

1 STATE OF NEW YORK

2 COUNTY OF BROOME

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4 In the Matter of an Application

5 by

6 JE PROPERTIES LLC,

7 or an entity to be later named

8 - - - - -

9 A Public Hearing held at 185 Court Street,

10 Binghamton, New York, on the 5th day of August, 2019,

11 commencing at 5:00 PM.

12
13 BEFORE: JOSEPH B. MEAGHER

14 Counsel for Broome County

15 Local Development Corporation

16
17 REPORTED BY: CZERENDA COURT REPORTING, INC.

18 71 State Street

19 Binghamton, New York 13901-3318

20 KEVIN CALLAHAN

21 Shorthand Reporter

22 Notary Public

23 Binghamton - (607) 723-5820

24 (800) 633-9149

In the Matter of a Public Hearing

1 HEARING OFFICER: Let the record
2 reflect it is now 5:00 PM on August 5, 2019.

3 Good afternoon. My name is Joseph
4 Meagher, and I'm counsel to the Broome
5 County Industrial Development Agency.

6 The Agency is conducting a hearing
7 today pursuant to General Municipal Law,
8 Section 859A, to seek public comment on an
9 application for financial assistance
10 submitted by JE Properties LLC, or an entity
11 to be later named, in connection with a
12 proposed affordable housing apartment
13 complex to be located at 380 Chenango Street
14 in the City of Binghamton, County of Broome
15 and State of New York.

16 The acceptance of the filing by the
17 Agency does not infer any position on the
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.

22 A copy of the application along
23 with the cost-benefit analysis prepared by
24 the Agency is available for your review at

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1 the office of the Agency during regular
2 business hours.

3 Notice of this hearing was
4 published in the Press & Sun Bulletin on
5 July 25, 2019.

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

12 First I will ask Tom Gray, Senior
13 Deputy Director of Operations of the Agency,
14 to explain the tax benefits that have been
15 requested by JE Properties LLC, or an entity
16 to be later named.

17 Tom.

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

22 We are conducting a hearing this
23 evening to seek public comment on an
24 application to the Agency by JE Properties

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1 LLC, or an entity to be later named, for
2 financial benefits from the Agency for a
3 project to be located at 380 Chenango Street
4 in the City of Binghamton, Broome County,
5 New York.

6 The project will involve the
7 acquisition, construction, renovation and
8 equipping of properties situated on 7.0,
9 plus or minus, acres of land located at
10 380 Chenango Street in the City of
11 Binghamton, Broome County, New York, to be
12 used as affording housing units with new
13 kitchen appliances and fixtures,
14 countertops, cabinets and flooring,
15 lighting, medicine cabinets, bathroom
16 fixtures, bathroom walls, doors and trim as
17 needed, windows and window treatments, AC
18 sleeves, attic insulation, roofs, boilers,
19 fire alarms, modified stair railings to
20 comply with current code, new signage,
21 postal boxes, dumpster enclosures, fire
22 escapes as needed, updated laundry rooms,
23 new and updated exterior lighting, a new
24 fence and gate and newly created community

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1 space to include a management office,
2 workout room and community room.

3 The company has requested financial
4 assistance from the Agency in the form of
5 abatement of sales and use taxes, a mortgage
6 tax exemption and an abatement of real
7 property taxes deviating from the Agency's
8 Uniform Tax Exemption Policy.

9 Copies of the application are
10 available at the office of the Agency for
11 your review. We are located at 5 South
12 College Drive, Suite 201, Binghamton,
13 New York 13905.

14 All comments made at this public
15 hearing will be transcribed by our reporter
16 and presented to the Agency's Board of
17 Directors for their review prior to any
18 decision on the application.

19 HEARING OFFICER: All right. I
20 request that anyone wishing to speak at this
21 public hearing provide their name and
22 address prior to speaking, and if you're
23 speaking on behalf of a group or entity,
24 please, identify that group or entity.

In the Matter of a Public Hearing

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Does anyone wish to be heard with respect to this application?

(Whereupon there was no response)

HEARING OFFICER: Hearing none, I will call this hearing to a conclusion and I request that the following documents be spread upon the record of this proceeding: Notice of public hearing, affidavit of publication, letter to taxing authorities informing them of the public hearing and providing them with a copy of the notice of public hearing, affidavit of mailing and affidavit of posting.

That said, this matter is concluded.

(Whereupon the hearing concluded at 5:05 PM)

(Whereupon Exhibits 1 through 5 were marked for identification)

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EXHIBIT:		PAGE:
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1 STATE OF NEW YORK :

2 COUNTY OF BROOME :

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4 I, KEVIN CALLAHAN, Shorthand Reporter, do
5 certify that the foregoing is a true and accurate
6 transcript of the proceedings in the matter of the
7 application of JE Properties LLC, or an entity to be
8 later named, held in Binghamton, New York, on August 5,
9 2019.

10

11

12

Kevin Callahan

13

KEVIN CALLAHAN

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Shorthand Reporter

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Notary Public

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CZERENDA COURT REPORTING, INC

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Binghamton, New York 13901-3318

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