

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing, pursuant to Article 18-A of the New York State General Municipal Law, will be held by the Tioga County Industrial Development Agency (the "Agency") on the 24<sup>th</sup> day of June, 2015 at 5:30 p.m., local time, at the Nichols Elementary School Gymnasium, 139 Ro-Ki Boulevard, Nichols, New York 13812 in connection with the Nichols Cross Dock, LLC's (the "Company") request for financial assistance and associated State Environmental Quality Review (SEQR) Full Environmental Assessment Form (FEAF).

Nichols Cross Dock, LLC, a limited liability company organized and existing under the laws of the State of New York has requested that the Agency assist in the purchase of approximately twenty one (21) acres and the construction of two (2) buildings. One building would house a combined service center (24,560 sq. ft.) and office (5,151 sq. ft.) and the other a vehicle repair shop (9,679 sq. ft.). In addition, there will be a fueling island and small truck lubrication station. The Facility will be owned, operated and/or managed by the Company and leased to FedEx Freight as a distribution facility for the logistics industry.

The Agency will acquire title to or a leasehold interest in the Facility and lease the Facility to the Company. At the end of the lease term, the Agency's interest in the Facility and Equipment will be reconveyed to the Company. The Agency contemplates that it will provide financial assistance to the Company in the form of the issuance of exemptions from mortgage recording taxes and sales taxes and abatement of real property taxes, according to the Agency's Uniform Payment-in-Lieu-of-Tax ("PILOT") Policy, consistent with the policies of the Agency.

A copy of the Company's application to the Agency as well as the Cost Benefit Analysis of the Facility will be available for review, during regular business hours, at the Agency's offices at 56 Main Street, Owego, New York 13827.

A representative of the Agency will, at the above-stated time and place, hear and accept written comments from all persons with views in favor of or opposed to either the proposed financial assistance to the Company or the location or nature of the Facility.

Dated: June 10, 2015

TIOGA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

By: Ruth L. Fiato  
Ruth L. Fiato, Executive Administrator