

NOTICE OF PUBLIC HEARING
ON PROPOSED PROJECT
AND FINANCIAL ASSISTANCE
RELATING THERETO

Notice is hereby given that a public hearing pursuant to Section 859-a(2) of the General Municipal Law of the State of New York (the "Act") will be held by Ulster County Industrial Development Agency (the "Agency") on the 28th day of January, 2014 at 7:00 o'clock p.m., local time, at Auditorium, New Paltz High School, 130 South Putt Corners Road, in Town of New Paltz, Ulster County, New York in connection with the following matters:

Park Point New Paltz, LLC, a New York limited liability company (the "Company"), has presented an application (the "Application") to the Agency, a copy of which Application is on file at the office of the Agency, requesting that the Agency consider undertaking a project (the "Project") for the benefit of the Company, said Project consisting of the following: (A) (1) the acquisition of an interest in an approximate 50 acre parcel of land located at Route 32 S (42 acres at Tax Map #86.4-2-3.113 and 8 acres as a portion of Tax Map 86.4-2-3.115) and an approximate 34 acre parcel of land located at Route 32 S (a portion of Tax Map #86.4-2-3.115 and a portion of Tax Map #86.012-2-58.2) in the Town of New Paltz, Ulster County, New York (the "Land"), (2) the construction on the Land of certain improvements, including the following: (a) a student/faculty housing facility, together with a club house/community center, containing approximately 350,000 square feet of space, (b) water wells, a water storage tank containing approximately 250,000 gallons, and a water treatment plant containing approximately 1,500 square feet of space (all to be located on the 34 acre parcel), and (c) a waste water treatment plant containing approximately 3,200 square feet of space (collectively, the "Facility") and (3) the acquisition and installation therein and thereon of certain machinery and equipment (the "Equipment") (the Land, the Facility and the Equipment being collectively referred to as the "Project Facility"), all of the foregoing to be owned by the Company and operated as an approximately 258 unit student/faculty housing project and other directly and indirectly related activities; (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency.

The Agency is considering whether (A) to undertake the Project, and (B) to provide certain exemptions from taxation with respect to the Project, including (1) exemption from mortgage recording taxes with respect to any documents, if any, recorded by the Agency with respect to the Project in the office of the County Clerk of Ulster County, New York or elsewhere, (2) exemption from deed transfer taxes on any real estate transfers, if any, with respect to the Project, (3) exemption from sales taxes relating to the acquisition, construction and installation of the Project Facility, and (4) in the event that the Project Facility would be subject to real property taxation if owned by the Company but shall be deemed exempt from real property taxation due to the involvement of the Agency therewith, exemption from real property taxes (but not including special assessments and special ad valorem levies), if any, with respect to the Project Facility, subject to the obligation of the Company to make payments in lieu of taxes with respect to the Project Facility. If any portion of the Financial Assistance to be granted by the Agency with respect to the Project is not consistent with the Agency's uniform tax exemption policy, the Agency will follow the procedures for deviation from such policy set forth in Section 874(4) of the Act prior to granting such portion of the Financial Assistance.

If the Agency determines to proceed with the Project, the Project Facility will be acquired, constructed and installed by the Agency and will be leased (with an obligation to purchase) or sold by the

Agency to the Company or its designee pursuant to a project agreement (the “Agreement”) requiring that the Company or its designee make certain payments to the Agency.

The Town of New Paltz Planning Board (the “Planning Board”) is the lead agency under Article 8 of the Environmental Conservation Law (the “SEQR Act”) with respect to the Project. The Planning Board has issued a “Notice of Completion of Final Environmental Impact Statement (FEIS) and SEQRA Public Hearing” under the SEQR Act and such notice was received by the Agency on November 18, 2013.

The Agency will at said time and place hear all persons with views on either the location and nature of the proposed Project, or the Financial Assistance being contemplated by the Agency in connection with the proposed Project. A copy of the Application filed by the Company with the Agency with respect to the Project, including an analysis of the costs and benefits of the Project, is available for public inspection during business hours at the offices of the Agency. A transcript or summary report of the hearing will be made available to the members of the Agency.

Additional information can be obtained from, and written comments may be addressed to: Suzanne Holt, Director, Office of Business Services, Ulster County Industrial Development Agency, P.O. Box 1800, 244 Fair Street, Kingston, New York 12402; Telephone: (845) 340-3556.

Dated: January 16, 2014.

ULSTER COUNTY INDUSTRIAL DEVELOPMENT
AGENCY

By: s/ Michael Horodyski
Chairman