

STATE OF NEW YORK
BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY

In the Matter of an Application
of
CR LAND, LLC
for financial assistance

A Public Hearing held at 605 Vestal Parkway West,
Vestal, New York, on the 9th day of November, 2017,
commencing at 6:00 PM.

BEFORE: JOSEPH B. MEAGHER
Counsel for Broome County
Industrial Development Agency

REPORTED BY: CZERENDA COURT REPORTING, INC.
71 State Street
Binghamton, New York 13901-3318
KEVIN CALLAHAN
Shorthand Reporter
Notary Public
Binghamton - (607) 723-5820
(800) 633-9149

In the Matter of a Public Hearing

1 with the cost/benefit analysis prepared by
2 the agency is available at the offices of
3 the agency for your review.

4 Notice of this hearing was
5 published in the PRESS & SUN BULLETIN on
6 October 24, 2017.

7 I request that each person wishing
8 to speak state his or her name, and if
9 you're speaking on behalf of an entity or
10 organization, please, identify that entity
11 or organization. The hearing will remain
12 open until all public comment is concluded.

13 First I'm going to ask Tom Gray,
14 deputy executive director of the agency, to
15 explain the project as presented by CR Land,
16 LLC.

17 Tom.

18 MR. GRAY: Thank you, Joe.

19 This particular project entails the
20 construction of a multiuse sports complex
21 which will consist of a new
22 53280-square-foot metal building and site
23 development construction. The building will
24 include space for athletic fields, weight

In the Matter of a Public Hearing

1 training, batting cages, cafe, offices and
2 meeting rooms. Site development will
3 consist of a 198-space parking lot, walkways
4 and future outdoor fields.

5 HEARING OFFICER: Thank you, Tom.

6 Does anyone wish to speak either
7 for or against the proposed project and/or
8 the financial assistance requested?

9 (Whereupon there was no response)

10 HEARING OFFICER: I'm not hearing
11 anybody.

12 All right. I'm going to wait a few
13 more minutes before we close the hearing,
14 all right, in case somebody wanders in a
15 couple minutes late, all right.

16 So, why don't -- Kevin, why don't
17 we go off the record at this point, and if
18 somebody shows up, we will proceed.

19 (Whereupon a discussion was held
20 off the record)

21 HEARING OFFICER: All right. We
22 can go back on the record.

23 I have no further appearances.

24 Does anyone else wish to add to the record

In the Matter of a Public Hearing

1 that we have in this proceeding?

2 (Whereupon there was no response)

3 MR. GRAY: Hearing no one. I'm
4 going to request that the following
5 documents be spread upon the record of this
6 proceeding: The notice of public hearing,
7 affidavit of publication, the letter to the
8 taxing authorities informing them of the
9 public hearing and providing them with a
10 copy of the public hearing notice, affidavit
11 of mailing and affidavit of posting.

12 With that I'm going to note for the
13 record that it is currently 6:12 PM and I am
14 going to draw this hearing to a conclusion.

15 (Whereupon the hearing was
16 concluded)

17 (Whereupon Exhibit 8 was marked for
18 identification)

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I N D E X

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EXHIBIT:		PAGE:
1	Notice of public hearing	5
2	Letter to taxing authorities	5
3	Affidavit of mailing	5
4	Affidavit of posting	5
5	Affidavit of publication	5

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STATE OF NEW YORK :
COUNTY OF BROOME :

I, KEVIN CALLAHAN, Shorthand Reporter, do
certify that the foregoing is a true and accurate
transcript of the proceedings in the matter of CR Land,
LLC, held in Vestal, New York, on November 11, 2017.



KEVIN CALLAHAN
Shorthand Reporter
Notary Public
CZERENDA COURT REPORTING, INC
71 State Street
Binghamton, New York 13901-3318



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing, pursuant to Article 18-A of the New York State General Municipal Law, will be held by the Broome County Industrial Development Agency (the "Agency") on the 9th day of November, 2017 at 6:00 p.m., local time, at the Town Hall, 605 Vestal Parkway West, Town of Vestal, Broome County, New York 13850 in connection with the following matters:

CR Land, LLC, a limited liability company organized and existing under the laws of the State of New York (the "Company") has requested that the Agency assist in the financing of the acquisition, construction, and equipping of a 53,280+/- square foot metal building, including space for indoor multi-use athletic field(s), a weight/training room, batting cages, a café, offices, a meeting room, bathrooms, a mechanical room, storage areas, vehicle parking lot and drives, walkways, future outdoor multi-use athletic field, site grading, stormwater conveyance and control system(s), utilities (water, sanitary sewer, gas, electric, telephone/cable, and lighting), landscaping and other necessary site amenities to be located on approximately 6.27+/- acres situate on N.Y.S. Route 434, Vestal Parkway, Town of Vestal, Broome County, New York (the "Land") to be used as a multi-use sports complex (the "Facility") and the acquisition and installation in the Facility of certain equipment (the "Equipment.") The Land, Facility and Equipment are hereinafter, collectively, the "Project". The Project will be initially owned, operated and/or managed by the Company.

The Agency will acquire a leasehold interest in the Project and lease back the Project to the Company. At the end of the lease term, the Agency's interest in the Project will be reconveyed to the Company. The Agency contemplates that it will provide financial assistance to the Company in the form of the issuance of exemptions from all sales and use taxes, mortgage recording taxes, and an abatement of real property taxes.

A copy of the Company's application to the Agency will be available for review, during regular business hours, at the Agency's offices at FIVE South College Drive, Binghamton, New York 13905.

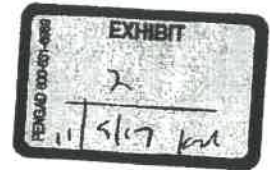
A representative of the Agency will, at the above-stated time and place, hear and accept written comments from all persons with views in favor of or opposed to either the proposed financial assistance to the Company or the location or nature of the Project.

Minutes of the hearing will be made available to the County Executive of the County of Broome.

BROOME COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

Dated: October 20, 2017

By: /s/ Kevin McLaughlin
Kevin McLaughlin, Executive Director



THOMAS, COLLISON & MEAGHER

Attorneys at Law
1201 Monroe Street
Post Office Box 329
Endicott, NY 13761-0329

Telephone: (607) 754-0410
Facsimile: (607) 754-6293
E-Mail Address: jmeagher@tcmslaw.com

Robert B. Thomas (1925 - 2017)
Joseph B. Meagher *
Charles H. Collison
*Also Admitted in Pennsylvania

Gary H. Collison

October 20, 2017

Jason T. Garnar
Broome County Executive
Broome County Office Building
60 Hawley Street
P.O. Box 1766
Binghamton, New York 13902

W. John Schaffer
Supervisor
Town of Vestal
605 Vestal Parkway West
Vestal, New York 13850

Jeffrey Ahearn
Superintendent
Vestal Central School District
201 Main Street
Vestal, New York 13850

Jerome Z. Knebel
Director, Office of Management & Budget
Broome County Office Building
60 Hawley Street
P.O. Box 1766
Binghamton, New York 13902

Re: BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PROPOSED CR LAND, LLC PROJECT

Ladies and Gentlemen:

Pursuant to Section 859-a(3) of the New York General Municipal Law (the "Act"),
Broome County Industrial Development Agency (the "Agency") hereby informs you that the

Jason T. Garnar, County Executive
W. John Schaffer, Supervisor
Jeffrey Ahearn, Superintendent
Jerome Z. Knebel, Director, OMB
October 20, 2017
Page 2

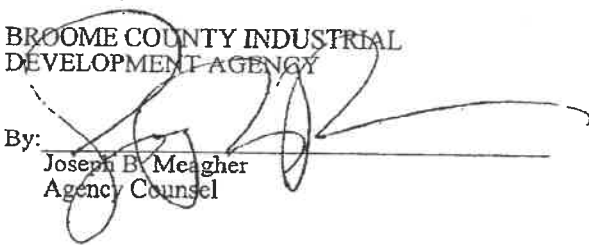
Agency has received an application (the "Application") from CR Land, LLC (the "Company") for financial assistance in connection with a project (the "Project") consisting of the following: (A) the acquisition, construction and equipping of a 53,280+/- square foot metal building, including space for indoor, multi-use athletic field(s), a weight/training room, batting cages, a café, offices, a meeting room, bathrooms, a mechanical room, storage areas, vehicle parking lot and drives, walkways, future outdoor multi-use athletic field, site grading, stormwater conveyance and control system(s), utilities (water, sanitary sewer, gas, electric, telephone/cable, and lighting), landscaping and other necessary site amenities to be located on approximately 6.27+/- acres situate on N.Y.S. Route 434, Vestal Parkway, Town of Vestal, Broome County, New York (the "Land") to be used as a multi-use sports complex (the "Facility") and the acquisition and installation in the Facility of certain equipment (the "Equipment") (the Land, Facility and Equipment being hereinafter collectively referred to as the "Project"); (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales taxes, mortgage recording taxes and real property taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project to the Company or such other person or entity as may be designated by the Company and agreed upon by the Agency.

Enclosed is a notice of public hearing to be held by the Agency relating to the proposed Project. The financial assistance being contemplated by the Agency in connection with the Project is described in said notice of public hearing.

If you have any questions regarding the foregoing, please do not hesitate to contact me.

Very truly yours,

BROOME COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: 
Joseph B. Meagher
Agency Counsel

Enclosure
cc: Kevin McLaughlin

NOTICE OF PUBLIC HEARING

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A copy of the Company's application to the Agency will be available for review, during regular business hours, at the Agency's offices at FIVE South College Drive, Binghamton, New York 13905.

A representative of the Agency will, at the above-stated time and place, hear and accept written comments from all persons with views in favor of or opposed to either the proposed financial assistance to the Company or the location or nature of the Project.

Minutes of the hearing will be made available to the County Executive of the County of Broome.

BROOME COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

Dated: October 20, 2017

By: 
Kevin McLaughlin, Executive Director



AFFIDAVIT OF MAILING
OF NOTICE OF PUBLIC HEARING
(CR LAND, LLC PROJECT)

STATE OF NEW YORK:

: ss.:

COUNTY OF BROOME:

The undersigned, being duly sworn, hereby states:

That on October 20, 2017, I mailed a copy of the Notice of Public Hearing in connection with the Broome County Industrial Development Agency's proposed CR Land, LLC Project to the following individuals:

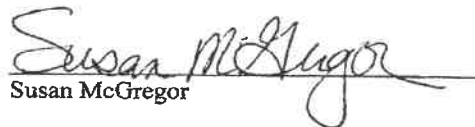
Jason T. Garnar
Broome County Executive
Broome County Office Building
60 Hawley Street
P.O. Box 1766
Binghamton, New York 13902

W. John Schaffer
Supervisor
Town of Vestal
605 Vestal Parkway West
Vestal, New York 13850

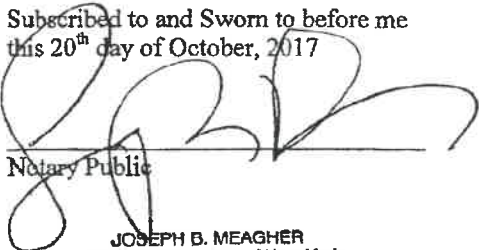
Jeffrey Ahearn
Superintendent
Vestal Central School District
201 Main Street
Vestal, New York 13850

Jerome Z. Knebel
Director, Office of Management & Budget
Broome County Office Building
60 Hawley Street
P.O. Box 1766
Binghamton, New York 13902

IN WITNESS WHEREOF, I have hereunto set my hand this 20th day of October, 2017.


Susan McGregor

Subscribed to and Sworn to before me
this 20th day of October, 2017


Notary Public

JOSEPH B. MEAGHER
Notary Public, State of New York
Broome County 02ME4974837
Commission Expires Nov. 26, 2018

AFFIDAVIT OF PUBLICATION

0002489631, BGM-092183

PRESS & SUN-BULLETIN

State of New York
City of Binghamton
County of Broome, SS:

CECILIA HERNANDEZ being duly sworn, deposes and says she is the Principal Clerk of the Binghamton Press Company Inc., publisher of the following newspaper printed in Johnson City published in the City of Binghamton, New York and of general circulation in the Counties of Broome, Chenango, Delaware, Tioga, State of New York and Susquehanna County, State of Pennsylvania PRESS & SUN BULLETIN

A notice of which the annexed is a printed copy, was published on the following dates:

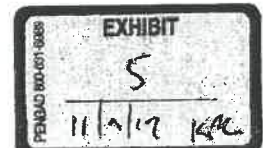
10/24/17

Subscribed and sworn to before me this 25th day of October 2017



Notary Public

Vilma Avelar
Notary Public State of New York
NO. 01AV6318411
Qualified in Westchester County
Commission Expires January 26, 2019



NOTICE OF PUBLIC HEARING

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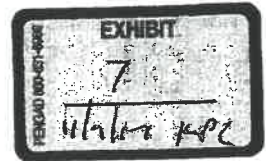
Minutes of the hearing will be made available to the County Executive of the County of Broome.

**BROOME COUNTY INDUSTRIAL
DEVELOPMENT AGENCY**

Dated: October 20, 2017

By: Kevin McLaughlin, Executive Director

10/24/17



Home (./) / Legal Notices

Legal Notices

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- » (category.php?place=Legals&posit=Legal+Notices&page=4)





Press & Sun-Bulletin (<http://>) | Legal Notices (<http://category.php?place=Legals&posit=Legal+Notices>)

NOTICE OF PUBLIC HEARING NOTICE IS HEREBY GIVEN that a public hearing, pursuant to Article 18-A of the New York State General Municipal Law, will be held by the Broome County Industrial Development Agency (the "Agency") on the 9th day of November, 2017 at 6:00 p.m., local time, at the Town Hall, 605 Vestal Parkway West, Town of Vestal, Broome County, New York 13850 in connection with the following matters: CR Land, LLC, a limited liability company organized and existing under the laws of the State of New York (the "Company") has

requested that the Agency assist in the financing of the acquisition, construction, and equipping of a 53,280+/- square foot metal building, including space for indoor multi-use athletic field(s), a weight/training room, batting cages, a café, offices, a meeting room, bathrooms, a mechanical room, storage areas, vehicle parking lot and drives, walkways, future outdoor multi-use athletic field, site grading, stormwater conveyance and control system(s), utilities (water, sanitary sewer, gas, electric, telephone/cable, and lighting), landscaping and other necessary site amenities to be located on approximately 6.27+/- acres situate on N.Y.S. Route 434, Vestal Parkway, Town of Vestal, Broome County, New York (the "Land") to be used as a multi-use sports complex (the "Facility") and the acquisition and installation in the Facility of certain equipment (the "Equipment.") The Land, Facility and Equipment are hereinafter, collectively, the "Project". The Project will be initially owned, operated and/or managed by the Company. The Agency will acquire a leasehold interest in the Project and lease back the Project to the Company. At the end of the lease term, the Agency's interest in the Project will be reconveyed to the Company. The Agency contemplates that it will provide financial assistance to the Company in the form of the issuance of exemptions from all sales and use taxes, mortgage recording taxes, and an abatement of real property taxes. A copy of the Company's application to the Agency will be available for review, during regular business hours, at the Agency's offices at FIVE South College Drive, Binghamton, New York 13905. A representative of the Agency will, at the above-stated time and place, hear and accept written comments from all

persons with views in favor of or opposed to either the proposed financial assistance to the Company or the location or nature of the Project. Minutes of the hearing will be made available to the County Executive of the County of Broome. BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY Dated: October 20, 2017 By: Kevin McLaughlin, Executive Director 10/24/17




Click for less text (<http://item.php?id=2489631&place=Legals&posit=Legal Notices>)

 (<http://twitter.com/home?status=NOTICE OF PUBLIC HEARING NOTICE IS HEREBY GIVEN that a public hearing, pursuant to Article 18-A of the New York State>)  (<https://www.facebook.com/sharer/sharer.php?u=http://item.php?id=2489631>)  (https://plusone.google.com/_/+1/confirm?hl=en&uri=http://item.php?id=2489631)  (<mailto:emailaddress?subject=NOTICE OF PUBLIC HEARING NOTICE IS HEREBY GIVEN that a public hearing, pursuant to Article 18-A of the New York State>) <http://item.php?id=2489631>

Press & Sun-Bulletin (<http://>) | Legal Notices (<http://category.php?place=Legals&posit=Legal+Notices>)

NOTICE OF PUBLIC HEARING ON THE PRELIMINARY BUDGET OF THE TOWN OF DICKINSON FOR THE YEAR 2018 NOTICE IS HEREBY GIVEN that the preliminary budget of the Town of Dickinson for the fiscal year beginnin...

Click for full text (<http://item.php?id=2485973&place=Legals&posit=Legal Notices>)

 (<http://twitter.com/home?status=NOTICE OF PUBLIC HEARING ON THE PRELIMINARY BUDGET OF THE TOWN OF DICKINSON FOR THE YEAR 2018 NOTICE IS HEREBY GIVEN t>)  (<https://www.facebook.com/sharer/sharer.php?u=http://item.php?id=2485973>)  (https://plusone.google.com/_/+1/confirm?hl=en&uri=http://item.php?id=2485973)  (<mailto:emailaddress?subject=NOTICE OF>)

A regular meeting of the Broome County Industrial Development Agency (the "Agency") was convened in public session at the offices of the Broome County Industrial Development Agency located at FIVE South College Drive, Town of Dickinson, Broome County, New York on Wednesday, October 18, 2017 at 12:00 o'clock p.m., local time.

The meeting was called to order by the Chairman and, upon roll being called, the following members of the Agency were:

PRESENT:	Terrence M. Kane	Chairman
	Wayne L. Howard	Vice Chairman
	James G. Rounds, Jr.	Secretary
	John J. Stevens	Treasurer
	John M. Bernardo	Member
	Diane M. Marusich	Member
	Lamont T. Pinker	Member
	Richard Bucci	Member
ABSENT:	Stephen P. Feehan	Member

THE FOLLOWING PERSONS WERE ALSO PRESENT:

Kevin McLaughlin	Executive Director
Joseph B. Meagher, Esq.	Agency Counsel

The following resolution was offered by Mr. Stevens, seconded by Mr. Bernardo, to wit:

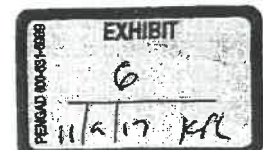
RESOLUTION ACCEPTING AN APPLICATION FROM CR LAND, LLC FOR A SALE/LEASEBACK OR A LEASE/LEASEBACK TRANSACTION TO FACILITATE THE FINANCING OF THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF PROPERTY LOCATED ON N.Y.S. ROUTE 434, VESTAL PARKWAY, VESTAL, NEW YORK AND AUTHORIZING THE AGENCY TO SET AND CONDUCT A PUBLIC HEARING WITH RESPECT THERETO.

This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote which resulted as follows:

Terrence M. Kane	voting	Yes
Wayne L. Howard	voting	Yes
James G. Rounds, Jr.	voting	Yes
John J. Stevens	voting	Yes
John M. Bernardo	voting	Yes
Stephen P. Feehan	voting	Absent
Diane M. Marusich	voting	Yes
Lamont T. Pinker	voting	Yes
Richard A. Bucci	voting	Yes

The foregoing Resolution was thereon declared duly adopted.



STATE OF NEW YORK:

: ss.:

COUNTY OF BROOME :

I, the undersigned Secretary of the Broome County Industrial Development Agency (the "Agency"), do hereby certify that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on October 18, 2017 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this 15th day of November, 2017.

James G. Rounds, Jr.
Secretary

(SEAL)

11/9 CR Land, LLC Public Hearing

Chris Riley

Stephanie Riley

Maura Mangum

~~Julius Amundson~~

MICHAEL SHERWOOD

Matthew Bechtel

