

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York State Municipal Law will be held by the Orange County Industrial Development Agency (the "Agency") on **March 27, 2025 at 12:00 p.m. at the Cornwall Town Hall, 183 Main Street, Cornwall, NY 12518.** The public hearing will concern the Agency's providing financial assistance for a Project more fully described below.

2 Girls 1 Boy Holdings LLC and F&B On Main, LLC (the "Applicant") has requested that the Agency provide financial assistance for a proposed project in the Town of Cornwall, New York, consisting of redevelopment of an underutilized property located on 317 Main Street, Cornwall, New York (the "Premises") in the Town of Cornwall (the "Project").

The estimated cost of the Project is approximately **\$12,281,959.00**. The Project will include the construction and redevelopment of the Premises to be used as a hotel facility and administrative offices and the acquisition of machinery and equipment related thereto.

The requested financial assistance will include (i) the providing of an exemption from sales tax up to \$465,481.25 for amounts expended for the renovation, furnishing and equipping of the facility for expenditures up to \$5,729,000.00; and (ii) the providing of an exemption from mortgage tax in the amount of \$75,316.00 for a mortgage secured by the Premises in an amount not to exceed \$10,586,056.95.

Copies of the Applicant's application for financial assistance, including an analysis of the costs and benefits of the proposed project, will be available for review by interested persons from the date of publication of this notice to the date of the public hearing for the Project at the offices of the Agency at 4 Crotty Lane, Suite 100, New Windsor, NY 12553 during normal business hours, upon reasonable notice to the Agency. The telephone number of the Agency is (845) 220-2208.

The Agency will at the above-stated time and place hear all persons with views in favor of or opposed to the providing of the financial assistance described herein. A representative of the Agency will be at the above-stated time and place to hear oral comments and accept written comments from all persons with views in favor of or opposed to the granting of any of the foregoing financial assistance or the location or nature of the Project.

Dated: February 28, 2025

ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

By: Bill Fioravanti, Chief Executive Officer