

# THE AGENCY

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

**GOVERNANCE COMMITTEE MEETING**  
AUGUST 16, 2023 – 11:45 A.M.  
THE AGENCY CONFERENCE ROOM, 2<sup>ND</sup> FLOOR  
FIVE SOUTH COLLEGE DRIVE, SUITE 201  
BINGHAMTON, NY 13905

**AGENDA**

1. CALL TO ORDER R. BUCCI
2. ACCEPT THE MINUTES FROM JULY 19, 2023 R. BUCCI
3. PUBLIC COMMENT R. BUCCI
4. REVIEW/DISCUSSION/RECOMMENDATION TO AUTHORIZE A RESOLUTION S. DUNCAN  
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.
5. ADJOURNMENT R. BUCCI

**Broome County Industrial Development Agency  
Governance Committee Meeting  
July 19, 2023 – 11:30 AM  
The Agency Conference Room, 2<sup>nd</sup> Floor  
FIVE South College Drive, Suite 201  
Binghamton, NY 13901**

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

**Absent:** Jim Peduto

**Board Members Present:** Dan Crocker

**Guests:** Caitlin McSorley, Broome County Executive Office  
Michael Tanzini, Broome County Legislature  
Patrick VanPutte, Crowley Factory Lofts  
Jon Korchynsky, Crowley Factory Lofts  
Alexandra Davis, Spark JC, LLC  
RJ Croce, News Channel 34

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

**Presiding:** R. Bucci.

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

**AGENDA ITEM 2:** Accept the Governance Committee Minutes from June 21, 2023. Mr. Bucci stated that the minutes were forwarded to all members; they had an opportunity to review them. Mr. Bucci accepted the minutes for the record. Motion: Mr. Sopchak moved the Motion for approval, seconded by Mr. Newman; the MOTION CARRIED.

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

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

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

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

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

**MOTION:** None

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

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

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

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

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



## 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 the 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 of 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 any 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	<input type="checkbox"/> 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		Application of Funds	
Equity	\$	Land	\$
Local Banks	\$ 6,742,472.00	Building Acquisition/Construction	\$ 800,000.00
NY Restore Grant	\$ 2,000,000.00	Expansion/Renovation	\$ 9,702,610.00
Historic Rehabilitation TC	\$ 2,260,138.00	Machinery & Equipment	\$
	\$	Working Capital	\$ 500,000.00
	\$	Other	\$
TOTAL	\$ 11,002,610.00	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

\$

2. Acquisition of existing structures

\$

800,000.00

3. Renovation of existing structures

\$

8,946,960.00

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

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](http://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. ☒ YES ☐ NO
2. An EAF (Environmental Assessment Form). ☒ YES ☐ NO
3. Have financing arrangements been made ☐ YES ☒ 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). ☐ YES ☐ 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. ☐ YES ☐ 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). ☐ YES ☐ NO
2. Certificate of Incorporation/Articles of Organization together with all amendments or restatements thereto. ☐ YES ☐ NO
3. By-Laws/Operating Agreement together with any amendments thereto. ☐ YES ☐ NO
4. Good Standing Certificate(s) issued by the State of Incorporation/Organization of the Applicant and NYS. ☐ YES ☐ NO
5. Resolutions of the Board of Directors/Members of the Applicant approving the Project. ☐ YES ☐ NO
6. List of all Material Pending Litigation of the Applicant. ☐ YES ☐ NO
7. List of all Underground Storage Tanks containing Hazardous Materials at the Project. ☐ YES ☐ NO
8. List of all Required Environmental Permits for the Project. ☐ YES ☐ NO
9. Legal Description of the Project Premises. ☐ YES ☐ NO
10. Name and title of person signing on behalf of the Applicant. ☐ YES ☐ NO
11. Copy of the proposed Mortgage (if any). ☐ YES ☐ NO
12. Applicant's Federal Tax ID Number (EIN). ☐ YES ☐ NO
13. Tax Map Number of Parcel(s) comprising the Project. ☐ YES ☐ NO
14. Copy of the Certificate of Occupancy (as soon as available) ☐ YES ☐ 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.

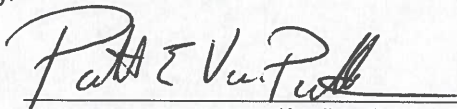
The undersigned, on behalf of the Applicant, hereby certifies that the Applicant, and all parties which own a minimum of 20% of the Applicant are current and will remain current on all real property, federal, state, sales, income and withholding taxes throughout the term on any agreements made in connection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

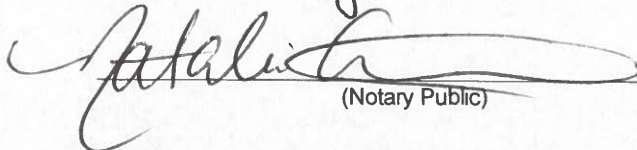
Applicant hereby releases The Agency/IDA and the members, officers, servants, agents and employees thereof (hereinafter collectively referred to as the "Agency/IDA") from, agrees that the Agency/IDA shall not be liable for and agrees to indemnify, defend and hold the Agency/IDA harmless from and against 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, 202023

  
(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

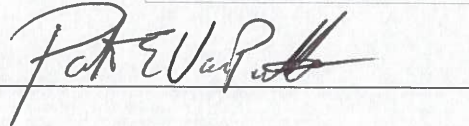
EMAIL: CrowleyFL135@gmail.com

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

AUTHORIZED REPRESENTATIVE: Patrick E. VanPutte

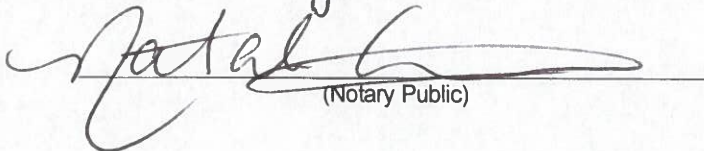
TITLE: CrowleyFL135@gmail.com

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.



15 EAST MARKET ST  
BINGHAMTON, NY 13903  
PHONE (807) 837-1846

SEAL

CONSULTANT

Project Status

135 CONKLIN AVENUE  
BINGHAMTON, NY  
13903

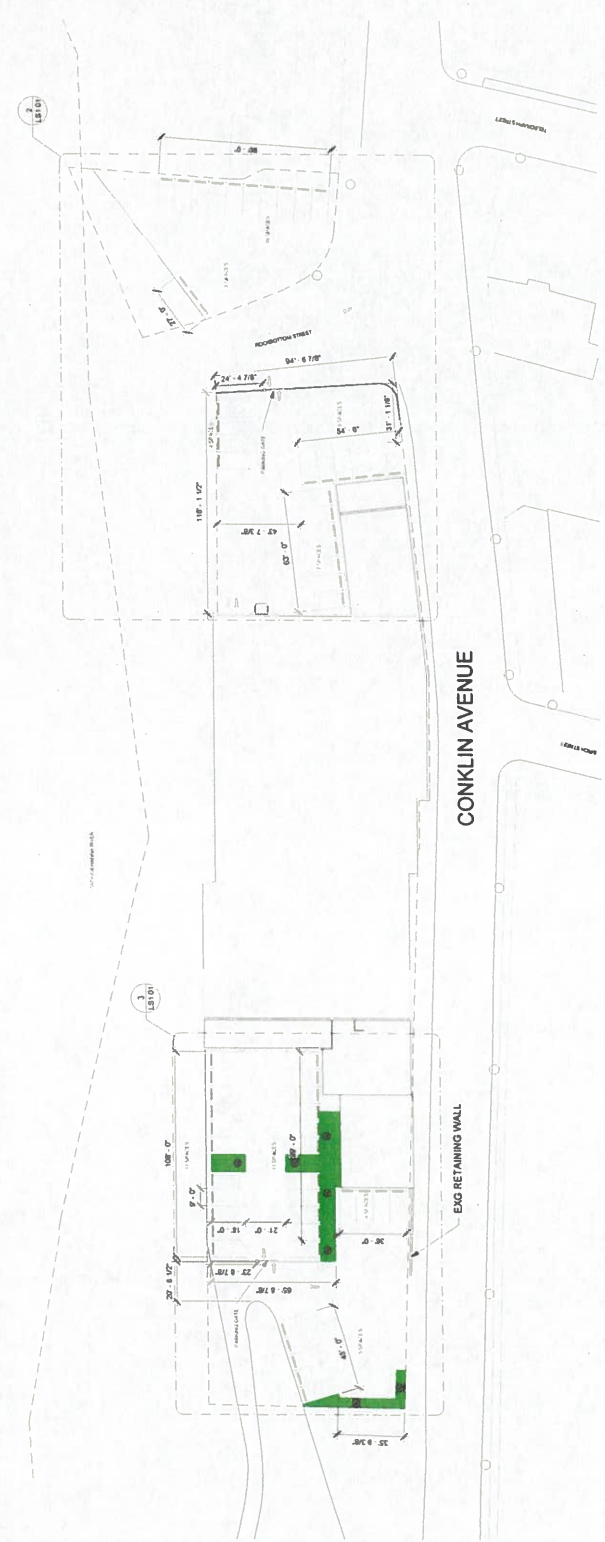
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SITE PLAN

REVISIONS

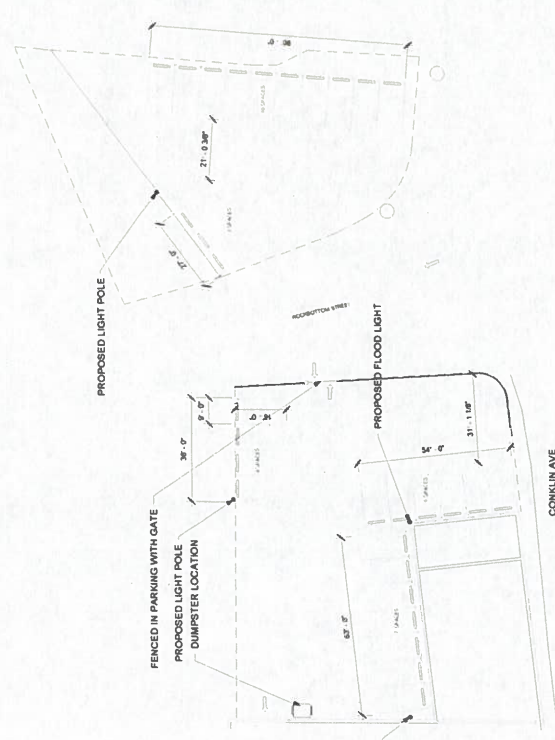
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SCALE AS NOTED  
DATE 06-19-23  
DRAWN BY KMH  
REVIEWED BY CAD  
PROJECT NO. XXXX  
DRAWING NO.  
LS1.01

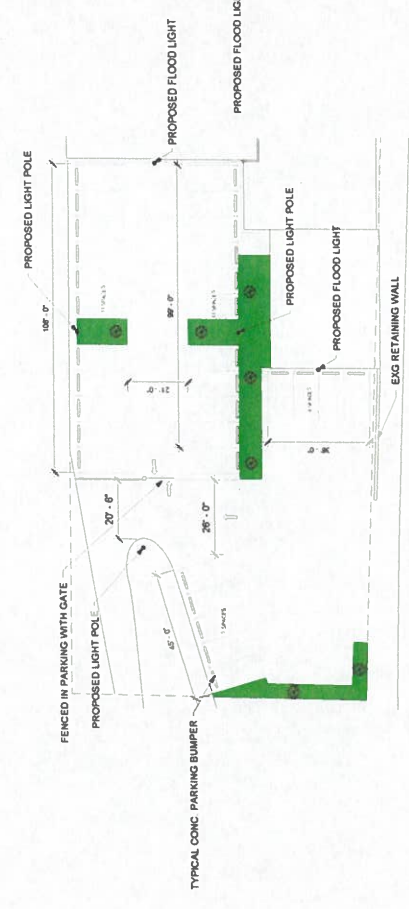
BULK TABLE			
ZONE	C-4 NEIGHBORHOOD COMMERCIAL		
SETBACKS:		REQ'D	ACTUAL
FRONT		0'	0'
SIDE		0'	0'
REAR		MIN 20'	0'
LOT COVERAGE		MAX 75%	92%
BUILDING HEIGHT		45'	FRONT
GROSS FLOOR AREA		31,300 SF	
EXTERIOR PARKING SPACES		61	
INTERIOR PARKING SPACES		9	



1 SITE PLAN  
1" = 30'-0"



2 SITE PLAN - CALLOUT A  
1" = 20'-0"



3 SITE PLAN - CALLOUT B  
1" = 20'-0"





15 EAST MARKET ST  
CORNING, NY 14830  
PHONE (807) 897-1946

SEAL

CONSULTANT

Project Status

135 CONWIN AVENUE  
BINGHAMTON, NY  
13903

DRAWING TITLE  
FIRST FLOOR AREA  
PLAN

REVISIONS

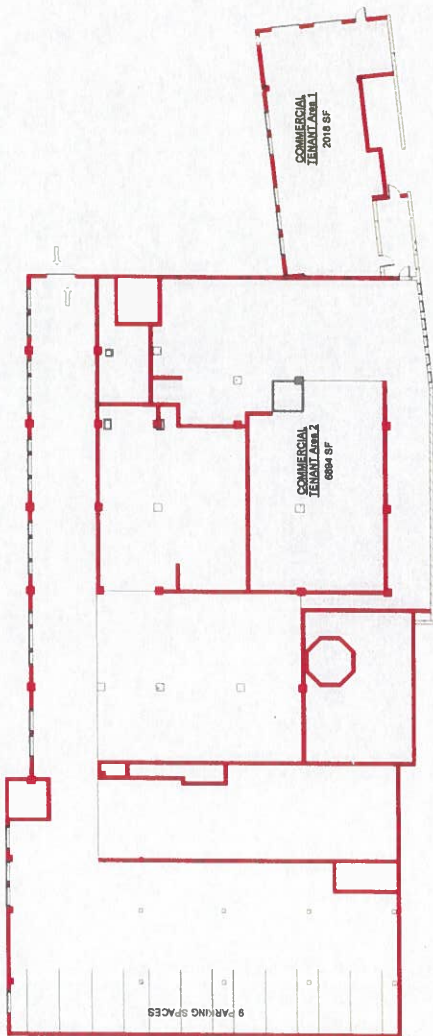
DRAFT

SCALE AS NOTED  
DATE 06-19-23  
DRAWN BY Author  
REVIEWED BY Checker  
PROJECT NO. XXXX  
DRAWING NO. A1.01

BULK TABLE				
ZONE C-1 NEIGHBORHOOD COMMERCIAL				
SETBACKS:				
FRONT	RECD	ACTUAL		
0'	0'	0'		
SIDE	RECD	ACTUAL		
0'	0'	0'		
REAR	RECD	ACTUAL		
0'	0'	0'		
LOT COVERAGE				
MAX 70%				
82%				
BUILDING HEIGHT				
45'				
FRONT				
31,300 SF				
GROSS FLOOR AREA				
61				
EXTERIOR PARKING SPACES				
9				
INTERIOR PARKING SPACES				

AREA SCHEDULE			
Name	Area	NUMBER OF ROOMS	Level
APT 301	1965 SF	TWO BEDROOM	THIRD FLOOR
APT 302	1739 SF	ONE BEDROOM	THIRD FLOOR
APT 303	1739 SF	ONE BEDROOM	THIRD FLOOR
APT 304	1186 SF	TWO BEDROOM	THIRD FLOOR
APT 305	979 SF	ONE BEDROOM	THIRD FLOOR
APT 306	1017 SF	ONE BEDROOM + STUDY	THIRD FLOOR
APT 307	865 SF	ONE BEDROOM	THIRD FLOOR
APT 308	1074 SF	ONE BEDROOM	THIRD FLOOR
APT 309	915 SF	ONE BEDROOM	THIRD FLOOR
APT 310	1074 SF	ONE BEDROOM	THIRD FLOOR
APT 311	861 SF	ONE BEDROOM	THIRD FLOOR
APT 312	1368 SF	TWO BEDROOM	THIRD FLOOR
APT 313	1204 SF	ONE BEDROOM	THIRD FLOOR
APT 314	1101 SF	TWO BEDROOM	THIRD FLOOR
APT 315	1194 SF	TWO BEDROOM	THIRD FLOOR
APT 316	1006 SF	ONE BEDROOM	THIRD FLOOR
APT 317	706 SF	ONE BEDROOM	THIRD FLOOR
APT 318	712 SF	ONE BEDROOM	THIRD FLOOR
APT 319	678 SF	ONE BEDROOM + STUDY	THIRD FLOOR
APT 320	1168 SF	TWO BEDROOM	THIRD FLOOR
APT 321	1008 SF	TWO BEDROOM	THIRD FLOOR
APT 322	949 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

AREA SCHEDULE			
Name	Area	NUMBER OF ROOMS	Level
COMMERCIAL	2018 SF		FIRST FLOOR
TENANT Area 1	1854 SF		FIRST FLOOR
COMMERCIAL	1854 SF		FIRST FLOOR
TENANT Area 2	1854 SF		FIRST FLOOR
APT 201	984 SF	TWO BEDROOM	SECOND FLOOR
APT 202	739 SF	ONE BEDROOM	SECOND FLOOR
APT 203	699 SF	ONE BEDROOM	SECOND FLOOR
APT 204	1197 SF	TWO BEDROOM	SECOND FLOOR
APT 205	915 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	965 SF	ONE BEDROOM	SECOND FLOOR
APT 212	1006 SF	ONE 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	1008 SF	TWO BEDROOM	SECOND FLOOR
APT 217	943 SF	ONE BEDROOM + STUDY	SECOND FLOOR
APT 218	706 SF	ONE BEDROOM	SECOND FLOOR
APT 219	712 SF	ONE BEDROOM	SECOND FLOOR
APT 220	678 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	770 SF	ONE BEDROOM	SECOND FLOOR
APT 225	915 SF	ONE BEDROOM	SECOND FLOOR
MECH	129 SF		SECOND FLOOR
OFFICE	411 SF		SECOND FLOOR



FIRST FLOOR PLAN  
A1.01 1/16" = 1'-0"





5 EAST MARKET ST.  
MORNING, NY 14830  
PHONE: (607) 937-194

**Project Status**

5 CONKLIN AVENUE  
HAMMINGTON, NY  
903

AWING TITLE  
COND FLOOR  
EA PLAN

## VISIONS

CRAPF

SALE AS NOTED
---------------

TE-08-19-23

WARRANT BY CAP

100-15-1000

VIEWED BY: CHECKED BY:

SUBJECT NO XXXX

AWING NO

11

C-4 NEIGHBORHOOD COMMERCIAL		REQ'D	ACTUAL
FRONT		0'	0'
SIDE		0'	0'
REAR		MIN 20'	0'
MAX PRINCIPAL BUILDING HEIGHT		MAX 70%	92%
GROSS FLOOR AREA		45'	FRONT
EXTERIOR PARKING SPACES		31,300 SF	
INTERIOR PARKING SPACES		61	
		9	

AREA SCHEDULE			
Name	Area	NUMBER OF ROOMS	Level

[illegible]

AREA SCHEDULE			
Name	Area	NUMBER OF ROOMS	Level

[illegible]

1 SECOND FLOOR PLAN  
1/2" = 1'-0"

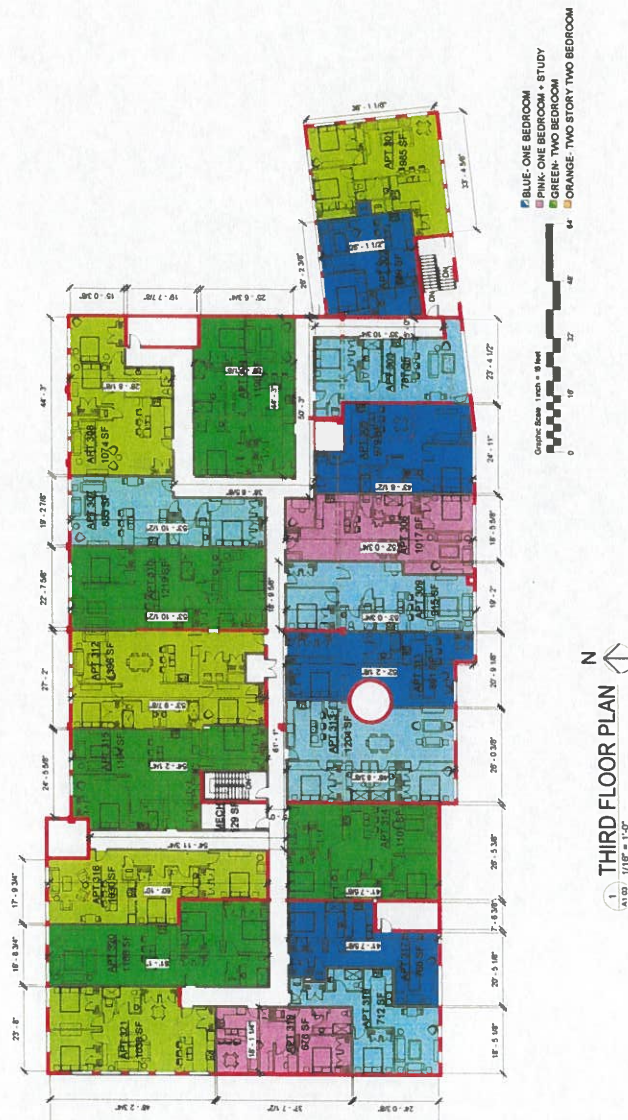
## 1 SECOND



BULK TABLE			
ZONE: C-1 NEIGHBORHOOD COMMERCIAL			
SETBACKS:			
FRONT	RECD 0'	ACTUAL 0'	
SIDE	MIN 20'	0'	
REAR	MAX 70%	82%	
MAX LOT COVERAGE	45'	FRONT	
MAX PRINCIPAL BUILDING HEIGHT	31, 300 SF	AREA	
EXTERIOR PARKING SPACES	61		
INTERIOR PARKING SPACES	9		

AREA SCHEDULE	Area	NUMBER OF ROOMS	Level
		TWO BEDROOM	THIRD FLOOR
	858 SF		
	THAT APT 301		
	788 SF	ONE BEDROOM	THIRD FLOOR
	THAT APT 302		
	787 SF	ONE BEDROOM	THIRD FLOOR
	THAT APT 303		
	787 SF	ONE BEDROOM	THIRD FLOOR
	THAT APT 304		
	1017 SF	ONE BEDROOM + STUDY	THIRD FLOOR
	THAT APT 305		
	1017 SF	ONE BEDROOM	THIRD FLOOR
	THAT APT 306		
	1073 SF	TWO BEDROOM	THIRD FLOOR
	THAT APT 308		
	915 SF	ONE BEDROOM	THIRD FLOOR
	THAT APT 309		
	1218 SF	TWO BEDROOM	THIRD FLOOR
	THAT APT 310		
	1218 SF	TWO BEDROOM	THIRD FLOOR
	THAT APT 312		
	1388 SF	TWO BEDROOM	THIRD FLOOR
	THAT APT 313		
	1204 SF	ONE BEDROOM	THIRD FLOOR
	THAT APT 314		
	1101 SF	TWO BEDROOM	THIRD FLOOR
	THAT APT 315		
	1184 SF	TWO BEDROOM	THIRD FLOOR
	THAT APT 316		
	1028 SF	TWO BEDROOM	THIRD FLOOR
	THAT APT 317		
	712 SF	ONE BEDROOM	THIRD FLOOR
	THAT APT 318		
	712 SF	ONE BEDROOM + STUDY	THIRD FLOOR
	THAT APT 319		
	1168 SF	TWO BEDROOM	THIRD FLOOR
	THAT APT 320		
	1028 SF	TWO BEDROOM	THIRD FLOOR
	THAT APT 321		
	849 SF	TWO BEDROOM	THIRD FLOOR
	THAT APT 322		
	849 SF	TWO BEDROOM	THIRD FLOOR
	THAT APT 323		
	129 SF	MECH.	THIRD FLOOR
	THAT APT 324		
	852 SF	TWO BEDROOM	ADDITION 3RD FLOOR
	THAT APT 322		
	863 SF	TWO BEDROOM	ADDITION 3RD FLOOR
	THAT APT 323		

AREA SCHEDULE			Area	NUMBER OF ROOMS	Level
COMMERCIAL	TEENANT Area 1	2018 SF			FIRST FLOOR
COMMERCIAL	TEENANT Area 2	888 SF			FIRST FLOOR
TEENANT	TEENANT Area 2				
	201	864 SF	TWO BEDROOM	SECOND FLOOR	
	202	728 SF	ONE BEDROOM	SECOND FLOOR	
	203	568 SF	ONE BEDROOM	SECOND FLOOR	
	204	1197 SF	TWO BEDROOM	SECOND FLOOR	
	205	929 SF	ONE BEDROOM * STUDY	SECOND FLOOR	
	206	1007 SF	ONE BEDROOM	SECOND FLOOR	
	207	1007 SF	ONE BEDROOM	SECOND FLOOR	
	208	1078 SF	TWO BEDROOM	SECOND FLOOR	
	209	822 SF	ONE BEDROOM	SECOND FLOOR	
	210	1228 SF	TWO BEDROOM	SECOND FLOOR	
	211	865 SF	ONE BEDROOM	SECOND FLOOR	
	212	1408 SF	TWO BEDROOM	SECOND FLOOR	
	213	1115 SF	ONE BEDROOM	SECOND FLOOR	
	214	1101 SF	TWO BEDROOM	SECOND FLOOR	
	215	1197 SF	TWO BEDROOM	SECOND FLOOR	
	216	1028 SF	TWO BEDROOM	SECOND FLOOR	
	217	877 SF	TWO BEDROOM	SECOND FLOOR	
	218	943 SF	ONE BEDROOM * STUDY	SECOND FLOOR	
	219	1047 SF	TWO BEDROOM	SECOND FLOOR	
	220	1047 SF	ONE BEDROOM	SECOND FLOOR	
	221	781 SF	ONE BEDROOM	SECOND FLOOR	
	222	1197 SF	ONE BEDROOM	SECOND FLOOR	
	223	1197 SF	TWO BEDROOM	SECOND FLOOR	
	224	720 SF	ONE BEDROOM	SECOND FLOOR	
	225	976 SF	ONE BEDROOM	SECOND FLOOR	
	226	1197 SF	TWO BEDROOM	SECOND FLOOR	
	227	411 SF	OFFICE	SECOND FLOOR	



1 THIRD FLOOR PLAN  
1/16" = 1'-0"



# 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.

<b>Part 1 – Project and Sponsor Information</b>			
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 checked="" type="checkbox"/>	YES <input 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? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.54 acres .69 acres 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			



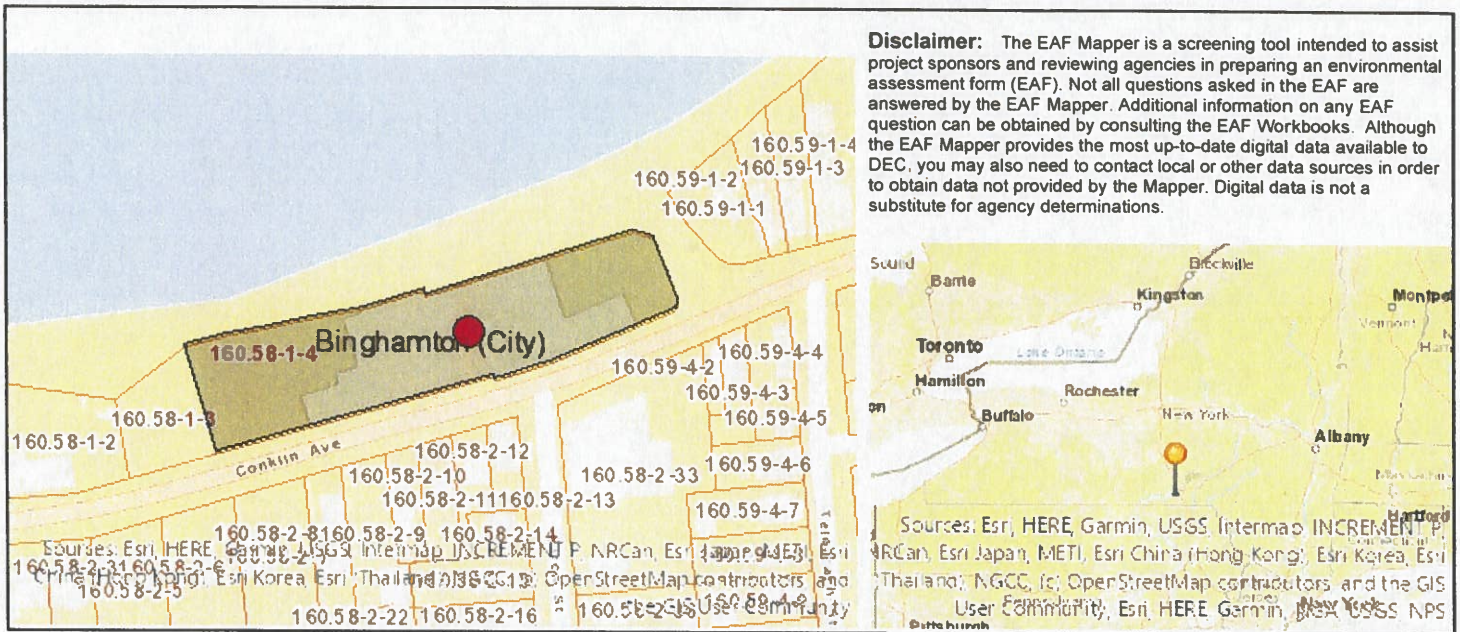
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO  <input type="checkbox"/>  <input type="checkbox"/>	YES  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	N/A  <input type="checkbox"/>  <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO  <input checked="" type="checkbox"/>	YES  <input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO  <input checked="" type="checkbox"/>	YES  <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO  <input checked="" type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>	YES  <input type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO  <input type="checkbox"/>	YES  <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO  <input type="checkbox"/>	YES  <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO  <input type="checkbox"/>	YES  <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?  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?	NO  <input type="checkbox"/>  <input type="checkbox"/>	YES  <input checked="" 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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO  <input type="checkbox"/>  <input checked="" type="checkbox"/>	YES  <input checked="" type="checkbox"/>  <input type="checkbox"/>	

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	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
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	YES
	<input checked="" type="checkbox"/>	<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	YES
	<input checked="" type="checkbox"/>	<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	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  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>		



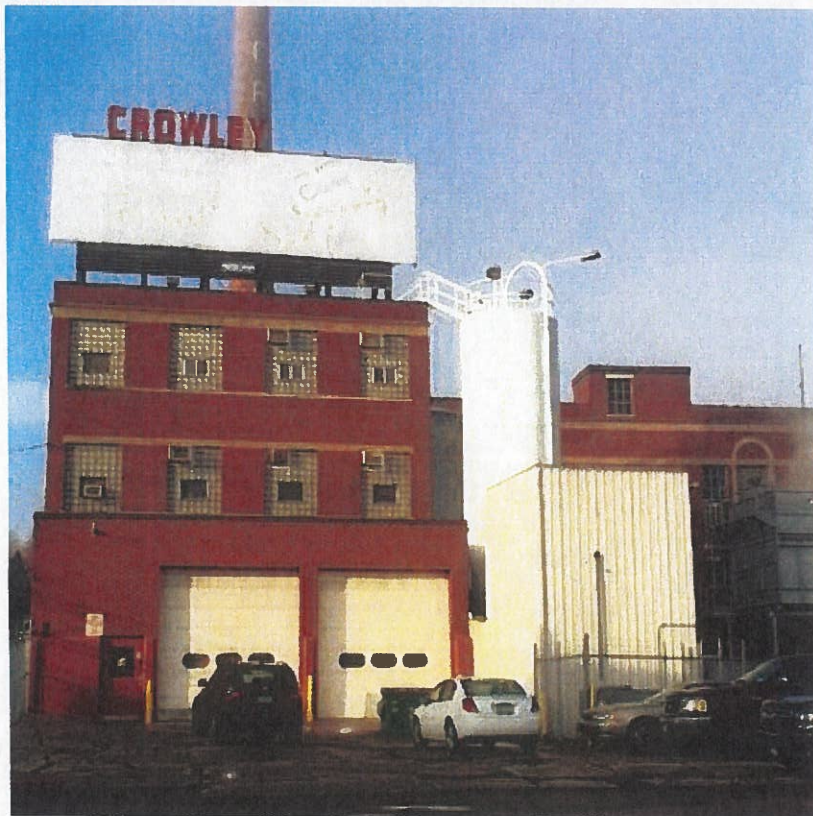
# EAF Mapper Summary Report

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>Abatement</u>		<u>PILOT</u>		<u>Benefit</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>
1	Construction	\$ 44,079.64	\$ 20,902.71	\$ 18,885.34	Frozen	\$ 44,079.64	\$ 20,902.71	\$ 4,291.59	\$ 18,885.34
2	Construction	\$ 44,079.64	\$ 20,902.71	\$ 18,885.34	Frozen	\$ 44,079.64	\$ 20,902.71	\$ 4,291.59	\$ 18,885.34
3	1	\$215,614	\$20,992	\$92,377	75%	\$53,903	\$25,561	\$5,248	\$23,094
4	2	\$219,926	\$21,412	\$94,224	70%	\$65,978	\$31,287	\$6,424	\$28,267
5	3	\$224,324	\$21,840	\$96,109	50%	\$112,162	\$53,188	\$10,920	\$48,054
6	4	\$228,811	\$22,277	\$98,031	50%	\$114,405	\$54,251	\$11,138	\$49,016
7	5	\$233,387	\$22,723	\$99,992	50%	\$116,694	\$55,336	\$11,361	\$49,996
8	6	\$238,055	\$23,177	\$101,991	50%	\$119,027	\$56,443	\$11,588	\$50,996
9	7	\$242,816	\$23,641	\$104,031	50%	\$121,408	\$57,572	\$11,820	\$52,016
10	8	\$247,672	\$24,113	\$106,112	50%	\$123,836	\$58,723	\$12,057	\$53,056
11	9	\$252,626	\$24,596	\$108,234	50%	\$126,313	\$59,898	\$12,298	\$54,117
12	10	\$257,678	\$25,088	\$110,399	50%	\$128,839	\$61,096	\$12,544	\$55,199
13	11	\$262,832	\$25,589	\$112,607	50%	\$131,416	\$62,318	\$12,795	\$56,303
14	12	\$268,088	\$26,101	\$114,859	45%	\$147,449	\$69,921	\$14,356	\$63,172
15	13	\$273,450	\$26,623	\$117,156	40%	\$164,070	\$77,803	\$15,974	\$70,294
16	14	\$278,919	\$27,156	\$119,499	35%	\$181,297	\$85,972	\$17,651	\$77,675
17	15	\$284,498	\$27,699	\$121,889	30%	\$199,148	\$94,437	\$19,389	\$85,322
18	16	\$290,187	\$28,253	\$124,327	25%	\$217,641	\$103,206	\$21,189	\$93,245
19	17	\$295,991	\$28,818	\$126,814	20%	\$236,793	\$112,288	\$23,054	\$101,451
20	18	\$301,911	\$29,394	\$129,350	15%	\$256,624	\$121,692	\$24,985	\$109,947
21	19	\$307,949	\$29,982	\$131,937	10%	\$277,154	\$131,427	\$26,984	\$118,743
22	20	\$314,108	\$30,582	\$134,576	5%	\$298,403	\$141,504	\$29,052	\$127,847
<b>Total</b>		<b>\$ 5,327,002</b>	<b>\$ 2,526,081</b>	<b>\$ 518,636</b>		<b>\$ 3,280,720</b>	<b>\$ 1,555,728</b>	<b>\$ 319,410</b>	<b>\$ 1,405,582</b>
									<b>\$ 2,046,281</b>
									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
<b>Annual Tax Payment</b>		<b>\$ 215,614</b>	Current FMV	\$736,508
			ER	63.00%
<b>Current Assessment</b>			Equalized Assessment	\$464,000
Binghamton City School	45.048939	\$ 20,902.71		
County	9.24911	\$ 4,291.59		
City of Binghamton	40.701173	\$ 18,885.34		
<b>Current Tax Payment</b>		<b>\$ 44,079.64</b>		

\*\*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:	<b>2024 - Tentative \$120,700</b>	Total Assessment:	<b>2024 - Tentative \$464,000</b>
	2023 - \$120,700		2023 - \$464,000
	2022 - \$120,700		2022 - \$700,000
Full Market Value:	<b>2024 - Tentative \$736,508</b>		
	2023 - \$736,508		
	2022 - \$1,037,037		
Deed Book:	2715	Deed Page:	583
Grid East:	1004467	Grid North:	763368

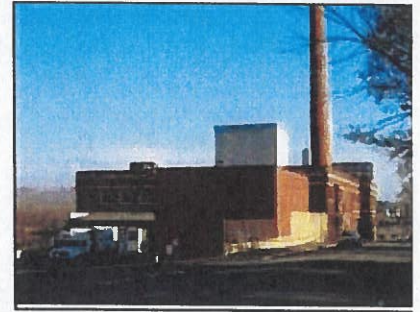
**Special Districts for 2024  
(Tentative)**

*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



## Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment

\$11,002,610

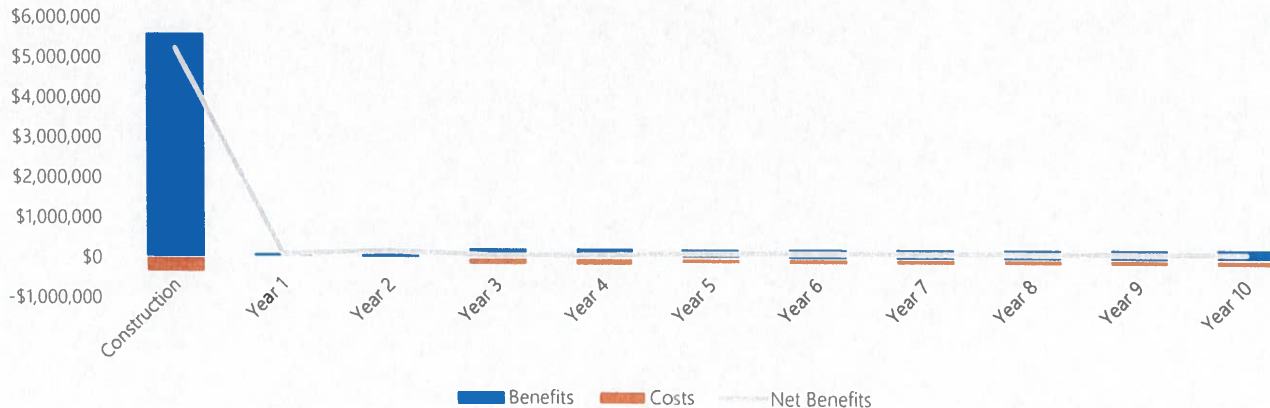
Temporary (Construction)			
	Direct	Indirect	Total
Jobs	68	23	92
Earnings	\$4,076,219	\$1,205,040	\$5,281,259
Local Spend	\$9,737,310	\$3,822,067	\$13,559,377

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

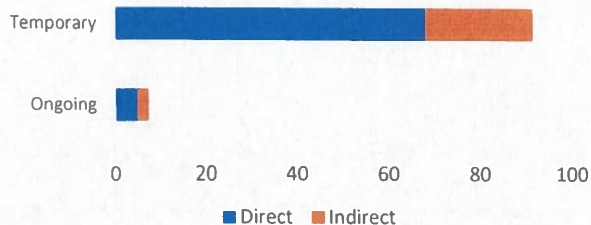
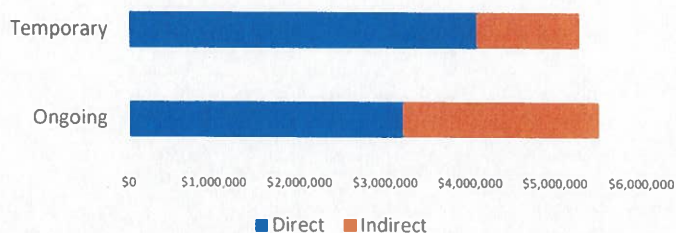


Figure 3

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
<b>Total Costs</b>	<b>\$2,414,819</b>	<b>\$2,034,593</b>

### State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$13,170,924</b>	<b>\$11,369,208</b>
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
<b>State Benefits</b>	<b>\$560,792</b>	<b>\$499,060</b>
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
<b>Total Benefits to State &amp; Region</b>	<b>\$13,731,716</b>	<b>\$11,868,269</b>

### Benefit to Cost Ratio

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

\*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

PILOT Year	Operating Year	Full Taxes W/O		School	County	City	Abatement		PILOT		School	County	City	Benefit						
		Construction	PILOT				Amount	Payment												
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	\$102,245	\$20,992	\$92,377	75%		\$53,903	\$25,561	\$5,248	\$23,094	\$161,710							
4	2	\$219,926	\$104,290	\$104,290	\$21,412	\$94,224	70%		\$65,978	\$31,287	\$6,424	\$28,267	\$153,948							
5	3	\$224,324	\$106,375	\$106,375	\$21,840	\$96,109	50%		\$112,162	\$53,188	\$10,920	\$48,054	\$112,162							
6	4	\$228,811	\$108,503	\$108,503	\$22,277	\$98,031	50%		\$114,405	\$54,251	\$11,138	\$49,016	\$114,405							
7	5	\$233,387	\$110,673	\$110,673	\$22,723	\$99,992	50%		\$116,694	\$55,336	\$11,361	\$49,996	\$116,694							
8	6	\$238,055	\$112,886	\$112,886	\$23,177	\$101,991	50%		\$119,027	\$56,443	\$11,588	\$50,996	\$119,027							
9	7	\$242,816	\$115,144	\$115,144	\$23,641	\$104,031	50%		\$121,408	\$57,572	\$11,820	\$52,016	\$121,408							
10	8	\$247,672	\$117,447	\$117,447	\$24,113	\$106,112	50%		\$123,836	\$58,723	\$12,057	\$53,056	\$123,836							
11	9	\$252,626	\$119,796	\$119,796	\$24,596	\$108,234	50%		\$126,313	\$59,898	\$12,298	\$54,117	\$126,313							
12	10	\$257,678	\$122,192	\$122,192	\$25,088	\$110,399	50%		\$128,839	\$61,096	\$12,544	\$55,199	\$128,839							
13	11	\$262,832	\$124,636	\$124,636	\$25,589	\$112,607	50%		\$131,416	\$62,318	\$12,795	\$56,303	\$131,416							
14	12	\$268,088	\$127,128	\$127,128	\$26,101	\$114,859	45%		\$147,449	\$69,921	\$14,356	\$63,172	\$120,640							
15	13	\$273,450	\$129,671	\$129,671	\$26,623	\$117,156	40%		\$164,070	\$77,803	\$15,974	\$70,294	\$109,380							
16	14	\$278,919	\$132,264	\$132,264	\$27,156	\$119,499	35%		\$181,297	\$85,972	\$17,651	\$77,675	\$97,622							
17	15	\$284,498	\$134,910	\$134,910	\$27,699	\$121,889	30%		\$199,148	\$94,437	\$19,389	\$85,322	\$85,349							
18	16	\$290,187	\$137,608	\$137,608	\$28,253	\$124,327	25%		\$217,641	\$103,206	\$21,189	\$93,245	\$72,547							
19	17	\$295,991	\$140,360	\$140,360	\$28,818	\$126,814	20%		\$236,793	\$112,288	\$23,054	\$101,451	\$59,198							
20	18	\$301,911	\$143,167	\$143,167	\$29,394	\$129,350	15%		\$256,624	\$121,692	\$24,985	\$109,947	\$45,287							
21	19	\$307,949	\$146,031	\$146,031	\$29,982	\$131,937	10%		\$277,154	\$131,427	\$26,984	\$118,743	\$30,795							
22	20	\$314,108	\$148,951	\$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	
																				\$29,628

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 FMV	\$736,508
Current Assessment			ER	63.00%
Binghamton City School	45.048939	\$ 20,902.71	Equalized Assessment	\$464,000
County	9.24911	\$ 4,291.59		
City of Binghamton	40.701173	\$ 18,885.34		
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

**BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**PROJECT REVIEW FORM**

<b>Company:</b> Crowley Factory Lofts, LLC		<b>IDA Meeting Date:</b> 07/19/2023	
<b>Representative:</b> Patrick VanPutte & Jon Korchynsky		<b>IDA Public Hearing Date:</b> TBD	
<b>Type of Business:</b> Mixed Use <b>Project Start Date:</b> 2023 <b>Project End Date:</b> TBD		<b>Company Address:</b> 3 Dellwood Place Binghamton, NY 13903	
<b>Employment:</b> <small>Full-Time Equivalent</small> Existing     0 1st year     2 2nd year     2 3rd year     1 <b>Total: 5</b>	<b>Total Yearly Payroll</b> 1st Year    \$ 48,000.00 2nd Year    \$ 48,000.00 3rd Year    \$ 30,000.00 <b>Total:    \$ 126,000.00</b>	<b>Own / Lease:</b>  Own	<b>SF / Acreage:</b>  73,000 sq ft
<b>Construction Jobs:</b>  <div style="text-align: center; font-size: 24px;">80</div>		<b>Proposed Project Location:</b> 135 Conklin Rd, Binghamton, NY 13903	
<b>Company Contact For Bid Documents &amp; Employment Opportunities:</b> Patrick VanPutte & Jon Korchynsky 607-725-6906     CrowleyFL135@gmail.com		<b>Description:</b> *See attached	
<b>PROJECT BUDGET</b>		<b>ASSESSMENT</b>	
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		<b>EXEMPTION (Est.)</b>	
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	<b>TOTAL EXEMPTIONS:</b>	\$ 2,414,819.00
<b>TOTAL:</b>	\$ 11,112,636.10	<b>TOTAL PILOT PAYMENTS:</b>	\$ 3,280,720.00
<b>Project Type</b> (Check all that apply) <div style="margin-top: 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>		<b>Project Criteria Met</b> (Check all that apply) <div style="margin-top: 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>* Uniform Tax Policy does not typically provide tax exemptions for Retail Projects</small>		<small>*New York State Required Criteria</small>	
<b>Pilot Type</b> <input checked="" type="checkbox"/> Standard    20     year <input type="checkbox"/> <input type="checkbox"/> Deviated     _____ year			
<b>Staff Comments:</b> 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.