true and correct. The Applicant is aware that any material misrepresentations made in this Application constitute an act of fraud, resulting in revocation of benefits.

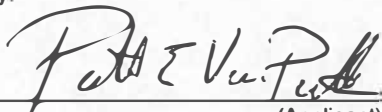
The undersigned, on behalf of the Applicant, hereby certifies that the Applicant, and all parties which own a minimum of 20% of the Applicant are current and will remain current on all real property, federal, state, sales, income and withholding taxes throughout the term on any agreements made in connection with the Application.

As of the date of the Application this project is in substantial compliance with all provisions of GML Article 18-A, including but not limited to, the provisions of GML Section 859-a and GML Section 862(1) (the anti-raid provision) and if the project involves the removal or abandonment of a facility or plant within the state, notification by the IDA to the chief executive officer or officers of the municipality or municipalities in which the facility or plant was located.

Applicant has read and fully understands The Agency/IDA's Uniform Tax Exemption Policy.

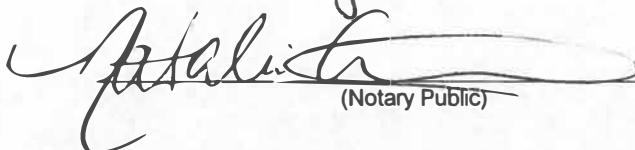
Applicant hereby releases The Agency/IDA and the members, officers, servants, agents and employees thereof (hereinafter collectively referred to as the "Agency/IDA") from, agrees that the Agency/IDA shall not be liable for and agrees to indemnify, defend and hold the Agency/IDA harmless from and against any and all liability arising from or expense incurred by: (i) the Agency/IDA's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the issue of bonds requested therein are favorably acted upon by the Agency/IDA; and (ii) the Agency/IDA's financing of the Project described therein, including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency/IDA or the Applicant are unable to find buyers willing to purchase the total bond issue requested, then, and in that event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency/IDA, its agents or assigns, all actual costs incurred by the Agency/IDA in the processing of the Application, including attorneys' fees, if any.

By:


(Applicant)

Sworn to before me this

11 day of July, 2023


(Notary Public)

NATALIE C. ABBADESSA
Notary Public, State of New York
Registration #01AB6221930
Qualified In Broome County
Commission Expires 3/17/27

☒ By checking this box, you acknowledge receipt of notice from the Agency pursuant to Section 224-a(8)(d) of the New York Labor Law that the estimated mortgage recording tax exemption benefit amount, the estimated sales and use tax exemption benefit amount, and the estimated real property tax abatement benefit amount as so identified within this Application are "public funds" and not otherwise excluded under Section 224-a(3) of the New York Labor Law. You further acknowledge and understand that you have certain obligations as related thereto pursuant to Section 224-a(8)(a) of the New York Labor Law.

APPENDIX A - ATTACHMENT TO APPLICATION FOR FINANCIAL ASSISTANCE

Local General Contractor, Subcontractor, Trades and Labor Policy

It is the goal of the The Agency/**IDA** to maximize the use of local labor for each project that receives benefits from the Agency/**IDA**. This policy applies to general contractors, subcontractors, trade professionals, and their employees. The Agency/**IDA**'s Local Labor Area consists of the following New York State counties: Broome, Chemung, Chenango, Cortland, Delaware, Otsego, Schuyler, Steuben, Tioga and Tompkins.

Every applicant is obligated to provide written proof and data (see attached ... forms) to the Agency/**IDA** as to the physical location of all the contractors who worked on the project

The Agency/**IDA** will review the data provided and determine, on a case-by-case basis and in a fully-transparent manner, whether the Applicant has substantially conformed to the policy

An Applicant **will not be deficient** if the proposed project requires specifically skilled labor that is unavailable in the Local Labor Area.

An Applicant **will not be deficient** if the proposed project utilizes parts and supplies assembled elsewhere because no such assembly is available in the Local Labor Area.

An Applicant **will be held non-compliant** with the Labor Policy if it imports labor from outside the Local Labor Area when equal labor that is ready, willing, cost-competitive, etc. resides in the Local Labor Area.

The Agency/**IDA** may determine on a case-by-case basis to waive any portion of this policy for a project or a portion of a project where consideration of warranty issues, necessity of specialized skills, significant cost differentials between local and non-local services, documented lack of workers meeting the Local Labor Requirement or if other compelling circumstances exist.

In consideration of the extension of financial assistance by the Agency/**IDA** Crowlry Factory Lofts, LLC (the Applicant) understands the Local Labor Policy and agrees to submit either or both a Local Labor Utilization Report or a Non Local Labor Utilization Report at the time that construction ends on the project to the Agency.

The Applicant understands an Agency/**IDA** tax-exempt certificate is valid for one year from the effective date of the project inducement. If an Applicant wishes to request an extension, a letter must be sent 30 days prior to the end date to the Executive Director, on company letterhead, explaining the necessity for the extension.

The Applicant further understands any request for a waiver to this policy must be submitted in writing and approved by the Agency/**IDA** before a tax-exempt certificate is issued or extended.

The Applicant further understands that if the required forms are not submitted to the Agency/**IDA**, the Agency/**IDA** shall have the authority to immediately terminate any and all Financial Assistance being provided to the Project.

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the Project as of 7.10.23 (Submission date).

APPLICANT: Crowley Factory Lofts, LLC

REPRESENTATIVE FOR CONTRACT BIDS/AWARDS: Patrick E. VanPutte & Jon Korchynsky

ADDRESS: 3 Dellwood Place

CITY: Binghamton STATE: NY ZIP: 13903 PHONE: 607-725-6906

EMAIL: CrowleyFL135@gmail.com

PROJECT ADDRESS: 135 & 149 Conklin Ave, Binghamton, NY 13903

AUTHORIZED REPRESENTATIVE: Patrick E. VanPutte

TITLE: CrowleyFL135@gmail.com

SIGNATURE:



Sworn to before me this

11 day of July, 2023


(Notary Public)

NATALIE C. ABBADESSA
Notary Public, State of New York
Registration #01AB6221930
Qualified In Broome County
Commission Expires 3/13/27

The following organizations must be solicited in writing for the purpose of meeting the requirements of this Agreement:

****Documentation of solicitation MUST be provided to the Agency**

The Builders Exchange of the Southern Tier, Inc. 15
Belden Street
Binghamton, NY 13903
brad@bxstier.com
(607) 771-7000

Binghamton/Oneonta Building Trades Council 11
Griswold Street
Binghamton, NY 13904
raikens@iuoe158.org
(607) 723-9593

IBEW Local 241
134 Cecil A. Malone Dr.
Building Trades
Ithaca, NY 14850
businessmanager@ibewlocal241.com
(607) 272-2809

Southern Tier Building Trades Council
1200 Clemens Center Parkway
Elmira, NY 14901
businessmanager@ibewlocal139.org
(607) 732-1237

Dodge Reports
<http://construction.com/dodge/submit-project.asp> 830
Third Ave., 6th Floor
New York, NY 10022
support@construction.com
(877) 784-9556

Building Trades
Katie Fairbrother, Secretary
kfairbrother@ualocal112.org
607-723-9593

LOCAL LABOR UTILIZATION REPORT

To be completed for all contractors residing within the Broome County IDA Local Labor Area

APPLICANT:

PROJECT ADDRESS:

CITY:

STATE:

ZIP:

EMAIL:

PHONE:

GENERAL CONTRACTOR/CONSTRUCTION MANAGER:

CONTACT:

ADDRESS:

CITY:

STATE:

ZIP:

EMAIL:

PHONE:

ITEM	CONTRACT/SUB	ADDRESS	EMAIL	PHONE	AMOUNT
Site/Demo					
Foundation/Footings					
Building					
Masonry					
Metals					
Wood/Casework					
Thermal/Moisture					
Doors, Windows & Glazing					
Finishes					
Electrical					
HVAC					
Plumbing					
Specialties					
M& E					
FF & E					
Utilities					
Paving/Landscaping					

CHECK IF CONSTRUCTION IS COMPLETE

☐

CHECK IF THIS IS YOUR FINAL REPORT

☐

I CERTIFY THAT THIS IS AN ACCURATE ACCOUNTING OF THE CONTRACTORS THAT ARE WORKING AT THE PROJECT SITE.

Company Representative

Date

NON LOCAL LABOR UTILIZATION REPORT

To be completed for all contractors not residing within the Broome County IDA Local Labor Area

APPLICANT:

PROJECT ADDRESS:

CITY:

STATE:

ZIP:

EMAIL:

PHONE:

GENERAL CONTRACTOR/CONSTRUCTION MANAGER:

CONTACT:

ADDRESS:

CITY:

STATE:

ZIP:

EMAIL:

PHONE:

ITEM	CONTRACT/SUB	ADDRESS	EMAIL	PHONE	AMOUNT
Site/Demo					
Foundation/Footings					
Building	800,000.00				
Masonry					
Metals					
Wood/Casework					
Thermal/Moisture					
Doors, Windows & Glazing					
Finishes					
Electrical					
HVAC					
Plumbing					
Specialties					
M&E					
FF & E					
Utilities					
Paving/Landscaping					

CHECK IF CONSTRUCTION IS COMPLETE

☐

CHECK IF THIS IS YOUR FINAL REPORT

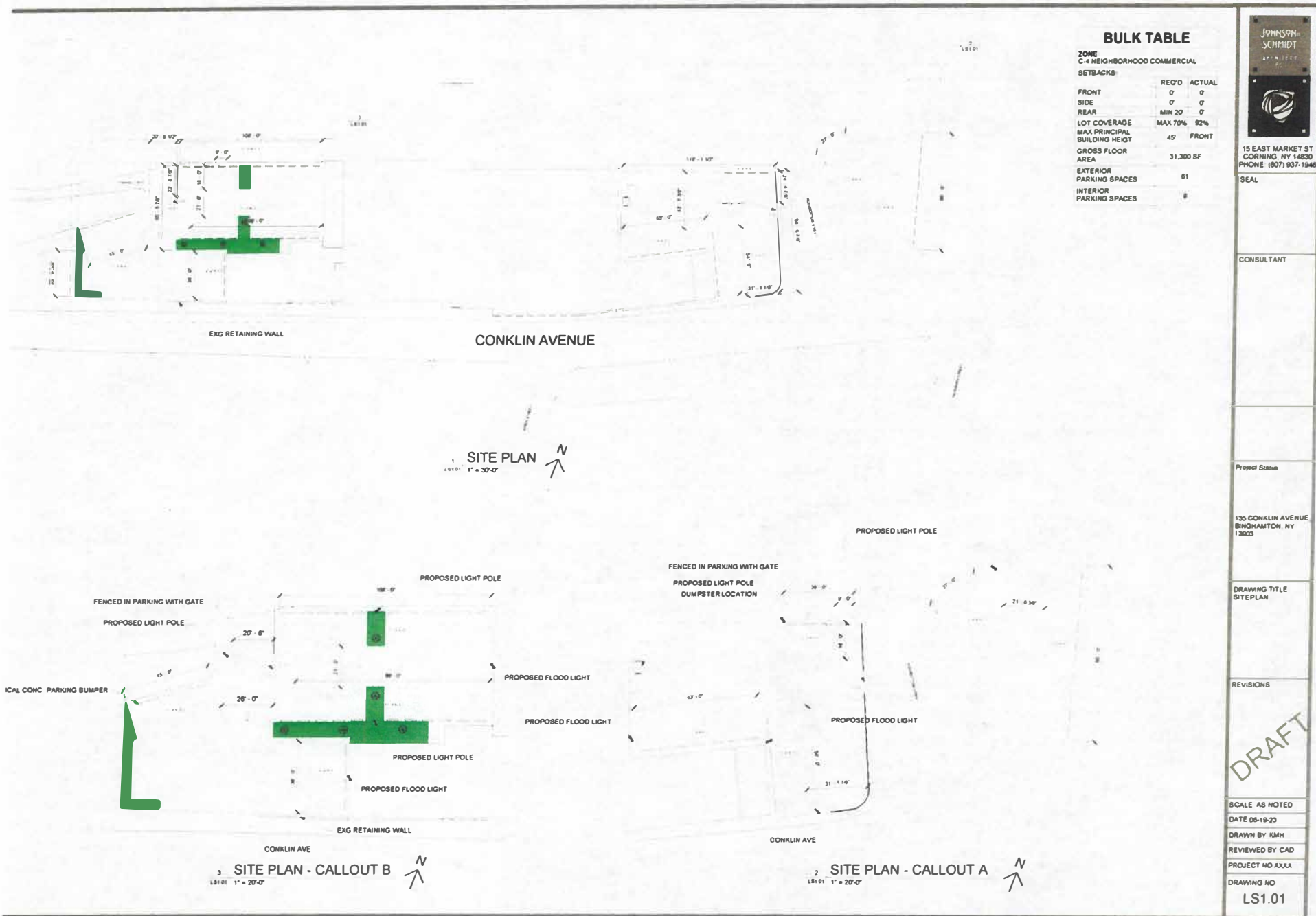
☐

I CERTIFY THAT THIS IS AN ACCURATE ACCOUNTING OF THE CONTRACTORS THAT ARE WORKING AT THE PROJECT SITE.

Company Representative_____
Date

Crowley Factory Lofts Project Description

The 73,000 square-foot former Crowley Dairy Company building, with waterfront views of the Susquehanna River, was built in the early 1900s. In 2004, H.P. Hood Dairy Company purchased the building and operated until 2012. In 2013, the building was purchased by Mountain Fresh Dairy. After a failed attempt to revive the plant, the building has sat idle since 2017. The project, located at 149 and 135 Conklin Avenue in the City of Binghamton, will restore the waterfront building's second and third floors with one- and two-bedroom market rate housing units with square footage of approximately 44,433. The ground floor will be flexible commercial space with approximately 10,000 square feet and an additional 14,000 square feet for parking and storage. The City is partnering with the developer, Crowley Factory Lofts, LLC, to redevelop the site into a mixed use development with a total of 48 housing units with 59 parking spaces. The project will provide much needed housing for young professionals and families and eliminate a source of blight on the City's South Side Conklin Avenue neighborhood.



BULK TABLE

ZONE C-4 NEIGHBORHOOD COMMERCIAL		
SETBACKS		
FRONT	REQ'D	ACTUAL
SIDE	0'	0'
REAR	MIN 20'	0'
LOT COVERAGE	MAX 70%	92%
MAX PRINCIPAL BUILDING HEIGHT	45'	FRONT
GROSS FLOOR AREA	31,300 SF	
EXTERIOR PARKING SPACES	61	
INTERIOR PARKING SPACES	8	



15 EAST MARKET ST
CORNING, NY 14830
PHONE (807) 937-1946

SEAL

CONSULTANT

Project Status

135 CONKLIN AVENUE
BINGHAMTON, NY
13903

DRAWING TITLE
SITE PLAN

REVISIONS

SCALE AS NOTED

DATE 05-19-23

DRAWN BY KMH

REVIEWED BY CAD

PROJECT NO XXXX

DRAWING NO

LS1.01

DRAFT

AREA SCHEDULE			
Name	Area	NUMBER OF ROOMS	Level
COMMERCIAL TENANT Area 1	2018 SF		FIRST FLOOR
COMMERCIAL TENANT Area 2	8894 SF		FIRST FLOOR
APT 201	964 SF	TWO BEDROOM	SECOND FLOOR
APT 202	738 SF	ONE BEDROOM	SECOND FLOOR
APT 203	858 SF	ONE BEDROOM	SECOND FLOOR
APT 204	1197 SF	TWO BEDROOM	SECOND FLOOR
APT 205	929 SF	ONE BEDROOM	SECOND FLOOR
APT 206	1007 SF	ONE BEDROOM + STUDY	SECOND FLOOR
APT 207	873 SF	ONE BEDROOM	SECOND FLOOR
APT 208	1074 SF	TWO BEDROOM	SECOND FLOOR
APT 209	932 SF	ONE BEDROOM	SECOND FLOOR
APT 210	1228 SF	TWO BEDROOM	SECOND FLOOR
APT 211	885 SF	ONE BEDROOM	SECOND FLOOR
APT 212	1409 SF	TWO BEDROOM	SECOND FLOOR
APT 213	1204 SF	ONE BEDROOM	SECOND FLOOR
APT 214	1101 SF	TWO BEDROOM	SECOND FLOOR
APT 215	1187 SF	TWO BEDROOM	SECOND FLOOR
APT 216	1038 SF	TWO BEDROOM	SECOND FLOOR
APT 217	977 SF	TWO BEDROOM	SECOND FLOOR
APT 218	943 SF	ONE BEDROOM + STUDY	SECOND FLOOR
APT 219	754 SF	ONE BEDROOM	SECOND FLOOR
APT 220	711 SF	ONE BEDROOM	SECOND FLOOR
APT 221	781 SF	ONE BEDROOM	SECOND FLOOR
APT 222	673 SF	ONE BEDROOM	SECOND FLOOR
APT 223	1197 SF	TWO BEDROOM	SECOND FLOOR
APT 224	720 SF	ONE BEDROOM	SECOND FLOOR
APT 225	978 SF	TWO BEDROOM	SECOND FLOOR
MECH	128 SF		SECOND FLOOR
OFFICE	411 SF		SECOND FLOOR

AREA SCHEDULE			
Name	Area	NUMBER OF ROOMS	Level
APT 301	885 SF	TWO BEDROOM	THIRDFLOOR
APT 302	738 SF	ONE BEDROOM	THIRD FLOOR
APT 303	787 SF	ONE BEDROOM	THIRD FLOOR
APT 304	1196 SF	TWO BEDROOM	THIRD FLOOR
APT 305	978 SF	ONE BEDROOM	THIRD FLOOR
APT 306	1017 SF	ONE BEDROOM + STUDY	THIRD FLOOR
APT 307	885 SF	ONE BEDROOM	THIRD FLOOR
APT 308	1074 SF	TWO BEDROOM	THIRD FLOOR
APT 309	915 SF	ONE BEDROOM	THIRD FLOOR
APT 310	1219 SF	TWO BEDROOM	THIRDFLOOR
APT 311	891 SF	ONE BEDROOM	THIRD FLOOR
APT 312	1388 SF	TWO BEDROOM	THIRDFLOOR
APT 313	1204 SF	ONE BEDROOM	THIRD FLOOR
APT 314	1101 SF	TWO BEDROOM	THIRDFLOOR
APT 315	1194 SF	TWO BEDROOM	THIRD FLOOR
APT 316	1030 SF	TWO BEDROOM	THIRD FLOOR
APT 317	788 SF	ONE BEDROOM	THIRD FLOOR
APT 318	712 SF	ONE BEDROOM	THIRD FLOOR
APT 319	878 SF	ONE BEDROOM + STUDY	THIRD FLOOR
APT 320	1188 SF	TWO BEDROOM	THIRD FLOOR
APT 321	1038 SF	TWO BEDROOM	THIRD FLOOR
APT 322	849 SF	TWO BEDROOM	THIRD FLOOR
APT 323	721 SF	TWO BEDROOM	THIRD FLOOR
MECH	128 SF		THIRDFLOOR
APT 322	852 SF	TWO BEDROOM	ADDITION 3RD FLOOR
APT 323	853 SF	TWO BEDROOM	ADDITION 3RD FLOOR

BULK TABLE

ZONE C-4 NEIGHBORHOOD COMMERCIAL		
SETBACKS		
FRONT	REQ'D	ACTUAL
SIDE	0'	0'
REAR	MIN 20'	0'
LOT COVERAGE	MAX 70%	92%
MAX PRINCIPAL BUILDING HEIGHT	45'	FRONT
GROSS FLOOR AREA	31,300 SF	
EXTERIOR PARKING SPACES	81	
INTERIOR PARKING SPACES	8	



15 EAST MARKET ST
CORNING, NY 14830
PHONE (827) 937-1946

SEAL

CONSULTANT

Project Status

135 CONKLIN AVENUE
BINGHAMTON, NY
13903

DRAWING TITLE
FIRST FLOOR AREA
PLAN

REVISIONS

DRAFT

SCALE AS NOTED

DATE 05-19-23

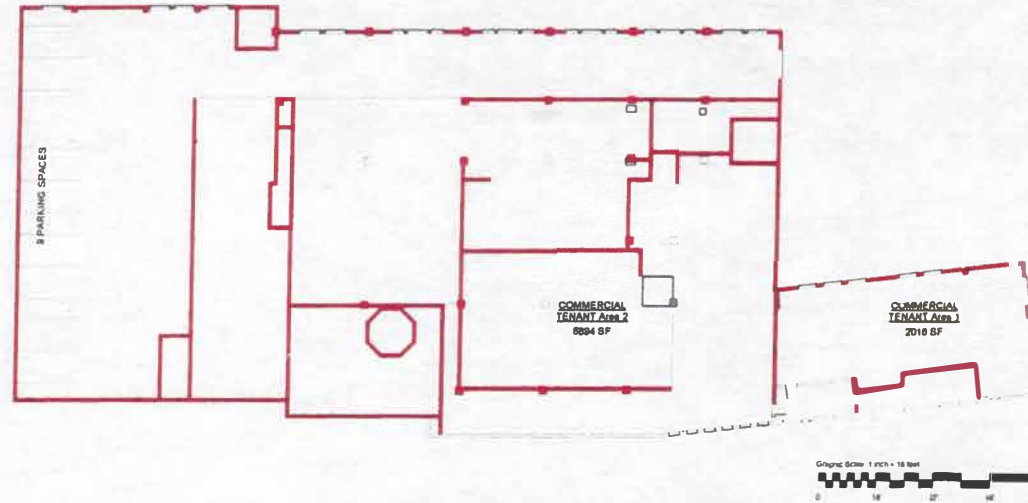
DRAWN BY Author

REVIEWED BY Checker

PROJECT NO XXXX

DRAWING NO

A1.01



1 FIRST FLOOR PLAN
#101 1/16" = 1'-0"

AREA SCHEDULE			
Name	Area	NUMBER OF ROOMS	Level
COMMERCIAL TENANT Area 1	2018 SF		FIRST FLOOR
COMMERCIAL TENANT Area 2	6894 SF		FIRST FLOOR
APT 201	964 SF	TWO BEDROOM	SECOND FLOOR
APT 202	738 SF	ONE BEDROOM	SECOND FLOOR
APT 203	859 SF	ONE BEDROOM	SECOND FLOOR
APT 204	1197 SF	TWO BEDROOM	SECOND FLOOR
APT 205	929 SF	ONE BEDROOM	SECOND FLOOR
APT 206	1007 SF	ONE BEDROOM + STUDY	SECOND FLOOR
APT 207	873 SF	ONE BEDROOM	SECOND FLOOR
APT 208	1074 SF	TWO BEDROOM	SECOND FLOOR
APT 209	932 SF	ONE BEDROOM	SECOND FLOOR
APT 210	1228 SF	TWO BEDROOM	SECOND FLOOR
APT 211	886 SF	ONE BEDROOM	SECOND FLOOR
APT 212	1408 SF	TWO BEDROOM	SECOND FLOOR
APT 213	1204 SF	ONE BEDROOM	SECOND FLOOR
APT 214	1101 SF	TWO BEDROOM	SECOND FLOOR
APT 215	1197 SF	TWO BEDROOM	SECOND FLOOR
APT 216	1038 SF	TWO BEDROOM	SECOND FLOOR
APT 217	877 SF	TWO BEDROOM	SECOND FLOOR
APT 218	943 SF	ONE BEDROOM + STUDY	SECOND FLOOR
APT 219	754 SF	ONE BEDROOM	SECOND FLOOR
APT 220	711 SF	ONE BEDROOM	SECOND FLOOR
APT 221	781 SF	ONE BEDROOM	SECOND FLOOR
APT 222	873 SF	ONE BEDROOM	SECOND FLOOR
APT 223	1197 SF	TWO BEDROOM	SECOND FLOOR
APT 224	729 SF	ONE BEDROOM	SECOND FLOOR
APT 225	976 SF	TWO BEDROOM	SECOND FLOOR
MECH	129 SF		SECOND FLOOR
OFFICE	411 SF		SECOND FLOOR

AREA SCHEDULE			
Name	Area	NUMBER OF ROOMS	Level
APT 301	985 SF	TWO BEDROOM	THIRD FLOOR
APT 302	730 SF	ONE BEDROOM	THIRD FLOOR
APT 303	787 SF	ONE BEDROOM	THIRD FLOOR
APT 304	1196 SF	TWO BEDROOM	THIRD FLOOR
APT 305	979 SF	ONE BEDROOM	THIRD FLOOR
APT 306	1017 SF	ONE BEDROOM + STUDY	THIRD FLOOR
APT 307	885 SF	ONE BEDROOM	THIRD FLOOR
APT 308	1074 SF	TWO BEDROOM	THIRD FLOOR
APT 309	915 SF	ONE BEDROOM	THIRD FLOOR
APT 310	1219 SF	TWO BEDROOM	THIRD FLOOR
APT 311	881 SF	ONE BEDROOM	THIRD FLOOR
APT 312	1398 SF	TWO BEDROOM	THIRD FLOOR
APT 313	1204 SF	ONE BEDROOM	THIRD FLOOR
APT 314	1101 SF	TWO BEDROOM	THIRD FLOOR
APT 315	1184 SF	TWO BEDROOM	THIRD FLOOR
APT 316	1030 SF	TWO BEDROOM	THIRD FLOOR
APT 317	788 SF	ONE BEDROOM	THIRD FLOOR
APT 318	712 SF	ONE BEDROOM	THIRD FLOOR
APT 319	878 SF	ONE BEDROOM + STUDY	THIRD FLOOR
APT 320	1160 SF	TWO BEDROOM	THIRD FLOOR
APT 321	1038 SF	TWO BEDROOM	THIRD FLOOR
APT 322	948 SF	TWO BEDROOM	THIRD FLOOR
APT 323	721 SF	TWO BEDROOM	THIRD FLOOR
MECH	129 SF		THIRD FLOOR
APT 322	852 SF	TWO BEDROOM	ADDITION 3RD FLOOR
APT 323	853 SF	TWO BEDROOM	ADDITION 3RD FLOOR

BULK TABLE

ZONE C-4 NEIGHBORHOOD COMMERCIAL			
SETBACKS			
FRONT	REC'D	ACTUAL	
SIDE	0'	0'	
REAR	0'	0'	
LOT COVERAGE	MIN 20'	0'	
MAX PRINCIPAL BUILDING HEIGHT	45'	FRONT	
GROSS FLOOR AREA	31,300 SF		
EXTERIOR PARKING SPACES	61		
INTERIOR PARKING SPACES	9		



15 EAST MARKET ST
CORNING, NY 14830
PHONE (807) 937-1948

SEAL

CONSULTANT

Project Status

125 CONKLIN AVENUE
BINGHAMTON, NY
13903

DRAWING TITLE
SECOND FLOOR
AREA PLAN

REVISIONS

SCALE AS NOTED

DATE 05-16-23

DRAWN BY COP

REVIEWED BY Checker

PROJECT NO XXXX

DRAWING NO

A1.02



SECOND FLOOR PLAN
A1.02 1/16" = 1'-0"



DRAFT

AREA SCHEDULE			
Name	Area	NUMBER OF ROOMS	Level
COMMERCIAL TENANT Area 1	2018 SF		FIRST FLOOR
COMMERCIAL TENANT Area 2	8894 SF		FIRST FLOOR
APT 201	884 SF	TWO BEDROOM	SECOND FLOOR
APT 202	738 SF	ONE BEDROOM	SECOND FLOOR
APT 203	858 SF	ONE BEDROOM	SECOND FLOOR
APT 204	1197 SF	TWO BEDROOM	SECOND FLOOR
APT 205	829 SF	ONE BEDROOM	SECOND FLOOR
APT 206	1007 SF	ONE BEDROOM + STUDY	SECOND FLOOR
APT 207	873 SF	ONE BEDROOM	SECOND FLOOR
APT 208	1074 SF	TWO BEDROOM	SECOND FLOOR
APT 209	932 SF	ONE BEDROOM	SECOND FLOOR
APT 210	1228 SF	TWO BEDROOM	SECOND FLOOR
APT 211	895 SF	ONE BEDROOM	SECOND FLOOR
APT 212	1409 SF	TWO BEDROOM	SECOND FLOOR
APT 213	1204 SF	ONE BEDROOM	SECOND FLOOR
APT 214	1101 SF	TWO BEDROOM	SECOND FLOOR
APT 215	1197 SF	TWO BEDROOM	SECOND FLOOR
APT 216	1038 SF	TWO BEDROOM	SECOND FLOOR
APT 217	977 SF	TWO BEDROOM	SECOND FLOOR
APT 218	943 SF	ONE BEDROOM + STUDY	SECOND FLOOR
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APT 221	781 SF	ONE BEDROOM	SECOND FLOOR
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APT 223	1197 SF	TWO BEDROOM	SECOND FLOOR
APT 224	720 SF	ONE BEDROOM	SECOND FLOOR
APT 225	978 SF	TWO BEDROOM	SECOND FLOOR
MECH	129 SF		SECOND FLOOR
OFFICE	411 SF		SECOND FLOOR

AREA SCHEDULE			
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APT 301	885 SF	TWO BEDROOM	THIRD FLOOR
APT 302	738 SF	ONE BEDROOM	THIRD FLOOR
APT 303	787 SF	ONE BEDROOM	THIRD FLOOR
APT 304	1180 SF	TWO BEDROOM	THIRD FLOOR
APT 305	979 SF	ONE BEDROOM	THIRD FLOOR
APT 306	1017 SF	ONE BED ROOM + STUDY	THIRD FLOOR
APT 307	885 SF	ONE BEDROOM	THIRD FLOOR
APT 308	1074 SF	TWO BEDROOM	THIRD FLOOR
APT 309	915 SF	ONE BEDROOM	THIRD FLOOR
APT 310	1219 SF	TWO BEDROOM	THIRD FLOOR
APT 311	881 SF	ONE BEDROOM	THIRD FLOOR
APT 312	1386 SF	TWO BEDROOM	THIRD FLOOR
APT 313	1204 SF	ONE BEDROOM	THIRD FLOOR
APT 314	1101 SF	TWO BEDROOM	THIRD FLOOR
APT 315	1184 SF	TWO BED ROOM	THIRD FLOOR
APT 316	1030 SF	TWO BEDROOM	THIRD FLOOR
APT 317	788 SF	ONE BEDROOM	THIRD FLOOR
APT 318	712 SF	ONE BEDROOM	THIRD FLOOR
APT 319	878 SF	ONE BEDROOM + STUDY	THIRD FLOOR
APT 320	1188 SF	TWO BEDROOM	THIRD FLOOR
APT 321	1038 SF	TWO BEDROOM	THIRD FLOOR
APT 322	848 SF	TWO BEDROOM	THIRD FLOOR
APT 323	721 SF	TWO BEDROOM	THIRD FLOOR
MECH	129 SF		THIRD FLOOR
APT 322	852 SF	TWO BEDROOM	ADDITION 3RD FLOOR
APT 323	853 SF	TWO BEDROOM	ADDITION 3RD FLOOR

BULK TABLE

ZONE C-4 NEIGHBORHOOD COMMERCIAL		
SETBACKS		
FRONT	REC'D	ACTUAL
SIDE	0'	0'
REAR	MIN 20'	0'
LOT COVERAGE	MAX 70%	82%
MAX PRINCIPAL BUILDING HEIGHT	45'	FRONT
GROSS FLOOR AREA	31 300 SF	
EXTERIOR PARKING SPACES	81	
INTERIOR PARKING SPACES	9	



15 EAST MARKET ST
CORNING, NY 14830
PHONE (807) 937-1946

SEAL

CONSULTANT

Project Status

135 CONKLIN AVENUE
BINGHAMTON, NY
13803

DRAWING TITLE
THIRD FLOOR AREA
PLAN

REVISIONS

SCALE AS NOTED

DATE 05-18-23

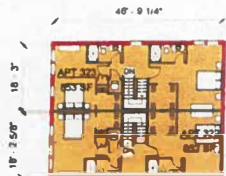
DRAWN BY Author

REVIEWED BY Checker

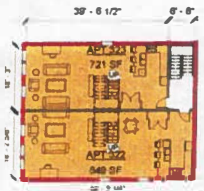
PROJECT NO XXXX

DRAWING NO

A1.03



2 ADDITION 3RD FLOOR
A1.03 1/16" = 1'-0"



1 THIRD FLOOR PLAN
A1.03 1/16" = 1'-0"



DRAFT

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

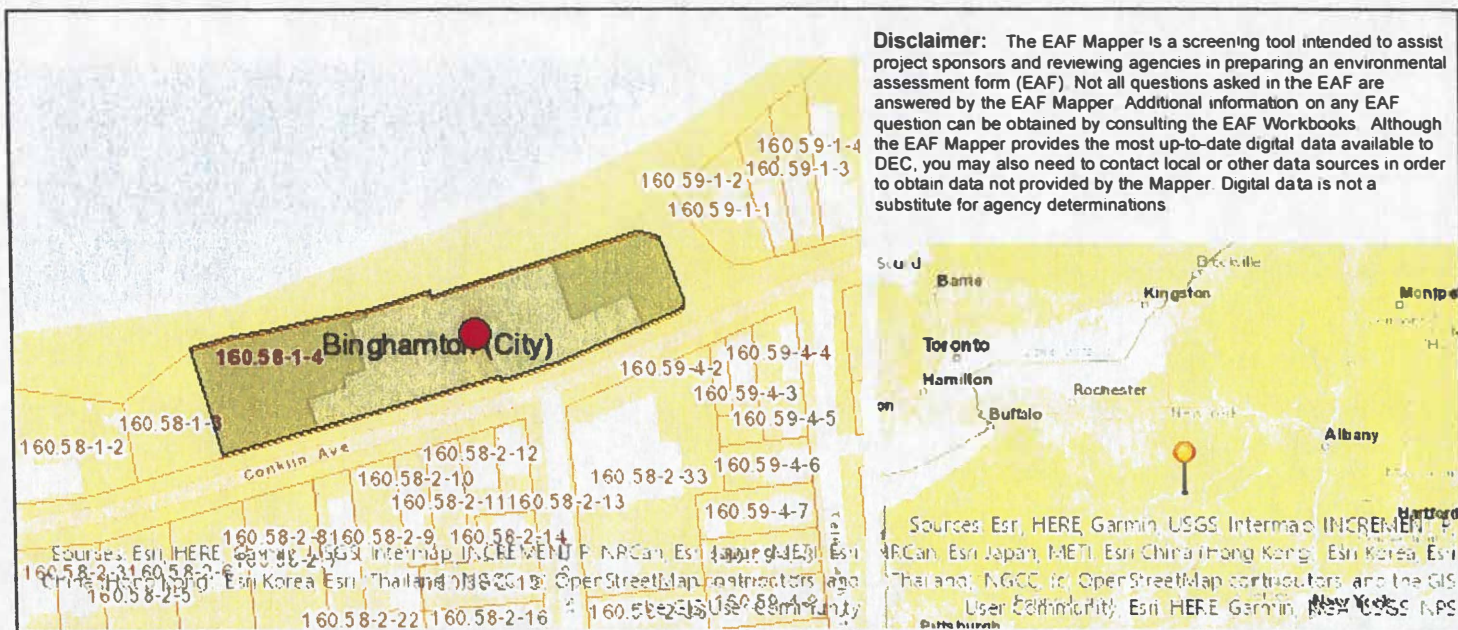
Part 1 – Project and Sponsor Information			
Name of Action or Project: Crowley Factory Lofts			
Project Location (describe, and attach a location map): 135 Conklin Ave, Binghamton NY			
Brief Description of Proposed Action: Renovate existing factory building to house parking and commercial space on the first floor as well as 48 market rate apartments on the second and third floors. The exterior parking lots will be renovated with gated areas, additional lighting and plantings provided			
Name of Applicant or Sponsor: Johnson-Schmidt, Architect, P.C.		Telephone: 607-937-1946	
		E-Mail: Charles@preservationarchitects.com	
Address: 15 E Market St, Suite 202			
City/PO: Corning		State: NY	Zip Code: 14830
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Building Permit			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.54 acres	
b. Total acreage to be physically disturbed?		.69 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.54 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Peregrine Falcon	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Patrick E. VanPutte</u> Date: <u>06-30-2023</u>		
Signature: <u>Patrick E. Van Putte</u> Title: <u>Owner</u>		

EAF Mapper Summary Report

Friday, June 30, 2023 12:28 PM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Peregrine Falcon
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	Yes



Crowley Factory Lofts - 20 Year Housing PILOT Schedule

<u>PILOT</u> <u>Year</u>	<u>Operating</u> <u>Year</u>	<u>Full Taxes W/O</u> <u>PILOT</u>	<u>School</u>	<u>County</u>	<u>City</u>	<u>Abatement</u> <u>Amount</u>	<u>PILOT</u> <u>Payment</u>	<u>School</u>	<u>County</u>	<u>City</u>	<u>Benefit</u>
1	Construction	\$ 44,079.64	\$ 20,902.71	\$ 4,291.59	\$ 18,885.34	Frozen	\$ 44,079.64	\$ 20,902.71	\$ 4,291.59	\$ 18,885.34	\$0
2	Construction	\$ 44,079.64	\$ 20,902.71	\$ 4,291.59	\$ 18,885.34	Frozen	\$ 44,079.64	\$ 20,902.71	\$ 4,291.59	\$ 18,885.34	\$0
3	1	\$215,614	\$102,245	\$20,992	\$92,377	75%	\$53,903	\$25,561	\$5,248	\$23,094	\$161,710
4	2	\$219,926	\$104,290	\$21,412	\$94,224	70%	\$65,978	\$31,287	\$6,424	\$28,267	\$153,948
5	3	\$224,324	\$106,375	\$21,840	\$96,109	50%	\$112,162	\$53,188	\$10,920	\$48,054	\$112,162
6	4	\$228,811	\$108,503	\$22,277	\$98,031	50%	\$114,405	\$54,251	\$11,138	\$49,016	\$114,405
7	5	\$233,387	\$110,673	\$22,723	\$99,992	50%	\$116,694	\$55,336	\$11,361	\$49,996	\$116,694
8	6	\$238,055	\$112,886	\$23,177	\$101,991	50%	\$119,027	\$56,443	\$11,588	\$50,996	\$119,027
9	7	\$242,816	\$115,144	\$23,641	\$104,031	50%	\$121,408	\$57,572	\$11,820	\$52,016	\$121,408
10	8	\$247,672	\$117,447	\$24,113	\$106,112	50%	\$123,836	\$58,723	\$12,057	\$53,056	\$123,836
11	9	\$252,626	\$119,796	\$24,596	\$108,234	50%	\$126,313	\$59,898	\$12,298	\$54,117	\$126,313
12	10	\$257,678	\$122,192	\$25,088	\$110,399	50%	\$128,839	\$61,096	\$12,544	\$55,199	\$128,839
13	11	\$262,832	\$124,636	\$25,589	\$112,607	50%	\$131,416	\$62,318	\$12,795	\$56,303	\$131,416
14	12	\$268,088	\$127,128	\$26,101	\$114,859	45%	\$147,449	\$69,921	\$14,356	\$63,172	\$120,640
15	13	\$273,450	\$129,671	\$26,623	\$117,156	40%	\$164,070	\$77,803	\$15,974	\$70,294	\$109,380
16	14	\$278,919	\$132,264	\$27,156	\$119,499	35%	\$181,297	\$85,972	\$17,651	\$77,675	\$97,622
17	15	\$284,498	\$134,910	\$27,699	\$121,889	30%	\$199,148	\$94,437	\$19,389	\$85,322	\$85,349
18	16	\$290,187	\$137,608	\$28,253	\$124,327	25%	\$217,641	\$103,206	\$21,189	\$93,245	\$72,547
19	17	\$295,991	\$140,360	\$28,818	\$126,814	20%	\$236,793	\$112,288	\$23,054	\$101,451	\$59,198
20	18	\$301,911	\$143,167	\$29,394	\$129,350	15%	\$256,624	\$121,692	\$24,985	\$109,947	\$45,287
21	19	\$307,949	\$146,031	\$29,982	\$131,937	10%	\$277,154	\$131,427	\$26,984	\$118,743	\$30,795
22	20	\$314,108	\$148,951	\$30,582	\$134,576	5%	\$298,403	\$141,504	\$29,052	\$127,847	\$15,705
Total		\$ 5,327,002	\$ 2,526,081	\$ 518,636	\$ 2,282,284		\$ 3,280,720	\$ 1,555,728	\$ 319,410	\$ 1,405,582	\$ 2,046,281

62%

*2% Escalator added Each Year

Binghamton City School	45.048939	\$ 102,245	FMV Upon Completion	\$3,602,595
County	9.24911	\$ 20,992	ER	63.00%
City of Binghamton	40.701173	\$ 92,377	Equalized Assessment	\$2,269,635
Annual Tax Payment		\$ 215,614		
Current Assesment				
Binghamton City School	45.048939	\$ 20,902.71	Current FMV	\$736,508
County	9.24911	\$ 4,291.59	ER	63.00%
City of Binghamton	40.701173	\$ 18,885.34	Equalized Assessment	\$464,000
Current Tax Payment		\$ 44,079.64		

****Special Districts are not included in this PILOT, i.e.. Fire, Ambulance, Library, Highway and Parks. Please note you will still receive a bill for those taxes**



Commercial

Property Info

Owner/Sales

Inventory

Improvements

Tax Info

Report

Comparables

Municipality of City of Binghamton

SWIS:	030200	Tax ID:	160.58-1-4
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Tax Map ID / Property Data

Status:	Active	Roll Section:	Taxable
Address:	135 Conklin Ave		
Property Class:	710 - Manufacture	Site Property Class:	710 - Manufacture
Ownership Code:			
Site:	Com 1	In Ag. District:	No
Zonning Code:	YES -	Bldg. Style:	Not Applicable
Neighborhood:	00616 -	School District:	Binghamton
Property Description:	06-0005-081 1004784426 763469585,		
Total Acreage/Size:	1.35	Equalization Rate:	----
Land Assessment:	2024 - Tentative \$120,700 2023 - \$120,700 2022 - \$120,700	Total Assessment:	2024 - Tentative \$464,000 2023 - \$464,000 2022 - \$700,000
Full Market Value:	2024 - Tentative \$736,508 2023 - \$736,508 2022 - \$1,037,037		
Deed Book:	2715	Deed Page:	583
Grid East:	1004467	Grid North:	763368

Special Districts for 2024
(Tentative)

No information available for the 2024 roll year.

Special Districts for 2023

Photographs

(Click on photo to enlarge it.)



A

Photo 1 of 2



Maps

[View Tax Map](#)

[Pin Property on GIS Map](#)

Broome County Industrial Development Agency

MRB Cost Benefit Calculator

Date July 11, 2023
 Project Title Crowley Factory Lofts, LLC
 Project Location 135 & 149 Conklin Ave., Binghamton, NY 13903

MRB | group

Cost Benefit Analysis Tool powered by MRB Group

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment

\$11,002,610

Temporary (Construction)

	Direct	Indirect	Total
Jobs	68	23	92
Earnings	\$4,076,219	\$1,205,040	\$5,281,259
Local Spend	\$9,737,310	\$3,822,067	\$13,559,377

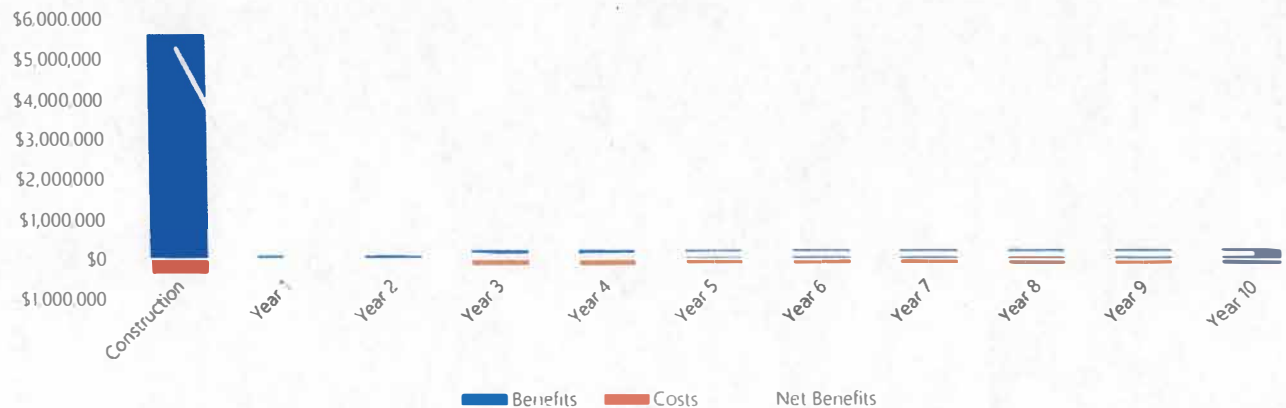
Ongoing (Operations)

Aggregate over life of the PILOT

	Direct	Indirect	Total
Jobs	5	2	7
Earnings	\$3,205,469	\$2,297,737	\$5,503,206

Figure 1

Net Benefits



Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT

Figure 2

Total Jobs

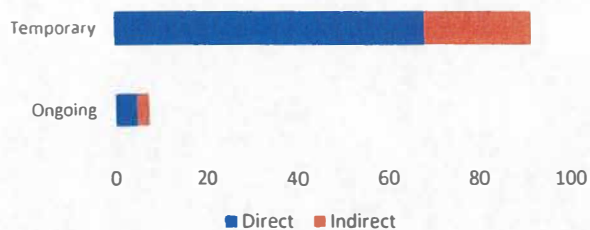
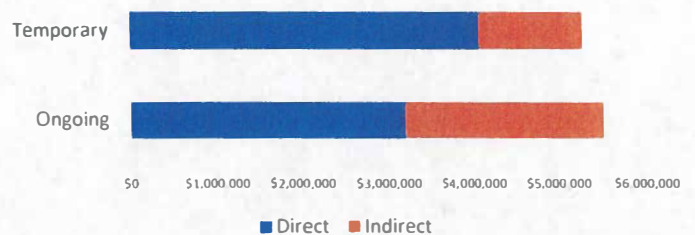


Figure 3

Total Earnings



Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$2,046,281	\$1,666,055
Sales Tax Exemption	\$301,114	\$301,114
Local Sales Tax Exemption	\$150,557	\$150,557
State Sales Tax Exemption	\$150,557	\$150,557
Mortgage Recording Tax Exemption	\$67,424	\$67,424
Local Mortgage Recording Tax Exemption	\$67,424	\$67,424
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$2,414,819	\$2,034,593

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$13,170,924	\$11,369,208
To Private Individuals	<u>\$10,784,465</u>	<u>\$9,597,310</u>
Temporary Payroll	\$5,281,259	\$5,281,259
Ongoing Payroll	\$5,503,206	\$4,316,052
Other Payments to Private Individuals	\$0	\$0
To the Public	<u>\$2,386,459</u>	<u>\$1,771,898</u>
Increase in Property Tax Revenue	\$2,310,968	\$1,704,717
Temporary Jobs - Sales Tax Revenue	\$36,969	\$36,969
Ongoing Jobs - Sales Tax Revenue	\$38,522	\$30,212
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$560,792	\$499,060
To the Public	<u>\$560,792</u>	<u>\$499,060</u>
Temporary Income Tax Revenue	\$237,657	\$237,657
Ongoing Income Tax Revenue	\$247,644	\$194,222
Temporary Jobs - Sales Tax Revenue	\$36,969	\$36,969
Ongoing Jobs - Sales Tax Revenue	\$38,522	\$30,212
Total Benefits to State & Region	\$13,731,716	\$11,868,269

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$11,369,208	\$1,884,036	6:1
State	\$499,060	\$150,557	3:1
Grand Total	\$11,868,269	\$2,034,593	6:1

*Discounted at 2%

Additional Comments from IDA

0

Does the IDA believe that the project can be accomplished in a timely fashion? Yes

Crowley Factory Lofts - 20 Year Housing PILOT Schedule

<u>PILOT</u> <u>Year</u>	<u>Operating</u> <u>Year</u>	<u>Full Taxes W/O</u>		<u>Abatement</u>		<u>PILOT</u>		<u>PILOT</u>		<u>PILOT</u>		<u>PILOT</u>	
		<u>PILOT</u>	<u>School</u>	<u>County</u>	<u>City</u>	<u>Amount</u>	<u>Payment</u>	<u>School</u>	<u>County</u>	<u>City</u>	<u>Benefit</u>		
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Total	\$	5,327,002	\$	2,526,081	\$	518,636	\$	2,282,284		\$ 3,280,720	\$ 1,555,728	\$ 319,410	\$ 1,405,582	\$ 2,046,281
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62%

*2% Escalator added Each Year

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City of Binghamton	40.701173	\$	92,377	Equalized Assessment	\$2,269,635
Annual Tax Payment		\$	215,614		

Current Assesment

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City of Binghamton	40.701173	\$	18,885.34	Equalized Assessment	\$464,000
Current Tax Payment		\$	44,079.64		

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BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PROJECT REVIEW FORM

<u>Company:</u> Crowley Factory Lofts, LLC		<u>IDA Meeting Date:</u> 07/19/2023	
<u>Representative:</u> Patrick VanPutte & Jon Korchynsky		<u>IDA Public Hearing Date:</u> TBD	
<u>Type of Business:</u> Mixed Use <u>Project Start Date:</u> 2023 <u>Project End Date:</u> TBD		<u>Company Address:</u> 3 Dellwood Place Binghamton, NY 13903	
<u>Employment:</u> <small>Full-Time Equivalent</small> Existing 0 1st year 2 2nd year 2 3rd year 1 Total: 5	<u>Total Yearly Payroll</u> 1st Year \$ 48,000.00 2nd Year \$ 48,000.00 3rd Year \$ 30,000.00 Total: \$ 126,000.00	<u>Own / Lease:</u> Own	<u>SF / Acreage:</u> 73,000 sq ft
<u>Construction Jobs:</u> <div style="text-align: center; font-size: 24px;">80</div>		<u>Proposed Project Location:</u> 135 Conklin Rd, Binghamton, NY 13903	
<u>Company Contact For Bid Documents & Employment Opportunities:</u> Patrick VanPutte & Jon Korchynsky 607-725-6906 CrowleyFL135@gmail.com		<u>Description:</u> *See attached	
PROJECT BUDGET		ASSESSMENT	
Land Related Costs		Current Assessment	\$ 464,000.00
Building Related Costs	\$ 9,746,960.00	Asmt. At Completion (Est.)	\$ 2,269,635.00
M & E Costs		EXEMPTION (Est.)	
F F & E Costs		Sales Tax @ 8%	\$ 301,114.00
Professional Services/Development Cost	\$ 586,750.00	Mortgage Tax	\$ 67,424.00
Total Other Costs	\$ 168,900.00	Property Tax Exemption	2,046,281.00
Working Capital Costs	\$ 500,000.00		
Closing Costs			
Agency Fee	\$ 110,026.10	TOTAL EXEMPTIONS:	\$ 2,414,819.00
TOTAL:	\$ 11,112,636.10	TOTAL PILOT PAYMENTS:	\$ 3,280,720.00
<u>Project Type</u> <u>(Check all that apply)</u> <div style="display: flex; flex-direction: column; gap: 5px;"> <input type="checkbox"/> Manufacturing, Warehousing, Distribution <input type="checkbox"/> Agricultural, Food Processing <input checked="" type="checkbox"/> Adaptive Reuse, Community Development <input checked="" type="checkbox"/> Housing Development <input type="checkbox"/> Retail* <input type="checkbox"/> Back Office, Data, Call Centers <input type="checkbox"/> Energy/Power </div> <small>* Uniform Tax Policy does not typically provide tax exemptions for Retail Projects</small>		<u>Project Criteria Met</u> <u>(Check all that apply)</u> <div style="display: flex; flex-direction: column; gap: 5px;"> <input checked="" type="checkbox"/> Project will create and /or retain permanent jobs <input checked="" type="checkbox"/> Project will be completed in a timely fashion <input checked="" type="checkbox"/> Project will create new revenue to local taxing jurisdictions <input checked="" type="checkbox"/> Project benefits outweigh costs <input checked="" type="checkbox"/> Other public benefits </div> <small>*New York State Required Criteria</small>	
<u>Pilot Type</u> <input checked="" type="checkbox"/> Standard 20 year <input type="checkbox"/> Deviated _____ year			
<u>Staff Comments:</u> The project will provide much-needed housing for young professionals and families and eliminate a source of blight on the City's South Side Conklin Avenue neighborhood.			

Crowley Factory Lofts Project Description

The 73,000-square-foot former Crowley Dairy Company building, with waterfront views of the Susquehanna River, was built in the early 1900s. In 2004, H.P. Hood Dairy Company purchased the building and operated it until 2012. In 2013, the building was purchased by Mountain Fresh Dairy. After a failed attempt to revive the plant, the building has sat idle since 2017. The project, located at 149 and 135 Conklin Avenue in the City of Binghamton, will restore the waterfront building's second and third floors with one- and two-bedroom market-rate housing units with square footage of approximately 44,433. The ground floor will be a flexible commercial space with approximately 10,000 square feet and an additional 14,000 square feet for parking and storage. The City is partnering with the developer, Crowley Factory Lofts, LLC, to redevelop the site into a mixed-use development with 48 housing units with 59 parking spaces. The project will provide much-needed housing for young professionals and families and eliminate a source of blight on the City's South Side Conklin Avenue neighborhood.