

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

