

1 STATE OF NEW YORK

2 BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY

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4 Public Hearing Regarding

5 ONE NORTH DEPOT LLC

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7 A Public Hearing held at 185 Court Street,  
8 Binghamton, New York, on the 30th day of August, 2018,  
9 commencing at 5:00 PM.

10  
11 BEFORE: JOSEPH B. MEAGHER

12 Counsel for Broome County  
13 Industrial Development Agency

14  
15 REPORTED BY: CZERENDA COURT REPORTING, INC.

16 71 State Street  
17 Binghamton, New York 13901-3318

18 JESSICA BRIELMEIER  
19 Shorthand Reporter

20 Notary Public  
21 Binghamton - (607) 723-5820  
22 (800) 633-9149  
23  
24

In a Matter of a Public Hearing

1 (Whereupon Exhibits 1 through 5  
2 were marked for identification)

3 HEARING OFFICER: Let the record  
4 reflect that it is 5:00.

5 Good afternoon. My name is Joseph  
6 Meagher and I am counsel to the Broome  
7 County Industrial Development Agency.

8 The Agency is conducting a hearing  
9 today pursuant to General Municipal Law 859A  
10 to seek public comment on the application  
11 for financial assistance, submitted by One  
12 North Depot LLC, in connection with a  
13 proposed mixed-use development building with  
14 a commercial storefront, shared workspace  
15 for small businesses and entrepreneurs, an  
16 outdoor green space, and apartments to be  
17 located at One North Depot Street in the  
18 City of Binghamton, County of Broome and  
19 State of New York.

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

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1 is concluded.

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

6 Notice of this hearing was  
7 published in the PRESS & SUN-BULLETIN on  
8 August 18th, 2018.

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

16 First, I am going to request that  
17 Stacey Duncan, Deputy Executive Director of  
18 the Agency, explain the tax benefits that  
19 haven been requested by One North Depot LLC.

20 Stacey.

21 MS. DUNCAN: Good evening. As Joe  
22 mentioned my name is Stacey Duncan, Deputy  
23 Director for Community and Economic  
24 Development at the Agency. This project

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1                   consisted a total redevelopment at One North  
2                   Depot Street, on the north side of the City  
3                   of Binghamton.

4                   Once completed, the project will be  
5                   comprised of five commercial units, totaling  
6                   11,000 square feet, 8,000 square feet of  
7                   shared work space and 10,000 square feet of  
8                   outdoor green space. In addition, 55 units  
9                   of market rate apartments will be  
10                  constructed.

11                  The project will rehabilitate a  
12                  significant historical building that is  
13                  listed on the National Register of Historic  
14                  Places. The applicant is seeking a 20 year  
15                  deviated pilot, which has been supported by  
16                  the City of Binghamton along with both sales  
17                  tax and mortgage tax exemptions.

18                  HEARING OFFICER: Okay. Thank you,  
19                  Stacey. Is there anyone that wishes to  
20                  speak either for or against the project?

21                  (Whereupon there was no response)

22                  HEARING OFFICER: Hearing none and  
23                  there being no one in the audience, I am  
24                  going to call this hearing to a conclusion.

## In a Matter of a Public Hearing

1                   At this time, I am going to request  
2                   that the following documents be spread upon  
3                   the transcript in record of this proceeding:  
4                   One, the notice of public hearing; two, the  
5                   affidavit of publication; three, the letter  
6                   to the taxing authorities, informing them of  
7                   the public hearing and providing them with a  
8                   copy of the notice of public hearing; four,  
9                   the affidavit of mailing; and five, the  
10                  affidavit of posting.

11                  That said, I am going to ask,  
12                  again, if anyone wishes to speak either for  
13                  or against this application?

14                  (Whereupon there was no response)

15                  HEARING OFFICER:     Hearing none.  I  
16                  will call this hearing to a conclusion and  
17                  we will provide a copy of the transcript to  
18                  the members of the Board of Directors of the  
19                  Agency prior to their next hearing at which  
20                  time they will consider this application.

21                  (Whereupon the hearing concluded at  
22                  5:05 PM)

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I N D E X

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EXHIBIT:		PAGE:
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2	Affidavit of publication	5
3	Letter to taxing authorities	5
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1 STATE OF NEW YORK:

2 COUNTY OF BROOME:

3

4 I, JESSICA BRIELMEIER, Shorthand Reporter,  
5 do certify that the foregoing is a true and accurate  
6 transcript of the proceedings in the matter of One  
7 North Depot LLC, held in Binghamton, New York, on  
8 August 30th, 2018.

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JESSICA BRIELMEIER

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Shorthand Reporter

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Notary Public

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CZERENDA COURT REPORTING, INC

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71 State Street

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Binghamton, New York 13901-3318

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