

THE AGENCY

BROOME COUNTY IDA / LDC

GOVERNANCE COMMITTEE MEETING

FEBRUARY 21, 2024 – 11:30 A.M.

THE AGENCY CONFERENCE ROOM, 2ND FLOOR
FIVE SOUTH COLLEGE DRIVE, SUITE 201
BINGHAMTON, NY 13901

AGENDA

1. CALL TO ORDER R. BUCCI
2. ACCEPT THE MINUTES FROM JANUARY 17, 2024. R. BUCCI
3. PUBLIC COMMENT R. BUCCI
4. REVIEW/DISCUSSION/RECOMMENDATION OF THE SUMMARY RESULTS OF THE CONFIDENTIAL EVALUATION OF BOARD PERFORMANCE DATED FEBRUARY 12, 2024. S. DUNCAN
5. REVIEW/DISCUSSION/RECOMMENDATION OF THE 2023 MISSION AND MEASUREMENT REPORT OF THE BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS ATTACHED HERETO AS EXHIBIT "A". N. ABBADESSA
6. REVIEW/DISCUSSION/RECOMMENDATION OF THE READOPTION OF THE AGENCY'S BYLAWS, THE CODE OF ETHICS POLICY, THE DEFENSE AND INDEMNIFICATION POLICY, THE WHISTLE BLOWER PROTECTION POLICY, THE COMPENSATION, REIMBURSEMENT AND ATTENDANCE POLICY, AND THE TRAVEL POLICY WITH NO CHANGES. N. ABBADESSA
7. REVIEW/DISCUSSION/RECOMMENDATION ACCEPTING AN APPLICATION FROM PHOENIX ENDICOTT INDUSTRIAL INVESTORS LLC AND AUTHORIZING A NEW YORK STATE AND LOCAL SALES AND USE TAX EXEMPTION IN AN AMOUNT NOT TO EXCEED \$3,196.00, FOR A TERM NOT TO EXCEED TWELVE MONTHS, CONSISTENT WITH THE POLICIES OF THE AGENCY IN CONNECTION WITH THE NEW INSTALLATION OF COMBUSTION INTAKE AIR, FLUE GAS RECIRCULATION, AND ECONOMIZER INLET AND OUTLET DUCTWORK ON BOILER NUMBER FOUR ON PREMISES LOCATED AT 1301 CLARK STREET IN THE VILLAGE OF ENDICOTT, BROOME COUNTY, NEW YORK. N. ABBADESSA
8. REVIEW/DISCUSSION/RECOMMENDATION ACCEPTING AN APPLICATION FROM VE BINGHAMTON L.P. (THE "COMPANY") FOR A LEASE/LEASEBACK TRANSACTION TO FACILITATE THE FINANCING OF THE REHABILITATION AND PRESERVATION OF TWENTY-TWO THREE STORY BRICK GARDEN-STYLE APARTMENT BUILDINGS LOCATED AT 380 CHENANGO STREET AND 13 PEARNE STREET IN THE CITY OF BINGHAMTON, BROOME COUNTY, NEW YORK TO PROVIDE FOR A SALES AND USE TAX EXEMPTION BENEFIT IN AN AMOUNT NOT TO EXCEED \$3,156,394.00 TO PROVIDE FOR A MORTGAGE TAX EXEMPTION IN AN AMOUNT NOT TO EXCEED \$86,800.00, TO PROVIDE FOR A REAL PROPERTY TAX EXEMPTION IN AN AMOUNT NOT TO EXCEED \$10,233,658.00 AND S. DUNCAN

AUTHORIZING THE AGENCY TO SET AND CONDUCT A PUBLIC HEARING WITH RESPECT THERETO.

9. REVIEW/DISCUSSION/RECOMMENDATION AUTHORIZING THE AGENCY TO TRANSFER TO THE BINGHAMTON LOCAL DEVELOPMENT CORPORATION, BY QUIT CLAIM DEED, ALL OF ITS RIGHT, TITLE, AND INTEREST IN AND TO PREMISES LOCATED AT 11-13 COURT STREET IN THE CITY OF BINGHAMTON, NEW YORK, MORE PARTICULARLY DESCRIBED AS BROOME COUNTY TAX MAP PARCEL NUMBERS 160.40-2-5 AND 160.40-2-4, AND COMMONLY REFERRED TO AS BOSCOV'S DEPARTMENT STORE. S. DUNCAN

10. REVIEW/DISCUSSION/RECOMMENDATION ACCEPTING AN APPLICATION FROM THE OWNER AFFILIATE OF THE YWCA BINGHAMTON & BROOME COUNTY (THE "COMPANY") FOR A LEASE/ LEASEBACK TRANSACTION TO FACILITATE THE FINANCING OF THE DEVELOPMENT OF AN AFFORDABLE, RESIDENTIAL HOUSING FACILITY AND DAYCARE CENTER LOCATED AT 20 LISLE AVENUE IN THE CITY OF BINGHAMTON, NEW YORK, 22 LISLE AVENUE IN THE CITY OF BINGHAMTON, NEW YORK, 24 LISLE AVENUE IN THE CITY OF BINGHAMTON, NEW YORK, 34 LISLE AVENUE IN THE CITY OF BINGHAMTON, NEW YORK, AND 45 CARROLL STREET IN THE CITY OF BINGHAMTON, NEW YORK, TO PROVIDE FOR A SALES AND USE TAX EXEMPTION BENEFIT IN AN AMOUNT NOT TO EXCEED \$1,865,302.00, TO PROVIDE FOR A MORTGAGE TAX EXEMPTION IN AN AMOUNT NOT TO EXCEED \$274,500.00, TO PROVIDE FOR A REAL PROPERTY TAX EXEMPTION IN AN AMOUNT NOT TO EXCEED \$993,935.00, AND AUTHORIZING THE AGENCY TO SET AND CONDUCT A PUBLIC HEARING WITH RESPECT THERETO. S. DUNCAN

11. ADJOURNMENT R. BUCCI