

THE AGENCY

BROOME COUNTY IDA / LDC

**BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
GOVERNANCE COMMITTEE MEETING**

July 17, 2024 • 11:45 a.m. • The Agency Conference Room
Five South College Drive, Suite 201, 2nd Floor
Binghamton, New York 13905

AGENDA

1. Call to Order R. Bucci
2. Accept the Minutes from June 18, 2024 R. Bucci
3. Public Comment R. Bucci
4. Review/Discussion/Recommendation of a Resolution S. Duncan
Approving an Extension of the June 21, 2023 Sales and Use
Tax Exemption Agreement with GMS Realty, LLP, a Vermont
Limited Partnership, doing Business in New York as GMS
Realty Partners, LLC from June 21, 2024, through, and
Including, July 17, 2025, the Total of which shall not exceed
\$184,120.00
5. Adjournment R. Bucci

**Broome County Industrial Development Agency
Governance Committee Meeting Minutes
June 18, 2024 – 11:30 AM
The Agency Conference Room, 2nd Floor
FIVE South College Drive, Suite 201
Binghamton, NY 13901**

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

Absent: None

Counsel: J. Meagher

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

Guests: Jim Ehmke- Channel 34
Mary Higgins, Firomar
Kieran Higgins, Firomar

Staff: S. Duncan, N. Abbadessa, A. Williamson, S. Guokas, M. Lucas and G. Paugh

Presiding: R. Bucci

AGENDA ITEM 1: Mr. Bucci called the meeting to order at 11:36 a.m.

AGENDA ITEM 2: Accept the Governance Committee Minutes from April 17, 2024: Chairman Bucci stated that the minutes were forwarded to all members; they had an opportunity to review; any modifications were forwarded.

Motion: Mr. Peduto 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 A RESOLUTION ACCEPTING AN APPLICATION FROM FIROMAR INC FOR A NEW YORK STATE AND LOCAL SALES AND USE TAX EXEMPTION IN AN AMOUNT NOT TO EXCEED \$66,800.00 FOR A TERM NOT TO EXCEED TWELVE MONTHS, CONSISTENT WITH THE POLICIES OF THE AGENCY IN CONNECTION WITH THE ACQUISITION, CONSTRUCTION, EXPANSION, RENOVATION AND EQUIPPING OF A MANUFACTURING FACILITY LOCATED AT 22 CHARLES STREET IN THE CITY OF BINGHAMTON, BROOME COUNTY, NEW YORK.* Mr. Bucci opened the floor for discussion on Agenda Item #4. Mr. Crocker raised some questions regarding the use of local labor. Mr. Newman asked for some clarification on the phases of the project and how they aligned with the application for incentives. A discussion ensued between the project applicant and the Board. Following clarification by the applicant and Mrs. Abbadessa, Mr. Bucci asked for a motion.

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

AGENDA ITEM 5: *REVIEW/DISCUSSION/RECOMMENDATION OF A RESOLUTION 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 \$98,376.00, FOR A TERM NOT TO EXCEED TWELVE MONTHS, CONSISTENT WITH THE POLICIES OF THE AGENCY IN CONNECTION WITH THE DEMOLITION OF A BLOCK OF BUILDINGS LOCATED AT 1701 NORTH STREET IN THE VILLAGE OF ENDICOTT, TOWN OF UNION, COUNTY OF BROOME AND STATE OF NEW YORK AND THE INSTALLATION OF NEW ELECTRICAL AND MECHANICAL SERVICES AND FACILITIES TO ACCOMMODATE BUILDING REMOVALS.* Mr. Bucci opened the floor for discussion on Agenda Item #5. Mr. Newman asked for clarification on how this application differs from previous incentive applications made by Phoenix Investors in the past. Mr. Sopchak asked

about the process of demolition and what the next steps following the demolition would be. Following clarification by Ms. Duncan, Mr. Buuci asked for a motion.

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

AGENDA ITEM 6: *REVIEW/DISCUSSION/RECOMMENDATION OF A RESOLUTION AUTHORIZING THE AGENCY TO PURCHASE 51.96+/- ACRES OF LAND LOCATED AT 1525 COUNTY AIRPORT ROAD IN THE TOWN OF UNION, COUNTY OF BROOME AND STATE OF NEW YORK, SUBJECT TO A RESERVATION OF SUB-SURFACE MINERAL RIGHTS, PURSUANT TO THE TERMS OF THE AGREEMENT OF SALE AND SUCH OTHER TERMS AND CONDITIONS AS AGENCY COUNSEL SHALL DEEM APPROPRIATE.* Ms. Duncan explained for the Board the nature of the real estate transaction and its importance to the proposed Broome Technology Park. Mr. Peduto asked for an update on the total acreage at the proposed park controlled by The Agency. Mr. Bucci requested to amend the resolution when recommending to the full board to include a cost of \$6,500 per acre for an estimated purchase amount of \$337,400. Mr. Bucci and Mr. Sopchak asked for clarification from Mr. Meagher regarding mineral rights and if that could impact the potential development. Following the discussion, Mr. Bucci 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 7: *REVIEW/DISCUSSION/RECOMMENDATION OF A RESOLUTION AUTHORIZING THE AGENCY TO ENTER INTO AN AGREEMENT WITH BROWN & WEINRAUB ADVISORS, LLC FOR LEGISLATIVE AND REGULATORY REPRESENTATION FROM JUNE 20, 2024 THROUGH, AND INCLUDING, JUNE 19, 2025.* Ms. Duncan provided the Board with an update on the development of the Broome Technology Park project team, with the new recommendation to add Brown & Weinraub Advisors. Mr. Bucci asked if the firm would represent The Agency at both the federal and state level, which Ms. Duncan confirmed. Mr. Bucci asked a question regarding the nature of the billing process. Following clarification from Ms. Duncan, Mr. Bucci asked for a motion.

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

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

MOTION: On a MOTION by Mr. Newman, seconded by Mr. Peduto, the MOTION CARRIED, and the meeting was adjourned at 12:09 p.m.

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

GMS REALTY, LLP

Doing Business in New York as GMS REALTY PARTNERS, LLC

47-51 Pine Camp Drive, Kirkwood NY

Sales Tax Identification Number: 03-0311566

July 2nd, 2024.

Stacey Duncan

Executive Director

Broome County Industrial Development Agency

Five South College Dr, Suite 210

Binghamton, NY 13905

Subject: Request for Extension for Submission of Sales Tax Exemption Forms

Dear Stacey Duncan,

GMS REALTY, LLP is requesting an extension to \$2,301,000 with an exemption of \$184,120 New York State and local sales and use tax exemption until 7/17/2025. The delay has been caused due to long lead times; we are still waiting on our manufacturer to finalize our last 4 wire machines for our wire hub, thus the reason we are requesting this extension.

Sincerely,



Josh Laber, VP

GMS REALTY, LLP

Doing Business in New York as GMS REALTY PARTNERS, LLC.