

## 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 2<sup>nd</sup> day of November, 2016 at 6:00 p.m., local time, at the Tioga Country Club, 151 Roki Boulevard, Town of Nichols, Tioga County, New York 13812 in connection with the following matters:

Tioga Downs Racetrack, LLC, a limited liability company organized and existing under the laws of the State of New York, and Tioga Recreation Association, Inc., a not-for-profit corporation organized and existing under the laws of the State of New York (collectively, the "Company") has requested that the Agency assist in the financing of the construction, renovation and equipping of a golf course facility located on approximately 112.07 acres of land located at 151 Roki Boulevard in the Town of Nichols, County of Tioga and State of New York consisting of a 10,000+/- square foot clubhouse facility equipped with new equipment, furniture and fixtures for the golf course and clubhouse including new kitchen equipment, HVAC system, refrigeration equipment, surveillance cameras and support systems, security systems, fire safety systems, IT infrastructure and systems, and replacement golf carts and golf course equipment all to be used as a golf course and clubhouse (the "Project.") The planned construction will be located at 151 RoKi Boulevard, Nichols, Tioga County, New York 13812 and will help Tioga Downs and Tioga County attract additional tourism by serving as a destination point. The Project will be initially owned, operated and/or managed by the Company.

The Agency will acquire title to or a leasehold interest in the Project and lease the Project to the Company. At the end of the lease term, the Agency's interest in the Project 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, sales taxes, and an abatement of real property taxes, including a deviation from the Agency's Uniform Tax Exemption Policy consistent with the policies of the Agency.

A copy of the Company's application to the Agency 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 Project.

Minutes of the hearing will be made available to the County Executive of the County of Tioga.

TIOGA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

Dated: October 19, 2016

By: /s/ Ralph E. Kelsey, Chairman