

## 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 City of Newburgh Industrial Development Agency (the "Agency") on November 21, 2016, at 6 p.m., local time, at the City of Newburgh Council Chambers, 3<sup>rd</sup> Floor, 83 Broadway, Newburgh, New York, in connection with the following matter:

Lower Broadway Development, LLC, a New York limited liability company (the "Company") has submitted an application to the Agency requesting the Agency's assistance with a certain project (the "Project") consisting of (i) the Agency taking title, possession or control (by deed, lease, sublease, license or otherwise) of that certain land and vacant improvements located at 96 Broadway, Newburgh, New York (the "Project Site"); (ii) the lease, sublease, or installment sale of the Project Site to the Company; and (iii) the reconstruction, renovation, improving, maintenance and equipping of the Project Site; (iv) the acquisition and installation in and around the Project Site of certain items of equipment and other tangible personal property (the "Equipment", and collectively with the Project Site, as reconstructed, renovated and improved, the "Facility"), which Facility will be developed and operated by the Company as a mixed-use commercial structure, including commercial/retail uses and market and affordable rental units under a lease or sublease from the Agency, all as more fully described in the Application.

The Agency contemplates that it will provide financial assistance (the "Financial Assistance") to the Company in the form of exemptions from sales and use taxes, mortgage recording taxes, and real property taxes consistent with the policies of the Agency.

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, opposed to, or otherwise relevant to the proposed Financial Assistance. The application may be viewed at <http://www.cityofnewburgh-ny.gov/industrial-development-agency>

Joshua L. Smith, Chairman  
CITY OF NEWBURGH INDUSTRIAL  
DEVELOPMENT AGENCY

Dated: November 10, 2016