

## 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 Wayne County Industrial Development Agency (the "Agency") on the 8<sup>th</sup> day of December, 2015 at 9:30 a.m. local time, Town of Walworth Town Hall, 3600 Lorraine Drive, Walworth, New York 14568, in connection with the following matter:

**MCALPIN INDUSTRIES, INC.**, for itself and/or a related entity or entity to be formed (collectively, the "Company"), has submitted an application to the Agency requesting the Agency's assistance with a certain project (the "Project") consisting of (i) the acquisition by the Agency of a leasehold interest in approximately 23.40 acres of real property located at 856 State Route 441 in the Town of Walworth, New York (the "Land", being more particularly described as a portion of tax parcel 63114-0000-886393) along with the existing improvements thereon (the "Existing Improvements"); (ii) the planning, design, construction, and operation of an approximately 120,000 square foot building structure on the Land to be utilized (a) by the Company as a light manufacturing facility for the production of steel parts and supplies, and (b) by tenant(s) of the Company as a multipurpose sports, recreation and entertainment facility, along with external playing fields and related improvements, parking lots, access and egress improvements, signage, curbage, sidewalks, drainage and landscaping improvements (collectively, the "Improvements"); (iii) the acquisition of and installation in and around the Existing Improvements and Improvements by the Company of machinery, equipment, fixtures and other items of tangible personal property (the "Equipment" and, collectively with, the Land, the Existing Improvements and the Improvements, the "Facility"); and (iv) entering into a straight lease transaction (within the meaning of subdivision (15) of Section 854 of the Act), pursuant to which the Agency will retain a leasehold interest in the Facility for a period of time and sublease such interest in the Facility back to the Company (the "Straight Lease Transaction").

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 interest will be terminated. The Agency contemplates that it will provide financial assistance (the "Financial Assistance") to the Company in the form of (i) sales and use tax exemptions in connection with the acquisition of materials, services and supplies in connection with the Improvements and Equipment; (ii) a mortgage recording tax exemption in connection with financing(s) relating to the Project; and (iii) a partial real property tax abatement through a Payment in Lieu of Taxes Agreement ("PILOT Agreement").

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

Dated: November 4, 2015

WAYNE COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY