

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 May 17, 2021 at 9:00 a.m., local time, at Town of Milo Meeting Room located at 137 Main Street, Penn Yan, NY in the Town of Milo, Yates County, New York in connection with the matter described below. **PLEASE NOTE THE SPECIAL PUBLIC HEARING LOGISTICS AND INSTRUCTIONS INCLUDED AT THE END OF THIS NOTICE.**

THE SOLAR VILLAGE COMPANY LLC (the "Company") and **KEUKA SOLAR VILLAGE LLC** (the "Holding Company"), for themselves or on behalf of an entity or entities to be formed (collectively, the "Applicant"), has requested the Agency's assistance with a certain project (the "Project") consisting of: (A) the acquisition by the Agency of a leasehold or other interest in approximately 16 acres of real property located at 2447 Bath Road, Town of Milo, Yates County, New York (the "Land", being more particularly described as tax parcel No. 61.50-1-4); (B) the planning, design, construction and operation of an approximately 71,000 square foot, eighty-five (85) unit residential apartment facility, consisting of forty (40) luxury-style apartments and forty-five (45) residential apartments serving households making 80% Area Median Income, together with related site work, parking, curbage and related exterior improvements (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.

PLEASE NOTE SPECIAL PUBLIC HEARING CONDUCT INSTRUCTIONS AND INFORMATION:

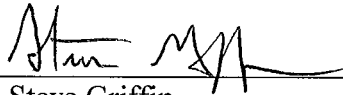
In accordance with Section 859-a of the Act, a representative of the Agency will be at the above-stated time and place to present a copy of the Applicant's Project Application, which is also available for viewing on the Agency's website at: <https://www.fingerlakesedc.com/keuka-solar-village-llc>. However, given the ongoing COVID-19 public health crisis and related Executive Orders issued by Governor Andrew M. Cuomo and local distancing restrictions at municipal facilities, the Agency will have limited accommodations for in-person public attendance or participation at this hearing for ten (10) or less individuals at the same time. In addition to this limited capacity gathering, and in furtherance of the provisions of Section 859-1 of the Act

a reasonable opportunity, both orally and in writing, to present their views with respect to the Project, the Agency will also conduct a concurrent virtual public hearing live on a video conference at:

<https://us02web.zoom.us/j/85266705120?pwd=SDdEU2plNzFCQ3dDQ1UxM0tUdnpsZz09>, with written comments accepted on that platform in real time. In addition, the Agency will provide public access to provide oral comments in real time via conference bridge at telephone number: +1 (929) 205-6099, Meeting ID: 852 6670 5120, Passcode: 388652. The Agency also encourages all interested parties to submit written comments to the Agency, which will 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 May 17th, 2021 at 4:00 p.m.

Dated: April 30, 2021

YATES COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: 
Name: Steve Griffin
Title: Chief Executive Officer