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STATE OF NEW YORK
COUNTY OF BROOME

In the Matter of the Application by
REGAN DEVELOPMENT CORP.
for Financial Assistance

A public hearing held at 60 Lester Avenue, Johnson
City, New York, on the 12th day of October, 2023,
commencing at 5:02 PM.

BEFORE: STACEY DUNCAN
Executive Director
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 HEARING OFFICER: All right. Good
2 evening.

3 My name is Stacey Duncan. I'm
4 Executive Director of the Broome County
5 Industrial Development Agency.

6 We are conducting a hearing this
7 evening pursuant to the New York State
8 General Municipal Law, Section 5 -- 859-a,
9 to seek public comment on an application
10 made to the Agency by Regan Development Corp
11 or an entity to be later named for financial
12 benefits from the Agency for a project to be
13 located on a -- on 3.96, plus or minus,
14 acres of land situated at 333 Grand Avenue
15 in the Village of Johnson City, Town of
16 Union, County of Broome, State of New York,
17 and a .16, plus or minus, acre of land
18 situated at 154 Allen Street in the Village
19 of Johnson City, Town of Union, County of
20 Broome and State of New York.

21 The project will involve the
22 construction and equipping of a four-story
23 apartment building with 72 dwelling units
24 including 27 one-bedroom apartments, 40

In the Matter of a Public Hearing

1 two-bedroom apartments, four three-bedroom
2 apartments and two -- and a two-bedroom
3 apartment for a live-in building
4 superintendent, commercial space for a
5 children's daycare, laundry facilities and a
6 community room with a kitchen, management
7 office, storage, playground and parking lot.

8 The company has requested financial
9 assistance from the Agency in the form of
10 abatements -- abatements of sales and use
11 taxes, a mortgage tax exemption and an
12 abatement of real property taxes pursuant to
13 a payment in lieu of tax agreement.

14 Copies of the application are
15 available at the office of the Agency for
16 your review. We are located at 5 South
17 College Drive, Suite 201, Binghamton, New
18 York 13905.

19 All comments made at this public
20 hearing will be transcribed by our reporter
21 and presented to the Agency's Board of
22 Directors for their review prior to any
23 decision of the application.

24 I request that anyone wishing to

In the Matter of a Public Hearing

1 speak at this public hearing provide their
2 name and address prior to speaking and if
3 you are speaking on behalf of a group or
4 entity, please, identify the group or
5 entity. Please, keep comments to five
6 minutes.

7 I will now ask Amy Williamson to
8 offer a project description and description
9 of benefits sought.

10 Amy.

11 MS. WILLIAMSON: Okay. Thanks,
12 Stacey.

13 Regan Development Corporation will
14 establish Homesteads on Grand, LLC, a New
15 York limited liability company, that will
16 develop, own and manage the project.
17 Development team member SEPP, Incorporated,
18 will have a 15 -- 50 percent interest in
19 Homesteads on Grand, LLC, the managing
20 member for the project.

21 Regan Development was selected for
22 the redevelopment of the sites through a
23 Village of Johnson City administered request
24 for proposal and has executed a purchase and

In the Matter of a Public Hearing

1 sale agreement with the Village of Johnson
2 City for the parcels located at 333 Grand
3 Avenue and 154 Allen Street.

4 The project involves new
5 construction of a single four-story elevator
6 building with 72 affordable dwelling units
7 including 27 one-bedroom apartments, 40
8 two-bedroom apartments and four
9 three-bedroom apartments. Gross monthly
10 basic rents will range from \$763 to \$1,350.
11 The project includes 6,200 square feet of
12 nonresidential space targeted for a daycare
13 center. The building design offers superior
14 quality and condition with high-quality
15 finishes and amenities all in compliance
16 with the HCR design guidelines. The
17 building will include two elevators, laundry
18 facilities, a community room with a kitchen,
19 a management office and storage. Outdoor
20 spaces will include a playground and surface
21 parking.

22 This project will help the area's
23 vital need for affordable and supportive
24 housing. It will also provide new tax

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1 revenue and revitalize vacant land in the
2 Village of Johnson City.

3 Regan Development Corp is seeking a
4 30-year standard affordable housing PILOT
5 requesting a property tax exemption not
6 exceeding \$1,698,750, a sales and use tax
7 exemption not exceeding \$955,000 and a
8 mortgage recording tax exemption of
9 \$209,000.

10 \$2,645,882 of new tax revenue will
11 be divided among the Johnson City School
12 District, the Village of Johnson City, the
13 Town of Union and Broome County.

14 Seventy-nine new construction jobs
15 within a three-year period totaling
16 \$7,030,000 in annual wages will be created.
17 This project will create seven new jobs with
18 a total payroll of \$990,000 over three
19 years.

20 HEARING OFFICER: Thank you, Amy.

21 We will now open the floor up for
22 public comment. Again, if you wish to
23 speak, please, include your name and
24 address, and if you are speaking on behalf

In the Matter of a Public Hearing

1 of an organization or entity, please,
2 identify and, please, keep comments to five
3 minutes. Thank you.

4 MS. LASKOSKI: I just have a
5 question regarding the paperwork that she
6 just read. Are we able to have something
7 that we can refer to?

8 HEARING OFFICER: All of our
9 applications -- the application for this
10 project is on our website, and we'd be happy
11 to give you that address.

12 MS. LASKOSKI: And if you don't
13 have the Internet?

14 HEARING OFFICER: We can mail you
15 a copy if you'd like to leave your address.
16 I'll be happy to mail you a copy.

17 MS. LASKOSKI: But for right now
18 we can't really discuss anything
19 intelligently because we don't have that
20 piece of paper to refer to. That's just my
21 problem, nobody else's. Sorry.

22 HEARING OFFICER: That's okay.

23 MR. SOLAK: Did I hear a call for
24 unintelligent commentary? I -- I'd like to

In the Matter of a Public Hearing

1 weigh in.

2 Do you want me to just do it here
3 or do you want me to come up there?

4 HEARING OFFICER: Wherever you'd
5 like.

6 MR. SOLAK: Okay.

7 HEARING OFFICER: Don't forget to
8 state your name.

9 MR. SLOTA: We can hear you good
10 here.

11 MR. SOLAK: Okay. John Solak out
12 of the City of Binghamton.

13 I have an uncanny track record.
14 This gentleman's been typing for me for a
15 long time. He doesn't get any older, just
16 gets a little fatter in the wallet.

17 Anyway, I have an uncanny record of
18 accuracy, everything from EIT, all --
19 Mountain Fresh Dairy. So, I'd like the
20 people that read this to read it a little
21 bit more carefully.

22 I'll jump around to what I see is
23 the problems. You know, we used to go 10,
24 12 years for a tax PILOT jump start,

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1 catalyst. These were the terms that we use.
2 Now -- and then we went from 20, 22 and now
3 we're at 30, and nobody seems to be taking
4 any less than 30. Now, do I hear 35 in the
5 future? Can I hear 40 in the future. You
6 know, I mean --

7 And I like this Mayor here. I
8 haven't met him yet. I just know him from
9 the thing, and he's a good Mayor. He's got
10 an uncanny way about him, an inability to
11 wing it, which most politicians do. If he
12 doesn't know something, he says it, and he's
13 captured a pretty good deal here for Johnson
14 City. It's -- it's the rest of us that I'm
15 worried about.

16 Now, on the project itself, I hear
17 mixed use all the time, mixed use, and you
18 know it's not going to be the butcher, baker
19 and the candlestick maker. We heard this
20 about Canal Plaza, mixed use. Well, what
21 happened there? A nonprofit grocery store,
22 and Catholic Charities has space within it
23 they never use, mixed use, you know, and it
24 could be tattoo parlors and hair braiding.

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1 I mean, I have -- nail parlors. I don't
2 have any objection to that.

3 But as I look around, and I just
4 did a tour of a lot of the promises of mixed
5 use by the IDA, I don't see any mixed use.
6 People move in. Rents are collected, but no
7 mixed use or a diminished mixed use as to
8 what I think.

9 Now, as far as this mixed use, I
10 think this is a huge problem. I've never
11 heard of mixing a daycare center with
12 housing. I mean, I've heard of it in public
13 housing but not in private housing. This
14 county is crawling with sex offenders.
15 There's more all the time. It seems to be a
16 bad bet for the tenants and the thing -- I
17 mean, I -- I think if you're going to build
18 a daycare center, that's a separate business
19 from the apartment rental business, and I
20 don't think it's a good mix at all. I
21 really don't. I can understand the
22 convenience but -- and UHS is opening up
23 there. So, that, that is troubling to me.

24 Now -- so, it's the length of time

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1 of the PILOT that I'm concerned about. It
2 is the mixed use thing and this -- this
3 particular project.

4 I don't know. I -- I'll go by his
5 project again to see where the mixed use was
6 on the first one.

7 And, you know, keep in mind that
8 the -- you know, the -- I guess, the Family
9 and Children Society, why couldn't they run
10 it, but they didn't pay their rent in
11 Binghamton, by the way. They're being sued,
12 so now they're up here.

13 Other than that -- oh, and then
14 around the creeping benefits thing, you
15 know, it was the sales tax, and I -- I would
16 sit there and say, well, at least we're
17 getting the mortgage tax and now we're
18 getting the free mortgage tax.

19 So, nobody is paying to come in
20 here at all. Nobody is paying to come in
21 here at all. That's distressing. When is
22 it going to end? That's the question.

23 I mean, it's as if suppose you got
24 six homeowners together, six, eight

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1 homeowners, and they devised an entity
2 and -- or they're going to form an entity,
3 put their real estate in one entity, and
4 then they came to the IDA and said, look,
5 we're going to do some improvements here,
6 this is going to be our project, six, eight
7 single-family homes. We want a 30-year
8 PILOT on our taxes. We don't want to pay
9 for a -- sales tax on material and we don't
10 want to any mortgage tax because what would
11 that do for those homeowners? Well, it --
12 it -- it put them in the free-ride category.

13 So, this is a free ride. I -- I
14 don't know when this madness is going to
15 end, but it better end soon.

16 And the fact that these --

17 MS. WILLIAMSON: Thirty seconds,
18 Mr. Solak.

19 MR. SOLAK: Okay. The fact that
20 these PILOTs are transferrable, to me,
21 that's completely, completely horrific. The
22 fact that Newman or anybody else can come in
23 here, get the PILOTs, ride the schedule out
24 to, let's say, year seven and then flip it.

In the Matter of a Public Hearing

1 You're not flipping the building. You're
2 not flipping the real estate. You're
3 flipping the PILOT.

4 Thank you.

5 HEARING OFFICER: Thank you,
6 Mr. Solak.

7 Anyone else wishing to speak?

8 Go ahead.

9 MR. SLOTA: Don Slota, 32 Eldridge
10 Avenue, Johnson City.

11 I was at the previous meeting here
12 where they referred to the project in Glen
13 Falls. This was, I think, a cookie cutter
14 as far as the building, and they have a -- a
15 nursery of some sort --

16 HEARING OFFICER: Daycare.

17 MR. SLOTA: -- in the main floor up
18 there, and the whole idea was that the
19 people that were going to be renting
20 apartments would be able to leave their
21 children there for the day as they go on to
22 work. Now, is that working up there the way
23 they talked it up at the previous meeting we
24 had?

In the Matter of a Public Hearing

1 HEARING OFFICER: Mr. Regan is on
2 the line if he would prefer at the
3 appropriate time to address in a comment on
4 a similar -- the similar facility. We know
5 it does have a private management group that
6 will operate and manage the daycare facility
7 most likely for many of the residents who
8 might need that service and -- yeah.

9 Okay. Did you have any other
10 comments you wanted to put on the record?

11 (Whereupon there was no response)

12 HEARING OFFICER: Okay. Anyone
13 else wishing to speak?

14 MS. LASKOSKI: This is just a
15 curious question only because I've been a
16 homeowner since 1985. So, I'm not familiar
17 with apartments lately, and what would
18 that -- what utilities would the tenant be
19 liable for? What -- what would -- would
20 there be any extras that is involved in that
21 700 to 1,000?

22 HEARING OFFICER: I would have to
23 defer that to the developer. Typically --
24 it varies by -- by building owner. My

In the Matter of a Public Hearing

1 understanding, I think, is wi-fi service
2 will be provided.

3 MS. LASKOSKI: And that would be
4 it?

5 HEARING OFFICER: And likely
6 water, but any other utility -- but that's
7 what I -- again, I would defer that to --

8 A SPEAKER: What is the heat?
9 What heat is -- what method of heating is
10 available, would be available?

11 HEARING OFFICER: That would be
12 through NYSEG Electric & Gas. I don't know
13 if it's -- it's -- off the top of my head if
14 it's natural gas or --

15 A SPEAKER: All right. I guess I
16 was referring to like baseboard, would be
17 electric, in each apartment individual --
18 individually?

19 THE REPORTER: Ma'am, could I have
20 your name.

21 MS. LASKOSKI: Oh, sorry.
22 Carolyn, C-A-R-O-L-Y-N L-A-S-K-O-S-K-I.

23 HEARING OFFICER: Would anyone
24 else wish to speak on the record?

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1 (Whereupon there was no response)

2 HEARING OFFICER: Anyone online?
3 Would you like to defer to anyone online
4 wishing to speak?

5 MS. WILLIAMSON: We have both
6 Larry and Gabe Regan online and their
7 counsel Christopher Babcock, but no one has
8 made an indication that they would like to
9 make a public comment at this time.

10 HEARING OFFICER: Okay. We'll
11 leave the floor open for another moment if
12 anybody maybe --

13 MR. SLOTA: Just a --

14 HEARING OFFICER: -- in attendance
15 would wish to speak.

16 MR. SLOTA: -- a question.

17 HEARING OFFICER: Mm-mm.

18 MR. SLOTA: You have Don Slota.

19 All right. They developed -- Regan
20 Group developed the two buildings over there
21 on Willow in that area?

22 HEARING OFFICER: Correct.

23 MR. SLOTA: And I was wondering,
24 what's the occupancy rate of those

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1 buildings?

2 HEARING OFFICER: At or near 100
3 percent occupancy.

4 MR. SLOTA: Are they 100 percent?

5 HEARING OFFICER: That is our
6 understanding, yes. Correct.

7 MR. SLOTA: And do you know what
8 the Victory Building --

9 HEARING OFFICER: It is currently
10 leasing, but it's also nearing 100 percent
11 access -- I think last we knew it was
12 somewhere above 80 percent, but it's
13 recently opened. So, they're still
14 actively --

15 MR. SLOTA: Yeah. I understand
16 you wouldn't have -- and it's still under
17 construction. About a third of it, maybe?

18 HEARING OFFICER: More than that.

19 MR. SLOTA: Yeah. Okay. You
20 know, my thought, my thought in the back of
21 my head is that are we getting over -- I'm
22 looking for the right word.

23 UNIDENTIFIED SPEAKER: Saturated.

24 MR. SLOTA: As far as we have

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1 plenty of apartments. Do we have the people
2 to fill it, you know? You know, I'm
3 questioning with the housing with the
4 students sometimes we're -- we keep on
5 building student housing, and is Binghamton
6 University going to accept our students at
7 the rate of the occupancy of these
8 apartments, you know, keep up so that the --
9 their -- you know, because nobody wants to
10 own an apartment if it's not going to be
11 filled and producing so --

12 HEARING OFFICER: Thank you.

13 Okay. Is there any other public
14 comment for the record?

15 Mr. Solak, would you wish to speak
16 again?

17 MR. SLOTA: I just have a
18 question. Is there -- I mean, I know on --
19 in government buildings there's a form that
20 you fill out regarding citizenship. Is
21 there any interest in the IDA and the
22 developer to limit the building to US
23 citizens or people with green cards, people
24 in the country illegally, or has that not

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1 been given any thought?

2 HEARING OFFICER: We have not
3 addressed that as part of this project.

4 MR. SLOTA: Plus, they haven't
5 arrived yet.

6 HEARING OFFICER: Okay. If there
7 are no other public comments, I would
8 request that the following documents be made
9 part of the record of this proceeding:
10 Number 1, Notice of Public Hearing; number
11 2, Affidavit of Publication; number 3,
12 Letter to Taxing Authorities informing them
13 of the public hearing and providing them
14 with a copy of the notice of public hearing;
15 number 4, Affidavit of Mailing; and,
16 finally, Number 5, Affidavit of Posting.

17 With that, thank you for attending
18 the public hearing. We'll call the hearing
19 officially to a close at 5:17 PM.

20 (Whereupon Exhibits 1 through 5
21 were marked for identification)

22 - - - - -

23

24

I N D E X

EXHIBIT:

PAGE:

1	Notice of Public Hearing	19
2	Affidavit of Publication	19
3	Letter to Taxing Authorities	19
4	Affidavit of Mailing	19
5	Affidavit of Posting	19

- - - - -

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 Regan
7 Development Corp., held in Johnson City,
8 New York, on October 12, 2005.

9

10

11

Kevin Callahan

12

KEVIN CALLAHAN

13

Shorthand Reporter

14

Notary Public

15

CZERENDA COURT REPORTING, INC

16

PO Box 903

17

Binghamton, New York 13902-0903

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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 12th day of October, 2023 at 5:00 p.m., local time, at the Village of Johnson City Village Hall, 60 Lester Avenue, Johnson City, New York 13790, and will be streamed on the date and time above referenced at www.theagency-ny.com, in connection with the following matters:

Regan Development Corp., or an entity to be later named, 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 acquisition, construction, and equipping of 3.96+/- acres of land situate at 333 Grand Avenue in the Village of Johnson City, Town of Union, Broome County, New York and 0.16+/- acre of land situate at 154 Allen Street in the Village of Johnson City, Town of Union, Broome County, New York (the "Land") to be used as a single four-story elevator building with 72 dwelling units, including 27 one-bedroom apartments, 40 two-bedroom apartments, 4 three-bedroom apartments, and a two-bedroom apartment for a live-in building superintendent. Of the 72 dwelling units, 8 will be built as fully accessible and adapted for residents with mobility impairments and 3 will be built as fully accessible and adapted for persons with hearing or vision impairments. The project will also include 6,200+/- square feet of commercial space designated for a children's daycare, laundry facilities, a community room with a kitchen, a management office, storage, a playground and a parking lot (the "Facility") and the acquisition and installation in the Facility of certain machinery, equipment, furniture and fixtures (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.

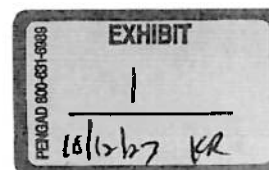
Minutes of the hearing will be made available to the County Executive of the County of Broome.

BROOME COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

Dated: September 26, 2023

By: Stacey M. Duncan, Executive Director

(SEE ZOOM INFORMATION BELOW OR ON THE NEXT PAGE)



Join Zoom Meeting

<https://us02web.zoom.us/j/87205220636?pwd=RFZvWmFPWnZHZHdveTFWZ0I1U3JIUT09>

Meeting ID: 872 0522 0636

Passcode: 466920

Call-in: (646) 558-8656

AFFIDAVIT OF PUBLICATION

0005836380, BGM-088470

PRESS & SUN-BULLETIN

State of New York
City of Binghamton
County of Broome,

Linda Futt 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 29 day of September in the year 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Linda Futt, 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)

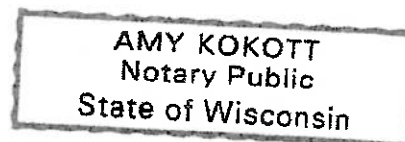
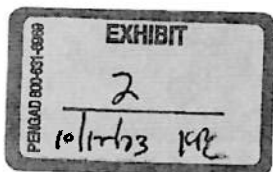
A notice of which the annexed is a printed copy, as published in the editions dated:

09/29/2023

Linda Futt
Legal Clerk

Subscribed and sworn to before me this 29 day of September, 2023

Amy Kokott
Notary Public
State of Wisconsin, County of Brown
6/30/2025
My commission expires



NOTICE OF PUBLIC HEARING

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

BRO

OME COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

Dated: September 26, 2023
Stacey M. Duncan, Executive Director

By:

(SEE ZOOM INFORMATION BELOW OR ON THE NEXT PAGE)

Join Zoom Meeting
<https://us02web.zoom.us/j/87205220636?pwd=RFZvWmFPWnZlM2hkdVtFWZ0tU3JlUT09>

Meeting ID: 872 0522 0636
Passcode: 466920

Call-In: (646) 558-8656
9/29/23

00000360-01

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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)

Gary H. Collison

September 27, 2023

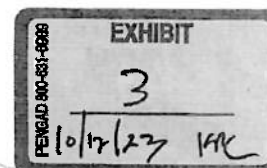
TO ALL INDIVIDUALS LISTED ON PAGE 3 HEREIN

Re: BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PROPOSED REGAN DEVELOPMENT CORP. 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 Regan Development Corp., or an entity to be later named, (the "Company") for financial assistance in connection with a project (the "Project") consisting of the following: (A) the acquisition, construction and equipping of 3.96+/- acres of land situate at 333 Grand Avenue in the Village of Johnson City, Town of Union, Broome County, New York and 0.16+/- acre of land situate at 154 Allen Street in the Village of Johnson City, Town of Union, Broome County, New York (the "Land") to be used as a single four-story elevator building with 72 dwelling units, including 27 one-bedroom apartments, 40 two-bedroom apartments, 4 three-bedroom apartments, and a two-bedroom apartment for a live-in building superintendent. Of the 72 dwelling units, 8 will be built as fully accessible and adapted for residents with mobility impairments and 3 will be built as fully accessible and adapted for persons with hearing and/or vision impairments. The project will also include 6,200+/- square feet of commercial space designated for a children's daycare, as well as laundry facilities, a community room with kitchen, management office, storage, a playground and a parking lot (the "Facility") and the acquisition and installation in the Facility of certain machinery, equipment, furniture and fixtures (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 in an amount not to exceed \$955,000.00, a mortgage tax exemption in an amount not to exceed \$209,000.00, and an abatement of real property taxes in an amount not to exceed \$1,698,715.00 (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.



Jason T. Garnar, County Executive
Wendy Hughes, Broome County Real Property
Jane St. Amour, Director, OMB
Robert Mack, Town of Union Supervisor
Joseph Cook, Town of Union Assessor
Martin Meaney, Village of Johnson City Mayor
Nicole Wolfe, Union-Endicott Central School District Superintendent
Eric Race, Johnson City Central School District Superintendent
Board of Education, Union-Endicott Central School District
Board of Education, Johnson City Central School District
Joseph M. Moody, Director, TOU Economic Development
Daniel J. Reynolds, Chairman, BC Legislature
Aaron M. Martin, Clerk, BC Legislature
September 27, 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: Natalie Abbadessa (w/enc.) (via e-mail)

PARTIES NOTICED

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

Jane St. Amour
Director, OMB
Broome County Office Building
60 Hawley Street
P.O. Box 1766
Binghamton, New York 13902

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

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

Eric Race
Superintendent of Schools
Johnson City Central School District
666 Reynolds Road
Johnson City, New York 13790

Board of Education
Union-Endicott Central School District
1100 East Main Street
Endicott, New York 13760

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

Wendy Hughes
Acting Director
Broome County Real Property Tax Service
60 Hawley Street, 2nd Floor
P.O. Box 1766
Binghamton, New York 13902

Robert Mack
Supervisor
Town of Union
3111 East Main Street
Endwell, New York 13760

Board of Education
Johnson City Central School District
666 Reynolds Road
Johnson City, New York 13790

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

Aaron M. Martin
Clerk, Legislative Branch
Broome County Office Building
60 Hawley Street
P.O. Box 1766
Binghamton, New York 13902

Martin Meaney
Mayor
Village of Johnson City
243 Main Street
Johnson City, New York 13790

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 12th day of October, 2023 at 5:00 p.m., local time, at the Village of Johnson City Village Hall, 60 Lester Avenue, Johnson City, New York 13790, and will be streamed on the date and time above referenced at www.theagency-ny.com, in connection with the following matters:

Regan Development Corp., or an entity to be later named, 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 acquisition, construction, and equipping of 3.96+/- acres of land situate at 333 Grand Avenue in the Village of Johnson City, Town of Union, Broome County, New York and 0.16+/- acre of land situate at 154 Allen Street in the Village of Johnson City, Town of Union, Broome County, New York (the "Land") to be used as a single four-story elevator building with 72 dwelling units, including 27 one-bedroom apartments, 40 two-bedroom apartments, 4 three-bedroom apartments, and a two-bedroom apartment for a live-in building superintendent. Of the 72 dwelling units, 8 will be built as fully accessible and adapted for residents with mobility impairments and 3 will be built as fully accessible and adapted for persons with hearing or vision impairments. The project will also include 6,200+/- square feet of commercial space designated for a children's daycare, laundry facilities, a community room with a kitchen, a management office, storage, a playground and a parking lot (the "Facility") and the acquisition and installation in the Facility of certain machinery, equipment, furniture and fixtures (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: September 26, 2023

By: Stacey M. Duncan, Executive Director

(SEE ZOOM INFORMATION BELOW OR ON THE NEXT PAGE)

Join Zoom Meeting

<https://us02web.zoom.us/j/87205220636?pwd=RFZvWnFPWnZHZHdveTFWZ0I1U3JIUT09>

Meeting ID: 872 0522 0636

Passcode: 466920

Call-in: (646) 558-8656

9589 0710 5270 0701 1141 26
9589 0710 5270 0701 1141 26

STANDARD RECEIPT

<input checked="" type="checkbox"/> Services W.P.C. (personal)	\$	
<input checked="" type="checkbox"/> Telephone Records (Personal)	\$	3.75
<input type="checkbox"/> Business Receipts (Sales Tax)	\$	
<input type="checkbox"/> Certificate Mail Forwarded Delivery	\$	
<input type="checkbox"/> Vehicle Registration Plate And	\$	
<input type="checkbox"/> Adult Signature Hashisho Registry	\$	

87
Page 405

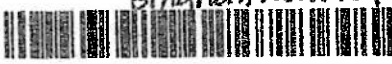
3.77 Jason T. Gurnar, BC Executive
460 Heintzen St., PO Box 17166
Birmingham, NY 13602

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:

Jason T. Giarrar
Broome County Executive
Broome County Office Building
60 Hawley St
PO Box 1760
Binghamton, NY 13902



9590 9402 7746 2152 0569 51

2. Article Number (Transfer from service label)

9589 0710 5270 0701 1141 26

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

☒ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation 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 | |
| (over \$500) | |

CERTIFIED MAIL

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

Postage and Fees: 4.35

9589 0710 5270 0701 1141 40
9589 0710 5270 0701 1141 40

Extra Services: Postage and Fees (check one)
☒ Registered Mail Restricted Delivery \$3.50
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Restricted Delivery \$
☐ Adult Signature Restricted Delivery \$

Postage: 27
 Total Postage and Fees: 2.77

Postmark: June 27, 2001
 Post Office: 60 Hawley St., P.O. Box 1766
 Binghamton, NY 13902

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: Jane St. Amour Director, OMB Broome County Office Building 60 Hawley St., P.O. Box 1766 Binghamton, NY 13902</p> <p>9590 9402 7746 2152 0569 75</p> <p>2. Article Number (Transfer from service label) 9589 0710 5270 0701 1141 40</p>		<p>A. Signature X <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) 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</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery</p> <p><input checked="" type="checkbox"/> Certified Mail®</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"/> Insured Mail (over \$500)</p> <p><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</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

9589 0710 5270 0701 1141 57
9589 0710 5270 0701 1141 57

4.35
8.77

Robert Mack, Supervisor
3111 E. Main St.
Endwell, NY 13760

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:

Robert Mack
Supervisor
Town of Union
3111 E. Main St
Endwell, NY 13760



9590 9402 7746 2152 0569 99

2. Article Number (Transfer from service label)

9589 0710 5270 0701 1141 57

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
- ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

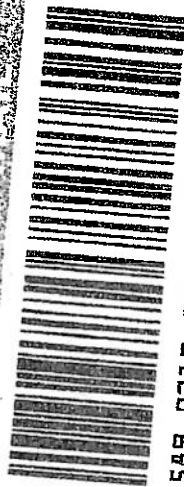
3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

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

Domestic Return Receipt

CERTIFIED MAIL



9589 0710 5270 0701 1141 64
9589 0710 5270 0701 1141 64

U.S. Postal Service
CERTIFIED MAIL RECEIPT

Carded Item No: **435**

Postage: **3.55**

Weight: **.87**

Dimensions and Postage: **7 77**

Sent to: **Joseph Cook, Assessor**
3111 E. Main St
Endwell, NY 13760

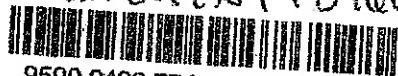
Postmark: **Endwell, NY 13760**

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:

Joseph Cook
Assessor
Town of Union
3111 E. Main St.
Endwell, NY 13760



9590 9402 7746 2152 0570 02

2. Article Number (Transfer from service label)

9589 0710 5270 0701 1141 64

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

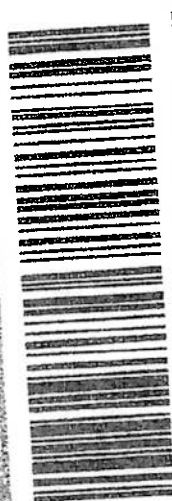
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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
- ☐ Insured Mail Restricted Delivery (over \$500)

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

Domestic Return Receipt



9589 0710 5270 0701 1141 71
9589 0710 5270 0701 1141 71

U.S. Postal Service
CERTIFIED MAIL RECEIPT

Postage: 4.35
Certified Mail Fee: .35
Total: 4.70

Postage paid by: 8.77

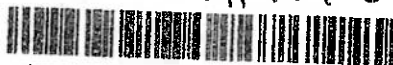
Signature: Martin Meaney, Mayor
243 Main St
Johnson City, NY 13790

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:

Martin Meaney
Mayor
Village of JC
243 Main St
Johnson City, NY 13790



9590 9402 7746 2152 0570 19

2. Article Number (Transfer from service label)

9589 0710 5270 0701 1141 71

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

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

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

Insured Mail
sured Mail Restricted Delivery
ver \$500)

Domestic Return Receipt



9589 0710 5270 0701 1141 88
9589 0710 5270 0701 1141 88

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

Postage and Fees (see back of envelope)
4.35

Return Receipt (hardcopy) ☒ \$3.35
Return Receipt (electronic) ☐ \$0.00
Certified Mail Restricted Delivery ☐ \$0.00
Adult Signature Required ☐ \$0.00
Private Signature Restricted Delivery ☐ \$0.00

Total Postage and Fees
8.77

Address
Eric Race, Superintendent
1616 Reynolds Rd
Johnson City, NY 13790

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:
Eric Race
Superintendent
Johnson City Central School District
1616 Reynolds Rd.
Johnson City, NY 13790

2. Article Number (Transfer from service label)
9589 0710 5270 0701 1141 88

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent
X ☐ Addressee

B. Received by (Printed Name) 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
☐ Registered Mail
☐ Registered Mail Restricted Delivery or \$500

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

Domestic Return Receipt

PS Form 3811, July 2020 PSN 7530-02-000-0053

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

Postmark: 0710 1141 95

Article Number: 9589 0710 5270 0701 1141 95

Postage: 4.35

Insurance: 3.55

Signature: Nicole Wolfe

Address: 1100 E. Main St., Endicott, NY 13760

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>Nicole Wolfe, Superintendent Union-Endicott Central School District 1100 E. Main St. Endicott, NY 13760</p> <p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 0701 1141 95</p>		<p>A. Signature</p> <p>X</p> <p>B. Received by (Printed Name)</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</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery</p> <p><input checked="" type="checkbox"/> Certified Mail®</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>	
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>		<p>Domestic Return Receipt</p>	

[illegible]

1957
1415

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>X</p>	
<p>1. Article Addressed to:</p> <p>Board of Education Union-Endicott Central School District 1100 E. Main St Endicott, NY 13760</p>		<p>B. Received by (Printed Name)</p> <p>C. Date of Delivery</p>	
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 0701 1142 01</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</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery</p> <p><input checked="" type="checkbox"/> Certified Mail®</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"/> Insured Mail sured Mail Restricted Delivery (over \$500)</p>		<p><input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Registered Mails</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>	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p>		<p>Domestic Return Receipt</p>	

REGISTERED MAIL RECEIPT

9589 0710 5270 0701 1142 18

9589 0710 5270 0701 1142 18

Postage: 4.35

Registered Mail Fee: 3.55

Postage and Insurance: 8.77

Board of Education
666 Reynolds Rd.
Johnson City, NY 13790

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:
Board of Education
Johnson City Central School District
666 Reynolds Rd
Johnson City, NY 13790

9590 9402 7746 2152 0570 57

2. Article Number (Transfer from service label)
9589 0710 5270 0701 1142 18

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☒ Addressee

B. Received by (Printed Name)

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
- ☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

AFFIDAVIT OF MAILING
OF NOTICE OF PUBLIC HEARING
(REGAN DEVELOPMENT CORP. PROJECT)

STATE OF NEW YORK:

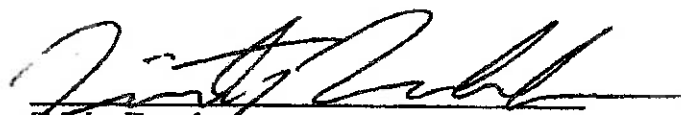
: ss.:

COUNTY OF BROOME:

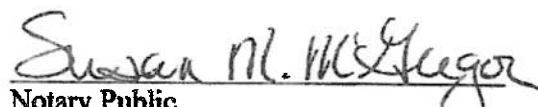
The undersigned, being duly sworn, hereby states:

That on September 27, 2023, I mailed a copy of the Notice of Public Hearing in connection with the Broome County Industrial Development Agency's proposed Regan Development Corp. Project to the individuals set forth on page 2 hereof.

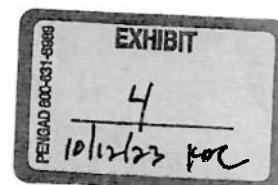
IN WITNESS WHEREOF, I have hereunto set my hand this 29th day of September, 2023.


Trinity Trumbach

Subscribed to and Sworn to before
me this 29th day of September, 2023


Notary Public

SUSAN M. MCGREGOR
Notary Public, State of New York
No. 01MC6215671
Qualified in Broome County
Commission Expires January 4, 2026



PARTIES NOTICED

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

Jane St. Amour
Director, OMB
Broome County Office Building
60 Hawley Street
P.O. Box 1766
Binghamton, New York 13902

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

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

Eric Race
Superintendent of Schools
Johnson City Central School District
666 Reynolds Road
Johnson City, New York 13790

Board of Education
Union-Endicott Central School District
1100 East Main Street
Endicott, New York 13760

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

Wendy Hughes
Acting Director
Broome County Real Property Tax Service
60 Hawley Street, 2nd Floor
P.O. Box 1766
Binghamton, New York 13902

Robert Mack
Supervisor
Town of Union
3111 East Main Street
Endwell, New York 13760

Board of Education
Johnson City Central School District
666 Reynolds Road
Johnson City, New York 13790

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

Aaron M. Martin
Clerk, Legislative Branch
Broome County Office Building
60 Hawley Street
P.O. Box 1766
Binghamton, New York 13902

Martin Meaney
Mayor
Village of Johnson City
243 Main Street
Johnson City, New York 13790

AFFIDAVIT OF POSTING
OF NOTICE OF PUBLIC HEARING
ON PROPOSED PROJECT AND
FINANCIAL ASSISTANCE RELATING THERETO
(REGAN DEVELOPMENT CORP. PROJECT)

STATE OF NEW YORK:

: ss.:

COUNTY OF BROOME:

The undersigned, being duly sworn, hereby states:

1. That on September 27, 2023, I posted a copy of a Notice of Public Hearing in connection with the proposed Regan Development Corp. Project to be undertaken by the Broome County Industrial Development Agency.

2. Said Notice was posted on a bulletin board located at the Johnson City Village Hall, 60 Lester Avenue, Village of Johnson City, Broome County, New York.

IN WITNESS WHEREOF, I have hereunto set my hand this 28th day of September, 2023.

Dan Yarnovich
Dan Yarnovich

Subscribed to and Sworn before me
this 28th day of September, 2023

Susan M. McGregor
Notary Public

SUSAN M. MCGREGOR
Notary Public, State of New York
No. 01MC6215671
Qualified in Broome County
Commission Expires January 4, 2026

