

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York State Municipal Law will be held by the County of Rockland Industrial Development Agency (the "Agency") on **Wednesday, June 16, 2021 at 10:30 a.m., via video conference "Zoom" meeting. The public may participate at that time via www.zoom.com, Meeting I.D. #858-5344-1874, Passcode #080513.** The public hearing will concern the Agency's providing financial assistance for a Project more fully described below.

59 Owner LLC (the "Applicant") has requested that the Agency provide financial assistance in connection with the Applicant's acquisition of property and construction of a new office building, and redevelopment of an underutilized property located at 33 Route 59, Monsey (the "Premises") in the Town of Ramapo and the acquisition of fixtures, equipment and machinery related thereto, all to be used as an office building (the "Project").

The estimated cost of the Project is to be approximately **\$65,425,000.00**. The requested financial assistance will include (i) the providing of an exemption from mortgage tax in the amount of \$546,000.00 for a mortgage secured by the Premises in an amount not to exceed **\$52,000,000.00**, (ii) the providing of an exemption from sales tax of up to **\$1,665,000.00** for amounts expended for the renovation, furnishing and equipping of the Project for expenditures up to **\$19,880,000.00**, and (iii) the providing of an abatement of any real property taxes, which abatement shall only be granted in the amount determined by the affected taxing jurisdictions.

Copies of the Applicant's application for financial assistance, including an analysis of the costs and benefits of the proposed project, will be available for review by interested persons from the date of publication of this notice to the date of the public hearing for the Project at the offices of the Agency at 67 North Main Street, New City, New York 10956 during normal business hours, upon reasonable notice to the Agency. The telephone number of the Agency is (845) 335-4492.

The Agency will at the above-stated time and place hear all persons with views in favor of or opposed to the providing of exemptions from sales taxes and the financial assistance described herein. A representative of the Agency will be at the above-stated time and place to hear oral comments and accept written comments from all persons with views in favor of or opposed to the granting of any of the foregoing financial assistance or the location or nature of the Project.

Dated: June 8, 2021

COUNTY OF ROCKLAND INDUSTRIAL DEVELOPMENT AGENCY

By: Eric Dranoff, Chairperson



**AFFIDAVIT OF PUBLICATION
FROM**

**State of Wisconsin
County of Brown, ss.:**

On the 8 day of June in the year 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Nicholas Renstrom, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed, the instrument.

Nicholas Renstrom being duly sworn says that he/she is the principal clerk of **THE JOURNAL NEWS**, a newspaper published in the County of Westchester and the State of New York, and the notice of which the annexed is a printed copy, was published in the newspaper area(s) on the date (s) below:

Zone: Rockland **Run Dates:** 06/08/2021

Signature

Sworn to before me, this 8 day of June, 2021
Nancy Heyrman
Notary Public, State of Wisconsin, County of Brown

5.19.23
My commission expires

Legend:
WESTCHESTER:
Amawalk, Ardsley, Ardsley on Hudson, Armonk, Baldwin Place, Bedford, Bedford Hills, Brewster, Briarcliff Manor, Bronxville, Buchanan, Carmel, Chappaqua, Cold Spring, Crompond, Cross River, Croton Falls, Croton on Hudson, Dobbs Ferry, Eastchester, Elmsford, Garrison, Goldens Bridge, Granite Springs, Greenburg, Harrison, Hartsdale, Hastings, Hastings on Hudson, Hawthorne, Irvington, Jefferson Valley, Katonah, Lake Peekskill, Larchmont, Lincolndale, Mahopac, Mahopac Falls, Mamaroneck, Millwood, Mohegan Lake, Montrose, Mount Kisco, Mount Vernon, New Rochelle, North Salem, Ossining, Patterson, Peekskill, Pelham, Pleasantville, Port Chester, Pound Ridge, Purchase, Purdys, Putnam Valley, Rye, Scarsdale, Shenorock, Shrub Oak, Somers, South Salem, Tarrytown, Thornwood, Tuckahoe, Valhalla, Verplanck, Waccabuc, White Plains, Yorktown Heights, Yonkers

ROCKLAND:
Blauvelt, Congers, Garnerville, Haverstraw, Hillburn, Monsey, Nanuet, New City, Nyack, Orangeburg, Palisades, Pearl River, Piermont, Pomona, Sloatsburg, Sparkill, Spring Valley, Stony Point, Suffern, Tallman, Tappan, Thiells, Tomkins Cove, Valley Cottage, West Haverstraw, West Nyack

Ad Number: 0004768088

**NANCY HEYRMAN
Notary Public
State of Wisconsin**

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York State Municipal Law will be held by the County of Rockland Industrial Development Agency (the "Agency") on Wednesday, June 16, 2021 at 10:30 a.m., via video conference "Zoom" meeting. The public may participate at that time via www.zoom.com, Meeting I.D. #858-5344-1874, Passcode #080513. The public hearing will concern the Agency's providing financial assistance for a Project more fully described below.

59 Owner LLC (the "Applicant") has requested that the Agency provide financial assistance in connection with the Applicant's acquisition of property and construction of a new office building, and redevelopment of an underutilized property located at 33 Route 59, Morsey (the "Premises") in the Town of Ramapo and the acquisition of fixtures, equipment and machinery related thereto, all to be used as an office building (the "Project").

The estimated cost of the Project is to be approximately \$65,425,000.00. The requested financial assistance will include (i) the providing of an exemption from mortgage tax in the amount of \$546,000.00 for a mortgage secured by the Premises in an amount not to exceed \$52,000,000.00, (ii) the providing of an exemption from sales tax of up to \$1,665,000.00 for amounts expended for the renovation, furnishing and equipping of the Project for expenditures up to \$19,880,000.00, and (iii) the providing of an abatement of any real property taxes, which abatement shall only be granted in the amount determined by the affected taxing jurisdictions.

Copies of the Applicant's application for financial assistance, including an analysis of the costs and benefits of the proposed project, will be available for review by interested persons from the date of publication of this notice to the date of the public hearing for the Project at the offices of the Agency at 67 North Main Street, New City, New York 10956 during normal business hours, upon reasonable notice to the Agency. The telephone number of the Agency is (845) 335-4492.

The Agency will at the above-stated time and place hear all persons with views in favor of or opposed to the providing of exemptions from sales taxes and the financial assistance described herein. A representative of the Agency will be at the above-stated time and place to hear oral comments and accept written comments from all persons with views in favor of or opposed to the granting of any of the foregoing financial assistance or the location or nature of the Project.

Dated: June 8, 2021

COUNTY OF ROCKLAND INDUSTRIAL DEVELOPMENT AGENCY

By: Eric Dranoff, Chairperson

4768088

PUBLIC HEARING REPORT

This report describes, in summary form, procedures taken by Rockland County Industrial Development Agency under its Public Hearing procedures for Federal Tax Compliance Purposes and the results of the hearing held with respect to the project described below:

Proposed project user: 59 Owner LLC

Type of project: The Applicant has requested financial assistance in the form of sales and mortgage tax exemptions, as well as a PILOT for the purposes of constructing a new facility in Monsey, NY.

Facilities to be financed: Applicant has requested financial assistance in connection with the Applicant's proposed construction of a new facility in Monsey, NY.

Location of project: 33 Route 59, Monsey, NY

Approximate issue size: \$65,425,000.00

Date and Newspaper notice of hearing published: 6/8/21 - The Journal News

Date of public hearing: 6/16/21

Time of Hearing: 10:30 a.m.

Location of Public Hearing: Zoom teleconference Meeting.

Hearing officer: Steven Porath

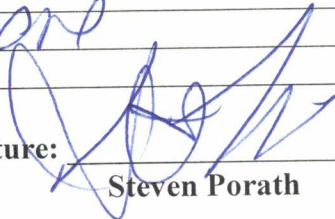
Persons appearing at hearing:

Alisa Bonzer, Mt. 59 LLC

Summary of views presented:

None

Signature:



Steven Porath