

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 Yates County Industrial Development Agency (the "Agency") on Tuesday, October 10, 2023, at 3:00 p.m., local time, at Starkey Town Hall, 40 Seneca Street, Dundee, New York 14837 in connection with the following matter:

FROST WINES, LLC, for itself and/or on behalf of an entity or entities 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: (A) the acquisition by the Agency of a leasehold or other interest in certain real property located at 3962 NYS Route 14, Town of Starkey, Yates County, New York (the "Land", being more particularly described as tax parcel No. 100.04-1-17.1) and the existing improvements located thereon consisting principally of an approximately 8,370 square foot facility (the "Existing Improvements"); (B) the renovation of approximately 3,500 square feet of the Existing Improvements and the planning, design, construction and operation of approximately 9,500 square foot addition to the Existing Improvements comprised of additional fermentation space, tank rooms, catwalks, press pads, loading docks and flex spaces (collectively, the "Improvements"); and (C) the acquisition and installation in and around the Improvements of certain items of equipment, machinery and other tangible personal property (the "Equipment"; and, collectively with the Land, the Existing Improvements and the Improvements, the "Facility").

The Agency will acquire title to, or 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 Company will purchase the Facility from the Agency, or if the Agency holds a leasehold interest, the 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 partial real property tax abatement structured through a payment-in-lieu-of-tax agreement and a partial mortgage recording tax exemption as authorized pursuant to the laws of the State of New York, consistent with the policies of the Agency.

The Agency will broadcast the public hearing live at
<https://www.youtube.com/watch?v=ZnCu2TFEUiA>

A representative of the Agency will be at the above-stated time and place to present a copy of the Company's Project Application 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: September 29, 2023

YATES COUNTY INDUSTRIAL
DEVELOPMENT AGENCY