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STATE OF NEW YORK  
BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY

- - - - -

Public Hearing Regarding  
AOM 128 GRAND AVENUE, LLC

- - - - -

A Public Hearing held at 243 Main Street,  
Johnson City, New York, on the 13th day of June, 2018,  
commencing at 5:00 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                   HEARING OFFICER:     Okay.    Good  
2                   afternoon and good evening.   My name is  
3                   Joseph Meagher.   I'm counsel to the Broome  
4                   County Industrial Development Agency.

5                   The Agency is conducting a hearing  
6                   this evening pursuant to General Municipal  
7                   Law 859A to seek comment public comment on  
8                   an application for assistance submitted by  
9                   AOM 128 Grand Avenue, LLC, in connection  
10                  with a proposed 24-unit multifamily  
11                  apartment building with subterranean  
12                  basement with recreation area, a modern  
13                  elevator system, sprinkler system,  
14                  landscaping, gated parking and an electronic  
15                  FOB-style entry system and security cameras  
16                  to be located at 128 Grand Avenue in the  
17                  Village of Johnson City, County of Broome  
18                  and State of New York.

19                  The acceptance of the filing by the  
20                  Agency of this application does not infer  
21                  any position on the approval or disapproval  
22                  of the financial assistance requested.   No  
23                  position will be taken by the Agency until  
24                  the public hearing is concluded.

In the Matter of a Public Hearing

1                   A copy of the application along  
2                   with a cost-benefit analysis prepared by the  
3                   agency is available at the Office of the  
4                   Agency for your review.

5                   Notice of this hearing was  
6                   published in the PRESS & SUN BULLETIN on  
7                   May 23, 2018.

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

14                  First I'm going to ask Tom Gray,  
15                  Senior Deputy Director of Operations for the  
16                  Agency, to explain the tax benefits and the  
17                  financial assistance that have been  
18                  requested by AOM 128 Grand Avenue, LLC.

19                  MR. GRAY: Good evening. My name  
20                  is Tom Gray, and I'm the Senior Deputy  
21                  Director of Operations of the Broome County  
22                  Industrial Development Agency.

23                  We are conducting a hearing this  
24                  evening to seek public comment on an

In the Matter of a Public Hearing

1 application made to the agency by AOM 128  
2 Grand Avenue, LLC, for financial benefits  
3 from the Agency for a project to be located  
4 at 128 Grand Avenue in the Village of  
5 Johnson City, Broome County, New York.

6 The project will involve the  
7 demolition of an existing abandoned  
8 structure at that address and the  
9 construction thereon of a modern ground-up  
10 development of a three-floor building  
11 containing 24 residential units comprised of  
12 a mix of nine three-bedroom units, six  
13 two-bedroom units and six one-bedroom units,  
14 all to be compliant with applicable codes  
15 and ADA requirements.

16 The company has requested financial  
17 assistance from the Agency in the form of an  
18 abatement of sales and use tax, mortgage tax  
19 exemption and an abatement of real property  
20 taxes deviating the Agency's unified tax  
21 exemption policy.

22 Copies of the application are  
23 available at the Office of the Agency for  
24 your review. All comments made at this

## In the Matter of a Public Hearing

1 public hearing will be transcribed by our  
2 reporter and presented to the Agency's board  
3 of directors for their review prior to any  
4 decision on the application.

5 I request that anyone wishing to  
6 speak at this public hearing provide their  
7 name and address prior to speaking, and if  
8 you are speaking on behalf of a group or  
9 entity, please, identify that group or  
10 entity.

11 HEARING OFFICER: Thank you, Tom.

12 Welcome all. And we'll note the  
13 presence of Greg Deemie, Mayor of the  
14 Village of Johnson City, and I'll ask at  
15 this time if anyone wishes to speak either  
16 for or against this application.

17 (Whereupon there was no response)

18 HEARING OFFICER: Hearing none,  
19 I'm going to bring this hearing to a  
20 conclusion at this time and I'm going to  
21 provide the court reporter with the  
22 following documents and request that they be  
23 spread upon the record of this proceeding:  
24 1, the notice of public hearing; 2, the

## In the Matter of a Public Hearing

1 affidavit of publication; 3, the letter to  
2 the taxing authorities informing them of the  
3 public hearing and providing them with a  
4 copy of the notice of public hearing; 4, the  
5 affidavit of mailing; and, 5, the affidavit  
6 of posting.

7 And having reached this particular  
8 juncture I'm going to ask one more time  
9 whether anyone wishes to be heard in  
10 connection with this application.

11 MR. DEEMIE: I guess I might as  
12 well since I'm here.

13 HEARING OFFICER: Mayor Deemie.

14 MR. DEEMIE: Mayor Deemie of the  
15 Village of Johnson City.

16 I just want to speak in favor of  
17 the application. I feel it's a good use of  
18 the area and the property down there and I  
19 look forward to seeing the development come  
20 to fruition. It should be a great  
21 investment in the area, so I'm all in favor  
22 of it.

23 HEARING OFFICER: Thank you very  
24 much, Mayor Deemie.



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EXHIBIT:	PAGE:
1 Notice of public hearing	5
2 Affidavit of publication	5
3 Letter to the taxing authorities	5
4 Affidavit of mailing	6
5 Affidavit of posting	6
6 List of speakers	7

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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 public  
hearing regarding AOM 128 Grand Avenue, LLC, held in  
Johnson City, New York, on June 13, 2018.

*Kevin Callahan*

-----  
KEVIN CALLAHAN

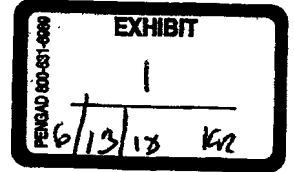
Shorthand Reporter

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 13<sup>th</sup> day of June, 2018 at 5:00 p.m., local time, at the Village Hall, 243 Main Street, Village of Johnson City, Broome County, New York 13790 in connection with the following matters:

AOM 128 Grand Avenue LLC, a limited liability company organized and existing under the laws of the State of Delaware and authorized to do business in the State of New York (the "Company") has requested that the Agency assist in the financing of the construction and equipping of a 31,500+/- square foot building with subterranean basement with recreation area, modern elevator system, sprinkler system, landscaping, gated parking with an electronic FOB-style entry system, and security cameras located on an approximately 0.72+/- acre situate at 128 Grand Avenue, Village of Johnson City, Broome County, New York (the "Land") to be used as a 24 unit multi-family apartment building (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 the Project back 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 taxes, and an abatement of real property taxes deviating from the Agency's Uniform Tax Exemption Policy.

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, Suite 201, 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: May 21, 2018

By: Kevin McLaughlin, Executive Director

# PRESS & SUN-BULLETIN

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

Diana Figueroa 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

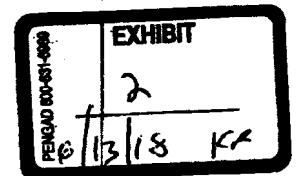
A notice of which the annexed is a printed copy, was published on the following dates:

05/23/18

Diana Figueroa

Subscribed and sworn to before me this 23 day of May, 2018

Kathleen A Gibson  
Notary Public



**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 13th day of June, 2018 at 5:00 p.m., local time, at the Village Hall, 243 Main Street, Village of Johnson City, Broome County, New York 13790 in connection with the following matters:

AOM 128 Grand Avenue LLC, a limited liability company organized and existing under the laws of the State of Delaware and authorized to do business in the State of New York (the "Company") has requested that the Agency assist in the financing of the construction and equipping of a 31,500+/- square foot building with subterranean basement with recreation area, modern elevator system, sprinkler system, landscaping, gated parking with an electronic FOB-style entry system, and security cameras located on an approximately 0.72+/- acre situate at 128 Grand Avenue, Village of Johnson City, Broome County, New York (the "Land") to be used as a 24 unit multi-family apartment building (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 the Project back 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 taxes, and an abatement of real property taxes deviating from the Agency's Uniform Tax Exemption Policy.

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, Suite 201, Binghamton, New York 13905.

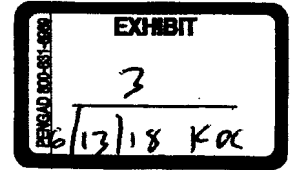
A representative of the Agency will, at the above-stated time and place, hear and accept written comments from all persons with views in favor of or opposed to either the proposed financial assistance to the Company or the location or nature of the Project.

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

**BROOME COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY**

Dated: May 21, 2018  
By: Kevin McLaughlin, Executive Director  
5/23/18

00020501941



**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](mailto:jmeagher@tcmslaw.com)**

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

**Gary H. Collison**

May 21, 2018

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

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

**Greg Deemie  
Mayor  
Village of Johnson City  
243 Main Street  
Johnson City, New York 13790**

**Rose Sotak  
Supervisor  
Town of Union  
3111 East Main Street  
Endwell, New York 13760**

**Dr. Suzanne McLeod  
Superintendent  
Union-Endicott Central School District  
1100 East Main Street  
Endicott, New York 13760**

**Re: BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
PROPOSED AOM 128 GRAND AVENUE 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 Agency has received an application (the "Application") from AOM 128 Grand Avenue LLC (the "Company") for financial assistance in connection with a project (the "Project") consisting of the

Jason T. Garnar, County Executive  
Greg Deemie, Mayor  
Rose Sotak, Superintendent  
Dr. Suzanne McLeod, Superintendent  
Jerome Z. Knebel, Director, OMB  
May 21, 2018  
Page 2

following: (A) construction and equipping of a 31,500+/- square foot building with subterranean basement with recreation area, modern elevator system, sprinkler system, landscaping, gated parking with an electronic FOB-style entry system, and security cameras located on an approximately 0.72+/- acre situate at 128 Grand Avenue in the Village of Johnson City, Broome County, New York (collectively, the "Land") to be used as a 24 unit multi-family apartment building (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 and use taxes, mortgage taxes and an abatement of real property taxes deviating from the Agency's Uniform Tax Exemption Policy (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) 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

Joseph B. Meagher  
Agency Counsel

JBM/smm  
Enc.  
cc: Kevin McLaughlin (via e-mail)

**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 13<sup>th</sup> day of June, 2018 at 5:00 p.m., local time, at the Village Hall, 243 Main Street, Village of Johnson City, Broome County, New York 13790 in connection with the following matters:

AOM 128 Grand Avenue LLC, a limited liability company organized and existing under the laws of the State of Delaware and authorized to do business in the State of New York (the "Company") has requested that the Agency assist in the financing of the construction and equipping of a 31,500+/- square foot building with subterranean basement with recreation area, modern elevator system, sprinkler system, landscaping, gated parking with an electronic FOB-style entry system, and security cameras located on an approximately 0.72+/- acre situate at 128 Grand Avenue, Village of Johnson City, Broome County, New York (the "Land") to be used as a 24 unit multi-family apartment building (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 the Project back 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 taxes, and an abatement of real property taxes deviating from the Agency's Uniform Tax Exemption Policy.

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, Suite 201, 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: May 21, 2018

By: 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](mailto:jmeagher@tcmslaw.com)**

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

**Gary H. Collison**

**June 4, 2018**

**Mary Kay Roland  
Superintendent  
Johnson City Central School District  
666 Reynolds Road  
Johnson City, New York 13790**

**Re: BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
PROPOSED AOM 128 GRAND AVENUE 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 Agency has received an application (the "Application") from AOM 128 Grand Avenue LLC (the "Company") for financial assistance in connection with a project (the "Project") consisting of the following: (A) construction and equipping of a 31,500+/- square foot building with subterranean basement with recreation area, modern elevator system, sprinkler system, landscaping, gated parking with an electronic FOB-style entry system, and security cameras located on an approximately 0.72+/- acre situate at 128 Grand Avenue in the Village of Johnson City, Broome County, New York (collectively, the "Land") to be used as a 24 unit multi-family apartment building (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 and use taxes, mortgage taxes and an abatement of real property taxes deviating from the Agency's Uniform Tax Exemption Policy (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) 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



Mary Kay Roland  
June 4, 2018  
Page 2

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

Joseph B. Meagher  
Agency Counsel

JBM/smm  
Enc.

## 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 13<sup>th</sup> day of June, 2018 at 5:00 p.m., local time, at the Village Hall, 243 Main Street, Village of Johnson City, Broome County, New York 13790 in connection with the following matters:

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The Agency will acquire a leasehold interest in the Project and lease the Project back 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 taxes, and an abatement of real property taxes deviating from the Agency's Uniform Tax Exemption Policy.

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, Suite 201, Binghamton, New York 13905.

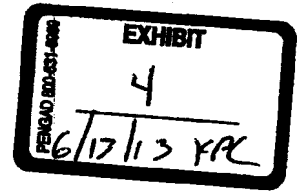
A representative of the Agency will, at the above-stated time and place, hear and accept written comments from all persons with views in favor of or opposed to either the proposed financial assistance to the Company or the location or nature of the Project.

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

**BROOME COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY**

Dated: May 21, 2018

By: Kevin McLaughlin, Executive Director



AFFIDAVIT OF MAILING  
OF NOTICE OF PUBLIC HEARING  
(AOM 128 GRAND AVENUE LLC PROJECT)

STATE OF NEW YORK:

: ss.:

COUNTY OF BROOME:

The undersigned, being duly sworn, hereby states:

That on May 21, 2018, I mailed a copy of the Notice of Public Hearing in connection with the Broome County Industrial Development Agency's proposed AOM 128 Grand Avenue 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

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

Greg Deemie  
Mayor  
Village of Johnson City  
243 Main Street  
Johnson City, New York 13790

Rose Sotak  
Supervisor  
Town of Union  
3111 East Main Street  
Endwell, New York 13760

Dr. Suzanne McLeod  
Superintendent  
Union-Endicott Central School District  
1100 East Main Street  
Endicott, New York 13760

IN WITNESS WHEREOF, I have hereunto set my hand this 21<sup>st</sup> day of May, 2018.

Susan McGregor

Subscribed to and Sworn to before  
me this 21<sup>st</sup> day of May, 2018

Notary Public

DIANE D. ROEBER  
Notary Public, State Of New York  
No. 01RO6071652  
Qualified In Broome County  
Commission Expires March 18, 20 22

**AFFIDAVIT OF MAILING  
OF NOTICE OF PUBLIC HEARING  
(AOM 128 GRAND AVENUE LLC PROJECT)**

STATE OF NEW YORK:

: ss.:

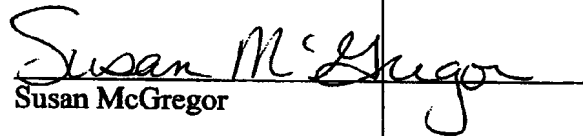
COUNTY OF BROOME:

The undersigned, being duly sworn, hereby states:

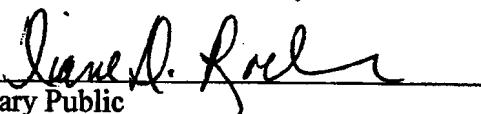
That on June 4, 2018, I mailed a copy of the Notice of Public Hearing in connection with the Broome County Industrial Development Agency's proposed AOM 128 Grand Avenue LLC Project to the following individual:

Mary Kay Roland  
Superintendent  
Johnson City Central School District  
666 Reynolds Road  
Johnson City, New York 13790

IN WITNESS WHEREOF, I have hereunto set my hand this 4<sup>th</sup> day of June, 2018.

  
Susan McGregor

Subscribed to and Sworn to before  
me this 4<sup>th</sup> day of June, 2018

  
Notary Public

DIANE D. ROEBER  
Notary Public, State Of New York  
No. 01RO8071652  
Qualified In Broome County  
Commission Expires March 18, 20 22



Greg Deemie, Mayor Johnson City

Thomas Gray Senior Deputy Director

TBM

Agency Counsel

EXHIBIT  
6