

**Chemung County Industrial Development Agency**  
**Minutes of the Public Hearing**  
**John G. Ullman & Associates Inc.**  
**December 8, 2016**

**Attendance:** Thomas Santulli, Chemung County Executive; Mary Rocchi, Recording Secretary; Marjorie Hamilton, Citizen; Holly Hanrahan, Culligan Water; Jason Nickerson, Darren Wilcox, John Ullman, Jeff Evans, John G. Ullman & Associates Inc.; Art Ambrose, Realty USA

The Public Hearing was called to order at 1:32 PM by Thomas Santulli, Chemung County Executive; representing the Chemung County Industrial Development Agency, located at 400 East Church Street, Elmira, New York.

The Public Hearing was held at the Agency's offices located at 400 East Church Street, Elmira, New York.

The purpose of the Public Hearing was to hear comments on the proposed project for John G. Ullman and Associates Inc., located at 343 Daniel Zenker Drive, Big Flats, New York 14814.

The Agency is considering undertaking a project (the "Project") for the benefit of the Company or such other person as may be designated by the Corporation and agreed upon by the Agency, consisting of the following: (A) (1) the acquisition of an interest in certain parcels of land located at 343 Daniel Zenker Road, in the Town of Big Flats, Chemung County, New York 14814 (the "Land") and 30,000 square feet of space located thereon (the "Facility") and (2) the acquisition and installation therein and thereon of certain machinery and equipment (the "Equipment") (the Land, the Facility and the Equipment being collectively referred to as the "Project Facility"), all of the forgoing to be operated by the Company as a wealth management firm.

The Agency is considering 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, real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and the granting of certain other "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from sales and use taxes, real property transfer taxes, transfer gains taxes, mortgage recording taxes and real estate taxes (collectively with the Obligations, the "Financial Assistance"); and the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency.

Marjorie Hamilton made the following comments: "From my perspective, economic development and community building go hand in glove" Mike Krusen quoted in The Leader 11/3/2015.

"Ullman Associates, according to their website, has been in business since 1978. They appear to be highly successful. Their principles are long term residents of our neighboring county, where they already own a building. It would be great for everyone in the area to have them add jobs right there. Building where

you are. Do not start turf wars with taxpayer money. Use these funds to create jobs that otherwise wouldn't exist. And do not use taxpayer dollars for Investment Firms that can well afford to pay for what they want. Seriously. It's insulting."

There was no further comment.

The public hearing was closed at 1:33 PM.

Respectfully submitted,

Mary K. Rocchi  
Recording Secretary