

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Title 1 of Article 18-A of the New York State General Municipal Law (the "Act") will be held by the Orange County Industrial Development Agency (the "Agency") on Friday, June 2, 2017, at 11:00 A.M., at the Newburgh Town Hall, 1496 Route 300, Newburgh, New York 12550, in connection with the following matter:

Ridge Hudson Valley, LLC (the "Company") has submitted an application (the "Application") to the Agency and The Orange County Funding Corporation (the "Issuer") requesting the Agency's and the Issuer's assistance with respect to a certain mixed-use project (the "Project") consisting of the following: (A) acquisition of an interest in approximately 123 acres of land located in the Town of Newburgh, east of Union Avenue, south of Route 52 and north of Interstate 84 (collectively, the "Land"); (B) the construction on the Land of an approximately 700,000 square-foot mixed-use development comprised of approximately 15 buildings to be known as "Ridge Hudson Valley" (collectively, the "Improvements"); (C) the acquisition and installation in, on and around the Improvements of various furniture, fixtures, machinery and equipment (collectively, the "Equipment"), including certain public infrastructure work and improvements, including, but not limited to, site preparation and earth work, roadway construction and curb work, ADA compliance work, electrical, lighting, sewer and water infrastructure work, off site infrastructure and access work on Meadow Avenue and Route 300, traffic infrastructure, a new recreation center for the Town of Newburgh, New York (the "Town") and a new field house for the Newburgh Enlarged School District (collectively, the "Public Improvements", in which Public Improvements the Agency shall reserve a perpetual exclusive easement (the "Public Use Easement") (the Public Improvements together with the Land, the Improvements and the Equipment are hereinafter collectively referred to as, the "Project Facility"), all of the foregoing to comprise a mixed-use commercial and public use facility; and (C) the issuance by the Issuer of tax-exempt and/or taxable revenue bonds to fund such Public Improvements and other related costs payable out of payments to be made from time to time by property owners at the Project Facility.

In order to induce the Company to acquire, construct and equip the Project Facility, the Agency is willing to take a leasehold interest in the Project Facility pursuant a Lease to Agency, and thereafter the Agency will develop the (A) Public Improvements through the Company as agent of the Agency under the terms of the Public Use Easement and (B) the Improvements through the Company as its agent, and lease the Project Facility back to the Company pursuant to a Leaseback Agreement (the Leaseback Agreement together with the Lease to Agency, the "Lease Agreements").

The Agency contemplates that it would provide financial assistance to the Company and/or its affiliates, consistent with the policies of the Agency, in the form of: (i) exemptions from sales and use taxes otherwise payable upon the purchase or lease of materials, furnishings, fixtures and equipment, and other taxable personal property and rentals related to the Project Facility; (ii) exemptions from mortgage recording taxes in connection with the acquisition financing, construction financing, permanent financing or any subsequent refinancing of the costs of the acquisition, construction and equipping of the Project Facility; and (iii) increment financing issued by the Issuer to be funded from payments in lieu of real property taxes under a

tax agreement between the Agency and the Company (the "Tax Agreement") that would involve a partial abatement of real property taxes in such amount as the Agency may determine in order to accomplish the purposes of the Project Facility (collectively, the "Financial Assistance"). The Tax Agreement and related increment financing to fund the construction and installation of the Public Improvements would be a deviation from the Agency's Uniform Tax Exemption Policy. It is contemplated that, among other things, the Tax Agreement will provide for payments to be utilized to pay debt service on public improvement bonds issued by the Issuer in the principal amount of approximately \$45,000,000 plus reserves, costs of issuance and capitalized interest, the net proceeds of which will be used to fund the Public Improvements. The payments under the Tax Agreement will also pay certain essential service payments and certain other amounts to all taxing jurisdictions which will be affected by the Tax Agreement.

A representative of the Agency will, at the above-stated time and place, hear and accept written comments from all persons with views in favor of or opposed to either the proposed financial assistance to the Company or the location or nature of the Project Facility. At the hearing, all persons will have the opportunity to review the application for Financial Assistance filed by the Company with the Agency and an analysis of the costs and benefits of the proposed Project Facility.

Dated: May 19, 2017

ORANGE COUNTY INDUSTRIAL
DEVELOPMENT AGENCY