

THE AGENCY

BROOME COUNTY IDA / LDC

BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY GOVERNANCE COMMITTEE MEETING

December 18, 2024 • 11:30 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 November 20, 2024 R. Bucci
3. Public Comment R. Bucci
4. Review/Discussion/Recommendation of a Resolution authorizing a Lease/Leaseback Transaction to facilitate the acquisition, renovation and equipping of the property and buildings located at 400 Riverside Drive in the Village of Johnson City, Broome County, New York to be used as a mixed use development consisting of 67 housing units equipped with fitness, gaming, and recreation centers with surveillance cameras and key fob access as well as a restaurant, gymnasium, and outdoor grilling area which will be open to the public and appointing Square Deal Partners LLC (the "company"), agent of The Agency for the purpose of acquiring, renovating and equipping the project, to provide for a Sales and Use Tax Exemption Benefit in an amount not to exceed \$355,542.00, to provide for a mortgage tax exemption benefit in an amount not to exceed \$119,000.00, to provide for a Real Property Tax Exemption in an amount not to exceed \$4,002,710.00, including authorizing a Payment in Lieu of Tax Agreement deviating from The Agency's uniform tax exemption policy, a copy of which is attached hereto as Exhibit "A", and authorizing the execution and delivery of certain documents with respect thereto. S. Duncan
5. Review/Discussion/Recommendation of a Resolution accepting an application from 1020 VPE, LLC and authorizing a New York State and Local Sales and Use Tax Exemption in an amount not to exceed \$56,400.00, for a term not to exceed twelve months, consistent with the policies of The Agency in connection with the construction and equipping of a 3,500+/- square foot addition to the building located at 1020 Vestal Parkway East in the Town of Vestal, County of Broome and State of New York to house an open MRI, ZAPX radiosurgical machine, x-ray, together with an elevator for the use of patients. S. Duncan

6. Review/Discussion/Recommendation of a Resolution accepting an Application from NSSGP, LLC for a New York State and local Sales and Use Tax Exemption in an amount not to exceed \$148,000.00, for a term not to exceed one year, consistent with the policies of The Agency in connection with the acquisition and installation of a ZAPX Advanced Robotic Radiosurgical Machine for the treatment of brain tumors to be located at 1020 Vestal Parkway East in the Town of Vestal, County of Broome and State of New York and authorizing The Agency to set and conduct a public hearing with respect thereto. S. Duncan
7. Review/Discussion/Recommendation of a Resolution authorizing the Executive Director, on behalf of The Agency, to enter into a Six Month Option Agreement for the sale of 162 Endwell Street, Johnson City in the Town of Union, Broome County, New York to Andre B. Haykal for a purchase price of \$45,000.00. S. Duncan
8. Review/Discussion/Recommendation of a Resolution authorizing the Executive Director, on behalf of The Agency, to enter into an Agreement of Sale with Old Dominion Freight Line, Inc. for the sale of 129 Carlin Road in the Town of Conklin, Broome County, New York for a purchase price of \$26,000.00 per acre and to undertake any and all actions necessary to convey title in accordance with the terms of the Agreement of Sale. S. Duncan
9. Review/Discussion/Recommendation of a Resolution accepting an Application from Skate Estate of Vestal, LLC and authorizing a New York State and local Sales and Use Tax Exemption in an amount not to exceed \$37,360.00, for a term not to exceed twelve months, consistent with the policies of The Agency in connection with the renovation, modernization, and equipping of the Property and building located at 3401 Vestal Road and the Property located at 3360 Vestal Road in the Town of Vestal, County of Broome and State of New York. S. Duncan
10. Review/Discussion/Recommendation of a Resolution accepting an Application from Sun Development Team LLC (the "Company") for a Lease/Leaseback Transaction to facilitate the financing of the renovation and equipping of the property and building located at 214 Main Street in the Village of Johnson City, Broome County, New York, to provide for a Sales and Use Tax Exemption Benefit in an amount not to exceed \$20,000.00, to provide for a real property tax exemption, deviating from The Agency's uniform tax exemption policy, in an amount not to exceed \$122,616.00, and authorizing the agency to set and conduct a public hearing with respect thereto. S. Duncan
9. Adjournment R. Bucci