

1 STATE OF NEW YORK

2 COUNTY OF TIOGA

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4 In the Matter of

5 OWEGO GARDENS ASSOCIATES II LLC

6 - - - - -

7 A Public Hearing held at 56 Main Street, Owego,  
8 New York, on the 27th day of February, 2019, commencing  
9 at 6:00 PM.

10  
11 BEFORE: KEVIN DOUGHERTY  
12 Vice Chairperson, Tioga County  
13 Industrial Development Agency  
14

15 REPORTED BY: CZERENDA COURT REPORTING, INC.  
16 71 State Street  
17 Binghamton, New York 13901-3318  
18 KEVIN CALLAHAN  
19 Shorthand Reporter  
20 Notary Public  
21 Binghamton - (607) 723-5820  
22 (800) 633-9149  
23  
24

In the Matter of a Public Hearing

1                   HEARING OFFICER:     So, we will call  
2                   this hearing to order.

3                   My name is Kevin Dougherty, and I  
4                   am the Vice Chairman -- Chairperson of the  
5                   Tioga County Industrial Development Agency.

6                   The Agency is conducting this  
7                   hearing pursuant to General Municipal Law  
8                   859-a to seek public comment on an  
9                   application for financial assistance  
10                  submitted by Owego Gardens II Associates,  
11                  LLC.

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

18                  A copy of the cost-benefit analysis  
19                  provided by the Department of Economic  
20                  Development and Planning is available in the  
21                  front of the room for your review.

22                  Notice of this hearing was  
23                  published on February 10, 2019, in the PRESS  
24                  & SUN BULLETIN.

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1                   Each person wishing to speak shall  
2                   state his or her name, and if you are  
3                   speaking on behalf of any organization or  
4                   entity, please, identify that organization  
5                   or entity. Each speaker shall be given five  
6                   minutes to speak. This hearing shall remain  
7                   open until 6:30 or longer if public comment  
8                   warrants.

9                   First I will ask LeeAnn Tinney,  
10                  Director of Economic Development and  
11                  Planning, to explain the deviated PILOT  
12                  applied for.

13                  Finally, this is -- I want to  
14                  remind you that the purpose of the hearing  
15                  is to afford you an opportunity to make  
16                  statements and comments on the application  
17                  and project plan of the IDA. Your comments  
18                  will be considered by the IDA in making a  
19                  decision.

20                  This is not a question-and-answer  
21                  session. Please, remember to identify  
22                  yourself and the organization or entity that  
23                  you are speaking on behalf of prior to  
24                  comment.

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1                   LeeAnn, would you, please, come  
2                   forward.

3                   MS. TINNEY:    I'm not going to  
4                   stand up.  I'm just going to sit here and  
5                   talk to you guys.

6                   I'm LeeAnn Tinney, Director of  
7                   Economic Development Planning for Tioga  
8                   County.  I will give a brief overview of the  
9                   Home Leasing Owego Gardens II project and a  
10                  summary of the abatements/exemptions that  
11                  are being requested under the PILOT.

12                  There are several studies that have  
13                  defined the need for housing in Tioga County  
14                  and specifically in the Village of Owego  
15                  including the Village of Owego 2014  
16                  Comprehensive Plan, the 2014 New York Rising  
17                  Community Reconstruction Plan, the 2016  
18                  Tioga County Strategic Plan and most  
19                  recently the 2017 Countywide Housing Study.  
20                  The Home Leasing, Owego Gardens project  
21                  would begin to address the need for rental  
22                  units identified in the studies.

23                  The Home Leasing, Owego Gardens II  
24                  project is to be located on Belva Lockwood

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1           in Owego, a part of the remaining 80-acre  
2           IDA-owned property. The project calls for  
3           the purchase of 10.59 acres to develop a  
4           mixed-income, working family rental  
5           community. The project will include an  
6           apartment complex identical to the existing  
7           Owego Gardens facility housing 62 units.  
8           Additionally, there will be seven townhouses  
9           with four units in each and, finally, one  
10          townhouse with three units for a total of  
11          93 units.

12                   The Owego Gardens II project is  
13                   anticipated to be a \$24,008,398 project and  
14                   will provide working family mixed-income  
15                   rental options. There will be 50 one-bed  
16                   units, 35 two-bedroom units and eight  
17                   three-bedroom units.

18                   83 units will be required to meet  
19                   60 percent area median income. Five units  
20                   will be required to meet 90 percent AMI and  
21                   five units will be at 100 percent AMI.

22                   When we think of economic  
23                   development opportunities that lead to  
24                   greater prosperity, we are likely to think

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1 of major employers such as factories,  
2 corporate offices, universities or  
3 healthcare centers. While these are  
4 essential to job growth and overall economic  
5 health, it is important to mention an  
6 often-overlooked sector that provides  
7 substantial economic development benefits to  
8 the community, affordable housing.

9 A report by Catherine Glossop for  
10 the Centre for Cities in 2008 highlighted  
11 three ways of flagging housing supply  
12 impacts on economic growth: Labor markets.  
13 The lack of availability, inflexibility and  
14 unaffordability of housing prevents labor  
15 mobility. Infrastructure. High demand for  
16 housing leads to a strain on infrastructure  
17 while areas of low demand often have poor  
18 infrastructure, for example, transportation,  
19 water and sewer, again, impacting upon labor  
20 mobility. Business. Areas of high demand  
21 and spiraling prices make wages and rents  
22 higher for business. Poor housing options  
23 make it difficult to attract people with the  
24 right skills.

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1                   The report rightly argues that  
2                   housing development should be considered  
3                   alongside the employment, transport and  
4                   business development as a central component  
5                   of economic planning.

6                   This request for financial  
7                   assistance includes a deviation from the  
8                   standard PILOT. The proposed PILOT payment  
9                   is calculated at \$500 per unit, 93 units, or  
10                  46.5 in year one, and includes a 2 percent  
11                  annual escalation thereafter. The period  
12                  requested is co-terminus with the  
13                  affordability regulatory term of 30 years.  
14                  The company will be seeking funding from  
15                  several sources including Housing Finance  
16                  Agency New Construction Program, Middle  
17                  Income Housing Program and Homes for Working  
18                  Families.

19                  The sales tax and mortgage tax  
20                  abatement requests are in accordance with  
21                  the standard agreement with estimated local  
22                  share amounts of 262,097 in sales tax and  
23                  174,517 in mortgage recording tax.

24                  I've presented to the Town of

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1 Owego, County Legislature and Owego  
2 Apalachin Board of Education. We've  
3 received a letter in support from the County  
4 Legislature. I have a verbal support from  
5 the Town of Owego with a letter forthcoming.  
6 They just didn't get it over to me today.  
7 And the Owego Apalachin School District is  
8 not providing anything.

9 I would urge the board to vote in  
10 favor of this request due to the  
11 well-documented need for affordable housing  
12 and the known connection between safe  
13 affordable housing and the greater economic  
14 development opportunities. These facts  
15 coupled with the knowledge of Home Leasing  
16 as a proven responsible partner committed to  
17 making another substantial investment in  
18 Tioga County are the basis for the economic  
19 development and planning support of the  
20 Owego Gardens II project.

21 Thank you.

22 HEARING OFFICER: Thank you,  
23 LeeAnn.

24 Would the first person wishing to



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1 speak, please, come to the front of the  
2 room.

3 (Whereupon there was no response)

4 HEARING OFFICER: I see we don't  
5 any.

6 Okay. The time now is 6:07. This  
7 hearing will remain open until 6:30 in order  
8 to afford any latecomers an opportunity to  
9 make a presentation.

10 As such, I will call a recess until  
11 6:30 or such time as anyone requests that  
12 the hearing reopen.

13 (Whereupon a short recess was  
14 taken)

15 HEARING OFFICER: Okay. It is  
16 6:30. The time is now 6:30 PM.

17 Is there anyone else who wishes to  
18 comment?

19 (Whereupon there was no response)

20 HEARING OFFICER: The time is now  
21 still 6:30. This hearing is now concluded.

22 (Whereupon the public hearing was  
23 concluded)

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1 STATE OF NEW YORK :

2 COUNTY OF BROOME :


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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  
7 HOME LEASING, OWEGO GARDENS II, held in Owego,  
8 New York, on February 27, 2019.

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KEVIN CALLAHAN

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Shorthand Reporter

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Notary Public

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CZERENDA COURT REPORTING, INC

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71 State Street

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Binghamton, New York 13901-3318

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