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STATE OF NEW YORK
COUNTY OF BROOME

In the Matter of the Application by
ITHACA NEIGHBORHOOD HOUSING SERVICES, INC.,
or an entity to be formed,
for Financial Assistance

A virtual public hearing held by the Tioga County
Industrial Development Agency on the 23rd day of June,
2021, commencing at 5:04 PM.

BEFORE: KEVIN GILLETTE
Vice Chair for Tioga County
Industrial Development Agency

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

In the Matter of a Public Hearing

1 HEARING OFFICER: My name is Kevin
2 Gillette, and I'm the Vice Chair of the
3 Tioga County Industrial Development Agency.

4 The Agency is conducting this
5 hearing pursuant to General Municipal Law,
6 Section 859-a to seek public comment on an
7 application for financial assistance
8 submitted by Temple and Liberty, LLC.

9 The acceptance of the filing by the
10 Agency does not infer any position on the
11 approval or disapproval of the financial
12 assistance requested. No position will be
13 taken by the Agency until all public
14 hearings and comments are concluded.

15 A copy of the cost-benefit analysis
16 provided by the I -- the Tioga County IDA is
17 available on the Tioga County IDA website.
18 Notice of this hearing was published on June
19 7, 2021, in THE PRESS & SUN BULLETIN.

20 Each person wishing to speak shall
21 state his or her name, and if you are
22 speaking on behalf of an organization or
23 entity, please, identify that organization
24 or entity.

In the Matter of a Public Hearing

1 Each speaker will be given five
2 minutes to speak. This hearing shall remain
3 open until 5:30 PM or longer if public
4 comment warrants.

5 I want to remind you that the
6 purpose of this hearing is to afford you an
7 opportunity to make statements and comments
8 on the application and project plan of the
9 IDA. Your comments will be considered by
10 the IDA in making a decision. This is not a
11 question and answer session.

12 Please, remember to identify
13 yourself and the organization or entity that
14 you are speaking on behalf or -- behalf of
15 prior to the comment.

16 First I'll ask Executive
17 Administrator Christine Curtis to explain
18 the benefits requested by Temple and
19 Liberty, LLC.

20 MS. CURTIS: Thank you, Kevin.

21 So, Temple and Liberty, LLC, has
22 requested economic development assistance
23 for the proposed project on the corner of
24 Temple and Liberty Street in the Village of

In the Matter of a Public Hearing

1 Owego.

2 The project contains 13 formerly
3 blighted lots that were purchased by the
4 Tioga County Property Development
5 Corporation, also known as the Land Bank,
6 and are, therefore, tax exempt presently.

7 The site plan includes two
8 townhouses with six units in each and a
9 33-unit apartment building for a total new
10 rental units of 45 in the Village of Owego.

11 Overall this project will eliminate
12 blight, revitalize a key neighborhood in the
13 Village of Owego and provide affordable
14 housing options, which were identified as a
15 need in a 2017 Tioga County housing study.

16 Temple and Liberty, LLC, will be
17 investing \$14 million into the project. The
18 company's total payments in lieu of tax to
19 be dispersed to the county, town, village
20 and school over the lifetime of the PILOT
21 agreement, if approved, are \$638,947.25.

22 The total of all of the benefits
23 anticipated to result from this project are
24 at a very conservative estimate \$10.68

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1 million. This includes new wages and
2 economic infusion of additional disposable
3 income resulting from the anticipated new 96
4 residents in the area. Also included in
5 this benefit estimate is \$700,800 in new
6 additional Village of Owego sewer revenue.

7 The exemptions and abatements
8 requested by Temple and Liberty are as
9 follows: A sales tax exemption in the
10 amount of \$217,213.50, half of which is
11 local and half of which would be going to
12 the state; the mortgage tax exemption in the
13 amount of \$2,227.50 and the real property
14 tax abatement of \$942,215.32 at the
15 projected estimate for a total cost to the
16 county of, approximately, \$1.16 million.

17 So, the net benefit to the county
18 resulting from this property is,
19 approximately, \$9.5 million, and this
20 doesn't account for the increased capacity
21 to accrue a workforce and an increased
22 population in the area.

23 So, that's my summary. Thank you,
24 Kevin.

In the Matter of a Public Hearing

1 HEARING OFFICER: Would the first
2 person wishing to speak, please, do so now.

3 MS. CURTIS: So, let me go down
4 the list of participants, and I will just
5 ask if you'd like to comment.

6 Rob Kelsey.

7 MR. KELSEY: Yes. You want me to
8 go first?

9 MS. CURTIS: Yes, please. Please,
10 proceed, and I will keep the time.

11 MR. KELSEY: I -- I am here on
12 behalf of the Tioga County Land Bank or if
13 you know the Tioga County Property
14 Development Corp.

15 Due to the fact we've been working
16 for the last, I guess I would say now,
17 couple, three years and attempting to deal
18 with some of the findings of the -- revealed
19 in the study done by -- I believe it's the
20 village, the county and the IDA, again, many
21 years ago the need for quality housing or
22 affordable housing for -- for those of our
23 community that are -- that are -- that might
24 be struggling. The -- the age of it and the

In the Matter of a Public Hearing

1 challenges of it really has brought us to
2 the understanding the need and -- and
3 working to figure out how to address that
4 need.

5 As a result, the, again, the Land
6 Bank has worked diligently trying to
7 aggregate or put together a number of
8 properties over on Temple Street and Liberty
9 Street to accommodate enough of a footprint
10 to put up a multifamily unit and some du --
11 a couple -- I don't know -- forget how many
12 duplexes but -- and we are partnering at
13 this point in time, if this all moves
14 forward, with the Ithaca Neighborhood
15 Housing, which we feel really fortunate to
16 have be involved.

17 So, with all that said and
18 understanding, too, that the -- the benefits
19 of the county is not only, if you will,
20 from -- if you will, from the conditions of
21 housing for -- for those that need it, but
22 economically long term this should benefit
23 the village, the county and the school due
24 to the fact that some of the taxes collected

In the Matter of a Public Hearing

1 Streets in the Village of Owego. Tioga
2 County Property Development Corp then
3 intends to sell the vacant lots to Temple
4 and Liberty, LLC, for redevelopment.

5 The proposed housing development
6 would create an additional 45 affordable
7 residential housing units in Tioga County,
8 as well as revitalize or revitalize a key
9 neighborhood in the village's downtown core.

10 The project not only supports the
11 mission and vision of the Tioga County
12 Development Corp, but it also aligns with
13 identified housing needs and strategies
14 outlined in the 2017 Tioga County housing
15 study and Village of Owego's 2014
16 comprehensive plan.

17 Overall, this \$14 million project
18 will eliminate blight, revitalize --
19 revitalize a key neighborhood in the Village
20 of Owego and provide much needed affordable
21 housing options for Tioga County residents.

22 The Tioga County Property
23 Development Corp looks forward to the
24 progression of this project and our

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1 continued partnership with Temple and
2 Liberty, LLC, and the Tioga County IDA.

3 Best regards, Ralph Kelsey, Chair.

4 MS. CURTIS: Thank you Ralph.

5 Mike Baratta, would you like to
6 speak today?

7 MR. BARATTA: Yes. So, I guess my
8 comments -- Mike Baratta, Mayor, Village of
9 Owego, resident. I'm, also, on the Land
10 Bank with Ralph. So, I guess I would echo
11 his comments from the Land Bank side.

12 From the village side, I guess I'm
13 excited to see this neighborhood change. We
14 do need the housing, as was said in the
15 studies and the plans and all that. I guess
16 the only thing I'm concerned about is really
17 the length of the PILOT, and as from a
18 Mayor's side from a village standpoint it's
19 hard for me to sell a PILOT to the residents
20 when this \$14 million project is going to
21 pay \$5,000 in village taxes. I've got
22 properties on Front Street and Main Street
23 that pay more than \$5,000 on village taxes a
24 year. So, that makes it tough for our

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1 residents to buy into especially when it's
2 for 30 years so --

3 MS. CURTIS: Thank you for your
4 comments.

5 Next up I think we have Laura
6 Spencer. Would you like to comment today or
7 are you just watching?

8 MS. EBERLY: Hi. I'd like to
9 comment. Can you see me now?

10 MS. CURTIS: I can. Thank you.

11 MS. EBERLY: Hi. My name is Laura
12 Eberly. I'm on the -- I'm a trustee on the
13 village board and a resident of the Village
14 of Owego.

15 So, I guess the things I'd like to
16 comment on are I -- I'm feeling opposed to
17 this project. In the financial assistance
18 part it says the real property taxes
19 estimated is \$580,000. That's like after
20 this building is built. It's like \$14
21 million or something, right, and then --

22 MS. CURTIS: Correct. Yes.

23 MS. EBERLY: Yeah. And then the
24 tax relief was close to like a million

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1 dollars. And so like after -- and I saw
2 like the building materials cost was
3 \$5 million or something. And so, after -- I
4 just don't understand that calculation,
5 right, that it costs that much in materials,
6 and then -- sorry. And then the PILOT,
7 30-year PILOT, is calculated at, you know,
8 just like a small fraction of all that. So,
9 that's one question.

10 I didn't understand what the -- the
11 PILOT is a deviated PILOT and what that
12 means. Oh, yeah. The deviation from the
13 uniform PILOT policy.

14 The location concerns me because
15 it's in a floodplain, and we, the village
16 board, we recently changed -- sorry. We
17 changed the local law for floodplain
18 protection that says you couldn't in-fill a
19 property to push water on your neighbors.
20 And so, my concern is that like -- a project
21 like this is the people who would be the
22 residents are -- are like the most
23 vulnerable members of our community and that
24 we'd, you know, be putting them on an island

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1 in our floodplain and -- and pushing water
2 on, you know, on my neighbors here in the
3 village, and that, you know, that doesn't
4 sit well with me.

5 And I guess that's the nature of
6 the project, too, that, you know, we want
7 housing. I'm -- I'm not opposed to like
8 improvement of housing in that neighborhood.
9 I -- I love it. I went to that meeting
10 where the county proposed to each of the
11 villages about this like -- the four-block
12 program, but I really liked the -- also, the
13 programs for like first-time homeowners.
14 And like if they were going to like put real
15 money into fixing up the houses like -- like
16 the total structure of furnaces and
17 kitchens, plumbing, electrical, like it
18 wasn't just a paint the facade program. And
19 so, I -- I really like that part of fixing
20 up the entire neighborhood of that
21 four-block radius, but I didn't like this
22 big apartment building where they're going
23 to in-fill like a whole block and push water
24 on everybody else. So, that's not the type

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1 of smart building that I think is okay and
2 the --

3 And, also, like the financial
4 assistance. A million dollar relief to a
5 company for this and a 30-year time span to
6 make this project happen just, you know,
7 that -- that doesn't sit well with me,
8 either. I don't understand the equation.

9 MS. CURTIS: Thank you.

10 MS. EBERLY: And --

11 MS. CURTIS: I hate to cut you
12 off, but there's five minutes allowed for
13 each participant. We reached that maximum
14 and greatly appreciate your -- your comments
15 and your participation.

16 MS. EBERLY: Thank you.

17 MS. CURTIS: Thank you.

18 So, next, let's see. I don't know
19 who is on the iPhone, so I'll skip -- I will
20 skip ahead to Shanna Stevens. Would you
21 like to make comment?

22 Thank you so much. She's just here
23 for more information.

24 Okay. I see iPhone. Would you

In the Matter of a Public Hearing

1 correct. It should be 15,768 because it
2 would be 27 new EDUs, not 40, because there
3 was 18 there previously.

4 Then the other concern I had is
5 actually from the school budget. You know,
6 you estimated 33 children, I believe, was
7 the number, and the average student costs
8 about \$25,000 a year to school. And I know
9 a certain percentage, I'll say about 13,000,
10 comes from the state in funding, but the
11 village and other entities have to provide
12 that income, and I only see \$7,000 going to
13 a school annually from those project?

14 And those are my concerns with
15 this. I don't have anything else.

16 MS. CURTIS: Thank you for your
17 participation and thank you, Kevin.

18 If there's anybody else that is
19 present and -- okay.

20 Sorry. LeeAnn Tinney, would you
21 like to make comment?

22 MS. TINNEY: Yes, I would. Thank
23 you.

24 MS. CURTIS: Sorry.

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1 MS. TINNEY: That's all right.

2 My name is LeeAnn Tinney. I'm
3 director of economic development and
4 planning for Tioga County.

5 I'm speaking here today in support
6 of the request for financial assistance
7 application made by Temple and Liberty, LLC.

8 This project is vital to the
9 Village of Owego's desire to improve the
10 condition of housing throughout the village.
11 The following is noted in the village's
12 comprehensive plan. The housing needs of a
13 community are an essential element in
14 planning for the future, improving the
15 condition of housing stock, increasing the
16 overall housing values, and establishing
17 mixed-income developments will advance the
18 housing stock making the village more
19 appealing to a diverse array of visitors,
20 potential residents and current residents.

21 Additional goals and strategies
22 outlined in the village comprehensive plan
23 include the goal to improve conditions of
24 housing stock by developing a comprehensive

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1 system of campaigns, renovations,
2 restorations and new construction that works
3 in concert to improve the condition of
4 housing throughout the village and, also,
5 the goal to establish mixed-income housing
6 by attracting quality mixed-income
7 developments that promote stable and
8 economically healthy neighborhoods and
9 partnering with various agencies to provide
10 a variety of housing options for residents.

11 Additionally, representatives from
12 the village board participated in providing
13 input in the 2017 Tioga County housing
14 study. The study addresses the need for
15 neighborhood revitalization with the goal to
16 revitalize neighborhoods in select villages
17 including the Village of Owego. The
18 strategies outlined under this goal include
19 the demolition and rehabilitation of housing
20 in specific neighborhood blocks, the new
21 construction of moderate-income rental
22 properties to create mixed-income
23 neighborhoods, as well as the goal to
24 attract capital investment from public and

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1 private investors listed the following
2 strategy: The rehabilitation of housing and
3 new construction of multifamily housing for
4 middle, moderate-income families and senior
5 independent living.

6 I wanted to, also, mention that we
7 have been in partnership. One of the other
8 partners on this project is Tioga
9 Opportunities, and it should be noted that
10 Tioga Opportunities will be managing --
11 would be managing this project. So, we will
12 have -- clearly have local input and
13 supervision of the project once it's up and
14 running. So, it will be managed by Tioga
15 Opportunities.

16 As well, Tioga Opportunities has
17 developed a first-time home buyer project
18 and they are also pursuing funding. We're
19 assisting them with an application to pursue
20 funding for rehab of single-family homes,
21 also, identified in the study.

22 So, I know some of the comments
23 made earlier, this isn't a single action by
24 the Land Bank or IDA or Tioga Opportunities.

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1 There's multiple efforts put forth for those
2 items that were identified in the study.
3 So, I want to be clear that there is -- this
4 isn't just this project. There's much more
5 going on, as well.

6 And I think that's all I really
7 want to say other than the Temple and
8 Liberty, LLC, project ticks all the boxes as
9 identified by the Village of Owego, as well
10 as county-wide objective outlined in the
11 housing study. Removal of blighted
12 properties and construction of 45 rental
13 units will have significant positive impact
14 in the community and address the
15 well-documented need for low-to-moderate
16 income, safe, dignified housing options in
17 the Village of Owego.

18 That's all I have. Thank you,
19 Christine.

20 Yeah. Rusty wants to speak.
21 Apparently, Rusty Fuller, the village
22 trustee, is asking to speak, as well, Kevin.

23 HEARING OFFICER: Christine,
24 you're still on mute.

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1 MS. CURTIS: Thank you.

2 MR. FULLER: Am I on?

3 MS. CURTIS: Rusty Fuller is up
4 next for public comment.

5 MR. FULLER: Thanks, Christine.

6 So, I'm Rusty Fuller, village
7 trustee and resident of that neighborhood.

8 I don't have much to say here as
9 this is not a question and answer period. I
10 do have three-some questions that I'd love
11 to talk with various folks about, so I'll
12 have to do that another time and I'm not
13 going to take up your time with all my
14 thoughts and questions right now.
15 Hopefully, there will be other options,
16 certainly will be at the village board,
17 about answering all these thoughts and
18 questions.

19 That's it. Thanks, Christine.

20 MS. CURTIS: Thank you. So, I
21 believe I've requested all in attendance to
22 speak.

23 Eric Knolles, would you like to
24 make a public comment or just viewing today?

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1 MR. KNOLLES: Just doing what --
2 looking for more information.

3 MS. CURTIS: Okay. Thank you.

4 If I've missed anybody who's here
5 hoping to make public comment, will you,
6 please, make a comment now in the comment
7 box, and I'll give it just one minute before
8 I review to make sure that we haven't missed
9 anybody.

10 In the meantime, I'd just like to
11 respond to a few of the concerns noted with
12 some factual information to hopefully
13 provide a little bit more insight.

14 Regarding the floodplain and
15 spreading water out to the neighboring
16 properties, one of the requirements from the
17 Tioga County planning director has been that
18 they review their impact to the surrounding
19 neighborhoods and don't disperse any
20 additional flood damages to the surrounding
21 areas. So, that has been taken into
22 consideration and addressed during the site
23 plan process.

24 Regarding the high cost of the

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1 materials and the project itself and the low
2 assessed value, that is related to the type
3 of housing this is and the fact that New
4 York State wants to encourage these
5 developments in the state. So, they
6 automatically receive a lower assessed value
7 than a comparable complex might otherwise.

8 And just to answer the question on
9 what a deviated PILOT schedule means, that
10 just means it's not our standard 10-year
11 PILOT agreement.

12 I don't see that we've missed
13 any -- any other participants. So, at this
14 time I will give the floor back to our Vice
15 Chair Kevin Gillette.

16 HEARING OFFICER: Well, I think
17 your time period is up. If we have no one
18 else to speak, we can conclude the public
19 hearing.

20 MS. CURTIS: Thank you. Thank you
21 all for your participation. We greatly
22 appreciate it.

23 (Whereupon a discussion was held
24 off the record)

In the Matter of a Public Hearing

1 MS. CURTIS: Yes, please. So, Joe
2 Meagher's office sent you all of our
3 applicable documents?

4 THE REPORTER: Yes.

5 MS. CURTIS: We would like to note
6 those tonight, please.

7 HEARING OFFICER: I second what
8 Christine says.

9 MS. CURTIS: Thank you.

10 Good night all.

11 HEARING OFFICER: All set. Good
12 night.

13 MS. CURTIS: Thank you so much.

14 (Whereupon the hearing was
15 concluded at 5:32 PM)

16 (Whereupon Exhibits 1 through 5
17 were marked for identification)

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EXHIBIT:

PAGE:

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2	Affidavit of publication	24
3	Letter to taxing authorities regarding public hearing	24
4	Affidavit of mailing	24
5	Affidavit of posting	24

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1 STATE OF NEW YORK :

2 COUNTY OF BROOME :

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I, KEVIN CALLAHAN, Shorthand Reporter, do
certify that the foregoing is a true and accurate
transcript of the proceedings in the matter of Ithaca
Neighborhood Housing Services, Inc., or an entity to be
formed, for financial assistance, held virtually on
June 23, 2021.

10

11

Kevin Callahan

12

KEVIN CALLAHAN

13

14

Shorthand Reporter

15

Notary Public

16

CZERENDA COURT REPORTING, INC

17

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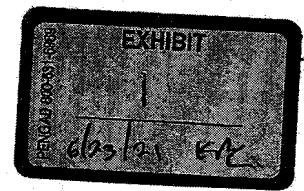
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NOTICE OF PUBLIC HEARING

Due to the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 202.1 issued on March 12, 2020 suspending the Open Meetings Law, and extended through June 24, 2021 by Executive Order 202.109, a public hearing scheduled for June 23, 2021 at 5:00 p.m., local time, is being held by the Tioga County Industrial Development Agency, in accordance with the provisions of Article 18-A of the New York State General Municipal Law, with respect to Ithaca Neighborhood Housing Services, Inc., or an entity to be formed, via a telephone conference call instead of a public hearing open for the public to attend. Members of the public may listen to the public hearing and comment on the project and the benefits to be granted to Ithaca Neighborhood Housing Services, Inc., or an entity to be formed, by the Agency during the public hearing by dialing into the conference call as noted at the bottom of this Notice of Public Hearing. Comments may also be submitted to the Agency in writing or electronically prior to the Agency's public hearing. Minutes of the public hearing will be transcribed and posted on the Agency's website.

Ithaca Neighborhood Housing Services, Inc., a New York Domestic Not-For-Profit Corporation, or an entity to be formed, (the "Company") has requested that the Agency assist in the financing of the acquisition, construction and equipping of 2.0+/- acres of land situate on Temple Street and Liberty Street in the Village of Owego, Town of Owego, Tioga County, New York (the "Land") to be used as an affordable housing development complex consisting of three (3) residential buildings to include 45 apartments, and any other directly or indirectly related activities (the "Facility") and the acquisition and installation in the Facility of certain equipment (the "Equipment"). The Land, 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 and lease the Project back to the Company. At the end of the lease term, the Agency's interest in the Project and Equipment 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 tax, mortgage tax, 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 at the Agency's website located at <https://www.tiogacountyny.com/programs-agencies/industrial-development-agency/>.

A representative of the Agency will, at the above-stated time and place, hear 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 Tioga County Legislative Chairman

of the County of Tioga.

**TIOGA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY**

Dated: June 3, 2021

By: Jenny Ceccherelli, Chairman

Join Zoom Meeting

<https://us02web.zoom.us/j/88587633430?pwd=T2ZZWTE4Yko0RFcvaHdlMFU1Mm5Bdz09>

Meeting ID: 885 8763 3430

Passcode: 318951

One tap mobile

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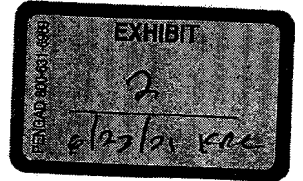
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Passcode: 318951

Find your local number: <https://us02web.zoom.us/j/88587633430?pwd=T2ZZWTE4Yko0RFcvaHdlMFU1Mm5Bdz09>

PRESS & SUN-BULLETIN

State of New York
City of Binghamton
County of Broome,



Nicholas Reusthor 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 7 day of June in the year 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Nicholas Reusthor, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed, the instrument. (Signature of Notary)

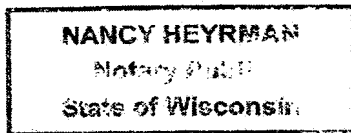
A notice of which the annexed is a printed copy, was published on the following dates:

06/07/2021

[Signature]
Legal Clerk

Subscribed and sworn to before me this 7 day of June, 2021

[Signature]
Notary Public
State of Wisconsin. County of Brown



5.15.23
My commission expires

NOTICE OF PUBLIC HEARING

Due to the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 202.1 issued on March 12, 2020 suspending the Open Meetings Law, and extended through June 24, 2021 by Executive Order 202.109, a public hearing scheduled for June 23, 2021 at 5:00 p.m., local time, is being held by the Tioga County Industrial Development Agency, in accordance with the provisions of Article 18-A of the New York State General Municipal Law, with respect to Ithaca Neighborhood Housing Services, Inc., or an entity to be formed, via a telephone conference call instead of a public hearing open for the public to attend. Members of the public may listen to the public hearing and comment on the project and the benefits to be granted to Ithaca Neighborhood Housing Services, Inc., or an entity to be formed, by the Agency during the public hearing by dialing into the conference call as noted at the bottom of this Notice of Public Hearing. Comments may also be submitted to the Agency in writing or electronically prior to the Agency's public hearing. Minutes of the public hearing will be transcribed and posted on the Agency's website.

Ithaca Neighborhood Housing Services, Inc., a New York Domestic Not-For-Profit Corporation, or an entity to be formed, (the "Company") has requested that the Agency assist in the financing of the acquisition, construction and equipping of 2.0+/- acres of land situate on Temple Street and Liberty Street in the Village of Owego, Town of Owego, Tioga County, New York (the "Land") to be used as an affordable housing development complex consisting of three (3) residential buildings to include 45 apartments, and any other directly or indirectly related activities (the "Facility") and the acquisition and installation in the Facility of certain equipment (the "Equipment"). The Land, 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 and lease the Project back to the Company. At the end of the lease term, the Agency's interest in the Project and Equipment 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 tax, mortgage tax, 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 at the Agency's website located at <https://www.tiogacountyny.com/programs-agencies/industrial-development-agency/>.

A representative of the Agency will, at the above-stated time and place, hear 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 Tioga County Legislative Chairman of the County of Tioga.

TIOGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Dated: June 3, 2021
By: Jenny Ceccherelli, Chairman

Join Zoom Meeting
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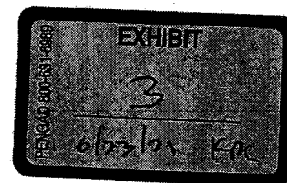
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6/7/2021

THOMAS, COLLISON & MEAGHER

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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
*Also Admitted in Pennsylvania

Gary H. Collison

June 8, 2021

Mike Baratta
Mayor
Village of Owego
178 Main Street
Owego, New York 13827

Corey A. Green
Superintendent
Owego Apalachin Central School District
5 Sheldon Guile Boulevard
Owego, New York 13827

Dan Castellucci, Jr.
Supervisor
Town of Owego
2354 NYS Route 434
Apalachin, New York 13732

Terie Huseby
Director
Tioga County Real Property
56 Main Street
Owego, New York 13827

Assessor
Town of Owego
2354 NYS Route 434
Apalachin, New York 13732

James McFadden
Tioga County Treasurer
56 Main Street
Owego, New York 13827

Martha Sauerbrey
Legislative Chair
Tioga County Legislature
56 Main Street
Owego, New York 13827

Re: TIOGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PROPOSED ITHACA NEIGHBORHOOD HOUSING SERVICES, INC., OR
AN ENTITY TO BE DETERMINED, PROJECT

Ladies and Gentlemen:

Pursuant to Section 912 of the New York General Municipal Law (the "Act"), the Tioga County Industrial Development Agency (the "Agency") hereby informs you that the Agency has received an application (the "Application") from Ithaca Neighborhood Housing Services, Inc., or

Mike Baratta, Mayor
Dan Castellucci, Jr., Supervisor
Assessor, Town of Owego
Corey A. Green, Superintendent
Terie Huseby, Director
James McFadden, Treasurer
Martha Sauerbrey, Legislative Chair
June 8, 2021
Page 2

an entity to be determined, (the "Company") for financial assistance in connection with a project (the "Project") consisting of the following: (A) the acquisition of 2.0+/- acres of land situate on Temple Street and Liberty Street in the Village of Owego, Town of Owego, Tioga County, New York (the "Land") and the construction and equipping thereon of an affordable housing development complex consisting of three (3) residential buildings to include 45 apartments, and any other directly or indirectly related activities, (the "Facility") and the acquisition and installation in the Facility of certain equipment (the "Equipment") (the Land and Equipment being hereinafter, collectively, referred to as the "Project"); (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, mortgage taxes and an abatement of real property taxes deviating from the Agency's Uniform Tax Exemption Policy (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) of the Project to the Company or such other person or entity as may be designated by the Company and agreed upon by the Agency.

Enclosed is a notice of public hearing to be held by the Agency relating to the proposed Project, together with the Cost/Benefit Analysis under date of June 7, 2021. The financial assistance being contemplated by the Agency in connection with the Project is described in said notice of public hearing.

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

Very truly yours,

TIOGA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: _____

Joseph B. Meagher
Agency Counsel

Enc.
cc: Christine Curtis (w/enc.) (via e-mail)

NOTICE OF PUBLIC HEARING

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A representative of the Agency will, at the above-stated time and place, hear 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 Tioga County Legislative Chairman

of the County of Tioga.

TIOGA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

Dated: June 3, 2021

By: Jenny Ceccherelli, Chairman

Join Zoom Meeting

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Financial Assistance Application **Temple and Liberty, LLC Cost / Benefit Analysis**

The information included herein is taken from the attached Tioga County Industrial Development Agency (IDA) "Application for Financial Assistance" made by Temple and Liberty, LLC (Corporation to be formed upon funding application approval), and various correspondence between representatives of the Tioga County Department of Economic Development and Planning, Tioga County Industrial Development Agency, County of Tioga, Town of Owego, Village of Owego.

PROJECT SUMMARY

In January 2020, Temple and Liberty, LLC, a Limited Liability Corporation headquartered in New York at 115 West Clinton Street, Ithaca, began discussions with Tioga County Property Development Corporation (Land Bank) staff about the construction of a multi-unit apartment and townhome complex. The Tioga County Property Development Corporation, a New York Land Bank, fosters economic and community development by acquiring, holding, managing, developing and marketing distressed, vacant, abandoned, tax foreclosed and under-utilized residential and commercial properties. The subject property contains 13 formerly blighted lots and is owned by the Tioga County Property Development Corporation (Land Bank), and therefore is presently exempt from real property taxes. Tioga Opportunities will manage the properties on behalf of Temple and Liberty, LLC.

In May 2021, the Tioga County Department of Economic Development and Planning (ED&P) and Tioga County Industrial Development Agency (TCIDA) responded to the Corporation's request for economic development assistance for the purchase of real property and the construction and equipping of a 45 unit rental community located on Temple Street and Liberty Street in the Village of Owego, New York. The site plan includes two 6-unit townhouses and one 33-unit apartment building.

The 2017 Tioga County Housing Study recognized the need to increase housing stock within Tioga County. The study suggests a need for additional low-moderate income and moderate income rental units within Tioga County.

The 2017 Housing Study projects a population loss of 10,000 people in the 15-64 age group between 2010 and 2040. Meanwhile, the workforce need in Tioga County is increasing. Major employers, such as Lockheed Martin, Crown Cork & Seal, and Tioga Downs indicate interest in increasing employment within the next 3-5 years, yet report issues with recruiting new talent due to lack of adequate

housing options. Indeed, the 2017 Tioga County Housing Study notes that "quality housing is a primary element of retention and recruitment of the workforce."

Housing strategies outlined in the 2017 Tioga County Housing Study:

A. NEIGHBORHOOD REVITALIZATION

GOAL: Revitalize neighborhoods in select villages (Owego, Newark Valley, Waverly)

STRATEGIES:

1. Demolition and rehabilitation of housing in specific neighborhood blocks.
2. New construction of moderate income rental properties to create mixed income neighborhoods.
3. Streetscape improvements in targeted neighborhoods.

B. ATTRACT INVESTMENT

GOAL: Attract capital investment from both public and private investors

STRATEGIES:

1. Housing rehabilitation and new construction of multi-family housing for middle/moderate income families and senior independent living.
2. Revitalization of community cores including streetscapes and façade improvement.
3. Upgrade existing market rate rentals.

The Village of Owego 2014 Comprehensive Plan states:

- "The housing needs of a community are a central element in planning for the future."
- "Improving the conditions of the housing stock, increasing the overall housing values, and establishing mixed-income developments will advance the housing stock, making the Village more appealing to a diverse array of visitors, potential residents, and current residents."

Housing strategies outlined in the Village of Owego 2014 Comprehensive Plan:

A. IMPROVE CONDITIONS OF HOUSING STOCK

GOAL: Develop a comprehensive system of campaigns, renovations, restorations, and new construction that work in concert to improve the condition of housing throughout the Village.

STRATEGIES:

1. Rehabilitate housing at higher densities.

2. Explore adaptive reuses of older and abandoned historic properties.
3. Review and potentially revise mixed-use zoning district overlay boundaries
4. Develop campaigns to promote available Community Development Block Grant (CDBG) housing rehabilitation funding.
5. Encourage the rehabilitation of downtown buildings to allow for upper-floor residential uses.

B. INCREASE HOUSING VALUES

GOAL: Encourage new housing development, and ensure that new housing development is offered at market rate.

STRATEGIES:

1. Encourage the development of universally accessible, market rate homes to encourage aging in place.
2. Continue to develop market rate housing opportunities.
3. Extend water, sewer, and natural gas on Southside along Route 434 to allow for high-end housing and mixed-use development.

C. ESTABLISH MIXED INCOME HOUSING DEVELOPMENTS GOAL:

Attract quality market rate mixed income developments that promote stable, economically healthy neighborhoods.

STRATEGIES:

1. Partner with various agencies to provide a variety of housing options for residents.
2. Court developers for the high-density residential/mixed-use targeted area just west of downtown.

The March 2014 New York Rising Community Reconstruction Plan also identified during the public outreach process, "the need to reduce future flood damage by updating resiliency tools, and offering a variety of market rate housing options that will contribute to the sustainability and resilience of the Tioga Community".

PROJECT DETAIL

Proposed Site: Temple Street and Liberty Street in the Village of Owego New York on approximately 2 acres. Current tax map ID #'s representing the project area are: 128.08-1-6, 128.08-1-7, 128.08-1-8, 128.08-1-9, 128.08-7-81, 128.08-7-80, 128.08-7-79, 128.08-7-78, 128.08-7-77, 128.08-7-76, 128.08-7-75, 128.08-7-74, 128.08-7-73. The subject property is presently owned by the Tioga County Property Development Corporation (Land Bank), and therefore is exempt from real property taxes. The proposed development will require the necessary planning-level approvals from the Village of Owego, County of Tioga, and New York State SEQRA.

Job Creation: Project creates an anticipated new workforce of 1 FTE with an estimated new payroll of \$70,000 by 2024. Project creates 100 temporary construction jobs.

Residential Space: Project creates forty-five (45) low-moderate income, workforce rental units in the Village of Owego.

Project Schedule: Construction is expected to begin in June of 2022 and be completed within 14 months.

ESTIMATED PROJECT BUDGET

Land/Facility Purchase	\$ 214,000
Soft Costs & Fees	\$ 3,031,022
Construction Labor	\$ 4,443,001
Construction Material	\$ 5,430,334
Contingency	\$ 575,218
Reserves	\$ 71,943
Working Capital	\$ 41,800
Financial Application Fee	\$ 138,073

Total \$13,945,391

Based on company estimates of taxable items for building construction (\$5,430,334), the IDA will be providing a sales tax exemption estimated at \$434,427; State and local portions are in equal amounts of \$217,213.50.

Based on the anticipated conventional mortgage required by the Company the IDA will be providing a mortgage tax exemption estimated at \$2,227.50.

Temple and Liberty, LLC Cost Benefit Analysis 6-7-2021
**Estimated local sales tax exemption and mortgage recording tax exemption
for the project: \$219,441.**

ECONOMIC IMPACT

A) Operations Employment Impact:

In determining employment impact to the area, we have utilized the direct-effect employment multiplier provided by the US Department of Commerce, Economics and Statistics Administration, Bureau of Economic Analysis (2016). The following estimates employment impact for Tioga County, New York.

Estimated Operations Employment Impact Tioga County, NY	
Job Creation	1
Multiplier	1.1034
Total Employment Impact to Tioga County, NY	1.1034

Operations Employment Impact Summary:

1. This project will create 1 FTE by the Corporation.
2. Additional indirect results include creating ~.1034 employees in Tioga County, NY.

B) Operations Earnings Impact on an Annual Basis:

In determining annual earnings (wages) impact, we have utilized the direct-effect earnings multiplier provided by the US Department of Commerce, Economics and Statistics Administration, Bureau of Economic Analysis (2016). The following estimates annual earnings impact for Tioga County, New York.

Estimated Operations Annual Earnings Impact Tioga County, NY	
Annual Earnings (1 FTE)	Est. \$70,000
Multiplier	1.1516
Total Earnings Impact to Tioga County, NY	\$80,612

Operations Annual Earnings Impact Summary:

1. This project will create approximately \$70,000 in annual new employee earnings by the Corporation.
2. Indirect results include creating ~\$10,612 in additional annual employee earnings in Tioga County, NY.

C) Construction Employment Impact:

In determining employment impact to the area, we have utilized the direct-effect employment multiplier provided by the US Department of Commerce, Economics and Statistics Administration, Bureau of Economic Analysis (2016). The following estimates employment impact for Tioga County, New York.

Estimated Construction Employment Impact Tioga County, NY	
Job Creation	100
Multiplier	1.372
Total Employment Impact to Tioga County, NY	137

Construction Employment Impact Summary:

1. This project will create approximately 100 temporary construction jobs.
2. Additional indirect results include creating ~37 jobs in Tioga County, NY.

D) Consumer Spending Impact on an Annual Basis:

In determining consumer spending impact, we have utilized the "Economic & Fiscal Impact Analysis of the Proposed Relocation of Tioga County Office" prepared for the Village of Owego in June 2001 by RKG Associates, Inc., of Durham, New Hampshire.

Estimated Consumer Spending Impact Village of Owego NY			
Number of New Residents	96	96	96
Average Consumer Spending as calculated by RKG Associates, Inc.	\$7.50/day (Low est.)	\$15.00/day (Medium est.)	\$22.50/day (High est.)
Total Annual Consumer Spending Impact to the Village of Owego NY	\$262,800	\$525,600	\$788,400

Source: RKG Associates, Inc. – "Spin-off Consumer Spending & Potential"

Annual Consumer Spending Impact Summary:

1. This project will minimally create an estimated \$262,800 annually in new consumer spending in the Village of Owego. RKG Associates, Inc. has calculated the positive economic impact as high as \$788,400 annually in the Village of Owego.
2. Assumption: There will be 117 residents in the 45 rental units. There were 21 residents in the project area prior to purchase and demolition by the Tioga County Property Development Corporation (Land Bank). The result is 96 new residents of the Village of Owego.
3. Note: Occupancy estimates obtained from the Corporation.

E) Sewer Revenue Impact on an Annual Basis:

Estimated Sewer Revenue Impact Village of Owego NY			
Additional EDUs	Village of Owego Sewer Rate	Capital Improvement Fee	Total
40	\$141/EDU	\$5/EDU	\$23,360

Annual Sewer Revenue Impact Summary:

1. This project will add an estimated 40 EDUs to the Village of Owego sewer system. This will produce \$23,360 in annual revenue for the Village of Owego.
2. Assumption: 45 new EDUs minus 5 lost EDUs results in net gain of 40 EDUs

SCHOOL DISTRICT IMPACT

The following is an estimate of the potential number of new students expected to attend schools in the Owego-Apalachin Central School District (OACSD):

Estimated Increase in Students Owego-Apalachin School District = 29			
Number of Bedrooms	Number of Units	Estimated Children (1 per extra room)	Prior Number of Children
1	20	0	
2	17	17	
3	8	16	
		33	4

School District Impact Summary:

1. This project could lead to approximately 29 new students enrolling in OACSD. If 29 new students enroll, the breakdown is anticipated to be:
 elementary school - 13
 middle school - 7
 high school - 9
2. Assumption: 45 residents will be heads of household and will not attend OACSD. For all two and three bedroom units, 1 OACSD student resides in each additional bedroom.
3. Assumption (obtained from OACSD): Of all students enrolled at OACSD, 45% are in elementary school, 24% are in middle school, and 31% are in high school.

PROPOSED PAYMENT-IN-LIEU-OF-TAX

The following PILOT has been proposed by Temple and Liberty, LLC.

Year	Estimated Real Property Tax**	PILOT Payment Amount*	Real Property Tax Abatement
Construction Period	\$0	\$0	\$0
1	\$38,975.53	\$15,750.00	\$23,225.53
2	\$39,755.04	\$16,065.00	\$23,690.04
3	\$40,550.15	\$16,386.30	\$24,163.85
4	\$41,361.15	\$16,714.03	\$24,647.12
5	\$42,188.37	\$17,048.31	\$25,140.06
6	\$43,032.14	\$17,389.27	\$25,642.87
7	\$43,892.78	\$17,737.06	\$26,155.72
8	\$44,770.64	\$18,091.80	\$26,678.84
9	\$45,666.05	\$18,453.64	\$27,212.41
10	\$46,579.37	\$18,822.71	\$27,756.66
11	\$47,510.96	\$19,199.16	\$28,311.80
12	\$48,461.18	\$19,583.15	\$28,878.03
13	\$49,430.40	\$19,974.81	\$29,455.59
14	\$50,419.01	\$20,374.30	\$30,044.71
15	\$51,427.39	\$20,781.79	\$30,645.60
16	\$52,455.94	\$21,197.43	\$31,258.51
17	\$53,505.06	\$21,621.37	\$31,883.69
18	\$54,575.16	\$22,053.80	\$32,521.36
19	\$55,666.66	\$22,494.88	\$33,171.78
20	\$56,779.99	\$22,944.78	\$33,835.21
21	\$57,915.59	\$23,403.67	\$34,511.92
22	\$59,073.91	\$23,871.74	\$35,202.17
23	\$60,255.38	\$24,349.18	\$35,906.20
24	\$61,460.49	\$24,836.16	\$36,624.33
25	\$62,689.70	\$25,332.89	\$37,356.81
26	\$63,943.50	\$25,839.54	\$38,103.96
27	\$65,222.37	\$26,356.34	\$38,866.03
28	\$66,526.81	\$26,883.46	\$39,643.35
29	\$67,857.35	\$27,421.13	\$40,436.22
30	\$69,214.50	\$27,969.55	\$41,244.95
Total	\$1,581,162.57	\$638,947.25	\$942,215.32

*Note: Year 1 of PILOT to start at \$350/unit (45 units), then increase by 2% each year thereafter for term of bond financing (30 years).

**Note: Real Property Taxes estimated for \$580,000 anticipated assessment using NYS Real Property Tax Law Section 581a (Assessment of Residential Real Property) and based on a the 2020-21 OACSD School Tax rate, 2020 Village Tax rate, and 2021 Town and County Tax rates; projecting the combined tax rate of 67.199197 in 2024. Model assumes a 2% annual tax increase.

According to this estimated PILOT financial model, over a period of thirty (30) years, Temple and Liberty, LLC. would be provided an estimated real property tax abatement of \$942,215.32.

BREAKDOWN OF PROPOSED PILOT PAYMENT

Year	Total PILOT Payment*	Town Amount	County Amount	Village Amount	School Amount
Construction Period	\$0	\$0	\$0	\$0	\$0
1	\$15,750.00	\$302.78	\$3,196.34	\$5,013.38	\$7,237.50
2	\$16,065.00	\$308.84	\$3,260.26	\$5,113.64	\$7,382.25
3	\$16,386.30	\$315.02	\$3,325.47	\$5,215.92	\$7,529.90
4	\$16,714.03	\$321.32	\$3,391.98	\$5,320.24	\$7,680.50
5	\$17,048.31	\$327.74	\$3,459.82	\$5,426.64	\$7,834.11
6	\$17,389.27	\$334.30	\$3,529.01	\$5,535.17	\$7,990.79
7	\$17,737.06	\$340.98	\$3,599.59	\$5,645.88	\$8,150.60
8	\$18,091.80	\$347.80	\$3,671.59	\$5,758.79	\$8,313.62
9	\$18,453.64	\$354.76	\$3,745.02	\$5,873.97	\$8,479.89
10	\$18,822.71	\$361.85	\$3,819.92	\$5,991.45	\$8,649.49
11	\$19,199.16	\$369.09	\$3,896.32	\$6,111.28	\$8,822.48
12	\$19,583.15	\$376.47	\$3,974.24	\$6,233.50	\$8,998.93
13	\$19,974.81	\$384.00	\$4,053.73	\$6,358.17	\$9,178.90
14	\$20,374.30	\$391.68	\$4,134.80	\$6,485.34	\$9,362.48
15	\$20,781.79	\$399.52	\$4,217.50	\$6,615.04	\$9,549.73
16	\$21,197.43	\$407.51	\$4,301.85	\$6,747.35	\$9,740.73
17	\$21,621.37	\$415.66	\$4,387.89	\$6,882.29	\$9,935.54
18	\$22,053.80	\$423.97	\$4,475.64	\$7,019.94	\$10,134.25
19	\$22,494.88	\$432.45	\$4,565.16	\$7,160.34	\$10,336.94
20	\$22,944.78	\$441.10	\$4,656.46	\$7,303.54	\$10,543.68
21	\$23,403.67	\$449.92	\$4,749.59	\$7,449.61	\$10,754.55
22	\$23,871.74	\$458.92	\$4,844.58	\$7,598.61	\$10,969.64
23	\$24,349.18	\$468.10	\$4,941.47	\$7,750.58	\$11,189.03
24	\$24,836.16	\$477.46	\$5,040.30	\$7,905.59	\$11,412.81
25	\$25,332.89	\$487.01	\$5,141.11	\$8,063.70	\$11,641.07
26	\$25,839.54	\$496.75	\$5,243.93	\$8,224.98	\$11,873.89
27	\$26,356.34	\$506.68	\$5,348.81	\$8,389.48	\$12,111.37
28	\$26,883.46	\$516.82	\$5,455.78	\$8,557.27	\$12,353.60
29	\$27,421.13	\$527.15	\$5,564.90	\$8,728.41	\$12,600.67
30	\$27,969.55	\$537.69	\$5,676.20	\$8,902.98	\$12,852.68
Total	\$638,947.25	\$12,283.31	\$129,669.24	\$203,383.09	\$293,611.62

*Note: Year 1 of PILOT to start at \$350/unit (45 units), then increase by 2% each year thereafter for term of bond financing (30 years).

JUSTIFICATION FOR DEVIATION FROM UNIFORM PILOT POLICY

The following additional points should be considered as justification for deviation from the IDA's Uniform PILOT Policy:

- Without the proposed PILOT Agreement, the project is not financially viable. There are 3 variables that impact the operating budget of an affordable housing project and its success: insurance, taxes, and utilities. The award of a PILOT removes one variable (taxes) and allows for more structured planning. Also, as the PILOT term is tied to the affordability regulatory term of 30 years, the proposed PILOT is co-terminus with.
- The subject property is presently owned by the Tioga County Property Development Corporation (Land Bank), and therefore is exempt from real property taxes. While the proposed PILOT would theoretically remain tax exempt, it does deliver a schedule of real property taxes to be paid to all affected taxing authorities.
- The impact of creating forty-five (45) housing units in the Village of Owego will serve to improve the customer base of many local businesses. Renters will bring with them disposable income that will serve to invigorate the local business sector.
- The project will fill the need for apartments that is currently lacking in Tioga County largely due to the substantial housing stock loss as a result of Hurricane Irene and Tropical Storm Lee.
- The project will provide resilient and sustainable housing choices.
- Important to the future of Tioga County is attracting new residents to our Towns and Villages. The population of the County has been falling since 2000, and this project will assist in recruiting and retaining a quality workforce.
- The project will generate an estimated \$23,360 in annual sewer revenue for the Village of Owego.

SUMMARY

- > Temple and Liberty, LLC is contributing an estimated \$13,906,052 in public and private capital investment; creating 1 full time equivalent job with an anticipated \$70,000 in new annual wage earnings.
- > The Tioga County Property Development Corporation, a New York Land Bank, fosters economic and community development by acquiring, holding, managing, developing and marketing distressed, vacant, abandoned, tax foreclosed and under-utilized residential and commercial properties. The subject property contains 13 formerly blighted lots and is owned by the Tioga County Property Development Corporation (Land Bank), and therefore is presently exempt from real property taxes.
- > Tioga Opportunities will manage the properties for Temple and Liberty, LLC.
- > An estimated 100 construction jobs will be created as a result of this project. This is expected to stimulate another 37 indirect jobs related to construction in Tioga County.
- > The addition of 96 residents in the Village of Owego will create an economic stimulation of \$262,800 to \$788,400 annually due to the infusion of new disposable income.
- > The addition of forty-five (45) rental units in the Village of Owego will create an additional 40 EDUs for the Village of Owego sewer system, generating \$23,360 in annual revenue.
- > The Tioga County IDA is providing a local sales tax exemption estimated at \$217,213.50 for construction.
- > The Tioga County IDA is providing mortgage tax exemption estimated at \$2,227.50.
- > The Tioga County IDA is providing real property tax savings estimated at \$942,215.32 over thirty (30) years.

**AFFIDAVIT OF MAILING
OF NOTICE OF PUBLIC HEARING
(ITHACA NEIGHBORHOOD HOUSING SERVICES, INC.,
OR AN ENTITY TO BE DETERMINED, PROJECT)**

STATE OF NEW YORK:

: ss.:

COUNTY OF BROOME:

The undersigned, being duly sworn, hereby states:

That on June 8, 2021, I mailed a copy of the Notice of Public Hearing in connection with the Tioga County Industrial Development Agency's proposed Ithaca Neighborhood Housing Services, Inc., or an entity to be determined, Project to the following individuals:

Mike Baratta
Mayor
Village of Owego
178 Main Street
Owego, New York 13827

Corey A. Green
Superintendent
Owego Apalachin Central School District
5 Sheldon Guile Boulevard
Owego, New York 13827

Dan Castellucci, Jr.
Supervisor
Town of Owego
2354 NYS Route 434
Apalachin, New York 13732

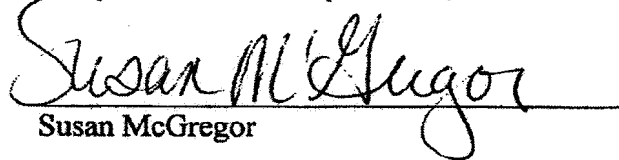
Terie Huseby
Director
Tioga County Real Property
56 Main Street
Owego, New York 13827

Assessor
Town of Owego
2354 NYS Route 434
Apalachin, New York 13732

James McFadden
Tioga County Treasurer
56 Main Street
Owego, New York 13827

Martha Sauerbrey
Legislative Chair
Tioga County Legislature
56 Main Street
Owego, New York 13827

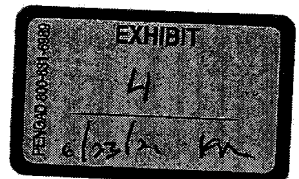
IN WITNESS WHEREOF, I have hereunto set my hand this 8th day of June, 2021.


Susan McGregor

Subscribed to and Sworn before
me this 8th day of June, 2021


Notary Public

JOSEPH B. MEAGHER
Notary Public, State of New York
Broome County 02ME4974837
Commission Expires Nov. 26, 2022



AFFIDAVIT OF POSTING
OF NOTICE OF PUBLIC HEARING
ON PROPOSED PROJECT AND
FINANCIAL ASSISTANCE RELATING THERETO
(ITHACA NEIGHBORHOOD HOUSING SERVICES, INC.,
OR AN ENTITY TO BE FORMED, PROJECT)

STATE OF NEW YORK:

: ss.:

COUNTY OF BROOME:

The undersigned, being duly sworn, hereby states:

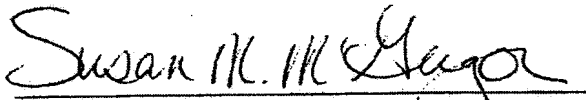
1. That on June 7, 2021, I posted a copy of a Notice of Public Hearing in connection with the proposed Ithaca Neighborhood Housing Services, Inc., or an entity to be formed, Project to be undertaken by the Tioga County Industrial Development Agency.
2. Said Notice was posted on a bulletin board located at the Village of Owego Village Hall, 178 Main Street, Village of Owego, Tioga County, New York.

IN WITNESS WHEREOF, I have hereunto set my hand this 8th day of June, 2021.



Daniel Yarnovich

Subscribed to and Sworn before
me this 8th day of June, 2021



Notary Public

SUSAN M. MCGREGOR
Notary Public, State of New York
No. 01MC6215671
Qualified in Broome County 2022
Commission Expires January 4, _____

