

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York General Municipal Law (the “Act”) will be held by the City of Geneva Industrial Development Agency (the “Agency”) on May 3, 2023 at 5:00 p.m. at 47 Castle Street, Geneva, 2nd Floor, New York 14456 in connection with the matter described below.

NARDOZZI HOLDINGS, LLC, a New York limited liability company, for itself or on behalf of an entity formed or to be formed by it or on its behalf (the "Company") has submitted an application (the "Application") to the Agency, a copy of which is on file with the Agency, requesting the Agency's assistance with respect to a certain project (the "Project") consisting of: (i) the acquisition by the Agency of a leasehold or other interest in a certain property located at Forge Avenue in the City of Geneva, New York, Ontario County, New York (the "Land", being more particularly described as tax parcel No. 90.16-3-1-1.111); (ii) the construction of an approximately 20,000 square foot facility for use as administrative offices, warehousing, storage, and garage space (collectively, the "Improvements"); (iii) the acquisition of and installation in and around the Land and Improvements by the Company of machinery, equipment, fixtures and other items of tangible personal property (the "Equipment" and, collectively with, the Land and the Improvements, the "Facility"); and (iv) entering into a straight lease transaction (within the meaning of subdivision (15) of Section 854 of the Act), pursuant to which the Agency will retain a leasehold interest in the Facility for a period of time and sublease such interest in the Facility back to the Company (the “Straight Lease Transaction”).

The Agency is contemplating providing financial assistance to the Company with respect to the Project (collectively, the “Financial Assistance”) in the form of: (A) an exemption from all state and local sales and use taxes with respect to qualifying personal property included in or incorporated into the Facility or used in the construction and equipping of the Facility; (B) an exemption from New York State and local mortgage recording taxes as permitted by law, consistent with the policies of the agency; and (C) a partial real property tax abatement through a payment-in-lieu-of-tax agreement (the “PILOT Agreement”), pursuant to which the Company would make payments in lieu of real property taxes to the Agency for the benefit of each affected tax jurisdiction (the “Affected Tax Jurisdictions”).

In accordance with Section 859-a of the Act, a representative of the Agency will be at the above-stated time and place to present a copy of the Company's project Application and hear and accept written and oral comments from all persons with views in favor of or opposed to or otherwise relevant to the proposed Financial Assistance.

The Agency will provide access to the public hearing by broadcasting the public hearing in real time online at <https://www.youtube.com/c/CityofGenevaNY>. The Agency will also be broadcasting live on a video conference at <https://us02web.zoom.us/j/84660106507?pwd=eHR1UEExqM2xwUkVmcVUweWN0eFplQT09>, meeting ID 846 6010 6507, passcode 504384, with written comments accepted on that platform in real time.

The Agency encourages all interested parties to submit written comments to the Agency, which will be included within the public hearing record. Any written comments may be sent to City of Geneva Industrial Development Agency, 47 Castle Street, Geneva, New York, 14456, Attention: Executive Director and/or via email at tverrier@mrbgroup.com with the subject line being "Re: Nardozzi Holdings, LLC" no later than May 2, 2023.

Dated: April 17, 2023

CITY OF GENEVA INDUSTRIAL
DEVELOPMENT AGENCY

By: Tracy Verrier, Executive Director