

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 28th day of January, 2025, at 9 a.m. local time, at Town of Ramapo Town Hall, 237 Route 59, Suffern, New York 10901. The public hearing will concern the Agency’s providing financial assistance for a project more fully described below:

Connectivity Systems, LLC (the “Applicant”) has submitted an Application for Financial Assistance to the Agency with respect to the construction of a five-story building to provide retail, storage and office space (the “Project”), on a parcel of land located at 140 Route 59, Monsey, in the Town of Ramapo, New York, including related equipment, machinery, apparatus and ancillary or related site and other work required in connection therewith.

The cost of the Project is estimated to be approximately \$34,712,970. The Applicant has requested financial assistance in connection with the Project in the form of (i) sales tax exemptions with respect to the cost of using or acquiring materials and equipment in the approximate amount of \$832,500 with respect to the \$9,940,000 cost of construction materials for the Project, (ii) exemptions from mortgage recording tax with respect to an approximately \$26,000,000 mortgage securing the financing for the Project (to the extent permitted by 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 254 South Main Street, Suite 410, New City, N.Y. 10956 or via e-mail at 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 be present 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: January 17, 2025

ROCKLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY