

**BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
GOVERNANCE COMMITTEE
FIVE South College Drive, Suite 201
Binghamton, New York 13905
Monday, September 16, 2024, 11:30 am**

SYNOPSIS OF MEETING

PRESENT: R. Bucci, P. Newman, M. Sopchak, and J. Peduto

ABSENT: None

GUESTS: None

STAFF: S. Duncan, N. Abbadessa, A. Williamson, G. Dean and M. Lucas

COUNSEL: J. Meagher

The meeting was called to order at 11:30 a.m.

ITEM #1. APPROVE THE MINUTES FOR August 21, 2024 MEETING: Mr. Bucci requested a motion to approve the August 21, 2024 minutes.

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

ITEM #2. PUBLIC COMMENT: Mr. Bucci asked if there were any public comments. Hearing none, Mr. Bucci closed this portion of the meeting.

ITEM #3. Review/Discussion/Recommendation of a Resolution authorizing a Lease/Leaseback Transaction to facilitate the acquisition, construction, renovation and equipping of property located at 191 Corporate Drive and 196 Corporate Drive in the Town of Kirkwood, Broome County, New York to be used for light manufacturing and storage of finished goods focusing on batteries and hand pallet trucks and appointing the Raymond Corporation (The "Company"), agent of The Agency for the purpose of acquiring, constructing, renovating and equipping the Project and to provide for a sales and use tax exemption benefit in an amount not to exceed \$1,448,000.00, and to provide for a Real Property Tax Exemption in an amount not to exceed \$2,380,110.00, including authorizing a Payment in Lieu of Tax Agreement, the schedule for which is attached hereto as Exhibit "A", and authorizing the execution and delivery of certain documents with respect thereto.

Mr. Newman noted that the project had a great private/public benefit ratio and that he is happy they are investing in Broome County.

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

ITEM #4. Review/Discussion/Recommendation of a Resolution authorizing a Lease/Leaseback Transaction to facilitate the acquisition, construction, renovation and equipping of property and buildings located in the City of Binghamton, Broome County, New York to include the substantial renovation of eight existing residential structures into nineteen units of housing and the new construction, on an existing vacant lot, of an additional nineteen residential units and two commercial spaces all to be located at 20 Winding Way, 27 Dickinson Street, 41 Clinton Street, 241 Front Street, 274 Front Street, 276 Front Street, 10 Mather Street, 242 Front Street, and 251 Front Street all within the City of Binghamton, Broome County, New York to be known as the First Ward Gateway Revitalization Project and appointing The First Ward Action Council, Inc. (The "Company"), agent of The Agency for the purpose of acquiring, constructing, renovating and equipping the Project and to provide for a Real Property Tax Exemption in an amount not to exceed \$216,197.00 including authorizing a Payment in Lieu of Tax Agreement, a copy of which Pilot Schedule is attached hereto as Exhibit "A", and authorizing the execution and delivery of certain documents with respect thereto.

Ms. Duncan provided a brief overview of the project for the Board's benefit, noting that this project includes the renovation of eight residential structures into 19 units of housing and new construction on Clinton Street. There are 38 units to be developed serving households between 30 and 60 percent of area median income in a mix of one, two and three bedroom apartments. Total project includes approximately 20,000 square feet of residential and 2,000 square feet of commercial. The commercial space will be on the Clinton Street property. Ms. Duncan noted that this project is supported by a number of New York State agencies. Ms. Duncan also noted that a public hearing was held on September 12, 2024 at which there were no attendees.

Mr. Sopchak inquired about the choice of construction materials and whether the IDA Board has any oversight. Mr. Duncan noted that due to the property's historic nature, the New York State Historic Preservation Office would have jurisdiction over materials used during renovation.

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

ITEM #5. Review/Discussion/Recommendation of a Resolution accepting an application from the Lane Group of NY, LLC (The "Company") for a Lease/Leaseback Transaction to facilitate the financing of the acquisition, renovation, and equipping of the Property and buildings situate at 435 Main Street (Broome County Tax Map Number 143.55-1-57) and 435 Main Street – Rear (Broome County Tax Map Number 143.56-1-12.111) both located in the Village of Johnson City, Town of Union, Broome County, New York, to provide for a Sales and Use Tax Exemption Benefit in an amount not to exceed \$560,000.00, to provide for a Mortgage Tax Exemption in an amount not to exceed \$160,500.00, to provide for a Real Property Tax Exemption in an amount not to exceed \$3,131,208.00, and to authorize The Agency to set and conduct a public hearing with respect thereto.

Ms. Duncan noted the project's location is the former Johnson City High School, currently known as NYPENN Trade Center. The Property is presently underutilized, and the site is eligible for the National Register of Historic Places. The project involves acquiring the site and adaptive reuse. The high school building will be renovated and reconstructed for 58 market-rate residential rental apartments comprising 48 one-bedroom, 10 two-bedroom, and 10 three-bedroom units covering a total of 48 000 square feet.

Ms. Duncan noted that a commercial, nonprofit tenant is set to vote on a long-term/5-year lease. The project aims to revitalize the historic site while contributing to the continued redevelopment and revitalization of Johnson City. The project dynamics include roughly \$20.2 million total project cost with \$270,000 in a yearly payroll at 1.5 of FTEs over the three-year period, construction jobs totaling 6.6 million, for a total exemption of roughly 4.8 million, including sales and mortgage recording taxes

Mr. Newman noted he would be abstaining from the discussion due to The Lane Group's relationship with M&T Bank.

Mr. Peduto inquired about the project's cost-benefit ratio. A discussion ensued regarding how housing developments seemingly have a lower cost-benefit ratio due to the fact that they don't create direct jobs and have high project costs; however, their indirect benefits often outweigh the costs.

MOTION: Mr. Sopchak moved the Motion to Recommend to the entire Board for Approval, seconded by Mr. Peduto, the MOTION CARRIED. (3 to 1- Mr. Newman abstained)

ITEM #6: ADJOURNMENT: Mr. Bucci requested a motion to adjourn.

MOTION: On a MOTION by Mr. Sopchak, seconded by Mr. Peduto, the MOTION CARRIED, and the meeting was adjourned at 11:50 a.m.

The next meeting of The Agency IDA Governance Committee Meeting is scheduled for October 16, 2024, at 11:30 a.m. at FIVE South College Drive, Suite 201, Binghamton, NY 13905.