

## 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 July 17th, at 2:00 p.m. local time, at the Village Hall located at 276 Main St., Goshen, NY 10924, in connection with the following matter:

Royal Wine Corporation, a New York corporation (the "Company"), has submitted an application (the "Application") to the Agency requesting the Agency's assistance with a certain multi-faceted project (the "Project") the second phase of which consists of: (A)(i) the continuation of a leasehold interest in approximately 82 acres of vacant land located at 2500 State Route 17M, Goshen, New York (Tax Map No. 117-1-1.222) (the "Land"); (ii) the build-out of a multi-story approximately 626,862 sq.ft. building to finish the wine and juice product manufacturing space, the distribution center, office space, the visitors center and tasting room, grape crushing area, storage space and production area (collectively, the "Facility"); (iii) the acquisition and installation in and on the Facility of tenant specific equipment, fixtures and furnishings, including but not limited to: processing/manufacturing equipment, bottling lines, storage tanks, racking, infrastructure upgrades, office and amenity fit-out, storefront glass in viewing areas for tours, and displays for retail sales and furnishings (the "Equipment" and together with the Land and the Facility, the "Project Facility"); (B) the granting of certain financial assistance in the form of exemption from State and local sales and use tax (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: June 29, 2023

ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY