

**Chemung County Industrial Development Agency  
Public Meeting Minutes  
City Center Apartments LLC  
May 16, 2023**

Staff Present: Jill Koski

Also present were Andrew Mitchell and Andy Hughes, City Center Apartments LLC

The public hearing was called to order at 11:00 AM by Jill Koski, representing the Chemung County Industrial Development Agency, located at 400 East Church Street, Elmira New York.

The purpose of the Public Hearing was to hear comments on the proposed project for City Center Apartments LLC.

The City Center Apartments LLC project consists of an entity which submitted an application to the Agency requesting the Agency's assistance with a certain project consisting of: (i) the acquisition by the Agency of a leasehold or other interest in approximately 3.9 acres of real property located at 414 Davis Street in the City of Elmira, New York (tax parcel No. 89.18-7-1), currently comprised of an approximately 90,000 square foot vacated elementary school ("Existing Improvements"); (ii) the renovation of the Existing Improvements to be developed into fifty-eight (58) apartments and commercial space to be leased by the Company as a multi-tenanted mixed-use residential/commercial space (the "Improvements"); (iii) the acquisition of an installation in and around the Land and Improvements by the Company of machinery, equipment, fixtures and other items of tangible personal property ("Equipment"; and, collectively with the Land, the Existing Improvements and the Improvements, the "Facility").

The Agency will acquire title to, or a leasehold interest in, the Facility and lease the Facility back to the Company. The Company will operate the Facility during the term of the lease. At the end of the lease term, the Company will purchase the Facility from the Agency, or if the Agency holds a leasehold interest, the leasehold interest will be terminated. The Agency contemplates that it will provide financial assistance to the Company in the form of sales and use tax exemptions, a mortgage recording tax exemption consistent with the policies of the Agency, and a partial real property tax abatement.

There being no public comment, the Public Hearing adjourned at 11:15 AM.

Respectfully submitted,

Mary Rocchi