

BOUSQUET HOLSTEIN PLLC

110 WEST FAYETTE STREET ▪ ONE LINCOLN CENTER ▪ SUITE 1000 ▪ SYRACUSE, NEW YORK 13202 ▪ PH: 315.422.1500 ▪ FX: 315.422.3549

November 2, 2022

To: The Chief Executive Officers of Affected Tax Jurisdictions on the
Attached Distribution List

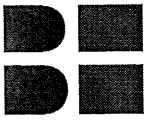
Re: Orange County Industrial Development Agency (the “*Agency*”)
Mack Bros. Ltd. (collectively, the “*Company*”)
Mack Bros. Ltd. Project

Ladies and Gentlemen:

Enclosed herewith please find a Notice of Public Hearing in relation to the above-referenced project. The proposed project (the “*Project*”) consists of: (A)(i) the acquisition of a leasehold interest in approximately 60 acres of improved real property located at One 6½ Station Road (Tax Map No. 12-1-13.2) and 2564 State Route 17M (Tax Map No. 12-1-13.1), Goshen, New York (collectively, the “*Land*”); (ii) the demolition of approximately 5,000 sq. feet of the existing approximately 60,000 sq. ft. building (the “*Building*”) used as a frozen food manufacturing facility and the construction of an approximately 40,000 sq.ft. addition to the Building to provide for, among other things, a new loading dock, refrigerated refuse area; freezer space, processing area, two manufacturing areas and office space; and the renovation of certain portions of the existing Building including, but not be limited to, the packaging, processing, storage and freezing areas (collectively with the Building, the “*Facility*”); (iii) the acquisition and installation in and on the Facility of furniture, fixtures and equipment (collectively, the “*Equipment*” and together with the Land and the Facility, the “*Project Facility*”); (B) the granting of certain financial assistance in the form of exemptions from State and local sales and use tax, mortgage recording tax and real property tax (collectively, the “*Financial Assistance*”); (C) the appointment of the Company or its designee as an agent of the Agency in connection with the acquisition, construction, equipping and completion of the Project Facility; and (D) the acquisition of an interest in the Land and Facility by the Agency pursuant to a lease agreement and the acquisition of an interest in the Equipment pursuant to a bill of sale from the Company to the Agency; and the sublease of the Project Facility back to the Company pursuant to a leaseback agreement.

General Municipal Law Section 859-a requires that notice of the Public Hearing be given to the chief executive officer of each affected tax jurisdiction in which the Project is located.

As stated in the notice, the public hearing is scheduled for **November 17, 2022 at 4:00 p.m.** at Town of Goshen Town Hall, 41 Webster Avenue, Goshen, New York.



November 2, 2022
Page 2

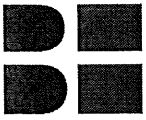
Very truly yours,

/s/ Susan R. Katzoff

Susan R. Katzoff

SRK/llm
Enclosure

cc: William Fioravanti, Chief Executive Officer, Orange County Industrial Development
Agency, *via email* (w/Enclosure)
Kelly Reilly, Project Manager, *via email* (w/Enclosure)



November 2, 2022

Page 3

Orange County	
Orange County Legislature Attn: Chairman Orange County Government Center 255 Main Street Goshen, New York 10924 CERTIFIED MAIL RECEIPT # 7016 1370 0000 9380 6070	Orange County Executive Orange County Government Center 255 Main Street Goshen, New York 10924 CERTIFIED MAIL RECEIPT # 7016 13070 0000 9380 6087
Real Property Tax Service Attn: Paul Wiley, Assistant Director 255 Main Street Goshen, New York 10924 CERTIFIED MAIL RECEIPT # 7016 1370 0000 9380 6094	
Town of Goshen	
Town of Goshen Attn: Town Supervisor 41 Webster Avenue Goshen, New York 10924 CERTIFIED MAIL RECEIPT # 7016 1370 0000 9380 6575	Town of Goshen Attn: Town Assessor 41 Webster Avenue - 2nd. floor Goshen, New York 10924 CERTIFIED MAIL RECEIPT # 7016 1370 0000 9380 6582
Goshen Central School District	
Goshen Central School District Attn: Superintendent 227 Main Street Goshen, New York 10924 CERTIFIED MAIL RECEIPT # 7016 1370 0000 9380 6599	Goshen Central School District Attn: Board President 227 Main Street Goshen, New York 10924 CERTIFIED MAIL RECEIPT # 7016 1370 0000 9380 6605

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 November 17, 2022, at 4:00 p.m. local time, at the Town of Goshen Town Hall, 41 Webster Avenue, Goshen, New York, in connection with the following matter:

Mack Bros. Ltd, a New York corporation, for itself or on behalf of an entity to be formed (collectively, the "Company"), requested the Agency undertake a project (the "Project") consists of: (A)(i) the acquisition of a leasehold interest in approximately 60 acres of improved real property located at One 6½ Station Road (Tax Map No. 12-1-13.2) and 2564 State Route 17M (Tax Map No. 12-1-13.1), Goshen, New York (collectively, the "Land"); (ii) the demolition of approximately 5,000 sq. feet of the existing approximately 60,000 sq. ft. building (the "Building") used as a frozen food manufacturing facility and the construction of an approximately 40,000 sq.ft. addition to the Building to provide for, among other things, a new loading dock, refrigerated refuse area; freezer space, processing area, two manufacturing areas and office space; and the renovation of certain portions of the existing Building including, but not be limited to, the packaging, processing, storage and freezing areas (collectively with the Building, the "Facility"); (iii) the acquisition and installation in and on the Facility of furniture, fixtures and equipment (collectively, the "Equipment" and together with the Land and the Facility, the "Project Facility"); (B) the granting of certain financial assistance in the form of exemptions from State and local sales and use tax, mortgage recording tax and real property tax (collectively, the "Financial Assistance"); (C) the appointment of the Company or its designee as an agent of the Agency in connection with the acquisition, construction, equipping and completion of the Project Facility; and (D) the acquisition of an interest in the Land and Facility by the Agency pursuant to a lease agreement and the acquisition of an interest in the Equipment pursuant to a bill of sale from the Company to the Agency; and the sublease of the Project Facility back to the Company pursuant to a leaseback agreement.

The Company will be the initial owner or operator of the Project.

The Agency will at the above-stated time hear all persons with views with respect to the proposed Financial Assistance to the Company, the proposed owner/operator, the location of the Project Facility and the nature of the Project.

A copy of the application filed by the Company with the Agency with respect to the Project, including an analysis of the costs and benefits of the Project, are available for public inspection during the business hours at the office of the Agency located at 4 Crotty Ln #100, New Windsor, NY 12553 or on its website at <https://www.ocnyida.com>.

Dated: October 31, 2022

ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY