

# THE AGENCY

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

**GOVERNANCE COMMITTEE MEETING**  
OCTOBER 18, 2023 – 11:30 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 SEPTEMBER 20, 2023 R. BUCCI
3. PUBLIC COMMENT R. BUCCI
4. REVIEW/DISCUSSION/RECOMMENDATION AUTHORIZING A LEASE/LEASEBACK TRANSACTION TO FACILITATE THE CONSTRUCTION, RENOVATION AND EQUIPPING OF THE PROPERTIES AND BUILDINGS LOCATED AT 200 COURT STREET, 38 FAYETTE STREET, 34 STUYVESANT STREET, AND 25 RUTHERFORD STREET IN THE CITY OF BINGHAMTON, BROOME COUNTY, NEW YORK TO BE USED AS A SINGLE, FOUR-STORY APARTMENT BUILDING, INCLUDING THE BASEMENT, WITH 111 UNITS CONSISTING OF 23 STUDIO APARTMENTS, 70 ONE-BEDROOM APARTMENTS, AND 18 TWO-BEDROOM APARTMENTS, TWO ELEVATORS SERVING ALL FOUR FLOORS, A COMMON AREA, OFFICE SPACE, AN UNFINISHED BASEMENT, CONFERENCE ROOM AREA, A LOBBY/RECEPTION AREA, A COMMUNITY ROOM AND FITNESS CENTER, WITH LOUNGES, LAUNDRY FACILITIES AND TRASH ROOMS ON EACH FLOOR AND APPOINTING 200 COURT STREET APARTMENTS HOUSING DEVELOPMENT FUND CORPORATION (THE “COMPANY”), AGENT OF THE AGENCY FOR THE PURPOSE OF CONSTRUCTING, RENOVATING AND EQUIPPING THE PROJECT AND AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS WITH RESPECT THERETO, INCLUDING A REAL PROPERTY TAX EXEMPTION IN AN AMOUNT NOT TO EXCEED \$1,020,982.00 PURSUANT TO A PAYMENT IN LIEU OF TAX AGREEMENT. S. DUNCAN
5. REVIEW/DISCUSSION/RECOMMENDATION AUTHORIZING A LEASE/LEASEBACK TRANSACTION TO FACILITATE THE CONSTRUCTION AND EQUIPPING OF 3.96+/- ACRES OF LAND LOCATED AT 333 GRAND AVENUE IN THE VILLAGE OF JOHNSON CITY, COUNTY OF BROOME AND STATE OF NEW YORK AND A 0.16+/- ACRE OF LAND LOCATED AT 154 ALLEN STREET IN THE VILLAGE OF JOHNSON CITY, COUNTY OF BROOME AND STATE OF NEW YORK TO BE USED AS A SINGLE FOUR-STORY ELEVATOR BUILDING WITH 72 DWELLING UNITS, INCLUDING 27 ONE-BEDROOM APARTMENTS, 40 TWO-BEDROOM APARTMENTS, 4 THREE-BEDROOM APARTMENTS, AND A TWO-BEDROOM APARTMENT FOR A LIVE-IN BUILDING SUPERINTENDENT, COMMERCIAL SPACE FOR A CHILDREN’S DAYCARE, LAUNDRY FACILITIES, A COMMUNITY ROOM WITH A KITCHEN, A MANAGEMENT OFFICE, STORAGE, A PLAYGROUND, AND A PARKING LOT AND APPOINTING REGAN DEVELOPMENT CORP., OR AN ENTITY TO BE LATER NAMED, (THE “COMPANY”), AGENT OF THE AGENCY FOR THE PURPOSE OF CONSTRUCTING AND EQUIPPING THE PROJECT AND AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS WITH RESPECT THERETO, INCLUDING A SALES AND USE TAX EXEMPTION AGREEMENT IN AN AMOUNT NOT TO EXCEED \$955,000.00, A MORTGAGE TAX EXEMPTION IN AN AMOUNT NOT TO EXCEED \$209,000.00, AND A PROPERTY TAX EXEMPTION IN AN AMOUNT NOT TO EXCEED \$1,698,715.00 PURSUANT TO A PAYMENT IN LIEU OF TAX AGREEMENT. S. DUNCAN

6. REVIEW/DISCUSSION/RECOMMENDATION AUTHORIZING THE AGENCY TO EXERCISE ITS OPTION TO PURCHASE PREMISES LOCATED IN THE TOWN OF UNION, MORE PARTICULARLY DESCRIBED AS BROOME COUNTY TAX MAP NUMBER 110.03-1-20, PREMISES LOCATED IN THE TOWN OF MAINE, MORE PARTICULARLY DESCRIBED AS BROOME COUNTY TAX MAP PARCEL NUMBER 110.01-1-22, AND PREMISES LOCATED IN THE TOWN OF MAINE, MORE PARTICULARLY DESCRIBED AS BROOME COUNTY TAX MAP PARCEL NUMBER 110.15-1-1, PURSUANT TO THE TERMS OF AN OPTION AGREEMENT WITH ROSEANN M. DELLAPENNA DATED NOVEMBER 7, 2022 AND TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE EXERCISE OF SAID OPTION AGREEMENT.

R. BUCCI

7. ADJOURNMENT

R. BUCCI