

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 **Tuesday, January 16, 2018 at 9:30 a.m. at the Offices of County of Rockland Industrial Development Agency, at 67 North Main Street, 3rd Floor, New City, New York 10956.** The public hearing will concern the Agency's providing financial assistance for a Project more fully described below.

United Structural Works, Inc. and OM Realty Associates LLC, or a related legal entity (collectively the "Applicant") have requested that the Agency provide financial assistance in connection with the Applicant's expansion of the Company's existing facilities, including the construction of a new building of approximately 43,750 square feet and the renovation and redevelopment of the existing building and the acquisition of furniture, fixtures, equipment and machinery related thereto, all to be used for manufacturing purposes and for administrative offices located at 45 Hemlock Drive, Congers, in the Town of Clarkstown (the "Project").

The estimated cost of the Project is to be approximately **\$7,000,000.00**. The requested financial assistance will include (i) the providing of an exemption from mortgage tax in the amount of **\$73,500.00** on a mortgage secured by the real property located at 100 Brenner Drive, Congers, New York in an amount not to exceed **\$7,000,000.00**, (ii) the providing of an exemption from sales tax of up to **\$300,000.00** for amounts expended for the renovation, furnishing and equipping of the facility for expenditures up to **\$3,582,090.00**, 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 on 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 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.

Dated: January 2, 2018

COUNTY OF ROCKLAND INDUSTRIAL DEVELOPMENT AGENCY

By: Eric Dranoff, Chairperson