

## 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 **March 15, 2022 at 10:00 a.m., via video conference "Zoom" meeting. The public may participate at that time via [www.zoom.com](http://www.zoom.com), Meeting ID: 990 3599 8985, Passcode: BVW00c.** The public hearing will concern the Agency's providing financial assistance for a Project more fully described below.

**RCD Park Landowner LLC** (the "Applicant") has requested that the Agency provide financial assistance in connection with the Applicant's construction of a new 220,000 square foot warehouse facility and the redevelopment of an underutilized property located at 701, 703 and 705 Executive Boulevard and 621, 623, and 625 Corporate Way, Valley Cottage, New York (the "Premises"), consisting of the approval of a payment in lieu of taxes agreement ("PILOT Agreement") adopted by the affected tax jurisdictions and the acquisition of fixtures, equipment and machinery related thereto, all to be used as a warehouse and distribution facility and administrative offices as more fully described above in the Town of Clarkstown (the "Project").

The estimated cost of the Project is to be approximately **\$55,650,000.00**. The requested financial assistance will include (i) the providing of an exemption from mortgage tax in the amount of **\$388,500.00** on a mortgage secured by the Premises in an amount not to exceed **\$37,000,000.00**, (ii) the providing of an exemption from State and Local sales tax of up to **\$2,566,937.50** for amounts expended for the construction, furnishing and equipping of the facility for expenditures up to **\$30,650,000.00**, and (iii) a PILOT Agreement providing for 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 254 South Main Street, Suite 410, New City, New York 10956 during normal business hours, upon reasonable notice to the Agency. The telephone number of the Agency is (845) 977-3900.

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: February 28, 2022

COUNTY OF ROCKLAND INDUSTRIAL DEVELOPMENT AGENCY

By: Eric Dranoff, Chairperson