

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held by the County of Lewis Industrial Development Agency on January 5, 2022 at 2:00pm, local time, at the Village of Lowville Offices at 5535 Bostwick Street, Lowville, New York. That hearing will relate to the following matter:

Tug Hill Artisan Roasters, LLC (the "Company"), has submitted an application to the County of Lewis Industrial Development Agency (the "Agency") requesting that the Agency furnish the Company with financial assistance with regard to a commercial project (the "Project") contemplated by the Company. That Project would consist of the renovation of the former County Jail real property at 7514 South State Street into a commercial facility with a coffee roaster and bakery business and rental spaces for commercial tenants in the Village of Lowville, Town of Lowville, Lewis County (the "Facility").

The Agency is considering whether to undertake the Project and to provide financial assistance with respect to the Project in the form of: (A) sales and use tax exemptions with respect to qualifying personal property included within the Project or used in the acquisition, construction, renovation or equipping of the Facility; (B) an exemption from mortgage recording taxes with respect to any qualifying mortgage on the Facility granted by the Company for the purpose of securing financing for the Project; and (C) a partial real property tax abatement through a payment-in-lieu-of tax-agreement between the Agency and the Company (collectively, the "Financial Assistance").

If the Financial Assistance is approved by the Agency, the Agency will acquire and retain title to the Facility (or an interest therein) and lease or sell the Facility (or such interest therein which the Agency may have) to the Company pursuant to a lease agreement or installment sale agreement (the "Agreement"). At the end of the term of the Agreement, the Company will purchase the Agency's interest in the Facility.

The Agency will, at the public hearing scheduled as aforesaid, provide a reasonable opportunity to all interested persons to present their views, either orally or in writing, on the Project and on the proposed Financial Assistance for the Project.

This public hearing is being conducted in accordance with subdivision 2 of Section 859-a of the New York General Municipal Law.

DATED: December 2, 2021

COUNTY OF LEWIS INDUSTRIAL
DEVELOPMENT AGENCY