

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York General Municipal Law will be held by the Orange County Industrial Development Agency (the "Agency") on Thursday, June 6, 2019, at 11:00 a.m. local time at the Village Hall, 276 Main Street, Goshen, New York 10924, in connection with the following matter:

GOSHEN PLAZA ASSOCIATES LLC, New York limited liability company, for itself or on behalf of an entity formed or to be formed (collectively, the "Company"), has submitted an application (the "Application") to the Agency requesting the Agency's assistance with respect to a certain project (the "Project") consisting of: (i) the acquisition by the Agency, of a leasehold interest in an approximately 13.70±-acre parcel of land located at 84-120 Clowes Avenue in the Village and Town of Goshen, Orange County, New York (the "Land"); (ii) the demolition of all existing buildings on the Land and the construction thereon of (A) an approximately 107,117 square-foot mixed-use development comprised of seven (7) new buildings to house a grocery store, CVS and a walk-in medical facility and the construction of (B) all mechanical systems, storm-water retention, lighting systems, HVAC, fire prevention systems, computer systems and a parking lot (collectively, the "Improvements"); and (iii) the acquisition and installation in, on and around the Improvements of certain items of equipment and other tangible personal property, including, but not limited to, furniture and fixtures (collectively, the "Equipment" and, together with the Land and the Improvements, the "Facility").

The Agency will acquire 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 Agency's leasehold interest will be terminated. The Agency contemplates that it will provide financial assistance (the "Financial Assistance") to the Company in the form of sales and use tax exemptions, a mortgage recording tax exemption and a partial real property tax abatement, all consistent with the policies of the Agency unless procedures for deviation are complied with.

A representative of the Agency will be at the above-stated time and place to present a copy of the Company's Project Application (including a cost-benefit analysis) and hear and accept written and oral comments from all persons with views in favor of or opposed to or otherwise relevant to the proposed Financial Assistance.

Dated: May 17, 2019

By: ORANGE COUNTY INDUSTRIAL
DEVELOPMENT AGENCY