

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York General Municipal Law (the "Act") will be held by the Yates County Industrial Development Agency (the "Agency") on October 12, 2021, at 8:00 a.m., local time at One Keuka Business Park, Suite 121, Penn Yan, New York 14527, in connection with the matter described below.

Keuka Management Group LLC, for itself or on behalf of an entity 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 Route 54A Bluff Pt., Town of Jerusalem, Yates County, New York (the "Land", being more particularly described as tax parcel No. 72.04-1-28); (B) the planning, design, construction and operation of an approximately 4,800 square foot facility consisting of office space, indoor shopping space and an indoor showroom (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 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 leasehold interests will be terminated. The Agency contemplates that it will provide financial assistance to the Company in the form of (a) a sales and use tax exemption for purchases and rentals related to the acquisition, construction, and equipping of the Facility, (b) a partial real property tax abatement structured through the Tax Agreement, and (c) a mortgage recording tax exemption as authorized by the law of New York State (collectively, the "Financial Assistance").

In accordance with Section 859-a of the Act, a representative of the Agency will be at the above-stated time and place to present a copy of the Company's project Application, which is also available for viewing on the Agency's website at: www.fingerlakesedc.com. The Agency too will broadcast the Public Hearing live on the FLEDC website at <https://www.fingerlakesedc.com/new-events/2021/10/12/public-hearing-keuka-management-group-llc>. The Agency also encourages all interested parties to submit written comments to the Agency, which will all be included within the public hearing record. Any written comments may be sent to the Agency, Attention: Steve Griffin, Chief Executive Officer, Yates County Industrial Development Agency, One Keuka Business Park, Suite 104, Penn Yan, New York 14527; Telephone: (315) 536-7328, no later than October, 15, 2021.

Dated: September 24, 2021

YATES COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: 
Name: Steve Griffin
Title: Chief Executive Officer