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BROOME COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

In the matter of the application of
Leatherstocking Gas Company, LLC,
for agency benefits.

Public Hearing held at the Town Hall at
Windsor, New York, on June 21, 2017, before
Helen F. Hagen, Court Reporter and Notary
Public in and for the State of New York.

APPEARANCES:

FOR THE IDA:

JOSEPH MEAGHER, ESQ.
1201 Monroe Street
Endicott, NY 13760

STACY DUNCAN
Deputy Director, Community Development
60 Hawley St., 5th floor
Binghamton, NY 13901

1
2 (The following takes place on June 21, 2017, at
3 1:00 p.m.)

4 MR. MEAGHER: Good afternoon. My name
5 is Joseph Meagher, and I'm Counsel to the
6 Broome County Industrial Development Agency.
7 The Agency is conducting a hearing pursuant
8 to General Municipal Law 859-a to seek public
9 comment on the application for financial
10 assistance submitted by Leatherstocking Gas
11 Company, LLC, in connection with a proposed
12 natural gas distribution system to be located
13 on various properties within the Village of
14 Windsor and the Town of Windsor in Broome
15 County, New York.

16 The acceptance of the filing by the
17 Agency does not infer any position on
18 approval or disapproval of the financial
19 assistance requested. No position will be
20 taken by the Agency until the public hearing
21 is concluded. A copy of the application,
22 along with a cost benefit analysis prepared
23 by the Agency, is available at the offices of
24 the Agency for your review. Notice of this
25 hearing was published in the Press and Sun

1
2 Bulletin on June 3rd, 2017.

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

9 First, I'm going to request that Stacey
10 Duncan, Deputy Executive Director of the
11 Agency, explain the benefits that have been
12 requested by Leatherstocking Gas Company,
13 LLC.

14 MS. DUNCAN: The applicant,
15 Leatherstocking Gas Company, LLC, has applied
16 for a Payment in Lieu of Tax Agreement from
17 the Broome County Industrial Development
18 Agency for the term of ten years.
19 Leatherstocking proposes construction of a
20 natural gas distribution system or pipeline
21 in the Town of Windsor, New York. This
22 project will encompass the entire Village of
23 Windsor as well.

24 Leatherstocking has divided this project
25 into two phases, with Phase 1 being the main

1
2 line installation from the gate station
3 through the Village to supply the three
4 school districts. Phase 2 would be the
5 completion of the remaining streets as
6 customer applications are received.

7 MR. MEAGHER: Thank you, Stacey. Does
8 anyone wish to provide public comment on this
9 application?

10 MR. SKINNER: I suppose I will have to.

11 MR. MEAGHER: You can start.

12 MR. SKINNER: Thomas Skinner, Deputy
13 Mayor of the Village of Windsor and resident
14 of the Village. We have been looking forward
15 to the gas line coming in for some time now.
16 Although oil is nice and warm, gas is much
17 cleaner, and we would prefer to have gas.
18 It's much easier to receive. There are many
19 benefits to the gas as opposed to oil. And
20 having lived in the city and been on
21 electric, I certainly don't even want to
22 touch that, because that is too expensive.

23 The one thing that I have been asked as
24 a village board member is every time, "When
25 is the gas going to come?" So the village

1
2 residents are looking forward to it. I'm
3 looking forward to it. And I'm hoping we can
4 get it soon.

5 MR. MEAGHER: Thank you, Mr. Skinner.

6 MR. GERMAN: A quick comment. Mike
7 German, President of Leatherstocking and a
8 manager of Leatherstocking and my cohort over
9 here. We are here because we have franchises
10 from the Town and Village of Windsor. They
11 will not be approved or perfected by the New
12 York Public Service Commission without a
13 pilot. We have been told that, on a number
14 of occasions, they will not act on it without
15 pilot. And so the one really remaining key
16 ingredient to getting regulatory approval is
17 the pilot. That's why we made this
18 application.

19 MR. MEAGHER: Okay, thank you. Does
20 anyone else wish to be heard, either for or
21 against the project?

22 Hearing none and seeing no others in the
23 hallway or on their way into the building,
24 I'm going to call this hearing to a
25 conclusion. Before I do, I'm going to

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request that the stenographer spread upon the record of this hearing the Notice of Public Hearing that was published in the Press & Sun Bulletin, a copy of correspondence between my office on behalf of the Agency with the taxing entities affected by this pilot application, a copy of the Affidavit of Publication from the Press & Sun Bulletin, and an Affidavit of Mailing of the Notice of Public Hearing to the elected officials affected again by this project, as well as an Affidavit of Posting of the Notice of Public Hearing.

Since we have had a minute or two that has passed, I'll ask one more time: Does anyone else wish to be heard with respect to this project?

Again, hearing none, I'll call the hearing to a final conclusion.

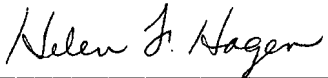
(Conclusion of proceedings at 1:06 p.m.)

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C E R T I F I C A T E

I, HELEN F. HAGEN, a Court Reporter and Notary Public in the State of New York, do hereby CERTIFY that I attended the foregoing proceedings, took stenographic notes of the same, that the foregoing is a true and accurate copy of the same, to the best of my knowledge and belief.



Helen F. Hagen, Court Reporter

Dated: June 28, 2017

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 21st day of June, 2017 at 1:00 p.m., local time, in the back courtroom at the Windsor Town Hall, 124 Main Street, Town of Windsor, Broome County, New York 13865 in connection with the following matters:

Leatherstocking Gas Company, 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 construction and equipping of a natural gas distribution system located on various parcels of land within the Village of Windsor and the Town of Windsor, Broome County, New York (the "Land") to be used as a natural gas distribution system (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 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 60 Hawley Street, Binghamton, New York 13901.

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 31, 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

Gary H. Collison

*Also Admitted in Pennsylvania

AMENDED

June 1, 2017

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

Carolyn W. Price
Supervisor
Town of Windsor
Windsor Town Hall
124 Main Street
Windsor, New York 13865

Ron Harting
Mayor
Village of Windsor
107 Main Street
P.O. Box 98
Windsor, New York 13865

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 LEATHERSTOCKING GAS COMPANY, 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
Carolyn W. Price
Ron Harting, Mayor
Jason A. Andrews Ed. D., Superintendent
Jerome Z. Knebel, Director, OMB
June 1, 2017
Page 2

Agency has received an application (the "Application") from Leatherstocking Gas Company, LLC (the "Company") for financial assistance in connection with a project (the "Project") consisting of the following: (A) the construction and equipping of a natural gas distribution system located on various parcels of land within the Village of Windsor and the Town of Windsor, Broome County, New York (the "Land") to be used as a natural gas distribution system (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 recording 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) 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

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 21st day of June, 2017 at 1:00 p.m., local time, in the back courtroom at the Windsor Town Hall, 124 Main Street, Town of Windsor, Broome County, New York 13865 in connection with the following matters:

Leatherstocking Gas Company, 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 construction and equipping of a natural gas distribution system located on various parcels of land within the Village of Windsor and the Town of Windsor, Broome County, New York (the "Land") to be used as a natural gas distribution system (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 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 60 Hawley Street, Binghamton, New York 13901.

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 31, 2017

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

PRESS & SUN-BULLETIN

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

Doreen Carrasquillo 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:

06/03/17

Doreen Carrasquillo

Subscribed and sworn to before me this 7th day of June 2017

Vilma Avelar
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

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 21st day of June, 2017 at 1:00 p.m., local time, in the back courtroom at the Windsor Town Hall, 124 Main Street, Town of Windsor, Broome County, New York 13865 in connection with the following matters:

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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 deviating from the Agency's Uniform Tax Exemption Policy.

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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 31, 2017

By: _____
Kevin McLaughlin, Executive Director

6/3/2017

0002181933-01

AFFIDAVIT OF MAILING
OF NOTICE OF PUBLIC HEARING
(LEATHERSTOCKING GAS COMPANY, LLC PROJECT)

STATE OF NEW YORK:

: ss.:

COUNTY OF BROOME:

The undersigned, being duly sworn, hereby states:

That on May 31, 2017, I mailed a copy of the Notice of Public Hearing in connection with the Broome County Industrial Development Agency's proposed Leatherstocking Gas Company, 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

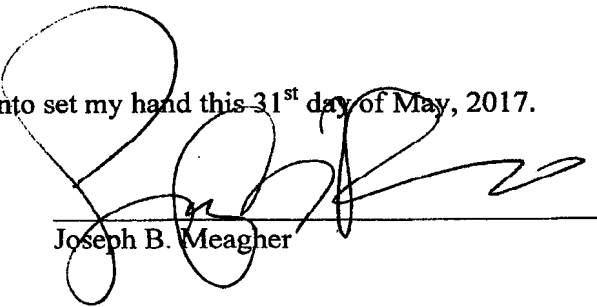
Carolyn W. Price
Supervisor
Town of Windsor
Windsor Town Hall
124 Main Street
Windsor, New York 13865

Ron Harting
Mayor
Village of Windsor
107 Main Street
P.O. Box 98
Windsor, New York 13865

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

IN WITNESS WHEREOF, I have hereunto set my hand this 31st day of May, 2017.



Joseph B. Meagher

Subscribed to and Sworn before me
this 31st day of May, 2017



Notary Public

MARION E. GOETZ
Notary Public, State Of New York
Broome County 4636322
My Commission Expires Sept. 30, 2018

AFFIDAVIT OF POSTING
OF NOTICE OF PUBLIC HEARING
ON PROPOSED PROJECT AND
FINANCIAL ASSISTANCE RELATING THERETO
(LEATHERSTOCKING GAS COMPANY, LLC PROJECT)

STATE OF NEW YORK:

: ss.:

COUNTY OF BROOME:

The undersigned, being duly sworn, hereby states:

1. That on June 1, 2017, I posted a copy of a Notice of Public Hearing in connection with the proposed Leatherstocking Gas Company, LLC 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 of the Town of Windsor, Broome County, New York.

IN WITNESS WHEREOF, I have hereunto set my hand this 1st day of June, 2017.



Daniel Yarnovich

Subscribed to and Sworn before
me this 1st day of June, 2017


Notary Public

GERALD W. MRAS
Notary Public, State of New York
No. 01MR6106056
Qualified in Broome County
My commission expires Feb. 23, 2020

9/21/11

Attendance Sheet

Joe Kivalita

Leather Stocked bag

Mike German

~~Etter~~ Leather Stocked

TAM Gray

Giovanna Bernaude } BCIDA

Stacey Duncan

JASON ANDREWS

WINDSOR CSD

Thomas M Skinner

Village of Windsor