

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York General Municipal Law will be held by the Tompkins County Industrial Development Agency (the "Agency") on Monday, May 6, 2019, at 5:00 p.m., local time, at the Tompkins County Legislative Chambers at 121 East Court Street, Ithaca, New York 14850, in connection with the following matter:

EX LIBRIS, LLC, for itself and on behalf of an entity to be formed (the "Company"), has submitted an application (the "Application") to the Agency requesting the Agency's assistance with a certain project (the "Project") consisting of: (i) the acquisition by the Agency of a leasehold interest in certain property located at the site of the former Tompkins County Public Library at 104 West Court Street (tax parcel number 61.-1-4), in the City of Ithaca, Tompkins County, New York (the "Land") and any existing improvements located thereon (the "Existing Improvements"); (ii) the construction on the Land of sixty-six (66) market-rate age-restricted residential apartments for renters older than fifty-five (55) years old, consisting of (a) on the first floor, an approximately 30-space parking garage for use by tenants, a community room, an approximately sixty-seat public restaurant, a private spa and wellness center and an office intended for a home health care agency for á la carte home health services, (b) on the second floor, a semi-public and private plaza, (c) on the third and fourth floors, apartments with balconies or patios, and (d) on the upper floors, amenity rooms including a screening room, a library and private dining room ("Improvements"); and (iii) the acquisition and installation in and around the Improvements of certain items of machinery, equipment and other items of tangible personal (the "Equipment"; and, collectively with the Land and the Improvements, the "Facility").

The Agency will acquire title to or a leasehold interest in the Facility as well as an interest in the Equipment and lease the Facility back to the Company. The Company will operate the Facility during the term of the lease. At the end of the lease term, the Company will purchase the Facility from the Agency, or if the Agency holds a leasehold interest, the leasehold interest will be terminated. The Agency contemplates that it will provide financial assistance (the "Financial Assistance") to the Company in the form of sales and use tax exemptions and a partial exemption from mortgage recording taxes as permitted by New York State law, consistent with the policies of the Agency, and a partial real property tax abatement.

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.

Dated: April 19, 2019

TOMPKINS COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY