

Response by Centerway Commerce Building LLC

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Christal Dennis

To: Federal Election Commission

Re: Complaint MUR 7488

State of New York

County of Steuben

George J Welch being duly sworn deposes and states:

1. I am the manager of Centerway Commerce Building LLC (Centerway) that owns the building at 5 E. Market St., Corning, NY. Centerway has two Members, my wife Elizabeth J. Welch and me. Centerway files tax returns as a partnership.
2. Around the early part of June 2018, Centerway allowed the Mitrano congressional campaign to occupy 306 square feet of very visible office space on the first floor of the building, located at its southwest corner. That space had been without a tenant for almost one year. That was during the primary campaign for the Democratic Party nomination for Congress in the 23rd District. It was agreed that Centerway would donate that space without charge for the month of June. The Democratic primary voting took place during the last week of June. If that candidate won, it was understood that her campaign would rent the space for \$750 per month beginning in July and continuing through November. Centerway received no rent during the month of June 2018.
3. As to rent that was due for the months of July through November, it was agreed that the campaign might not yet have funds at the beginning to pay rent, but that Centerway would be paid rent at some time prior to the election. Nothing more than that was specified. Around September 18 Centerway received rent checks for July through September. For other properties I have owned, but not usually, I have induced a tenancy by not charging rent for the first month, especially while a tenant is getting established and have even extended credit terms for rent actually due, all in an effort to get a tenant in the space.
4. The fair market value of that space is what Centerway charged, \$750 per month or roughly \$25 per square foot. Space on Market St. in Corning usually rents for something in the range of \$12-\$15 per square foot for storefronts, and the space rented to the Mitrano Campaign should rent for more because it is small and has great exposure. The Complaint filed with the Federal Election Commission by Mr. Strange suggests that such space rents by comparison at \$40 per hour. I know of no rentals in the vicinity that rent hourly other than the

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serviced office space in the Centerway building that Centerway rents to ExecuCenter at a flat monthly rental, and they in turn sublet some cubicles or conference rooms on an hourly basis to some of their clientele requiring a furnished full-service office on an hourly or daily basis.

George J Welch
George J Welch

Sworn to before me on
October 5, 2018

Amy L. Malzeke
Notary Public

AMY L. MALZEKE
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MA6340780
Qualified in Chemung County
Commission Expires April 25, 2020

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