

MINUTES OF PUBLIC HEARING
ON OCTOBER 10, 2018

BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(BUCKINGHAM MANUFACTURING CO., INC. PROJECT)

1. Joseph B. Meagher, Esq., Counsel to the Broome County Industrial Development Agency called the public hearing to order at 12:00 p.m.
2. A stenographic transcript of the public hearing is attached hereto.
3. Mr. Meagher then asked if there were any further comments and, there being none, the public hearing was closed at 12:06 p.m.

BROOME COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

Dated: October 17, 2018

By: _____

Joseph B. Meagher, Counsel

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STATE OF NEW YORK,
BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Public Hearing Regarding
BUCKINGHAM MANUFACTURING CO., INC.

A Public Hearing held at 70 Crescent Drive,
Kirkwood, New York, on the 10th day of October, 2018,
commencing at 12:00 PM.

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

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

Buckingham Manufacturing Co., Inc.

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HEARING OFFICER: Good afternoon.

My name is Joseph Meagher and I am counsel to the Broome County Industrial Development Agency.

The Agency is conducting a hearing today pursuant to General Municipal Law 859A to seek public comment on the application for financial assistance submitted by Buckingham Manufacturing Co., Inc, in connection with a proposed manufacturing center and parking lot to be located at 72 Grossett Drive in the Town of Kirkwood, County of Broome and State of New York.

The acceptance of the filing by the Agency does not infer any position on the approval or disapproval of the financial assistance requested. No position will be taken by the Agency until the public hearing is concluded.

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

Notice of this hearing was

Buckingham Manufacturing Co., Inc.

1 published in the PRESS & SUN-BULLETIN on
2 September 26th, 2018. I request that each
3 person wishing to speak state his or her
4 name, and if you are speaking on behalf of
5 an entity or organization, please identify
6 that entity or organization. The hearing
7 will remain open until all public comment is
8 concluded.

9 First, I will ask Kevin McLaughlin,
10 Executive Director of the Agency, to explain
11 the tax benefits that have been requested by
12 Buckingham Manufacturing Co., Inc.

13 Kevin.

14 MR. MCLAUGHLIN: Thank you, Joe.
15 Buckingham Manufacturing Co., has been
16 operation in Binghamton, New York since 1896
17 and is a vital employer in Broome County.
18 Buckingham plans to purchase 72 Grossett
19 Drive in Kirkwood for the purpose of
20 expanding its operation. Besides the
21 acquisition of the property, the company
22 attempts to do complete renovation to the
23 facility.

24 The total project is estimated at

Buckingham Manufacturing Co., Inc.

1 \$1,370,000 and the company expects to create
2 30 new full-time positions over a three-year
3 period. The company is seeking a 20-year
4 deviated pilot and the sales tax exemption
5 on the purchase of materials.

6 The Supervisor of the Town of
7 Kirkwood and the Town Board approved the
8 deviated pilot and is in support of this
9 project.

10 Thank you.

11 HEARING OFFICER: Is there anyone
12 here that wishes to speak either for or
13 against this project?

14 (Whereupon there was no response)

15 HEARING OFFICER: Hearing none, I
16 will draw this hearing to a conclusion and
17 request that the notice of public hearing;
18 the affidavit of publication; the letter to
19 the taxing authorities; the affidavit of
20 mailing; and the affidavit of posting be
21 spread upon the transcript of these
22 proceedings.

23 And I'm going to provide the
24 stenographer with a copy of my remarks

Buckingham Manufacturing Co., Inc.

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together with the copy of each of the
exhibits. And with that we will draw this
matter to a conclusion.

(Whereupon the hearing concluded at
12:06 PM)

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

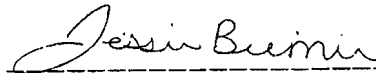
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STATE OF NEW YORK:

COUNTY OF BROOME:

I, JESSICA BRIELMEIER, Shorthand Reporter,
do certify that the foregoing is a true and accurate
transcript of the proceedings in the matter of
Buckingham Manufacturing Co., Inc, held in Kirkwood,
New York, on October 10th, 2018.



JESSICA BRIELMEIER

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 10th day of October, 2018, at 12:00 p.m., noon, local time, at the Kirkwood Town Hall, 70 Crescent Drive, Town of Kirkwood, Broome County, New York 13795 in connection with the following matters:

Buckingham Manufacturing Co., Inc., a corporation 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, renovation, and equipping of a 22,800+/- square foot building with an adjacent parking lot located on approximately 4.30 acres situate at 72 Grossett Drive in the Town of Kirkwood, Broome County, New York (the "Land") to be used as a manufacturing center (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: September 24, 2018

By: Kevin McLaughlin, Executive Director



AFFIDAVIT OF PUBLICATION

0003173011, BGM-092183

PRESS & SUN-BULLETIN

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

DEVIS 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

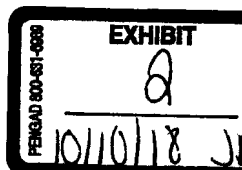
A notice of which the annexed is a printed copy, was published on the following dates:

09/26/18

DEVIS

Subscribed and sworn to before me this 26 day of September, 2018

Melanie C Altz
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 10th day of October, 2018, at 12:00 p.m., noon, local time, at the Kirkwood Town Hall, 70 Crescent Drive, Town of Kirkwood, Broome County, New York 13705 in connection with the following matters:

Buckingham Manufacturing Co., Inc., a corporation 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, renovation, and equipping of a 22,800 +/- square foot building with an adjacent parking lot located on approximately 4.30 acres situate at 72 Grossett Drive in the Town of Kirkwood, Broome County, New York (the "Land") to be used as a manufacturing center (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: September 24, 2018
By: Kevin McLaughlin, Executive Director
9/28/18

00017311-0

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

September 24, 2018

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

Gordon E. Kniffen
Supervisor
Town of Kirkwood
70 Crescent Drive
Kirkwood, New York 13795

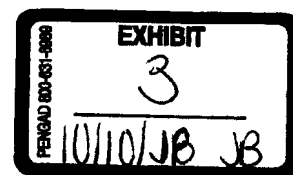
Jason A. Andrews Ed. D
Superintendent of Schools
Windsor Central School District
1191 Route 79
Windsor, New York 13865

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 BUCKINGHAM MANUFACTURING CO., INC. 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
Gordon E. Kniffen
Jason A. Andrews Ed.D., Superintendent
Jerome Z. Knebel, Director, OMB
September 24, 2018
Page 2

Agency has received an application (the "Application") from Buckingham Manufacturing Co., Inc. (the "Company") for financial assistance in connection with a project (the "Project") consisting of the following: (A) renovation and equipping of a 22,800+/- square foot building with an adjacent parking lot located on 4.30+/- acres situate at 72 Grossett Drive in the Town of Kirkwood, Broome County, New York ("Land") to be used as a manufacturing center (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 back to the Company or such other person(s) or entity(ies) 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 (w/out enc.)(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 10th day of October, 2018, at 12:00 p.m., noon, local time, at the Kirkwood Town Hall, 70 Crescent Drive, Town of Kirkwood, Broome County, New York 13795 in connection with the following matters:

Buckingham Manufacturing Co., Inc., a corporation 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, renovation, and equipping of a 22,800+/- square foot building with an adjacent parking lot located on approximately 4.30 acres situate at 72 Grossett Drive in the Town of Kirkwood, Broome County, New York (the "Land") to be used as a manufacturing center (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.

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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, 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: September 24, 2018

By: Kevin McLaughlin, Executive Director

AFFIDAVIT OF MAILING
OF NOTICE OF PUBLIC HEARING
(BUCKINGHAM MANUFACTURING CO., INC. PROJECT)

STATE OF NEW YORK:

: ss.:

COUNTY OF BROOME:

The undersigned, being duly sworn, hereby states:

That on September 24, 2018, I mailed a copy of the Notice of Public Hearing in connection with the Broome County Industrial Development Agency's proposed Buckingham Manufacturing Co., Inc. Project to the following individuals:

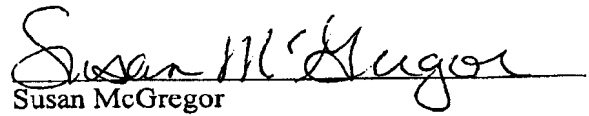
Jason T. Garnar
Broome County Executive
Broome County Office Building
60 Hawley Street
P.O. Box 1766
Binghamton, New York 13902

Gordon E. Kniffen
Supervisor
Town of Kirkwood
70 Crescent Drive
Kirkwood, New York 13795

Jason A. Andrews, Ed. D.
Superintendent
Windsor Central School District
1191 Route 79
Windsor, New York 13865

Jerome Z. Knebel
Director, Office of Management & Budget
Broome County Office Building
60 Hawley Street
P.O. Box 1766
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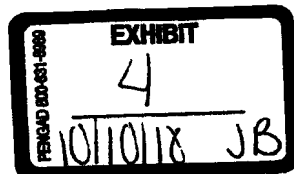
IN WITNESS WHEREOF, I have hereunto set my hand this 24th day of September, 2018.


Susan McGregor

Subscribed to and Sworn to before
me this 24th September, 2018


Notary Public

JOSEPH B. MEAGHER
Notary Public, State of New York
Broome County 02ME4974837
Commission Expires Nov. 26, 2022



AFFIDAVIT OF POSTING
OF NOTICE OF PUBLIC HEARING
ON PROPOSED PROJECT AND
FINANCIAL ASSISTANCE RELATING THERETO
(BUCKINGHAM MANUFACTURING CO., INC. PROJECT)

STATE OF NEW YORK:

: ss.:

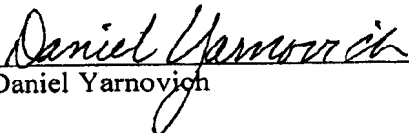
COUNTY OF BROOME:

The undersigned, being duly sworn, hereby states:

1. That on September 25th, 2018, I posted a copy of a Notice of Public Hearing in connection with the proposed Buckingham Manufacturing Co., Inc. Project to be undertaken by the Broome County Industrial Development Agency.

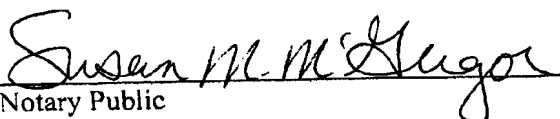
2. Said Notice was posted on a bulletin board located at the Town Hall in the Town of Kirkwood, 70 Crescent Drive, Kirkwood, Broome County, New York.

IN WITNESS WHEREOF, I have hereunto set my hand this 25th day of September, 2018.



Daniel Yarnovich

Subscribed to and Sworn before
me this 25th day of September, 2018



Notary Public

SUSAN M. MCGREGOR
Notary Public, State of New York
No. 01MC6215671
Qualified in Broome County
Commission Expires January 4, 2022

