

## AFFIDAVIT OF PUBLICATION FROM

State of Wisconsin  
County of Brown, ss.:

On the 10 day of September in the year 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Linda Tutt, 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.

Linda Tutt 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, on the editions dated :

**Zone:**  
**Rockland**

**Run Dates:**  
09/10/2021

Linda Tutt  
Signature

Sworn to before me, this 10 day of September, 2021

Sarah Bertelsen  
Notary Public, State of Wisconsin, County of Brown

SARAH BERTELSEN  
Notary Public  
State of Wisconsin

7/27/20

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: 0004902334

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Section 859-a of the New York State Industrial Development Agency Act of Article 18-A of the New York State General Municipal Law, as amended, will be held by the County of Rockland Industrial Development Agency (the "Agency") on the 20th day of September, 2021, at 10 a.m. local time, at the Agency's offices at 67 N. Main Street, 3rd Floor, New City, N.Y. 10956. The public hearing will concern the Agency's providing financial assistance for a project more fully described below.

Friendship Ventures, LLC (the "Applicant") has submitted an Application for Financial Assistance (the "Application") to the County of Rockland Industrial Development Agency (the "Agency") for financial assistance with respect to the acquisition, construction and equipping of an Adult Care Facility with Assisted Living Program beds (ACF/ALP) (the "Project") to provide room and board, food services, personal care services, housekeeping and other services allowed within an ACF/ALP to adults who require assistance, focusing on low-income adults who do not have private funds to pay for these services, to be located at 156 West Clarkstown Rd, all in the Town of Clarkstown, Rockland County, New York.

The premises to be acquired currently includes an existing 44 bed Adult Care Facility that is aging, and the proposed Project includes the construction of a new 35,000 square feet 79 bed Adult Care Facility on an expanded site, after which residents of the aging building will be moved to the new building, and the old building will be demolished.

The cost of the Project is estimated to be approximately \$12,400,000 and the Applicant anticipates that approximately 8 full time equivalent jobs will be retained upon completion and stabilization of operations. The Applicant has requested financial assistance from the Agency in the form of (i) sales tax exemptions of approximately \$335,000 with respect to the cost of acquiring or leasing materials and equipment costing approximately \$4,000,000, (ii) exemptions from payment of mortgage recording tax with respect to an approximately \$9,200,000 mortgage securing the financing for the Project (to the extent available under applicable law) and (iii) payment in lieu of tax benefits in amounts to be determined by the taxing jurisdictions.

Copies of the Applicant's application for financial assistance is posted on-line at the Agency website at <https://www.rocklandida.com>. Interested individuals may also submit written comments to the Agency on or before the date of the public hearing, Attention: Steven Porath at 67 North Main Street, 3rd floor, New City, N.Y. 10956 or via e-mail at [sporath@rocklandida.com](mailto:sporath@rocklandida.com). The Agency will, at the above-stated time and place, hear all persons with views in favor of or opposed to the financial assistance described herein. A representative of the Agency will at the above-stated time and place 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.

ted: September 10, 2021

CKLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY

4902334

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Dated: September 10, 2021

ROCKLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY



## 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:** Friendly Ventures, LLC

**Type of project:** The Applicant has requested financial assistance in the form of sales tax and mortgage recording tax exemptions, as well as a PILOT.

**Facilities to be financed:** Applicant has requested financial assistance in connection with a new facility in the Town of Clarkstown, NY.

**Location of project:** 156 West Clarkstown Road, Town of Clarkstown, NY

**Approximate issue size:** \$12,400,000

**Date and Newspaper notice of hearing published:** September 10, 2021 - The Journal News

**Date of public hearing:** September 20, 2021

**Time of Hearing:** 10 a.m.

**Location of Public Hearing:** IDA offices, 67 N. Main Street, New City, NY 10956

**Hearing officer:** Steven Porath

**Persons appearing at hearing:** None

**Summary of views presented:** MA

**Signature:** 

Steven Porath