

1 STATE OF NEW YORK

2 COUNTY OF BROOME

3 - - - - -

4 In the Matter of the Application by

5 200 COURT STREET APARTMENTS HOUSING

6 DEVELOPMENT FUND CORPORATION

7 for Financial Assistance

8 - - - - -

9 A public hearing held at 185 Court Street,
10 Binghamton, New York, on the 10th day of October, 2023,
11 commencing at 5:02 PM.

12
13 BEFORE: JOSEPH B. MEAGHER

14 Counsel for Broome County

15 Industrial Development Agency

16
17 BEFORE: CZERENDA COURT REPORTING, INC.

18 PO Box 903

19 Binghamton, New York 13902-0903

20 KEVIN CALLAHAN (via video)

21 Shorthand Reporter

22 Notary Public

23 Binghamton - (607) 723-5820

24 (800) 633-9149

In the Matter of a Public Hearing

1 HEARING OFFICER: Good afternoon
2 or good evening, whichever you want to call
3 it.

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

7 The Agency is conducting a hearing
8 pursuant to General Municipal Law, Section
9 859-a, to seek public comment on an
10 application for financial assistance
11 submitted by 200 Court Street Apartment --
12 excuse me, 200 Court Street Apartments
13 Housing Development Fund Corporation in
14 connection with a proposed four-story
15 apartment building to include 111 new and
16 high-quality, affordable apartments, common
17 area space, office space, two elevators, an
18 unfinished basement space, all to be located
19 at 200 Court Street, 38 Fayette Street, 34
20 Stuyvesant Street and 25 Rutherford Street,
21 all in the City of Binghamton, County of
22 Broome and State of New York.

23 The acceptance of the filing by the
24 Agency does not infer any position on the

In the Matter of a Public Hearing

1 approval or disapproval of the financial
2 assistance requested. No position will be
3 taken by the Agency until a public hearing,
4 this public hearing, is concluded.

5 A copy of the application along
6 with a cost-benefit analysis prepared by the
7 Agency is available for your review at the
8 offices of the Agency during regular
9 business hours.

10 Notice of this public hearing was
11 published in the PRESS & SUN BULLETIN on
12 September 28, 2023.

13 I request that each person wishing
14 to speak state his or her name, and if
15 you're speaking on behalf of an entity or
16 organization, please, identify that entity
17 or organization. Please, limit your remarks
18 to five minutes.

19 The hearing will remain open until
20 all public comment is concluded.

21 First I'm going to request that
22 Stacey Duncan, Executive Director of the
23 Agency, explain the tax benefits that have
24 been requested by 200 Court Street

In the Matter of a Public Hearing

1 Apartments Housing Development Fund
2 Corporation.

3 Stacey.

4 MS. DUNCAN: Thank you, Joe.

5 So, as was mentioned previously,
6 200 Court Street Apartments Housing
7 Development Fund Corporation in partnership
8 with Helio Health, Incorporated, is -- has
9 proposed the development of a new affordable
10 and integrated supportive housing community
11 in the downtown area of the City of
12 Binghamton.

13 The proposed development will
14 convert an exiting vacant historic office
15 and manufacturing warehouse into 111 new and
16 high-quality affordable house -- apartments
17 for individuals and families who suffer from
18 substance use challenges, severe mental
19 illness and homeless veterans.

20 This site was selected because of
21 the area's vital need for affordable and
22 supportive housing and the opportunity to
23 revitalize a vacant historic structure in
24 the heart of Downtown Binghamton.

In the Matter of a Public Hearing

1 The site has easy access to public
2 transportation and is near grocery stores,
3 pharmacies and retail amenities.

4 That new housing will include 51
5 affordable and 56 supportive units.
6 Supportive housing units will serve multiple
7 special populations, 30 units reserved for
8 persons with substance use disorder, 16
9 units reserved for individuals with severe
10 mental illness and 10 units reserved for
11 homeless veterans.

12 The remaining 55 units will be
13 available to other individuals and families
14 with limited income and resources some of
15 whom may be experiencing homelessness.

16 The income of the tenants in these
17 units will include 60 percent of AMI. The
18 Empire State Supportive Housing Initiative,
19 or ESSHI, will subsidize the special needs
20 units. Residents in those units will meet
21 the ESSHI definition of homeless including
22 homeless households and households at risk
23 of homelessness.

24 Total residential area is,

In the Matter of a Public Hearing

1 approximately, 77,487 square feet. The
2 proposed project features two elevators
3 serving all floors. Every unit in the
4 building will be adapted or adaptable and
5 divisible. The building will also include,
6 approximately, 42,139 square feet of common
7 area and office space for service providers
8 and, approximately, 22,615 square feet of
9 unfinished basement space.

10 The main offices for the project
11 will be located on the first floor, which
12 will also feature conference room space and
13 a front desk. The building has a central
14 lobby and reception area. All common areas
15 are designed for full accessibility. Other
16 amenities include a community room and
17 fitness center, lounges and laundry and
18 trash rooms will be on each floor. A
19 community room and secure resident bulk
20 storage will be provided within the basement
21 accessible by the elevator.

22 200 Court Street Apartments Housing
23 Development Fund Corporation is seeking a
24 30-year standard affordable housing PILOT, a

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1 payment in lieu of tax agreement, and
2 requesting a property tax exemption not
3 exceeding \$1,020,982.

4 Approximately, \$3,342,599 of new
5 tax revenue will be divided among the
6 Binghamton City School District, the City of
7 Binghamton and Broome County.

8 Over three years it is estimated
9 that 100 construction jobs with a payroll
10 of, approximately, 11,770,000 -- 770,000
11 will be created for -- in new annual wages.

12 The project will create 12 new jobs
13 with a total payroll of \$1,894,000 over
14 three years.

15 HEARING OFFICER: Thank you,
16 Stacey.

17 I note that we do not really have
18 anyone from the public here this evening,
19 but is -- Amy, is anybody online?

20 MS. WILLIAMSON: We have Whitney
21 McClary, who's representing the project, but
22 we don't have any members of the public
23 online, no.

24 HEARING OFFICER: All right. That

In the Matter of a Public Hearing

1 said, does anyone within my hearing wish to
2 be heard relative to this project?

3 (Whereupon there was no response)

4 HEARING OFFICER: I'll ask a
5 second time. Does anyone wish to be heard
6 relative to this project?

7 (Whereupon there was no response)

8 HEARING OFFICER: Well, hearing
9 none, I'm going to call this matter to a
10 conclusion at 5:07 PM and I'm going to
11 request that our reporter note or our
12 reporter spread upon the record of these
13 proceedings the following documents: 1,
14 Notice of the Public Hearing; 2, Affidavit
15 of Publication; 3, Letter to the Taxing
16 Authorities informing them of the public
17 hearing and providing them with a copy of
18 the notice of public hearing; 4, an
19 Affidavit of Mailing; and, 5, an Affidavit
20 of Posting.

21 Kevin, do you have those or --

22 THE REPORTER: I do.

23 HEARING OFFICER: You already have
24 them?

In the Matter of a Public Hearing

1 So, they will be -- henceforth
2 become part of the record of these
3 proceedings.

4 Okay.

5 MS. DUNCAN: Okay.

6 HEARING OFFICER: That said, the
7 hearing is now concluded.

8 (Whereupon Grand Jury Exhibits 1
9 through 5 were marked for identification)

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I N D E X

EXHIBIT:	PAGE:
1 Notice of Public Hearing	8
2 Affidavit of Publication	8
3 Letter to Taxing Authorities	8
4 Affidavit of Mailing	8
5 Affidavit of Posting	8

- - - - -

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 200
7 Court Street Apartments Housing Development Fund
8 Corporation, held in Binghamton, New York, on October
9 10, 2023.

10
11
12 Kevin Callahan

13 KEVIN CALLAHAN

14 Shorthand Reporter

15 Notary Public

16 CZERENDA COURT REPORTING, INC

17 PO Box 903

18 Binghamton, New York 13902-0903
19
20
21
22
23
24

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 10th day of October, 2023 at 5:00 p.m., local time, at the Broome County Public Library, 185 Court Street, City of Binghamton, New York 13901, and will be streamed on the date and time above referenced at www.theagency-ny.com, in connection with the following matters:

200 Court Street Apartments Housing Development Fund Corporation, 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, renovation, and equipping of 2.08+/- acres of land situate at 200 Court Street, 38 Fayette Street, 34 Stuyvesant Street, and 25 Rutherford Street in the City of Binghamton, Broome County, New York (the "Land") to be used as a four-story apartment building, including a basement, to consist of 77,847+/- square feet for 111 new and high-quality, affordable apartments, 42,139+/- square feet of common area space and office space, two elevators, and 22,615+/- square feet of unfinished basement space (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 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.

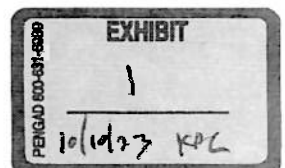
Minutes of the hearing will be made available to the County Executive of the County of Broome.

BROOME COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

Dated: September 25, 2023

By: Stacey M. Duncan, Executive Director

(PLEASE SEE ZOOM INFORMATION BELOW OR ON NEXT PAGE)



Join Zoom Meeting

<https://us02web.zoom.us/j/82121664184?pwd=QWZPdZFGa2xrc2RwYWo4VFE2TGs1UT09>

Meeting ID: 821 2166 4184

Passcode: 138488

Call- in: (646) 558-8656

AFFIDAVIT OF PUBLICATION

0005834455, BGM-086470

PRESS & SUN-BULLETIN

State of New York
City of Binghamton
County of Broome,

Linda Tuttle 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 28 day of September in the year 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Linda Tuttle, 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:

09/28/2023

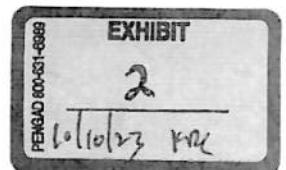
Linda Tuttle
Legal Clerk

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

Kathleen Allen
Notary Public
State of Wisconsin. County of Brown

1-2-25
My commission expires

KATHLEEN ALLEN
Notary Public
State of Wisconsin



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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 25, 2023

By: Stacey M. Duncan, Executive Director

(PLEASE SEE ZOOM INFORMATION BELOW OR ON NEXT PAGE)

Join Zoom Meeting

<https://us02web.zoom.us/j/82121664184?pwd=QWZPdZFGa2Rrc2RwYWVoVFE2TGs1UT09>

Meeting ID: 821 2166 4184

Passcode: 138488

Call In: (646) 558-8656

9/28/23

0075834135-01

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@tcmlaw.com

Robert B. Thomas (1925 - 2017)
Joseph B. Meagher *
Charles H. Collison (1938 - 2021)
*Also Admitted in Pennsylvania

Gary H. Collison

September 25, 2023

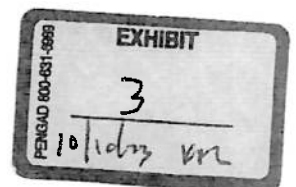
TO ALL INDIVIDUALS LISTED ON PAGE 3 HEREIN

Re: BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PROPOSED 200 COURT STREET APARTMENTS HOUSING DEVELOPMENT
FUND CORPORATION 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 200 Court Street Apartments Housing Development Fund Corporation (the "Company") for financial assistance in connection with a project (the "Project") consisting of the following: (A) the acquisition, construction, renovation, and equipping of 2.08+/- acres of land situate at 200 Court Street, 38 Fayette Street, 34 Stuyvesant Street, and 25 Rutherford Street in the City of Binghamton, Broome County, New York (the "Land") to be used as a four-story apartment building, including a basement, to consist of 77,847+/- square feet for 111 new and high-quality, affordable apartments, 42,130+/- square feet of common area space and office space, two elevators, and 22,615+/- square feet of unfinished basement space (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 a potential exemption from an abatement of real property taxes in an amount not to exceed \$1,020,982.00 (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, Acting Director, Broome County Real Property
Jane St. Amour, Director, OMB
Terie W. Huseby, IAO, City of Binghamton Assessor
Jared M. Kraham, City Mayor
Brian M. Seachrist, Esq., City of Binghamton Corporation Counsel
Tonia Thompson Ed.D., Binghamton City School District Superintendent
Board of Education, Binghamton City School District
Daniel J. Reynolds, Chairman, BC Legislature
Aaron M. Martin, Clerk, BC Legislature
September 25, 2023
Page 2

If you have any questions regarding the foregoing, please do not hesitate to contact me.

Very truly yours,

**BROOME COUNTY INDUSTRIAL
DEVELOPMENT AGENCY**


Joseph B. Meagher
Agency Counsel

JBM/smm

Enc.

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

Terie W. Huseby, IAO
Assessor
City of Binghamton
Binghamton City Hall
38 Hawley Street
Binghamton, New York 13901

Tonia Thompson Ed.D.
Superintendent of Schools
Binghamton City School District
164 Hawley Street
Binghamton, New York 13901

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

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

Jared M. Kraham
Mayor
City of Binghamton
Binghamton City Hall
38 Hawley Street
Binghamton, New York 13901

Brian M. Seachrist, Esq.
Corporation Counsel
City of Binghamton
Binghamton City Hall
38 Hawley Street
Binghamton, New York 13901

Board of Education
Binghamton City School District
164 Hawley Street
Binghamton, New York 13901

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

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**BROOME COUNTY INDUSTRIAL
DEVELOPMENT AGENCY**

Dated: September 25, 2023

By: Stacey M. Duncan, Executive Director

(PLEASE SEE ZOOM INFORMATION BELOW OR ON NEXT PAGE)

Join Zoom Meeting

<https://us02web.zoom.us/j/82121664184?pwd=QWZPd2FGa2xrc2RwYWb4VFE2TGs1UT09>

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Passcode: 138488

Call-in: (646) 558-8656

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☐ Adult Signature Required \$ _____

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164 Hawley Street
City, State, ZIP+4®
Binghamton, N.Y. 13901

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

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:
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Binghamton City School District
164 Hawley Street
Binghamton, N.Y. 13901



9590 9402 7263 1284 1342 70

2. Article Number (Transfer from service label)

7020 0090 0000 0583 1377

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

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A. Signature
Green Berke ☐ Agent ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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If YES, enter delivery address below: ☐ No

3. Service Type

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- ☒ Certified Mail® ☐ Registered Mail Restricted Delivery
- ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™
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- ☐ Collect on Delivery Restricted Delivery ☐ Restricted Delivery

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☒ Return Receipt (hardcopy) \$ 3.55

☐ Return Receipt (electronic) \$

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☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage
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Total Postage and Fees
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Postmark Here

Sent to
 Terie W. Huseby, IAO, Assessor, City of Binghamton
 Binghamton City Hall, 38 Hawley Street
 Binghamton, N.Y. 13901

PS Form 3811, 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: Terie W. Huseby, IAO Assessor City of Binghamton Binghamton City Hall 38 Hawley Street Binghamton, N.Y. 13901</p> <p>9590 9402 7263 1284 1343 24</p>		<p>A. Signature X <i>John [Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) JACKIE [Signature]</p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:</p>	
<p>2. Article Number (Transfer from service label) 7018 3090 0000 0564 8773</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 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"/> Restricted Delivery</p>	

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For delivery information, visit our website at www.usps.com	
OFFICIAL USE	
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Extra Services & Fees (check box, add fee as appropriate) <input checked="" 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 \$ 0.87	
Total Postage and Fees \$ 8.77	
Sent To Jared M. Graham, Mayor, City of Binghamton Binghamton City Hall, 38 Hawley Street Binghamton, NY 13901	

SENDER: COMPLETE THIS SECTION <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>1. Article Addressed to: Jared M. Graham Mayor City of Binghamton Binghamton City Hall 38 Hawley Street Binghamton, N.Y. 13901</p> <p>9590 9402 7263 1284 1343 17</p> <p>2. Article Number (Transfer from service label) 7020 0090 0000 0583 1339</p>	COMPLETE THIS SECTION ON DELIVERY <p>A. Signature X Jackie Aquino <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) JACKIE AQUINO</p> <p>C. Date of Delivery 4/15/20</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 <input type="checkbox"/> Registered 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>
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PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic

7020 0090 0000 0583 1346

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
\$4.35

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

☒ Return Receipt (hardcopy) \$3.55

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage
\$8.77

Total Postage and Fees
\$8.77

Postmark
Here

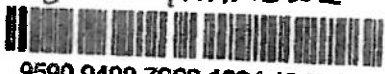
Sent To
Wendy Hughes Acting Director Broome County Real Property
Street and Apt. No. or P.O. Box No.
60 Hawley Street, Broome County Office Bldg.
City, State, ZIP+4[®]
Binghamton NY 13902

PS Form 3800, April 2015 PSN 7530-02-000-9063 See Reverse for Instructions

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:
Wendy Hughes
Acting Director, Broome County Real Property
Broome County Office Bldg -
60 Hawley Street
P.O. Box 1766
Binghamton, N.Y. 13902



9590 9402 7263 1284 1343 00

2. Article Number (Transfer from service label)

7020 0090 0000 0583 1346

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X **BROOME CO GOVT** ☐ Agent Addressee

B. Received by **BOX 1766** C. Date of Delivery **9/27/23**

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

3. Service Type

☐ Adult Signature ☐ Priority Mail Express[®]

☐ Adult Signature Restricted Delivery ☐ Registered Mail[™]

☒ Certified Mail[®] ☐ Registered Mail Restricted Delivery

☐ Certified Mail Restricted Delivery ☐ Signature Confirmation[™]

☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery

☐ Collect on Delivery Restricted Delivery ☐ Restricted Delivery

Domestic Return Receipt

7020 0070 0000 0583 1353

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
 Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
 \$ 4.35
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$ 3.55
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postmark
 Here

Postage
 \$ 0.87
 Total Postage and Fees
 \$ 8.77

Sent To
Kane St. Amour, Director, OMB
Broome County Office Bldg., 60 Hawley Street
Binghamton, N.Y. 13902

PS Form 3800, April 2015 PSN 7530-02-000-8053 See Reverse for Instructions

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:
Kane St. Amour
Director, OMB
Broome County Office Building
60 Hawley Street
P.O. Box 1766
Binghamton, N.Y. 13902



9590 9402 7263 1284 1342 94

2. Article Number (Transfer from service label)

7020 0070 0000 0583 1353

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X / BROOME CO GOV ☐ Agent
 B. Received by (Printed Name) BOOX 1766 ☐ Addressed
 C. Date of Delivery 9/22/23
 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 MailTM
☐ Registered Mail Restricted Delivery
☐ Signature ConfirmationTM
☐ Signature Confirmation Restricted Delivery

Restricted Delivery

7020 0090 0000 0583 1360

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
 \$ 4.35

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

☒ Return Receipt (hardcopy) \$ 3.55

☐ Return Receipt (electronic) \$ _____

☐ Certified Mail Restricted Delivery \$ _____

☐ Adult Signature Required \$ _____

☐ Adult Signature Restricted Delivery \$ _____

Postage
 \$ 87

Total Postage and Fees
 \$ 8.77

Postmark
 Here

Sent to
Brian Seachrist Corporation Counsel, City of Binghamton
Street and Apt. No., or PO Box No.
Binghamton City Hall, 38 Hawley Street
City, State, ZIP+4®
Binghamton, NY 13901

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

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:
Brian M. Seachrist
Corporation Counsel
City of Binghamton
Binghamton City Hall
38 Hawley Street
Binghamton, NY 13901



9590 9402 7263 1284 1342 87

2. Article Number (Transfer from service label)

7020 0090 0000 0583 1360

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X Jackie Argenti ☐ Agent ☐ Addressee

B. Received by (Printed Name) Jackie Argenti 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 ☐ Priority Mail Express®

☐ Adult Signature Restricted Delivery ☐ Registered Mail™

☒ Certified Mail® ☐ Registered Mail Restricted Delivery

☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™

☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery

☐ Collect on Delivery Restricted Delivery ☐ Restricted Delivery

Domestic Return Receipt

7020 0090 0000 0583 1384

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	
\$	4.35
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" 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	
\$	8.77
Total Postage and Fees	
\$	8.77

Postmark
Here

Sent To
Jason Gauran, Broome County Executive
Special and Apt. No., or PO Box No.
Broome County Office Bldg., 60 Hawley Street
City, State, ZIP+4[®]
Binghamton, N.Y. 13902

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

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. Gauran
Broome County Executive
Broome County Office Building
60 Hawley Street
P.O. Box 1766
Binghamton, N.Y. 13902



9590 9402 7263 1284 1342 63

2. Article Number (Transfer from service label)

7020 0090 0000 0583 1384

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X / BROOME CO GOV Agent

B. Received by (Printed Name)
BOX 1766

C. Date of Delivery
9/27/27

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"/> Priority Mail Express [®] |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail TM |
| <input checked="" type="checkbox"/> Certified Mail [®] | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation TM |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |

Restricted Delivery

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

Domestic Return Receipt

**AFFIDAVIT OF MAILING
OF NOTICE OF PUBLIC HEARING
(200 COURT STREET APARTMENTS HOUSING
DEVELOPMENT FUND CORPORATION PROJECT)**

STATE OF NEW YORK:

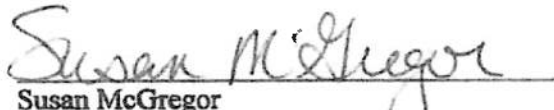
: ss.:

COUNTY OF BROOME:


The undersigned, being duly sworn, hereby states:

That on September 25, 2023, I mailed a copy of the Notice of Public Hearing in connection with the Broome County Industrial Development Agency's proposed 200 Court Street Apartments Housing Development Fund Corporation Project to the individuals set forth on page 2 hereof.

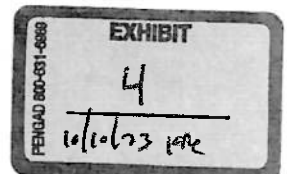
IN WITNESS WHEREOF, I have hereunto set my hand this 26th day of September, 2023.


Susan McGregor

Subscribed to and Sworn to before me
this 26th day of September, 2023


Notary Public

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

Terie W. Huseby, IAO
Assessor
City of Binghamton
Binghamton City Hall
38 Hawley Street
Binghamton, New York 13901

Tonia Thompson Ed.D.
Superintendent of Schools
Binghamton City School District
164 Hawley Street
Binghamton, New York 13901

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

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

Jared M. Kraham
Mayor
City of Binghamton
Binghamton City Hall
38 Hawley Street
Binghamton, New York 13901

Brian M. Seachrist, Esq.
Corporation Counsel
City of Binghamton
Binghamton City Hall
38 Hawley Street
Binghamton, New York 13901

Board of Education
Binghamton City School District
164 Hawley Street
Binghamton, New York 13901

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

AFFIDAVIT OF POSTING
OF NOTICE OF PUBLIC HEARING
ON PROPOSED PROJECT AND
FINANCIAL ASSISTANCE RELATING THERETO
(200 COURT STREET APARTMENTS HOUSING
DEVELOPMENT FUND CORPORATION PROJECT)

STATE OF NEW YORK:

: ss.:

COUNTY OF BROOME:

The undersigned, being duly sworn, hereby states:

1. That on September 26, 2023, I posted a copy of a Notice of Public Hearing in connection with the proposed 200 Court Street Apartments Housing Development Fund Corporation Project to be undertaken by the Broome County Industrial Development Agency.

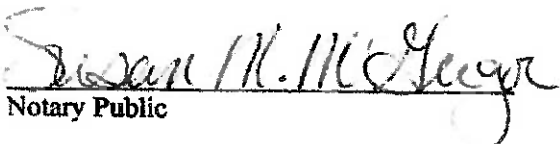
2. Said Notice was posted on a bulletin board located at Binghamton City Hall, 38 Hawley Street, Binghamton, New York 13901.

IN WITNESS WHEREOF, I have hereunto set my hand this 27th day of September, 2023.



Dan Yarnovich

Subscribed to and Sworn before me
this 27th 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

