

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 **September 10, 2026 at 5:30 p.m. at the Minisink Valley Middle School, 2320 State Route 6, Slate Hill, NY 10973**. The public hearing will concern the Agency's proposed financial assistance for a Project more fully described below.

Scannell Properties #600, LLC and Amazon.com Services LLC (the "Co-Applicants") have requested that the Agency provide financial assistance for a proposed project consisting of the demolition of the existing underutilized properties and redevelopment and construction of a 3,200,000 sq ft building, located at 22 McBride Road, Slate Hill, New York 10973 (the "Premises") in the Village of Slate Hill, Town of Wawayanda (the "Project").

The estimated cost of the Project is approximately \$607,000,000.00. The Project will include the demolition of the existing underutilized properties and redevelopment and construction of the Premises to be used as warehousing and distribution facility and administrative offices, and the acquisition of machinery and equipment related thereto. The Agency will acquire a leasehold interest in the Premises and lease the Premises back to the Co-Applicants. The Co-Applicants will own and operate the Project during the term of the lease. At the end of the lease term, the leasehold interest will be terminated.

The requested financial assistance will include: (i) the providing of an exemption from sales tax on behalf of the Co-Applicants of up to \$18,821,250 for amounts expended for the construction of the facility for expenditures up to \$225,000,000; (ii) the providing of an exemption from sales tax on behalf of the Co-Applicants of up to \$12,187,500 for amounts expended for the furnishing and equipping of the facility for expenditures up to \$150,000,000; and (iii) a partial real property tax abatement estimated to provide approximately \$70,478,262 in benefits through a ten (10) year payment in lieu of tax agreement (the "PILOT"). With respect to the real property tax abatement, the PILOT deviates from the Agency's Uniform Tax Exemption Policy in the following respects: (i) the PILOT will carry a term of ten (10) years, instead of the Agency's standard twenty (20) year term; and (ii) the abatement percentages will deviate from the Agency's standard twenty (20) year PILOT by reducing the abatements otherwise available in years one through four and increasing the abatements otherwise available in years six, seven, and ten, generating more than \$32,000,000 in additional tax payments compared to the Agency's standard 20-year PILOT.

Copies of the Co-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: August 25, 2026

ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

By: William Fioravanti, Chief Executive Officer