

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 December 17, 2021 at 11:00 a.m., local time, at the Village of Penn Yan Meeting Room, 111 Elm Street, Penn Yan, Town of Milo in connection with the matter described below.

KEUKA PROPERTY VENTURES, 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 301 Lake Street, Village of Penn Yan, Yates County, New York (the "Land", being more particularly described as tax parcel No. 61.33-1-9.13) and the existing improvements located thereon consisting principally of an approximately 5,510 square foot building currently being operated as a restaurant (the "Existing Improvements"); (B) the planning, design, reconstruction, rehabilitation and renovation of certain upgrades to the Existing Improvements for the continued use as a restaurant/bar (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 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 (i) a sales and use tax exemption for purchases and rentals related to the acquisition, construction and equipping of the Project, (ii) a partial real property tax abatement structured through a payment-in-lieu-of-tax agreement, and (c) a mortgage recording tax exemption for financing and/or re-financings related to the Project.

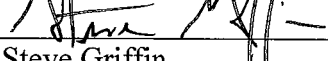
A representative of the Agency will be at the above-stated time and place to present a copy of the Company's application and hear and accept written and oral comments from all persons with views in favor of, opposed to or otherwise relevant to the proposed Financial Assistance.

The Agency will provide additional access to the public hearing by broadcasting the public hearing in real time online at:

<https://www.fingerlakesdc.com/new-events/keukaventurespublichearing>.

Dated: December 6, 2021

YATES COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: 
Name: Steve Griffin
Title: Chief Executive Officer