

Broome County Industrial Development Agency

Governance Committee Meeting Minutes

January 17 2024 – 11:45 AM

The Agency Conference Room, 2nd Floor

FIVE South College Drive, Suite 201

Binghamton, NY 13901

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

Absent: None

Board Members Present: J. Mirabito, D. Gates, and E. Miller, J. Bernardo. D. Crocker

Guests: Jonathan Scott - Broome County Legislative Office

Ben Locke-LB4 Properties, LLC

Justin Marchuska- Marchuska Productions, LLC

Romineh Sethi- Neurosciences Healthcare Medicine

Kelvin Herralo- IBEW Local 325

Bob Utter- Resident

Staff: S. Duncan, N. Abbadessa, A. Williams, S. Guokas, M. Lucas, and S. Dixon

Presiding: R. Bucci.

AGENDA ITEM 1: Mr. Bucci called the meeting to order at 11:45 am

AGENDA ITEM 2: Accept the Governance Committee Transcript from October 18, 2023: Chairman Bucci stated that the minutes were forwarded to all members; they had an opportunity to review; any modifications were forwarded.

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.

AGENDA ITEM 4: REVIEW/DISCUSSION/RECOMMENDATION OF 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.

Ms. Duncan explained that this is a request for an extension of time for the sales tax exemption. The project's original construction was supposed to be completed, but there were issues due to the structure of the building, labor delays, and the back side of the building needed a new staircase. August 2024 is the new completion date. Mr. Bucci then asked for a motion.

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

AGENDA ITEM 5: REVIEW/DISCUSSION/RECOMMENDATION OF 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.

Ms. Duncan explained that this is a request for an extension of time for the sales tax exemption. The project is for renovations at the Metro Center downtown. Labor delay on the project is the reason for the request. Mr. Bucci then asked for a motion.

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

AGENDA ITEM 5: REVIEW/DISCUSSION/RECOMMENDATION OF 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.

Ms. Duncan explained this was a new application from the Small Business Incentive Program. Neurosciences Healthcare Medicine has already purchased and completed several renovations to the existing building. With this phase, they will add a brand-new addition to the back of the building. This addition will house an 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 include a new bathroom, x-ray area, waiting room, and medical staff office. A new foundation, walls, and steel beams have been added. Mr. Newman asked if this request was only for the new renovations. Mr. Duncan stated yes. Mr. Bucci then asked for a motion.

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

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

MOTION: On a MOTION by Mr. Peduto, seconded by Mr. Sopchak, the MOTION CARRIED, and the meeting was adjourned at 11:55 a.m.

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