

THE AGENCY

BROOME COUNTY IDA / LDC

January 17, 2024 • 12:00 p.m. • The Agency Conference Room
FIVE South College Drive, Suite 201, 2nd Floor
Binghamton, New York 13905

AGENDA

1. OATH OF OFFICE/ACKNOWLEDGEMENT OF FIDUCIARY J. MEAGHER
2. NOMINATION OF OFFICERS J. MEAGHER & CHAIRMAN
 - CHAIRMAN
 - VICE CHAIRMAN
 - SECRETARY
 - TREASURER
3. APPROVE MINUTES – DECEMBER 20, 2023 BOARD MEETING CHAIRMAN
4. PUBLIC COMMENT CHAIRMAN
5. EXECUTIVE DIRECTOR'S REPORT S. DUNCAN
 - UPDATES
 - INTERNAL FINANCIAL REPORT – DECEMBER 31, 2023
6. LOAN ACTIVITY REPORTS AS OF DECEMBER 31, 2023 N. ABBADESSA

NEW BUSINESS

7. 2024 MEETING SCHEDULE CHAIRMAN
8. STEED/BDF LOAN WRITE-OFFS N. ABBADESSA
9. RESOLUTION AUTHORIZING THE BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY ("BCIDA") TO DECLARE ITS INTENT TO ACT AS LEAD AGENCY IN THE ENVIRONMENTAL REVIEW SEQR FOR THE PROPOSED PLANNING OF THE BROOME TECHNOLOGY PARK TO BE FORMULATED FOR FUTURE DEVELOPMENT ON APPROXIMATELY 526 ACRES LOCATED AT AIRPORT ROAD IN THE TOWNS OF MAINE AND UNION AND SITUATED 1,000 FEET NORTHWEST OF THE GREATER BINGHAMTON SPORTS COMPLEX IN THE COUNTY OF BROOME, NEW YORK. S. DUNCAN
10. RESOLUTION APPROVING AN EXTENSION OF THE JANUARY 5, 2023 SALES AND USE TAX EXEMPTION AGREEMENT WITH 78 MAIN STREET LB4 PROPERTIES, LLC FROM DECEMBER 21, 2023 THROUGH, AND INCLUDING, DECEMBER 21, 2024 THE TOTAL OF WHICH SHALL NOT EXCEED \$35,064.18. S. DUNCAN
11. RESOLUTION APPROVING AN EXTENSION OF THE JANUARY 3, 2023 SALES AND USE TAX EXEMPTION AGREEMENT WITH MARCHUSKA PRODUCTIONS, L.L.C. FROM DECEMBER 21, 2023 THROUGH, AND INCLUDING, DECEMBER 21, 2024 THE TOTAL OF WHICH SHALL NOT EXCEED \$18,160.00. S. DUNCAN
12. RESOLUTION ACCEPTING AN APPLICATION FROM NEUROSCIENCES HEALTHCARE MEDICINE, P.C. AND AUTHORIZING A NEW YORK STATE AND LOCAL SALES AND USE TAX EXEMPTION IN AN AMOUNT NOT TO EXCEED \$84,000.00, FOR A TERM NOT TO EXCEED TWELVE MONTHS, CONSISTENT WITH THE POLICIES OF THE AGENCY IN CONNECTION WITH THE CONSTRUCTION, RENOVATION, AND EQUIPPING OF THE PROPERTY AND BUILDING LOCATED AT 1020 VESTAL PARKWAY EAST IN THE TOWN OF VESTAL, COUNTY OF BROOME AND STATE OF NEW YORK. S. DUNCAN
13. EXECUTIVE SESSION S. DUNCAN

OLD BUSINESS

14. ADJOURNMENT CHAIRMAN

**BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING
FIVE South College Drive, Suite 201
Binghamton, New York 13905
Wednesday, December 20, 2023, 12:00 pm**

SYNOPSIS OF MEETING

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

GUESTS: Jonathan Scott- Broome County Legislative Office
Anthony Ansevin
Jason Garnar- Broome County Executive
Bob Utter- Town of Maine Resident
Jim Ehmke- Channel 34
Michael Decker- Smith Site Development

ABSENT: D. Crocker

STAFF: S. Duncan, N. Abbadessa, A. Williams, and S. Guokas

COUNSEL: J. Meagher

The meeting was called to order at 12:02p.m.

ITEM #1. APPROVE THE TRANSCRIPT FOR THE OCTOBER 18, 2023, BOARD MEETING: Chairman Bernardo requested a motion to approve the October 18, 2023, transcript.

MOTION: Mr. Benardo motioned to approve Mr. Sopchak, seconded by Mr. Newman; the MOTION CARRIED.

ITEM #2. PUBLIC COMMENT: Chairman Bernardo asked if there were any public comments.

Mr. Utter stated his concerns with the potential new development park and said he was speaking for the entire Town of Maine Board and all its residents. Mr. Utter presented The Agency Board with petition signatures showing who was opposed to the potential project.

ITEM #3. EXECUTIVE DIRECTOR'S REPORT:

Ms. Duncan provided updates on the following:

129 & 159 Carlin Road: Interested buyers in the property. The first step was combining the parcel into one tax map, and the second was to change the zoning. The Town of Conklin approved the zoning change. Now

200 Court Street: Finalizing closing by 2023. Affordable and Supportive Housing project.

Potential New Development Park: Six submissions for architectural and engineering services were received from the RFQ. The Agency's consultant team is drafting documentation for them to be lead agency in the SEQR process.

600 Main Street: FAST Application shovel ready fund. Questions back from the state still waiting to hear.

ITEM #4. LOAN ACTIVITY REPORTS AS OF NOVEMBER 31, 2023: The Loan Activity Reports for April were presented to the Board. The balances available to lend are \$785,503.48 (STEED), \$486,334.50(BDF), and \$ 110,530.79(BR + E). Chairman Bernardo asked if there were any questions on the Loan Activity Reports or any of the loans. There were none.

MOTION: No motion necessary.

ITEM #5. RESOLUTION ACCEPTING THE AGENCY TO COMMIT THE SUM OF \$50,000 FOR PARTICIPATION IN A CLEAN TECH CORRIDOR BUSINESS ATTRACTION STRATEGY WITH OTHER NEW YORK STATE INDUSTRIAL DEVELOPMENT AGENCIES FOR THE PURPOSE OF POSITIONING THE SOUTHERN TIER OF NEW YORK STATE AS A LOCATION FOR THE DEVELOPMENT AND MANUFACTURE OF CLEAN ENERGY TECHNOLOGIES: Ms. Duncan asked for consideration with participation in leading a regional Clean Tech Corridor Business Attraction Strategy with Newmark Global Corporate Services. Newmark is a highly respected international economic development and site selection consultant who has worked in NYS with Invest Buffalo Niagara Center for Economic Growth (Albany region) and is working with ESD on developing a semiconductor attraction strategy for NYS. This study aims to position the Southern Tier as a strategic location for clean tech attraction (think what BAE, Raymond, and other larger companies are doing). IDAs want to drive this effort because they feel the business attraction and site selection efforts should be driven at the IDA level. Some key deliverables are a readiness assessment of sites and a recommendation for a Regional Business Attraction Plan. Ms. Duncan is asking for \$50,000 to be used toward the study. \$25,000 will be allocated from the funds set aside from treasury maturities, and \$25,000 will be used from The Agency's ARC grant. Steuben County has committed \$50,000. Ms. Duncan anticipates \$50,000 from Chemung County as well. The other IDAs will contribute the final \$50,000. The Agency will serve as the direct contractor with Newmark at the request of the regional IDAs. Conversations with NYSEG and ESD about the additional add-on features, including peer review and industry leads, are in the works. Chairman Bernardo asked if this project was discussed in the Audit & Finance Committee meeting. Mr. Newman stated yes, and it was approved to move to the full Board. Chairman Bernardo then asked if anyone had questions. Ms. Miller asked about contributions from the other IDA's. Mr. Sopchak then asked if NYSEG was confirmed. Ms. Duncan stated no, but they did apply. Mr. Peduto asked about how the Phase 1 site inventory is different from what we do to what specifically this would do. Ms. Duncan then explained.

MOTION: TO APPROVE A RESOLUTION THE AGENCY TO COMMIT THE SUM OF \$50,000 FOR PARTICIPATION IN A CLEAN TECH CORRIDOR BUSINESS ATTRACTION STRATEGY WITH OTHER NEW YORK STATE INDUSTRIAL DEVELOPMENT AGENCIES FOR THE PURPOSE OF POSITIONING THE SOUTHERN TIER OF NEW YORK STATE AS A LOCATION FOR THE DEVELOPMENT AND MANUFACTURE OF CLEAN ENERGY TECHNOLOGIES. On a MOTION by Mr. Newman, seconded by Mr. Mirabito, the MOTION CARRIED.

ITEM #5: RESOLUTION ACCEPTING THE EXECUTIVE DIRECTOR TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECT THE REFINANCE OF THE POLYMAR HOUSING SPE, LLC AND WE'LL DO IT LIVE SPE, LLC PROJECT, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

1. Ground Lessor Estoppel Certificate among Polymar Housing SPE, LLC, We'll Do It Live SPE, LLC, and the Broome County Industrial Development Agency;

2. Consolidation, Extension and Modification Agreement among Polymar Housing SPE, LLC, We'll Do It Live SPE, LLC, and Berkadia Commercial Mortgage LLC; and

3. Multifamily Mortgage, Assignment of Leases and Rents, Security Agreement, and Fixture Filing among Polymar Housing SPE, LLC, We'll Do It Live SPE, LLC, and Berkadia Commercial Mortgage LLC:

Ms. Duncan explained that this request is standard practice when a project needs to refinance. Mr. Meagher stated the bank is requesting a formal resolution.

MOTION: TO APPROVE THE RESOLUTION ALLOWING THE EXECUTIVE DIRECTOR TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECT THE REFINANCE OF THE POLYMAR HOUSING SPE, LLC AND WE'LL DO IT LIVE SPE, LLC PROJECT, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

1. Ground Lessor Estoppel Certificate among Polymar Housing SPE, LLC, We'll Do It Live SPE, LLC, and the Broome County Industrial Development Agency;

2. Consolidation, Extension and Modification Agreement among Polymar Housing SPE, LLC, We'll Do It Live SPE, LLC, and Berkadia Commercial Mortgage LLC; and

3. Multifamily Mortgage, Assignment of Leases and Rents, Security Agreement, and Fixture Filing among Polymar Housing SPE, LLC, We'll Do It Live SPE, LLC, and Berkadia Commercial Mortgage LLC. On a MOTION by Mr. Bernardo, seconded by Mr. Peduto, the MOTION CARRIED.

ITEM # 6: EXECUTIVE SESSION: TO DISCUSS THE SALE OF LAND.

MOTION: To Convene to Executive Session at 12:34 p.m. On a MOTION by Mr. Gates, seconded by Mr. Sopchak, the MOTION CARRIED UNANIMOUSLY.

ITEM #7: RECONVENE FROM EXECUTIVE SESSION.

MOTION: To Reconvene back to Public Session at 1:00 p.m. On a MOTION by Mr. Bucci, seconded by Mr. Newman, the MOTION CARRIED UNANIMOUSLY.

ITEM # 8: ADJOURNMENT: Chairman Bernardo requested a motion to adjourn.

MOTION: On a MOTION by Mr. Newman seconded by Mrs. Miller, the MOTION CARRIED, and the meeting was adjourned at 1:00 p.m.

The next meeting of The Agency Board of Directors is scheduled for January 17, 2024, at 12:00 p.m. at FIVE South College Drive, Suite 201, Binghamton, NY 13905.

Broome County IDA
UnAudited Internal Financial Status Reports
December 31, 2023

Broome County IDA
Financial Statements vs. Budget
Month Ended 12/31/2023

Month # -> 12

	2023 Approved Budget	Actual YTD thru 12/31/23	Budgeted YTD thru 12/31/23	Variance
<u>INCOME:</u>				
A) Land/Building Income:				
ADEC Mortgage	58,838	58,838	58,838	(0)
FIVE South College Drive Tenant Leases	98,750	92,428	98,750	(6,322)
Miscellaneous Income	10,000	27,324	10,000	17,324
Solar City	5,000	5,000	5,000	-
Tarpon Lease	18,000	1,000	18,000	(17,000)
Subtotal	190,588	184,590	190,588	(5,998)

B) BCIDA Fees:				
IRB/Sale Leasback Fees	596,000	359,361	596,000	(236,639)
Canopy	100,000	393,900	100,000	293,900
Spark, JC LLC.	130,998	100,000	130,998	(30,998)
Bluestone	94,058	94,058	94,058	-
Small Business Incentive Program	10,000	1,500	10,000	(8,500)
Pilot Administrative Fee	35,000	40,500	35,000	5,500
Loan Fund Administration	35,000	60,585	35,000	25,585
Subtotal	1,001,056	1,049,904	1,001,056	48,848

C) Other Income:				
Bank Interest	110,000	167,233	110,000	57,233

TOTAL INCOME	\$ 1,301,644	\$ 1,401,726	\$ 1,301,644	\$ 100,082
---------------------	---------------------	---------------------	---------------------	-------------------

EXPENSES:

A) Administration:				
Salaries	\$ 456,039	\$ 386,482	\$ 456,039	\$ 69,557
Benefits	206,687	196,524	206,687	10,163
Professional Service Contracts	40,000	35,791	40,000	4,209
Payroll Administration	2,500	2,118	2,500	382
Investment Management	24,420	6,199	24,420	18,221
Subtotal	729,646	627,114	729,646	102,532

B) Office Expense:				
Postage	2,000	1,830	2,000	170
Telephone/Internet Service	6,000	5,329	6,000	671
Equipment & Service/Repair Contracts	12,000	13,229	12,000	(1,229)
Supplies	7,000	7,591	7,000	(591)
Travel/Transportation	16,000	18,464	16,000	(2,464)
Meetings	16,000	15,412	16,000	588
Training/Professional Development	13,000	10,045	13,000	2,955
Membership/Dues/Subscriptions	7,000	14,211	7,000	(7,211)
Audit	10,400	9,600	10,400	800
Legal	70,000	100,760	70,000	(30,760)

Broome County IDA
Financial Statements vs. Budget
Month Ended 12/31/2023

Month # -> 12

	2023 Approved Budget	Actual YTD thru 12/31/23	Budgeted YTD thru 12/31/23	Variance
Insurance (Agency, Director & Officers)	17,000	18,951	17,000	(1,951)
Contingency	5,000	4,614	5,000	386
Subtotal	181,400	220,035	181,400	(38,635)

C) Business Development:

Advertising	112,000	111,472	112,000	528
Printing & Publishing	15,000	13,253	15,000	1,747
Public Relations Contract	40,000	34,090	40,000	5,910
Subtotal	167,000	158,815	167,000	8,185

D) FIVE South College Drive Expenses

Repair & Replacement	88,400	110,146	88,400	(21,746)
	10,000	-	10,000	10,000

E) Building/Property Maintenance:

Broome Corporate Park

Maintenance - Mowing/Snowplowing	8,000	7,990	8,000	10
----------------------------------	-------	-------	-------	----

600 Main Street

Maintenance - Mowing/Snowplowing	14,000	25,807	14,000	(11,807)
Subtotal	22,000	33,797	22,000	(11,797)

TOTAL EXPENSES

\$ 1,198,446	\$ 1,149,907	\$ 1,188,446	\$ 38,539
--------------	--------------	--------------	-----------

OPERATING INCOME

\$ 103,198	\$ 251,819	\$ 113,198	\$ 138,621
------------	------------	------------	------------

Projected Capital Expenditures

	Approved Budget	Actual Expenditure To Date
IDA Capital Expenditures	\$ 3,000,000	\$ 292,316

Broome County IDA
Summary of Bank Deposits and Investments

	Account	Month End Balance	Statement Date	Rate
Cash & Bank Deposits				
	Petty Cash	100.00	12/31/2023	
	NBT BCIDA Checking	202,895.55	12/31/2023	0.00%
	NBT BCIDA Money Market	1,604,633.05	12/31/2023	3.0000%
	NBT BCIDA Capital Repairs	10,064.21	12/31/2023	
	Total Cash & Bank Deposits	1,817,692.81		
Portfolio Investment Accounts				
	Cash & Equivalents	-		
	NBT Transition Account	501,342.64	12/31/2023	4.0000%
	CDs & Time Deposits	-	12/31/2023	
	US Treasury Bonds & Notes	8,122,186.57	12/31/2023	4.58%
	Total Portfolio Value	8,623,529.21		
	Total Cash, Bank Deposit Accounts & Investments	10,441,222.02		
Loan Funds				
STEED				
	Petty Cash	100.00	12/31/2023	
	NBT STEED Checking	244,368.61	12/31/2023	0.00%
	NBT STEED Money Market	556,687.77	12/31/2023	4.0000%
	Total STEED	801,156.38		
BDF				
	NBT BDF Checking	126.33	12/31/2023	0.00%
	NBT BDF Money Market	495,441.78	12/31/2023	4.0000%
	Total BDF	495,568.11		
	Total Loan Funds	1,296,724.49		
	Total Combined Funds	11,737,946.51		

Broome County IDA
Account Receivables

BCIDA Notes Receivable	Beginning Balance	Interest Rate	Total Principal Payments as of 12/31/2023	Total Interest Payments 12/31/2023	Outstanding Balance as of 12/31/2023	Status	Comments
ADEC 8/5/2015	710,000.00	3.0%	342,900.12	132,703.49	367,099.88	Current	Mortgage Agreement Monthly Payment \$4,903.13
Broome County - Solar City 8/15/2016	100,000.00	0.0%	35,000.00	-	65,000.00	Current	Land Lease Annual Payment \$5,000

Steed Loan Status

BORROWER	Opening Balance 1/1/2023	Current Balance 12/31/2023	Maturity Date	Status 12/31/2023
17 Kentucky Ave., LLC	169,170.07	154,991.18	1/1/2033	Current
20 Delaware Ave, LLC	51,228.88	29,638.55	1/1/2025	Current
Airport Inn Restaurant, LLC	24,954.89	18,046.04	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	37,419.87	5/1/2026	Current
Concept Systems	1,866.19	-	10/1/2022	Paid Off
DGC Jewelers, Inc.	10,695.00	7,734.07	6/1/2026	Current
Daniel Liburdi	12,120.89	8,765.11	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	128,697.07	2/1/2035	Current
Highland Hollow Farm, LLC	39,690.12	29,922.52	11/1/2026	Current
Integrated Wood Components, Inc.	88,966.38	-	9/1/2026	Paid Off
Melissa Beers	17,418.51	12,473.41	5/1/2026	Current
Odyssey Semiconductor Technology	74,542.06	54,884.51	8/1/2026	Current
Prepared Power (Sabato)	51,497.33	49,119.14	10/1/2033	Current
Paulus Development Company, LLC	191,271.67	167,501.33	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	25,910.00	2/1/2027	Current
TOTAL	1,385,153.18	1,098,830.13		

Business Development Fund Status

BORROWER	Opening Balance 1/1/2023	Current Balance 12/31/2023	Maturity Date	Status 12/31/2023
20 Delaware Ave., LLC	49,948.72	28,898.20	1/1/2025	Current
24 Charlotte Street, LLC	82,588.92	63,134.86	1/1/2027	Current
250 Main Street, LLC	44,794.94	42,916.67	10/1/2029	Current
265 Main St, LLC	128,255.29	122,291.81	9/1/2033	Current
J.B. Lehtonen, LLC	-	135,434.40	3/1/2028	Current
SpecOp Tactical Center	74,856.90	74,856.90	5/1/2024	Litigation
Total	380,444.77	467,532.84		

BR+E Loan Status

BORROWER	Opening Balance 1/1/2023	Current Balance 12/31/2023	Maturity Date	Status 12/31/2023
24 Charlotte Street, LLC	41,294.27	31,567.44	1/1/2027	Current
250 Main Street, LLC	44,794.94	42,916.67	10/1/2029	Current
265 Main St, LLC	42,752.14	40,764.11	9/1/2033	Current
Antonio's Bar & Trattoria, LLC	21,446.12	16,602.88	3/1/2027	Current
Gordon Dusingberre, DBA Northside Auto	19,442.79	14,548.89	10/1/2026	Current
Prepared Power	42,914.47	40,932.64	10/1/2033	Current
Total	212,644.73	187,332.63		

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
December 31, 2023**

STEED ACCOUNT BALANCE: \$ 801,056.38

LOAN COMMITMENTS

Commitment Date Expiration Date

Total STEED Loans Commitments \$0.00

Available to Lend \$ 801,056.38

BDF ACCOUNT BALANCE: \$ 495,568.11

LOAN COMMITMENTS

Commitment Date Expiration Date

Total BDF Loan Commitments \$ -

Available to Lend \$ 495,568.11

BR+E \$ 112,667.37

LOAN COMMITMENTS

Commitment Date Expiration Date

Total BRE Loan Commitments \$ -

Available to Lend \$ 112,667.37

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 Board of Directors Meeting Dates 2024

Regular Board Meeting Time: 12:00 p.m.

January 17, 2024
February 21, 2024
March 20, 2024
April 17, 2024
May 15, 2024
June 19, 2024
July 17, 2024
August 21, 2024
September 18, 2024
October 16, 2024
November 20, 2024
December 18, 2024

The Agency Conference Room
FIVE South College Drive, Suite 201, 2nd Floor
Binghamton, NY 13905

Local Development Corporation (LDC): Meets As Needed

Meeting times are subject to change.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Broome Technology Park at Airport Road		
Project Location (describe, and attach a general location map): Airport Rd. in the towns of Maine and Union, Broome County - approximately 1,000ft northwest of the Greater Binghamton Sports Complex.		
Brief Description of Proposed Action (include purpose or need): The Broome County IDA (The Agency) is seeking to complete planning for the creation of a new sustainability focused/green prototype corporate park to be populated by various industry types including advanced electronics, semiconductors, test packaging, and related supply chain companies, life sciences, and agricultural processing. This will be the first corporate park in the area since the mid-80s, which is now 100% occupied, leaving no land for major industrial development. The Agency is currently undertaking planning efforts for the development of approximately 526 acres located within the towns of Maine and Union. See Attached Figure 1. The specifics associated with the project development (e.g. # of buildings, dimensions, locations, and associated infrastructure) will be determined based upon ongoing/pending studies and analysis. Additional information will be provided in the scoping document and subsequent environmental impact statement.		
Name of Applicant/Sponsor: The Agency - Broome County IDA / LDC - Economic		Telephone: 607-584-9000 E-Mail: smd@theagency-ny.com
Address: 5 College Drive, Suite 201		
City/PO: Binghamton	State: New York	Zip Code: 13905
Project Contact (if not same as sponsor; give name and title/role): Stacy Duncan		Telephone: 607-584-8000 E-Mail: smd@theagency-ny.com
Address: 5 College Drive		
City/PO: Binghamton	State: New York	Zip Code: 13905
Property Owner (if not same as sponsor):		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town of Maine Board, Town of Union Board	
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Towns of Union Planning Board, Town of Maine Planning Board	
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Potential interested parties: Broome County Sheriff, NYS Police Troop C, local fire/ems service	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Broome County Public Works, Broome County Planning Department	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDAM, NYS OPRHP, NYSDEC, NYS ESD, NYSDOH	
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☒ Yes ☐ No

If Yes, identify the plan(s):

NYS Major Basins: Upper Susquehanna

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.
If Yes, what is the zoning classification(s) including any applicable overlay district?

☒ Yes ☐ No

Town of Union - Rural Residential, Town of Main R-1 Residential

b. Is the use permitted or allowed by a special or conditional use permit?

☐ Yes ☒ No

c. Is a zoning change requested as part of the proposed action?

☒ Yes ☐ No

If Yes,

i. What is the proposed new zoning for the site? Planned Unit Development or Light Industrial

C.4. Existing community services.

a. In what school district is the project site located? Johnson City

b. What police or other public protection forces serve the project site?

NYS Police Troop C. Broome County Sheriff

c. Which fire protection and emergency medical services serve the project site?

East Maine Fire Company; Maine Emergency Squad; Choconut Center Fire Company; Union Volunteer Emergency Squad

d. What parks serve the project site?

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Light industrial, commercial office

b. a. Total acreage of the site of the proposed action?

approx. 526 acres

b. Total acreage to be physically disturbed?

0 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?

0 acres

Additional information to be provided in the Scoping Document.

c. Is the proposed action an expansion of an existing project or use?

☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision?

N/A

☐ Yes ☒ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

Industrial, commercial

ii. Is a cluster/conservation layout proposed?

☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases?

☐ Yes ☒ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____

- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year

- Anticipated completion date of final phase _____ month _____ year

- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If Yes, show numbers of units proposed.			
<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____
At completion	_____	_____	_____
of all phases	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes,	
i. Total number of structures _____	Additional information to be provided in GEIS
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length	
iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations	Additional information to be provided in GEIS
--------------------------------	---

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
• Volume (specify tons or cubic yards): _____	
• Over what duration of time? _____	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____	
iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, describe. _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No	
ix. Summarize site reclamation goals and plan: _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
 Additional information to be provided in the scoping document _____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
 If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
 If Yes:
 • acres of aquatic vegetation proposed to be removed: _____
 • expected acreage of aquatic vegetation remaining after project completion: _____
 • purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
 • proposed method of plant removal: _____
 • if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Additional information to be provided in the ☒ Yes ☐ No
 If Yes: GEIS

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
 If Yes:
 • Name of district or service area: Town of Union Choconut Center Water District
 • Does the existing public water supply have capacity to serve the proposal? Unknown ☐ Yes ☐ No
 • Is the project site in the existing district? ☒ Yes ☐ No
 • Is expansion of the district needed? ☒ Yes ☐ No
 • Do existing lines serve the project site? ☐ Yes ☒ No

iii. Will line extension within an existing district be necessary to supply the project? ☒ Yes ☐ No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____
Available capacity is TBD. More information to be provided in the GEIS.
 • Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Extent unknown. Additional information to ☒ Yes ☐ No
 If Yes: be provided in the GEIS

i. Total anticipated liquid waste generation per day: Unknown gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
Sanitary, extent to be determined in the GEIS.

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☒ No **If**
 Yes: Name of wastewater treatment plant to be used: _____
 • Name of district: _____
 • Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
 • Is the project site in the existing district? ☐ Yes ☐ No
 • Is expansion of the district needed? ☐ Yes ☐ No

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? • Will a line extension within an existing district be necessary to serve the project? <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____ _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <div style="display: flex; justify-content: space-between; align-items: flex-start; margin-top: 5px;"> <div style="width: 80%;"> i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ acres (impervious surface) _____ Square feet or _____ acres (parcel size) ii. Describe types of new point sources. _____ _____ iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ _____ • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? <input type="checkbox"/> Yes <input type="checkbox"/> No </div> <div style="width: 15%; font-size: small; text-align: center;"> Details TBD. Additional information to be provided in the GEIS. </div> </div>	

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes: TBD. Additional information to be provided in the GEIS</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend</p> <p><input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes: TBD. Additional information to be assessed in the GEIS</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ Additional information to _____ • Saturday: _____ be provided in the _____ • Sunday: _____ GEIS _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ Additional information to _____ • Saturday: _____ be provided in the _____ • Sunday: _____ GEIS _____ • Holidays: _____ </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ Additional information to _____ • Saturday: _____ be provided in the _____ • Sunday: _____ GEIS _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ Additional information to _____ • Saturday: _____ be provided in the _____ • Sunday: _____ GEIS _____ • Holidays: _____
<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ Additional information to _____ • Saturday: _____ be provided in the _____ • Sunday: _____ GEIS _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ Additional information to _____ • Saturday: _____ be provided in the _____ • Sunday: _____ GEIS _____ • Holidays: _____ 		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>Noise levels to be limited during the construction period. Noise levels during operation are TBD to be assessed in the GEIS.</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>n. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>Source and location of lighting to be determined in the GEIS.</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s): _____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <div style="display: flex; justify-content: space-between;"> <div> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) </div> <div style="text-align: right;"> <p>Additional information to be provided in the GEIS.</p> </div> </div> <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ 	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☒ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site. Additional information to be provided in the GEIS.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

<p>c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, i. Identify Facilities: _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment: <ul style="list-style-type: none"> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet ii. Dam's existing hazard classification: _____ iii. Provide date and summarize results of last inspection: _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: i. Has the facility been formally closed? <ul style="list-style-type: none"> • If yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ iii. Describe any development constraints due to the prior solid waste activities: _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: <input checked="" type="checkbox"/> Yes – Spills Incidents database <input type="checkbox"/> Yes – Environmental Site Remediation database <input type="checkbox"/> Neither database ii. If site has been subject of RCRA corrective activities, describe control measures: _____ iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____ iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ 	
E.2. Natural Resources On or Near Project Site Additional information to be provided in the GEIS.	
a. What is the average depth to bedrock on the project site? _____	greater than 5 feet
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site:	100% %
Silt _____	%
_____	%
d. What is the average depth to the water table on the project site? Average: _____ feet	To be assessed in the GEIS.
e. Drainage status of project site soils: <input type="checkbox"/> Well Drained: _____ % of site	
<input type="checkbox"/> Moderately Well Drained: _____ % of site	To be assessed in the GEIS.
<input type="checkbox"/> Poorly Drained _____ % of site	
f. Approximate proportion of proposed action site with slopes: <input type="checkbox"/> 0-10%: _____ % of site	
<input type="checkbox"/> 10-15%: _____ % of site	To be assessed in the GEIS.
<input type="checkbox"/> 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, describe: _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ii. Do any wetlands or other waterbodies adjoin the project site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes to either i or ii, continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
• Streams: Name 931-141 _____ Classification C	
• Lakes or Ponds: Name _____ Classification _____	
• Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... _____ Approximate Size _____	
• Wetland No. (if regulated by DEC) _____	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
j. Is the project site in the 100-year Floodplain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
k. Is the project site in the 500-year Floodplain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. Name of aquifer: Sole Source Aquifer Names: Clinton Street Ballpark SSA	

m. Identify the predominant wildlife species that occupy or use the project site:		_____
_____		_____
_____		_____

n. Does the project site contain a designated significant natural community?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:		
i. Describe the habitat/community (composition, function, and basis for designation): _____		
ii. Source(s) of description or evaluation: _____		
iii. Extent of community/habitat:		
<ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 		

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:		
i. Species and listing (endangered or threatened): _____		

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:		
i. Species and listing: _____		

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, give a brief description of how the proposed action may affect that use: _____		

E.3. Designated Public Resources On or Near Project Site		
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, provide county plus district name/number: BROOc05		
b. Are agricultural lands consisting of highly productive soils present? TBD. Additional information to be provided in <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. If Yes: acreage(s) on project site? _____ GEIS. _____		
ii. Source(s) of soil rating(s): _____		
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:		
i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature		
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____		

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:		
i. CEA name: _____		
ii. Basis for designation: _____		
iii. Designating agency and date: _____		

e. 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes: <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 60%;"> i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____ </div> <div style="width: 35%; font-size: small;"> Additional information to be provided in the Scoping Document. </div> </div>	
f. 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If Yes: <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 60%;"> i. Describe possible resource(s): _____ ii. Basis for identification: _____ </div> <div style="width: 35%; font-size: small;"> Details unknown, to be examined in the GEIS. </div> </div>	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 60%;"> i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles. </div> </div>	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 60%;"> i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? </div> <div style="width: 35%; font-size: small;"> <input type="checkbox"/> Yes <input type="checkbox"/> No </div> </div>	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

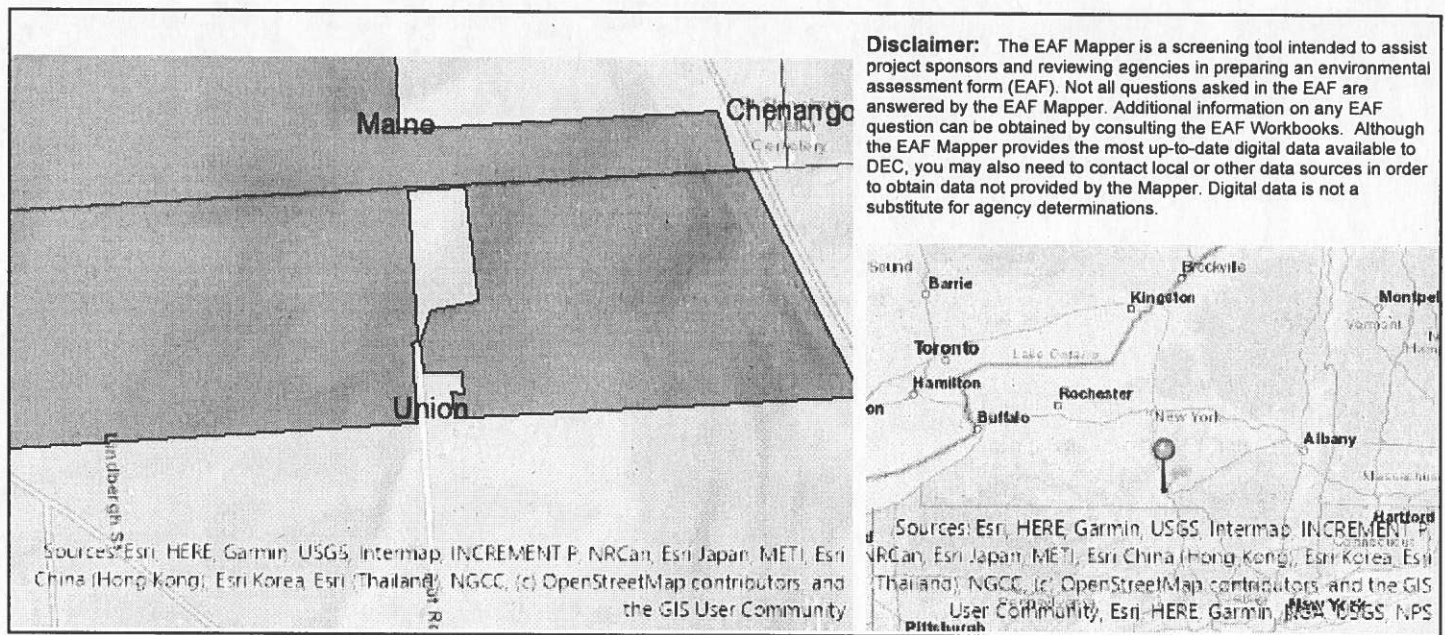
G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name _____ Date _____

Signature _____ Title _____

PRINT FORM



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Major Basins: Upper Susquehanna
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	931-141
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.

E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Sole Source Aquifer Names: Clinton Street Ballpark SSA
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	BROOc05
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

**NOTICE - RESPONSE FORM SEQR:
LEAD AGENCY DESIGNATION**

This notice is filed pursuant to Part 617 6NYCRR, Article 8 of the Environmental Conservation Law (SEQRA).

The Broome County Industrial Development Agency ("BCIDA") is proposing the following action/project:

Name: Proposed Broome Technology Park Master Plan and Generic Environmental Impact Statement (GEIS)

Contact Person: Stacy Duncan, CEO
The Agency/Broome IDA
or
Natalie Abbadessa
Director of Operations

Phone: 607-584-9000, ext. 205 (BCIDA)

Description & Location of Action: Preparing a Master Plan and Generic Environmental Impact Statement (GEIS) for the creation of a Technology Park adjacent to Airport Road.

The BIDA wishes to declare Lead Agency to prepare the GEIS.

See attached list of potential involved and/or interested agencies.

A preliminary review of the proposed action indicates that it is a SEQR Type I Action.

The attached Full Environmental Assessment Form (FEAF) has been completed by the BIDA. The BIDA intends to issue a Positive Declaration and have a GEIS prepared; information not determined at this time will be addressed in the GEIS.

Please notify us within thirty (30) days, by February 18, 2024, if your agency objects to our acting as lead agency. Otherwise, we will proceed with our review and issuance of a Positive Declaration and draft Scoping document. Any information or concerns should be mailed to the below address. If no response is received by this date, we will assume your agency has no specific concerns about the BIDA assuming SEQRA Lead Agency status.

The BIDA Board will be considering this action at its regular meeting on 2/21/24. Please respond to this Notice by emailing this form to Natalie Abbadessa <nca@theagency-ny.com> or in writing to:

Natalie Abbadessa
Director of Operations
The Agency Broome County IDA/LDC
FIVE South College Drive
Binghamton, NY 13905

AGENCY/ORGANIZATION NAME: _____

AUTHORIZED REPRESENTATIVE: _____

SIGNATURE: _____

The above Agency/Organization acknowledges receipt of this Notice and does not object to the Broome County IDA acting as SEQR Lead Agency.

Listing of Involved Agencies:

- Town of Maine Town Board
- Town of Union Town Board
- Town of Main Planning Board
- Town of Union Planning Board
- Broome County Public Works
- Broome County Planning Department
- NYS Department of Agriculture and Markets
- NYS Office of Parks, Recreation, and Historic Preservation
- NYS Department of Environmental Conservation
- NYS Empire State Development
- NYS Department of Health

Listing of Interested Agencies:

- Broome County Sheriff
- NYS Police Troop C
- East Maine Fire Company
- Maine Emergency Squad
- Choconut Center Fire Company
- Union Volunteer Emergency Squad



Date: 12/20/2023

Subject: Request for a 1-Year Extension for Sales Tax Exemption for 78 Main Street LB4 Properties, LLC

Dear Stacey Duncan,

My name is Benjamin Locke and I am the owner of 78 Main Street LB4 Properties, LLC. I was initially granted sales tax exemption for the demolition of a building located at 78 Main Street in Johnson City, NY as well as the renovation of a building right next door at 6 Main Street Terrace in Johnson City, NY for the period 12/21/2022-12/21/2023.

While my initial construction timeline had this project slated to finish before the end of 2023, there were some unforeseen issues that arose during the project that delayed our timeline. First, steel beams had to be put in the basement to shore up the structural integrity of the building. Second, the backside of the building has a 3-story staircase that needs to be torn down and rebuilt. The new expected completion date for this project is August 2024, but I am asking for a 1-year extension in case something else unforeseen occurs.

Here is a brief update on the progress of the project. The building at 78 Main Street was torn down as initially planned. That area will now be used for parking for tenants at 6 Main Street Terrace. Renovations at 6 Main Street Terrace are doing very well and considerable progress has been made. Some of the units within the building are nearly complete and remodeled.

I understand that the current exemption expires 12/21/2023 and that the next meeting is not until January 17th, 2024, so if approved, there will be a roughly 3-week gap of time where this project will not be sales tax exempt. I am requesting an extension from 1/17/2024-1/17/2025.

Thank you for your time and attention to this matter.

Best regards,

Benjamin Locke

Owner, 78 Main Street LB4 Properties, LLC



MARCHUSKA COMPANIES

MARCHUSKA BROTHERS CONSTRUCTION, LLC
MARCHUSKA GLASS, LLC
MARCHUSKA DEVELOPMENT, LLC
WALLACE DEVELOPMENT CO., LLC
1805 MARCHUSKA, LLC
1435-1439 MARCHUSKA, LLC
TIOGA LEARNING PROPERTIES, LLC
MARCHUSKA PRODUCTIONS, LLC

408 Commerce Road
Vestal, NY 13850

607-786-3762 voice
607-786-0064 facsimile
www.marchuskabrothers.com

Bernard J. Marchuska
Member

Justin A. Marchuska, II
Member

December 22, 2023

Stacy Duncan, Executive Director
THE AGENCY
Broome County IDA/LDC
5 South College Drive, Ste. 201
Binghamton, NY 13905

RE: Metrocenter - 49 Court Street, Binghamton, NY 13901
Sales Tax Exemption

Dear Stacy:

We would like to request an extension of our Sales Tax Exemption for the Metrocenter for one year.

This request is due to the fact that part of our intent for the Ramboll Office build-out was to upgrade flooring to their space and this work is being completed now, due to a labor shortage which caused a delay in starting the work.

This work will be completed in 180 days.

As always, any assistance from the IDA is appreciated.

Very Truly Yours,

MARCHUSKA PRODUCTIONS, LLC

Justin A. Marchuska, II
Member

THE AGENCY

BROOME COUNTY IDA / LDC

SMALL BUSINESS INCENTIVE PROGRAM APPLICATION

The Small Business Incentive Program can provide eligible applicants the following: an eight percent (8%) NYS sales tax exemption on all construction materials, machinery & equipment and FF&E.

Applicants seeking assistance must complete this application and provide additional documentation if required. A **non-refundable** application fee of \$250.00 must be included with this application. Make check payable to The Agency Broome County IDA.

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. As per NYS 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.

Please answer all questions. Use "None" or "Not Applicable" where necessary.

APPLICANT

Name Neuroscience Healthcare Medicine
Address 122 West Main Street
City/State/Zip Endicott NY 13760
Tax ID No. 84-1795310
Contact Name Dr. Khalid Sethi
Title Owner/CEO
Telephone (607) 237-4724
E-Mail neurosciencesgroup@gmail.com

Owners of 20% or more of Applicant Company

Name	%	Corporate Title
<u>Dr. Sethi</u>	<u>100%</u>	<u>CEO</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

Benefit Requested

☒ Sales Tax Exemption

Description of project (check all that apply)

- ☒ New Construction
☒ Existing Facility
 ☐ Acquisition
 ☒ Expansion
 ☒ Renovation/Modernization
☒ Acquisition of machinery/equipment
☐ Other (specify) _____

GENERAL DESCRIPTION OF THE PROJECT

(Attached additional sheets as necessary)

Health care facility with a focus on neurosurgery and pain management. The project completely renovates and modernizing the exiting Lourdes Hospital facility at 1020 Vestal Parkway East. Starting in August 2022, the project has completed renovations on the first floor. The renovation includes but is not limited to new heat pumps, plumbing, bathrooms, patient rooms, lobby area, reception. All new LED lights were installed throughout the building - both interior and exterior including the parking lot. The outside lot was also excavated, dead trees were removed and the parking lot has been repaved. A building facade was completed remodeled and winterized and a new entrance and walkway was added.

Currently, the upstairs is undergoing renovations to add 16 additional rooms for patients and medical office staff. The bathrooms were completed remodeled. A brand new addition is being added to the back of the building. This addition will house a new Open MRI unit and a Zap Radiosurgery machine - the first one of its kind in the area, and only one of five nationally. The addition will also include a new bathroom, xray area, waiting room and medical staff office. A new foundation, walls, and steel beams have been added.

The project is expected to be completed by September 2024, significantly increasing health care options for the residents of the Southern Tier and surrounding area.

This project uses all locally sourced materials and contractors, where available.

TAX MAP ID NUMBER: 157.16-1-1

PROJECT TIMELINE

February 2024

Start Date

October 2024

End Date

1020 Vestal Parkway East, Vestal, NY 13850

Project Address

Contractor(s) *please refer to required Local Labor Policy

State Environmental Quality Review (SEQR) Act Compliance

The Agency, in granting assistance to the Applicant, is required to comply with the New York State Environmental Quality Review Act (SEQR). This is applicable to projects that require the state or local municipality to issue a discretionary permit, license or other type of Approval for that project.

Does the proposed project require discretionary permit, license or other type of approval by the state or local municipality?

☒ YES – Include a copy of any SEQR or other documents related to this project including Environmental Assessment Form, Final Determination, Local Municipality Negative Declaration.

☐ NO

LOCAL LABOR POLICY

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

APPLICANT PROJECT COSTS

- A. Estimate the costs necessary for the construction, acquisition, rehabilitation, improvement and/or equipping of the project by the APPLICANT.

Building Construction or Renovation

- | | |
|--------------|----------------------|
| a. MATERIALS | a. \$ <u>500,000</u> |
| b. LABOR | b. \$ <u>300,000</u> |

Site Work

- | | |
|---|----------------------|
| c. MATERIALS | c. \$ <u>200,000</u> |
| d. LABOR | d. \$ <u>200,000</u> |
| e. Non-Manufacturing Equipment | e. \$ <u>300,000</u> |
| f. Furniture and Fixtures | f. \$ <u>50,000</u> |
| g. LAND and/or BUILDING Purchase | g. \$ <u>0</u> |
| h. Soft Costs (Legal, Architect, Engineering) | h. \$ <u>100,000</u> |
| Other (specify) i. _____ | i. \$ _____ |
| j. _____ | j. \$ _____ |
| k. _____ | k. \$ _____ |

TOTAL PROJECT COSTS \$ 1.65 M

- B. Sources of Funds for Project Costs:

- | | |
|-------------------|-------------|
| a. Bank Financing | a. \$ _____ |
| b. Public Sources | b. \$ _____ |

Identify each state and federal grant/credit

_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____

- | | |
|-----------|------------------|
| c. Equity | \$ <u>1.65 M</u> |
|-----------|------------------|

TOTAL SOURCES \$ 1.65 M

- C. Has the applicant made any arrangements for the financing of this project?

☐ Yes ☒ No

If so, please specify bank, underwriter, etc.

VALUE OF INCENTIVES

A. Sales Tax Exemption Benefit

Estimated value of goods that will be exempt from New York State and local sales tax (materials, non-manufacturing equipment, furniture and fixtures - **line a,c,e,f from Project Costs**)

\$ 1,050,000

Estimated value of New York State and local sales tax exemption (8% of value of eligible goods)

\$ 84,000

Estimated duration of sales tax exemption

(The sales tax letter shall be valid for a period of twelve (12) months.

Until Dec 2024

PROJECTED EMPLOYMENT

Will this investment result in the creation of new jobs? If so, how many?

15.00

Current number of full time employees:

41.00

Estimated annual salary range of jobs to be created:

Annual Salary range from: 50,000 to 200,000

Estimated annual salary range of current jobs:

Annual Salary range from: 40,000 to 175,000

****Upon approval of this application, the business agrees to provide FTE and all construction job information, along with its NYS 45 in all years that a sales tax benefit is claimed.***

APPLICATION & ADMINISTRATIVE FEES

A. Application Fee:

A non-refundable application fee of \$250.00 shall be charged to each applicant and accompany the completed application.

\$ 250.00

B. Administrative Fee:

A non-refundable administrative fee is due and payable prior to the issuance of a Sales Tax Letter. The administrative fee is based on the size and scope of the project, and is determined on a case by case basis.

\$ 500.00

TOTAL TAX EXEMPTION FEES

\$ 750.00

This Application, including without limitation, information regarding the amount of New York State and local sales and use tax exemption benefits, is true, accurate and complete.

The Agency reserves the right to terminate, modify, or recapture Agency benefits if :

- (i) an applicant or its sub-agency (if any) authorized to make purchases for the benefit of the project is not entitled to the sales and use tax exemption benefits;***
- (ii) sales and use tax exemption benefits are in excess of the amounts authorized by the Agency to be taken by the applicant or its sub-agents;***
- (iii) sales and use tax exemption benefits are for property or services not authorized by the Agency as part of the project;***
- (iv) the applicant has made material, false, or misleading statements in its application for financial assistance;***
- (v) the applicant has committed a material violation of the terms and conditions of a Project Agreement.***
- (vi) 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 COMPANY

Signature, Title Date

Sworn to before me this

10th day of January, 2024
Ellen F. Polmateer
(Notary Public)

ELLEN F. POLMATEER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01PO6164145
Qualified in Broome County
My Commission Expires April 09, 2026

LABOR POLICY

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** _____ (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 _____ (Submission date).

APPLICANT: **Neurosciences Healthcare Medicine**

REPRESENTATIVE FOR CONTRACT BIDS/AWARDS: **Dr. Sethi**

ADDRESS: **27 Stratford Place**

CITY: **Binghamton**

STATE: **NY**

ZIP: **13905**

PHONE: **6072374724**

EMAIL: **neurosciencesgroup@gmail.com**

PROJECT ADDRESS: **1020 Vestal Parkway East, Vestal, NY 13850**

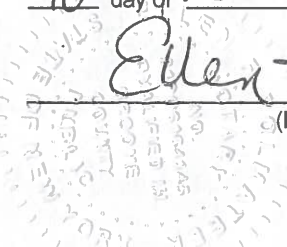
AUTHORIZED REPRESENTATIVE: **Romineh Dawood**

TITLE: **Project Manager**

SIGNATURE: 

Sworn to before me this

10th day of January, 2024

 Ellen F. Polmateer
(Notary Public)

ELLEN F. POLMATEER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01PO6164145

Qualified in Broome County
My Commission Expires April 09, 2026

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

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

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

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

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

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: **Neurosciences Healthcare Medicine**PROJECT ADDRESS: **1020 Vestal Parkway** CITY: **Binghamton** STATE: **NY** ZIP: **13850**EMAIL: **neurosciencesgroup@gmail.com** PHONE: **6072374724**GENERAL CONTRACTOR/CONSTRUCTION MANAGER: **Bill Mason**CONTACT: **Bil Bil Gjoka**ADDRESS: **11 Arch Street #2** CITY: **Johnson City** STATE: **NY** ZIP: **13760**EMAIL: PHONE: **6072226329**

ITEM	CONTRACT/SUB	ADDRESS	EMAIL	PHONE	AMOUNT
Site/Demo	Bill Mason	Johnson City			100,000.00
Foundation/Footings	Bill Mason/Barney and Dickenson				15,000.00
Building					100,000.00
Masonry	Bill Mason				50,000.00
Metals	Bob Murphy and Pacemaker Steel	Bob Murphy: 3127 Vestal Road, Vestal 2 N Floral Avenue, Johnson City		6077293553 6077090674 +	10,000.00
Wood/Casework	Generall	601 Gates Road, Ste 1, Vestal, NY		6077235266	10,000.00
Thermal/Moisture					
Doors, Windows & Glazing	Williams Doors and Henlee Supply	535 Vestal Parkway W, Vestal, NY 15 Griswold Street, Binghamton, NY		6077545555 2156024750 +	50,000.00
Finishes	Bill Mason	Johnson City			50,000.00
Electrical	Panko Electric	1080 Chenango Street, Binghamton, NY		6077226455	100,000.00
HVAC	Climate Control	33N Brookside Ave, Endicott, NY		6077543550	25,000.00
Plumbing	Piccirelli	1019 Conklin Rd, Conklin, NY		6077751316	10,000.00
Specialties	Bill Hall/Hall Designs	3601 Fuller Hollow Road, Vestal, NY		6072223360	60,000.00
M&E					
FF & E					
Utilities	Spectrum				
Paving/Landscaping	Fiori Paving	2455 State Rte 26, Endicott, NY		6077858386	100,000.00

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.

Romineh Dawood
Company Representative**Jan 10, 2024**
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					
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

BUILDING PERMIT

The Town of Vestal Building Department, County of Broome, State of New York
hereby issues permit for project as described herein:

Permit No:	16015	Issued Date:	09/15/2023
Location of Property:	1020 Vestal Pkwy E	Tax Parcel ID:	157.16-1-1
Cost of Construction:	\$150,000.00	Sq. Ft.	1500
Owner:	1020 VPE LLC 1020 Vestal Parkway E. Vestal, NY 13850 607-237-4724	Applicant:	1020 VPE, LLC 1020 Vestal Parkway E. Vestal, NY 13850 607-624-5632

Fee: \$1,160.75

Description of Work

COMM ADD-ALTER/ CONSTRUCT REAR ADDITION FOR 2ND FLR ACCESS AND REMODEL A PORTION OF THE 2ND FLR FOR EXAM RMS AND OFFICE AREAS/ 1500 SQ FT/ PLANS FILED AT 133 FRONT ST FRNT RM 1.4/ LE

By my signature as applicant, I state that I am familiar with the Zoning/Building Ordinance(s) and the New York State Uniform Fire Prevention and Building Code requirements related to this permit and do hereby agree to abide by them and that the information stated above is correct and accurate.

Work on permits must begin within six (6) months after issuance, or will expire by limitation. A permit where no Certificate of Occupancy or Certificate of Compliance has been issued within twelve (12) months after issuance shall expire by limitation. Under either circumstance building permits must be renewed before work can continue.

It is the responsibility of the Owner/Occupant and/or Contractor to comply with all applicable ordinances. Failure by the owner / occupant / contractor to complete all required inspections or to remedy violations, will result in denial of Certificate of Occupancy / Compliance. Notification requests for inspection must be made at least 2 DAYS in advance to the number shown below. Voice mail requests for inspection will not be scheduled. YOU MUST HAVE YOUR BUILDING PERMIT NUMBER AVAILABLE when calling for any inspections or inquiries.

This permit is subject to review by the Town of Vestal Assessors Office

You must call (607) 786-0980 for the following inspections:

--SPECIAL INSPECTION --ACCESSIBILITY --PRE-FOOTER --CMU WALL- DURING CONSTR --
ROOFING --FRAMING --ELECTRICAL (Third Party Inspector) --HVAC --PLUMBING ABOVE GRADE --
INSULATION --CMU WALL- DURING CONSTR --CO/SMOKE DETECTORS --ROOFING --EGRESS
COMPONENTS --FRAMING --FIRE EXTINGUISHERS --ELECTRICAL (Third Party Inspector) --FINAL --
HVAC --PLUMBING ABOVE GRADE --INSULATION --CO/SMOKE DETECTORS --EGRESS
COMPONENTS --FIRE EXTINGUISHERS --FINAL --PRE-FOUNDATION

L.C. Ellis
Lincoln Ellis

Code Enforcement Officer

P. J. M. Sep 15/23
OWNER/AGENT SIGNATURE / DATE