

GMS REALTY LLP PUBLIC HEARING | 6.8.2023

12:05 PM | B. O'Bryan

Good afternoon, my name is Brendan O'Bryan and I am the director of Community and Economic Development at the Broome County Industrial Development Agency. The Agency is conducting a hearing pursuant to General municipal Law 859A to seek public comment on an application for financial assistance submitted by GMS Realty, LLP, doing business in New York as GMS Realty Partners LLC in connection with a proposed warehouse/wholesale facility for the storage of electrical materials and supplies by its affiliated company Green Mountain Electric Supply Inc. to be located at 47-41 Pine Camp 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 for your review at the offices of the Agency during regular business hours.

Notice of this hearing was published in the Press & Sun Bulletin on May 26, 2023. I request that each person wishing to speak state his or her name and if you are speaking on behalf of an entity or organization, please identify that entity or organization. Please limit your remarks to 5 minutes. The hearing will remain open until all public comment is concluded.

First, I am going to ask Stacey Duncan, Executive Director of The Agency, to explain the tax benefits that have been requested by GMS Realty, LLP.

12:07 PM | S. Duncan

Thank you, Brendan. GMS Realty, LLP is purchasing the site at 47-51 Pine Camp Drive in the town of Kirkwood, Broome County, New York. Its affiliated entity, Green Mountain Electric Supply, Inc., GMES, is a wholesale supplier of electrical supplies and a third-generation family-owned business since 1953. GMES will use the facility for electrical materials and supplies for its wholesale business. The facility will help fulfill its sixteen New York branch locations and two New York distribution locations – including a recent location it opened in Binghamton. As a location for its wholesale business, GMES will have material coming in from its vendors, storing it, and then shipping it out to and from its branch locations.

Green Mountain Electric Supply will not add to the 287,394 square-foot building. It will only be renovating the current building and its approximately 48.1 acres.

Green Mountain Electric Supply is a high-growth company with ties to its local communities. They are proud of their buildings and do their best to make them look

great in their communities. The Town of Kirkwood will be no different. On top of that, GMES would be looking to hire twenty or more people after the completion of this project to help the community with jobs that include warehousing positions, driving positions, and some management positions.

GMS Realty LLP is requesting a property tax exemption in an amount not to exceed \$6,647,409.00 and a sales and use tax exemption in an amount not to exceed \$184,120.00

12:09 | B. O'Bryan

Thank you, Stacey, I will now open it up to public comment at this time and give it a minute or two.

[No Public Comment Given]

Without hearing any comment, I will call this to close.

12:10 PM | B. O'Bryan

I request that the following documents be made a part of 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.

Thank you to everyone and we call this meeting to a close. **[12:10 PM]**

Agency Staff In Attendance:

Stacey Duncan, Executive Director; Brendan O'Bryan, Director of Community & Economic Development; Amy Williamson, Marketing & Communications Manager

Applicant Representative in Attendance: (via Zoom)

Luc Choquette, VP of Operations GMES; Applicant's Council, Jeremy Speich, Harris Beach PLLC.

EXHIBIT “A”

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 8th day of June, 2023 at 12:00 p.m., noon, local time, at the Town of Kirkwood Town Hall, 70 Crescent Drive, Kirkwood, New York 13795, 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 doing business in New York as GMS Realty Partners, LLC (the "Company") has requested that the Agency assist in the financing of the acquisition, renovation, and equipping of a 287,000+/- square foot building located on 48.10+/- acres of land situate at 47 Pine Camp Drive in the Town of Kirkwood, Broome County, New York and 3.20+/- acres of land situate at 51 Pine Camp Drive in the Town of Kirkwood, Broome County, New York (collectively, the "Land") to be used as a warehouse/wholesale facility for the storage of electrical materials and supplies by its affiliated company, Green Mountain Electric Supply, Inc., a corporation organized and existing under the laws of the State of Vermont and authorized to do business in the State of New York, for use at its 16 New York branch locations and 2 New York distribution locations (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 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 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: May 23, 2023

By: Stacey M. Duncan, Executive Director

EXHIBIT “B”

PRESS & SUN-BULLETIN

State of New York
City of Binghamton
County of Broome,

Linda Tutt 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

On the 26 day of May in the year 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Linda Tutt, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed, the instrument. (Signature of Notary)

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

05/26/23

Linda Tutt
Legal Clerk

Subscribed and sworn to before me this 26 day of May, 2023

Kaitlyn Felty
Notary Public

State of Wisconsin. County of Brown

5/7/27
My commission expires

KAITLYN FELTY
Notary Public
State of Wisconsin

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 8th day of June, 2023 at 12:00 p.m., noon, local time, at the Town of Kirkwood Town Hall, 70 Crescent Drive, Kirkwood, New York 13795, 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 doing business in New York as GMS Realty Partners, LLC (the "Company") has requested that the Agency assist in the financing of the acquisition, renovation, and equipping of a 287,000+/- square foot building located on 48.10+/- acres of land situate at 47 Pine Camp Drive in the Town of Kirkwood, Broome County, New York and 3.20+/- acres of land situate at 51 Pine Camp Drive in the Town of Kirkwood, Broome County, New York (collectively, the "Land") to be used as a warehouse/wholesale facility for the storage of electrical materials and supplies by its affiliated company, Green Mountain Electric Supply, Inc., a corporation organized and existing under the laws of the State of Vermont and authorized to do business in the State of New York, for use at its 16 New York branch locations and 2 New York distribution locations (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 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 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: May 23, 2023

By: Stacey M. Duncan, Executive Director

5/26/2023

0005715380-01

EXHIBIT “C”

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

May 24, 2023

TO ALL INDIVIDUALS LISTED ON PAGE 3 HEREIN

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, a Vermont limited liability partnership doing business in New York as GMS Realty Partners, LLC (the "Company") for financial assistance in connection with a project (the "Project") consisting of the following: (A) the acquisition, renovation and equipping of a 287,000+/- square foot building located on 48.10+/- acres of land situate at 47 Pine Camp Drive in the Town of Kirkwood, Broome County, New York and 3.20+/- acres of land situate at 51 Pine Camp Drive in the Town of Kirkwood, Broome County, New York (collectively, the "Land") to be used as a warehouse/wholesale facility for the storage of electrical materials and supplies by its affiliated company, Green Mountain Electric Supply, Inc., a corporation organized and existing under the laws of the State of Vermont and authorized to do business in the State of New York, for use at its 16 New York branch locations and 2 New York distribution locations and any other directly or indirectly related activities (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 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 to the Company or such other person or entity as may be designated by the Company and agreed upon by the Agency.

Jason T. Garner, Broome County Executive
Gino Bucciarelli, Deputy Director of Broome County OMB
Wendy Hughes, Acting Director Broome County Real Property
Lewis Grubham, Town of Kirkwood Supervisor
Scott Snyder, Town of Kirkwood Assessor
Jason A. Andrews Ed.D, Windsor Central School District Superintendent
Daniel J. Reynolds, Chairman, Broome County Legislature
Aaron M. Martin, Clerk, Broome County Legislature
Michael Ponticiello, Co-Deputy Broome County Executive
Colleen Wagner, Co-Deputy County Executive
Board of Education, Windsor Central School District
May 24, 2023
Page 2

With regard to the proposed Project, enclosed please find the following documentation:

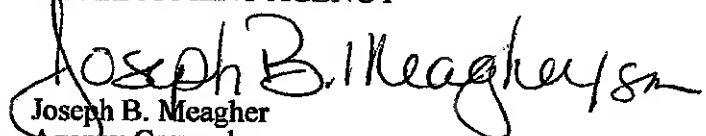
1. The Agency's resolution under date of May 17, 2023;
2. Notice of Public Hearing; and
3. PILOT Schedule.

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

PARTIES NOTICED

Lewis Grubham
Supervisor
Town of Kirkwood
70 Crescent Drive
Kirkwood, New York 13795

Scott Snyder
Assessor
Town of Kirkwood
70 Crescent Drive
Kirkwood, New York 13795

Wendy Hughes
Acting Director
Broome County Real Property
Broome County Office Building
60 Hawley Street
P.O. Box 1766
Binghamton, New York 13902

Gino Bucciarelli
Deputy Director
Office of Management & Budget
Broome County Office Building
60 Hawley Street
P.O. Box 1766
Binghamton, New York 13902

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

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

Daniel J. Reynolds
Chairman, Broome County Legislature
Broome County Office Building
60 Hawley Street, 6th Floor
P.O. Box 1766
Binghamton, New York 13902

Aaron M. Martin
Clerk, Broome County Legislature
Broome County Office Building
60 Hawley Street, 6th Floor
P.O. Box 1766
Binghamton, New York 13902

Michael Ponticiello
Co-Deputy County Executive
Broome County Office Building
60 Hawley Street
P.O. Box 1766
Binghamton, New York 13902

Colleen Wagner
Co-Deputy County Executive
Broome County Office Building
60 Hawley Street
P.O. Box 1766
Binghamton, New York 13902

Board of Education
Windsor Central School District
1191 NY Route 79
Windsor, New York 13865

EXHIBIT “D”

**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:

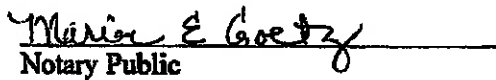
That, on May 24, 2023, I mailed a copy of the Notice of Public Hearing, the Broome County Industrial Development Agency's May 17, 2023 resolution authorizing the setting of a public hearing, and the PILOT Schedule in connection with the Broome County Industrial Development Agency's proposed GMS Realty, LLP Project to the following individuals:

PLEASE SEE NEXT PAGE FOR LISTING.

IN WITNESS WHEREOF, I have hereunto set my hand this 25th day of May, 2023.


Susan McGregor

**Subscribed to and Sworn to before
me this 25th day of May, 2023**


Notary Public

**MARION E. GOETZ
Notary Public, State Of New York
Broome County 4636322
My Commission Expires Sept. 30, 2026**

PARTIES NOTICED

**Lewis Grubham
Supervisor
Town of Kirkwood
70 Crescent Drive
Kirkwood, New York 13795**

**Scott Snyder
Assessor
Town of Kirkwood
70 Crescent Drive
Kirkwood, New York 13795**

**Wendy Hughes
Acting Director
Broome County Real Property
Broome County Office Building
60 Hawley Street
P.O. Box 1766
Binghamton, New York 13902**

**Gino Bucciarelli
Deputy Director
Office of Management & Budget
Broome County Office Building
60 Hawley Street
P.O. Box 1766
Binghamton, New York 13902**

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

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

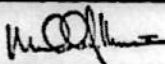
**Daniel J. Reynolds
Chairman, Broome County Legislature
Broome County Office Building
60 Hawley Street, 6th Floor
P.O. Box 1766
Binghamton, New York 13902**

**Aaron M. Martin
Clerk, Broome County Legislature
Broome County Office Building
60 Hawley Street, 6th Floor
P.O. Box 1766
Binghamton, New York 13902**

**Michael Ponticiello
Co-Deputy County Executive
Broome County Office Building
60 Hawley Street
P.O. Box 1766
Binghamton, New York 13902**

**Colleen Wagner
Co-Deputy County Executive
Broome County Office Building
60 Hawley Street
P.O. Box 1766
Binghamton, New York 13902**

**Board of Education
Windsor Central School District
1191 NY Route 79
Windsor, New York 13865**

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature  <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p>Lewis Grubham Supervisor Town of Kirkwood 70 Crescent Drive Kirkwood, N.Y. 13795</p>		<p>B. Received by (Printed Name) _____ C. Date of Delivery _____</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7022 2410 0001 9330 4969</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If YES, enter delivery address below: _____</p>	
<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail®</p> <p><input type="checkbox"/> Adult Signature</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p>		<p><input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee
\$ 4.15

Extra Services & Fees (check box, add fees as applicable)

☐ Return Receipt (hardcopy) \$ 3.55

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Restricted Delivery \$

☐ Adult Signature Restricted Delivery \$

Postage
\$ 1.74

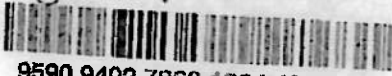

Total Postage and Fees
\$ 9.24

Sent To Lewis Grubham

Street and Apt. No., or PO Box No. _____

City, State, ZIP+4® _____

PS Form 3800, April 2015 PSN 7530-02-000-9053 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to:</p> <p>Wendy Hughes Acting Director Broome County Real Property Broome County Office Building 60 Hewley Street P.O. Box 1466 Binghamton, N.Y. 13902</p>  <p>9590 9402 7263 1284 1339 45</p> <p>2. Article Number (Transfer from service label)</p> <p>7022 2410 0001 9330 4945</p>		<p>A. Signature</p> <p>X </p> <p><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)</p> <p>W. Hughes</p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail</p> <p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee
\$ 4.15

Extra Services & Fees (check box, add \$)

☐ Return Receipt (hardcopy) \$ 3.35

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage
\$ 1.74

Total Postage and Fees
\$ 9.24

Sent To
Wendy Hughes


Street and Apt. No., or P.O. Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9053 See Reverse for Instructions

Postmark
Here

7022 2410 0001 9330 4945

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature <i>HAEL A. D'AMICO</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X</p>	
<p>1. Article Addressed to:</p> <p><i>Jason T. Garner</i> <i>Broome County Executive</i> <i>Broome County Office Building</i> <i>60 Hawley Street</i> <i>P.O. Box 1766</i> <i>Binghamton, N.Y. 13902</i></p>		<p>B. Received by (Printed Name) _____ C. Date of Delivery _____</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7022 2410 0001 9330 4938</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If YES, enter delivery address below: _____</p>	
<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> Registered Mail Restricted Delivery</p>		<p>Barcode: </p> <p>9590 9402 7263 1284 1339 38</p>	

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

<p>Certified Mail Fee</p> <p>\$ 4.15</p>		<p>Postmark Here</p>
<p>Extra Services & Fees (check box, enter fee or amount)</p> <p><input type="checkbox"/> Return Receipt (hardcopy) \$ 3.35</p> <p><input type="checkbox"/> Return Receipt (electronic) \$ _____</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery \$ _____</p> <p><input type="checkbox"/> Adult Signature Required \$ _____</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery \$ _____</p>		
<p>Postage</p> <p>\$ 1.74</p>		
<p>Total Postage and Fees</p> <p>\$ 9.24</p>		
<p>Sent To <i>Jason Garner</i></p> <p>Street and Apt. No., or PO Box No. _____</p> <p>City, State, ZIP+4® _____</p>		

PS Form 3800, April 2015 PSN 7530-02-000-9053 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature X  <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to: Michael Ponticello Co-Deputy County Executive Broome County Office Building 60 Hawley Street P.O. Box 1766 Binghamton, N.Y. 13902</p>  <p>9590 9402 7263 1284 1340 03</p>		<p>B. Received by (Printed Name) D. Kaimore</p> <p>C. Date of Delivery</p>	
<p>2. Article Number (Transfer from service label) 7022 2410 0001 9330 5003</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>3. Service Type <input checked="" type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery</p>		<p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>		<p>Domestic Return Receipt</p>	

7022 2410 0001 9330 5003

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee
\$ 4.15

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ 3.55
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$ 1.74

Total Postage and Fees
\$ 9.24

Signature
Michael Ponticello

Printed name and title of addressee

City, State, ZIP+4®

PS Form 3830, April 2015 PSN 7530-02-000-9054 See Reverse for Instructions

Postmark
Here

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY			
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to: Board of Education Windsor Central School District 1191 NY Route 79 Windsor, N.Y. 13865</p>		<p>A. Signature X <i>Concent. Giblin</i> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>Concent. Giblin</i></p> <p>C. Date of Delivery <i>5-30-23</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>			
<p>2. Article Number (Transfer from service label) 7022 2410 0001 9330 4983</p>		<p>3. Service Type</p> <table border="0"> <tr> <td> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery </td> <td> <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery </td> </tr> </table>		<input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery	<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery	<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery				

9590 9402 7263 1284 1339 83

PS Form 3811, July 2020 PSN 7530-02-000-9063

Domestic Return Receipt


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$ <i>4.15</i>		Postmark Here
Return Receipt (hardcopy) <input type="checkbox"/> \$ <i>3.35</i> Return Receipt (electronic) <input checked="" type="checkbox"/> \$ _____ Certified Mail Restricted Delivery <input type="checkbox"/> \$ _____ Adult Signature Required <input type="checkbox"/> \$ _____ Adult Signature Restricted Delivery <input type="checkbox"/> \$ _____		
Postage \$ <i>1.74</i>		
Total Postage and Fees \$ <i>9.24</i>		
Sent To <i>School Bd of Education</i> Street and Apt. No., or PO Box No. _____ City, State, ZIP+4® _____		

PS Form 3800, April 2019 PSN 7530-02-000-9063

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 		<p>A. Signature X  <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to: Scott Snyder Assessor Town of Kirkwood 70 Crescent Drive Kirkwood, N.Y. 13795</p>		<p>B. Received by (Printed Name) _____ C. Date of Delivery _____</p>	
<p>2. Article Number (Transfer from service label) 7022 2410 0001 9330 4976</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery</p>		<p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
<p>9590 9402 7263 1284 1339 76</p>		<p>Restricted Delivery</p>	

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com™

OFFICIAL USE

Certified Mail Fee \$ 4.15

Extra Services & Fees (check box, add fees as appropriate)

☐ Return Receipt (hardcopy) \$ 3.35

☐ Return Receipt (electronic) \$ _____

☐ Certified Mail Restricted Delivery \$ _____

☐ Adult Signature Required \$ _____

☐ Adult Signature Restricted Delivery \$ _____

Postage \$ 1.74

Total Postage and Fees \$ 9.24

Sent To Scott Snyder

Serial and Zip No., or PO Box No. _____

City, State, ZIP+4® _____

PS Form 3800, April 2015 PSN 7530-02-000-9053 See Reverse for Instructions

Postmark
Here

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Gino Bucciarelli
Deputy Director, OMB
Broome County Office Building
60 Hawkey Street
P.O. Box 1766
Binghamton, N.Y. 13902



9590 9402 7263 1284 1339 52

2. Article Number (Transfer from service label)

7022 2410 0001 9330 4952

PS Form 3811, July 2020 PSN 7530-02-000-9063

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature]

☐ Agent

☐ Addressee

B. Received by (Printed Name)

J. Kellomaki

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

☐ All Restricted Delivery

Domestic Return Receipt

7022 2410 0001 9330 4952

**U.S. Postal Service®
CERTIFIED MAIL® RECEIPT**

Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee

\$ 4.15

- ☐ Return Receipt (hardcopy) \$ 3.35
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Restricted \$
- ☐ Adult Signature Restricted Delivery \$

Postage

\$ 1.74

Total Postage and Fees

\$ 9.24

Sent To

Gino Bucciarelli

Street and Apt. No., or P.O. Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9063

See Reverse for Instructions

Postmark
Here


SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY			
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>			
<p>1. Article Addressed to: Jason A. Andrews Ed. D. Superintendent Windsor Central School District 1191 NY Route 79 Windsor, N.Y. 13865</p>		<p>B. Received by (Printed Name) Coleen T. Gihlin</p> <p>C. Date of Delivery 5.30.23</p>			
<p>2. Article Number (Transfer from service label) 7022 2410 0001 9330 4990</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>			
<p>9590 9402 7263 1284 1339 90</p>		<p>3. Service Type</p> <table border="0"> <tr> <td> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery </td> <td> <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery </td> </tr> </table>		<input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery				

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

7022 2410 0001 9330 4990

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®	
OFFICIAL USE	
<p>Certified Mail Fee \$ 4.15</p> <p>Extra Services & Fees (check box, add fee amount)</p> <p><input type="checkbox"/> Return Receipt (hardcopy) \$ 3.35</p> <p><input type="checkbox"/> Return Receipt (electronic) \$</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery \$</p> <p><input type="checkbox"/> Adult Signature Required \$</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery \$</p> <p>Postage \$ 1.74</p> <p>Total Postage and Fees \$ 9.24</p> <p>Sent To Jason Andrews</p> <p>Street and Apt. No., or PO Box No. City, State, ZIP+4®</p>	<p>Postmark Here</p>
PS Form 3800, April 2015 PSN 7530-02-000-9040 See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to: <i>Colleen Wagner</i> <i>Co-Deputy County Executive</i> <i>Broome County Office Building</i> <i>60 Hawley Street</i> <i>P.O. Box 1766</i> <i>Binghamton, N.Y. 13902</i></p>  <p>9580 9402 7263 1284 1340 10</p> <p>2. Article Number (Transfer from service label) 7022 2410 0001 9330 5010</p>		<p>A. Signature X <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>D. K. [Signature]</i></p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Restricted Delivery</p>	

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

7022 2410 0001 9330 5010

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$ 4.15	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 3.35
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage \$ 1.74	
Total Postage and Fees \$ 9.24 (each)	
Sent to <i>Colleen Wagner</i>	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4®	

PS Form 3800, April 2015 PSN 7530-02-000-9053-9054 See Reverse for Instructions

Postmark
Here

EXHIBIT “E”

AFFIDAVIT OF POSTING
OF NOTICE OF PUBLIC HEARING
ON PROPOSED PROJECT AND
FINANCIAL ASSISTANCE RELATING THERETO
(GMS REALTY, LLP PROJECT)

STATE OF NEW YORK:

: ss.:

COUNTY OF BROOME:

The undersigned, being duly sworn, hereby states:


1. That on May 24, 2023, I posted a copy of a Notice of Public Hearing in connection with the proposed GMS Realty, LLP Project to be undertaken by the Broome County Industrial Development Agency.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 24th day of May, 2023.


Mary Kay Sullivan

Subscribed to and Sworn before
me this 24th day of May, 2023


Notary Public

KELLEY M. DIFFENDORF
Notary Public, State of New York
Reg. No. 01DI6442679
Qualified in Broome County
Commission Expires October 17, 2026