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STATE OF NEW YORK

COUNTY OF BROOME

In the Matter of the Application by

GMS REALTY, LLP,

for Financial Assistance

A video conference public hearing held by 1009
East Main Street, Endicott, New York, on the 17th day
of January, 2023, commencing at 5:03 PM.

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

BEFORE: CZERENDA COURT REPORTING, INC.
PO Box 903
Binghamton, New York 13902-0903
KEVIN CALLAHAN (via video)
Shorthand Reporter
Notary Public
Binghamton - (607) 723-5820
(800) 633-9149

In the Matter of a Public Hearing

1 (Whereupon Exhibits 1 and 3 through
2 5 were marked for identification)

3 HEARING OFFICER: Okay. Good
4 afternoon or good evening.

5 My name is Joseph Meagher, and I'm
6 counsel to the Broome County Industrial
7 Development Agency.

8 The Agency is conducting this
9 hearing pursuant to General Municipal Law,
10 Section 859-a, to seek public comment on an
11 application for financial assistance
12 submitted by GMS Realty, LLP, in connection
13 with a proposed warehouse facility to be
14 located at 219 Vestal Avenue, 216 Harrison
15 Avenue and 216 Harrison Avenue Rear in the
16 Village of Endicott, County of Broome and
17 State of New York.

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

24 A copy of the application along

In the Matter of a Public Hearing

1 with a cost-benefit analysis prepared by the
2 Agency is available for your review at the
3 office of the Agency during regular business
4 hours.

5 Notice of this hearing was
6 published in the PRESS & SUN BULLETIN on
7 January 6, 2023.

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

16 I'm going to request that Stacey
17 Duncan, Executive Director of the Agency,
18 explain the tax benefits that have been
19 requested by GMC Realty, LLP.

20 Stacey.

21 MS. DUNCAN: Thank you, Joe.

22 Yes. The applicant, GMS Realty,
23 LLP, is seeking benefits from the Broome
24 County Industrial Development Agency in the

In the Matter of a Public Hearing

1 form of a 15-year property tax abatement
2 program for an industrial project in the
3 Village of Endicott, as well as a New York
4 State sales and mortgage recording tax
5 exemption.

6 GMS Realty, LLP, will acquire,
7 renovate and equip the properties and
8 building located at 219 Vestal Avenue,
9 216 Harrison Avenue and 216 Harrison Avenue
10 Rear in the Village of Endicott, Town of
11 Union, Broome County, New York.

12 Its affiliated entity Green
13 Mountain Electrical Supply has been a
14 wholesale supplier of electrical supplies
15 and a third-generation family-owned business
16 since 1953. GMES will use the modernized
17 facility for electrical materials and
18 supplies in connection with its wholesale
19 business.

20 The facility would help fulfill its
21 11 New York branch locations, including a
22 recent location opened in Binghamton. As a
23 location for its wholesale business, GMES
24 will have material from its vendors, store

In the Matter of a Public Hearing

1 it and then ship it out to and from its
2 branch locations.

3 Green Mountain Electrical Supply
4 will not make any additions to the
5 100,000-square-foot building but will be
6 renovating the current building and its,
7 approximately, 17 acres.

8 Green Mountain Electrical Supply is
9 a high-growth company with ties to local
10 communities. The building will be fully
11 renovated along with the property, and
12 instead of being an eyesore to the community
13 will now be a location that the Village of
14 Endicott can be proud of.

15 GMES will be hiring 20 or more
16 people after completing this project.

17 Worth noting, this project has also
18 received support from New York State through
19 the form of a Restore New York grant and a
20 downtown revitalization grant.

21 And another note for the record, I
22 did receive an e-mail from Mayor Jackson
23 last week offering her support for this
24 project. She could not be here this

In the Matter of a Public Hearing

1 evening.

2 So, just again to repeat, GMES --
3 GMS Realty, LLP, is requesting a property
4 tax exemption in an amount not to exceed
5 \$1,416,295, a sales and use tax exemption in
6 an amount not to exceed \$560,000 and a
7 mortgage tax exemption in an amount not to
8 exceed 78,800.

9 Thank you.

10 HEARING OFFICER: Thank you,
11 Stacey.

12 Now, does anyone present wish to
13 speak either for or against the project?

14 MR. SPEICH: We have two people
15 virtually.

16 MS. WILLIAMSON: Mm-mm.

17 HEARING OFFICER: I'm not hearing
18 anyone.

19 Does anyone from the applicant or
20 its counsel wish to be heard?

21 MR. SPEICH: Luc, do you want to
22 say a few words or should I?

23 MR. CHOQUETTE: Go ahead.

24 MR. SPEICH: No. This is -- this

In the Matter of a Public Hearing

1 is Jeremy Speich from Harris Beach. We're
2 counsel to GMS Realty.

3 I just wanted to thank the Agency
4 for its support of the application. I know
5 Green Mountain is looking forward to
6 breaking ground and expanding the facility
7 and, you know, looking to hire people and
8 create some economic opportunities there.

9 MS. DUNCAN: Thank you.

10 HEARING OFFICER: Thank you,
11 Jeremy.

12 Does anyone else wish to be heard
13 with respect to this project?

14 (Whereupon there was no response)

15 HEARING OFFICER: Hearing none.
16 I'm going to call this hearing to a
17 conclusion.

18 Our court reporter, Kevin Callahan,
19 has been taking down all the remarks that
20 have been made, and that will be put into a
21 transcript and provided to the members of
22 the Agency prior to their vote on this
23 project.

24 Okay. All right. That said, the

In the Matter of a Public Hearing

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matter is concluded.

(Whereupon the hearing was
concluded at 5:10 PM)

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

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1 STATE OF NEW YORK :

2 COUNTY OF BROOME :

3

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 GMS Realty, LLP, for financial
8 assistance held in Endicott, New York, on January 17,
9 2023.

10

11

12

Kevin Callahan

13

KEVIN CALLAHAN

14

Shorthand Reporter

15

Notary Public

16

CZERENDA COURT REPORTING, INC

17

PO Box 903

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Binghamton, New York 13902-0903

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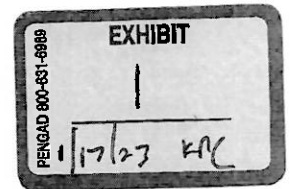
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NOTICE OF PUBLIC HEARING

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 17th day of January, 2023 at 5:00 p.m., local time, at the Village of Endicott Village Hall, 1009 East Main Street, Endicott, New York 13760, and will be streamed on the date and time above referenced at www.theagency-ny.com, in connection with the following matters:

GMS Realty, LLP, a limited liability partnership organized and existing under the laws of the State of Vermont (the "Company") has requested that the Agency assist in the financing of the acquisition, renovation, and equipping of the property and building located on 18.46+/- acres situate at 219 Vestal Avenue in the Village of Endicott, Broome County, New York (Broome County Tax Map Parcel number 157.10-6-36), 216 Harrison Avenue in the Village of Endicott, Broome County, New York (Broome County Tax Map Parcel number 157.10-6-25), and 216 Harrison Avenue Rear in the Village of Endicott, Broome County, New York (Broome County Tax Map Parcel number 157.10-6-5) (collectively, the "Land") to be used as a warehouse (collectively, the "Facility") and the acquisition and installation in the Facility of certain equipment (the "Equipment"). The Land, the Facility and the 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 from the Company 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 sales and use taxes, mortgage taxes, and an abatement of real property taxes.

A copy of the Company's application to the Agency will be available for review, during regular business hours, at the Agency's offices located at FIVE South College Drive, Suite 201, Binghamton, New York 13905.

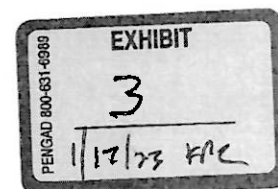
A representative of the Agency will, at the above-stated time and place, hear and accept written comments from all persons with views in favor of or opposed to either the proposed financial assistance to the Company or the location or nature of the Project.

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

BROOME COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

Dated: January 4, 2023

By: Stacey M. Duncan, 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 (1938 – 2021)
*Also Admitted in Pennsylvania

Gary H. Collison

(PLEASE SEE ATTACHED LIST OF ADDRESSEES)

January 6, 2023

Re: BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PROPOSED GMS REALTY, LLP PROJECT

Ladies and Gentlemen:

Pursuant to Section 859-a(3) of the New York General Municipal Law (the "Act"), the Broome County Industrial Development Agency (the "Agency") hereby informs you that the Agency has received an application (the "Application") from GMS Realty, LLP (the "Company") for financial assistance in connection with a project (the "Project") consisting of the

following: (A) acquisition of 18.46+/- acres of land situate at 219 Vestal Avenue, 216 Harrison Avenue, and 216 Harrison Avenue Rear in the Village of Endicott, Broome County, New York (collectively, the "Land"); (B) the renovation on the Land for used as a warehouse (the "Facility"); and (C) 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 (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.

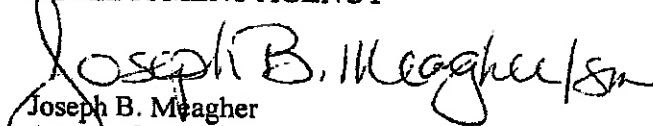
Enclosed is a notice of public hearing to be held by the Agency relating to the proposed Project. The financial assistance being contemplated by the Agency in connection with the Project is described in said notice of public hearing.

Jason T. Garnar, Broome County Executive
Jerome Z. Knebek, Director of Broome County OMB
Michael T. Decker, Director Broome County Real Property
Nicole Wolfe, Union-Endicott Central School District Superintendent
Joseph Cook, Town of Union Assessor
Linda Jackson, Village of Endicott Mayor
Richard A. Materese, Town of Union Supervisor
Daniel J. Reynolds, Chairman, Broome County Legislature
Aaron M. Martin, Clerk, Broome County Legislature
Joseph M. Moody, Town of Union Economic Development Department
January 6, 2023
Page 2

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: Stacey Duncan (w/enc.) (via e-mail)

Natalie Abbadessa (w/enc.) (via e-mail)

(LIST OF ADDRESSEES)

Michael T. Decker
Director
Broome County Real Property Tax Service
60 Hawley Street, 2nd Floor
P.O. Box 1766
Binghamton, New York 13902

Joseph Cook
Assessor
Town of Union
3111 East Main Street
Endwell, New York 13760

Linda Jackson
Mayor
Village of Endicott
1009 East Main Street
Endicott, New York 13760

Nicole Wolfe
Superintendent of Schools
Union-Endicott Central School District
1100 East Main Street
Endicott, New York 13760

Aaron M. Martin
Clerk, Legislative Branch
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

Richard A. Materese
Supervisor
Town of Union
3111 East Main Street
Endwell, New York 13760

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

Daniel J. Reynolds
Chairman, Legislative Branch
Broome County Office Building
60 Hawley Street
P.O. Box 1766
Binghamton, New York 13902

Joseph M. Moody
Director
Town of Union Economic Development
Department
CEO
Town of Union Local Development
Corporation
Town of Union
3111 East Main Street
Endwell, New York 13760



**AFFIDAVIT OF MAILING
OF NOTICE OF PUBLIC HEARING
(GMS REALTY, LLP PROJECT)**

STATE OF NEW YORK:

: ss.:

COUNTY OF BROOME:

The undersigned, being duly sworn, hereby states:

That on January 6, 2023, I mailed a copy of the Notice of Public Hearing in connection with the Broome County Industrial Development Agency's proposed GMS Realty, LLP 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**

**Michael T. Decker
Director
Broome County Real Property Tax Service
60 Hawley Street, 2nd Floor
P.O. Box 1766
Binghamton, New York 13902**

**Nicole Wolfe
Superintendent of Schools
Union-Endicott Central School District
1100 East Main Street
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**Joseph Cook
Assessor
Town of Union
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Endwell, New York 13760**

**Linda Jackson
Mayor
Village of Endicott
1009 East Main Street
Endicott, New York 13760**

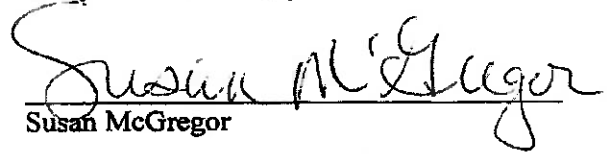
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3111 East Main Street
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Broome County Office Building
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P.O. Box 1766
Binghamton, New York 13902**

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Binghamton, New York 13902

Joseph M. Moody
Director
Town of Union Economic Development
Department
CEO
Town of Union Local Development
Corporation
Town of Union
3111 East Main Street
Endwell, New York 13760

IN WITNESS WHEREOF, I have hereunto set my hand this 6th day of January, 2023.


Susan McGregor

Subscribed to and Sworn to before
me this 6th day of January, 2023


Notary Public

GERALD W. MRAS
Notary Public, State of New York
No. 01MR6106056
Qualified in Broome County
My Commission Expires Feb. 23, 2021

