

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

MARCH 20, 2024 • 12:00 P.M. • THE AGENCY CONFERENCE ROOM
FIVE SOUTH COLLEGE DRIVE, SUITE 201, 2ND FLOOR
BINGHAMTON, NEW YORK 13905

AGENDA

1. CALL TO ORDER J. BERNARDO
2. APPROVE MINUTES – FEBRUARY 21, 2024, BOARD MEETING J. BERNARDO
3. PUBLIC COMMENT J. BERNARDO
4. EXECUTIVE DIRECTOR'S REPORT: S. DUNCAN
 - UPDATES
 - INTERNAL FINANCIAL REPORT – FEBRUARY 29, 2024
5. LOAN ACTIVITY REPORTS AS OF FEBRUARY 29, 2024 N. ABBADESSA

NEW BUSINESS

6. RESOLUTION APPROVING THE 2023 AUDIT OF THE BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY CONDUCTED BY INSERO & CO. CPAS, LLP. S. DUNCAN
7. RESOLUTION APPROVING THE READOPTION OF THE AGENCY'S INVESTMENT AND DEPOSIT POLICY, INTERNAL CONTROLS AND FINANCIAL ACCOUNTABILITY POLICY, THE PURCHASING POLICY, THE PROPERTY ACQUISITION GUIDELINES, AND THE PROPERTY DISPOSITION GUIDELINES WITH NO CHANGES. N. ABBADESSA
8. RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR, ON BEHALF OF THE AGENCY, TO RENEW THE AGENCY'S CONTRACT WITH HUE FOR DIGITAL ACCOUNT SERVICES FROM MARCH 1, 2024 TO FEBRUARY 28, 2027. S. DUNCAN
9. RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR, ON BEHALF OF THE AGENCY, TO RENEW THE AGENCY'S CONTRACT WITH RIGER MARKETING COMMUNICATIONS FOR DIGITAL ACCOUNT SERVICES FROM MARCH 1, 2024 TO FEBRUARY 28, 2027. S. DUNCAN

10. RESOLUTION AUTHORIZING A LEASE/LEASEBACK TRANSACTION TO FACILITATE THE DEMOLITION, REDEVELOPMENT, RENOVATION, DEVELOPMENT AND EQUIPPING OF THE YWCA LISLE-CARROLL INTERGENERATIONAL CAMPUS, INCLUDING THE YOUNG WONDERS CHILDCARE CENTER, WITH 68 APARTMENTS FOR LOW-INCOME, MULTI-FAMILY, AND SUPPORTIVE HOUSING TO INCLUDE TWO ELEVATORS, ONE IN THE APARTMENT BUILDING AND ONE IN THE CHILDCARE CENTER, COMMUNITY ROOMS, A LAUNDRY ROOM, A RECEPTION AREA, A LOBBY, A CONFERENCE ROOM, A MAILROOM, STAFF OFFICES, THREE OUTDOOR PLAYGROUNDS, AND A TERRACE GARDEN TO BE LOCATED AT 20 LISLE AVENUE, 22 LISLE AVENUE, 24 LISLE AVENUE, 34 LISLE AVENUE, AND 45 CARROLL STREET ALL IN THE CITY OF BINGHAMTON, BROOME COUNTY, NEW YORK APPOINTING THE YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF BINGHAMTON AND BROOME COUNTY, NEW YORK (THE "COMPANY") AGENT OF THE AGENCY FOR THE PURPOSE OF DEVELOPING, REDEVELOPING, RENOVATING, AND EQUIPPING THE PROJECT AND AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS WITH RESPECT THERETO, INCLUDING A PAYMENT IN LIEU OF TAX AGREEMENT, A SALES AND USE TAX EXEMPTION AGREEMENT IN AN AMOUNT NOT TO EXCEED \$1,865,302.00, A MORTGAGE TAX EXEMPTION IN AN AMOUNT NOT TO EXCEED \$274,500.00, AND A REAL PROPERTY TAX EXEMPTION IN AN AMOUNT NOT TO EXCEED \$993,935.00. S. DUNCAN
11. RESOLUTION AUTHORIZING A LEASE/LEASEBACK TRANSACTION TO FACILITATE THE REHABILITATION, PRESERVATION, AND EQUIPPING 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 BE USED AS A NEW AFFORDABLE HOUSING COMPLEX IN THE CITY OF BINGHAMTON, BROOME COUNTY, NEW YORK TO INCLUDE 66 ONE BEDROOM APARTMENTS, 169 TWO BEDROOM APARTMENTS, 21 THREE BEDROOM APARTMENTS, AND 296 PARKING SPACES APPOINTING VE BINGHAMTON L.P. (THE "COMPANY") AGENT OF THE AGENCY FOR THE PURPOSE OF REHABILITATING, PRESERVING AND EQUIPPING THE PROJECT AND AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS WITH RESPECT THERETO, INCLUDING A PAYMENT IN LIEU OF TAX AGREEMENT DEVIATING FROM THE AGENCY'S UNIFORM TAX EXEMPTION POLICY, A SALES AND USE TAX EXEMPTION AGREEMENT IN AN AMOUNT NOT TO EXCEED \$3,156,394.00, A MORTGAGE TAX EXEMPTION IN AN AMOUNT NOT TO EXCEED \$86,800.00, AND A REAL PROPERTY TAX EXEMPTION IN AN AMOUNT NOT TO EXCEED \$10,233,658. S. DUNCAN
12. RESOLUTION ACCEPTING AN APPLICATION FROM MARCHUSKA PRODUCTIONS, L.L.C. AUTHORIZING A NEW YORK STATE AND LOCAL SALES AND USE TAX EXEMPTION IN AN AMOUNT NOT TO EXCEED \$18,376.00, FOR A TERM NOT TO EXCEED TWELVE MONTHS, CONSISTENT WITH THE POLICIES OF THE AGENCY IN CONNECTION WITH THE EXPANSION, RENOVATION AND EQUIPPING OF VACANT SPACE AT 49 COURT STREET IN THE CITY OF BINGHAMTON, COUNTY OF BROOME AND STATE OF NEW YORK. S. DUNCAN
13. EXECUTIVE SESSION S. DUNCAN
- OLD BUSINESS**
14. ADJOURNMENT J. BERNARDO