

# THE AGENCY

BROOME COUNTY IDA / LDC

**BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
January 22, 2025 • 12:00 P.M. • The Agency Conference Room  
Five South College Drive, Suite 201, 2nd Floor  
Binghamton, New York 13905

## AGENDA

1. Oath of Office/Acknowledgement of Fiduciary J. Meagher
2. Nomination of Officers J. Meagher & Chairman
  - Chairman
  - Vice Chairman
  - Secretary
  - Treasurer
3. Approve Minutes – December 18, 2024, Board Meeting Chairman
4. Public Comment Chairman
5. Executive Director’s Report: S. Duncan
  - Updates
  - Internal Financial Reports – December 31, 2024
6. Loan Activity Reports as of December 31, 2024 N. Abbadessa

### New Business

7. 2025 Meeting Schedule Chairman
8. Resolution authorizing a Lease/Leaseback Transaction to facilitate the financing of the acquisition, renovation and equipping of a property and building located at 214 Main Street in the Village of Johnson City, Broome County, New York to be used as a two story, mixed-use building and appointing Sun Development Team LLC (the “Company”), agent of The Agency for the purpose of acquiring, renovating and equipping the project and 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 in an amount not to exceed \$122,616.00, 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
9. Resolution authorizing a Sales and Use Tax Exemption to be used for the acquisition and installation of a ZapX Advanced Robotic Radiosurgical machine to be located at 1020 Vestal Parkway East in the Town of Vestal, Broome County, New York appointing NSSGP, LLC (the “Company”) agent of The Agency for the purpose of acquiring and equipping the project and to provide for a Sales and Use Tax Exemption Benefit in an amount not to exceed \$148,000.00 and authorizing the execution and delivery of certain documents with respect thereto. S. Duncan

10. Resolution authorizing The Agency to purchase a subscription for EnviroSite Property Risk Map Software from ADEC Solutions in the total amount not to exceed \$5,000.00. S.Duncan
11. Executive Session – To discuss personnel matters S. Duncan
12. Resolution authorizing the modification of The Agency’s Organizational Chart to include the Financial Comptroller position.

**Old Business**

12. Adjournment J. Bernardo