

## 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 County of Sullivan Industrial Development Agency (“Agency”) on Wednesday, August 23, 2017 at 10:30 a.m., local time, in the Legislative Hearing Room, Sullivan County Government Center, 100 North Street, Monticello, Sullivan County, New York, in connection with the following matter:

Empire Resorts Real Estate II, LLC, for itself or on behalf of an entity to be formed (“Company”) has submitted an application (“Application”), a copy of which is on file with the Agency, requesting the Agency’s assistance with respect to a certain project consisting of the: (i) acquisition, construction, installation and equipping of an approximately 124,000 square foot six-story building that will include up to a 162 room hotel and mixed-use spaces anticipated to include a coffee shop, a restaurant, a night club, and retail (“Building”) situate on approximately 12.5 acres of an approximately 21.63 acre parcel of real estate located along Thompson Road and Joyland Road, Town of Thompson, County of Sullivan, State of New York and identified on the Town of Thompson tax map as a portion of tax map number 23.-1-54.6 (“Land”); (ii) acquisition, construction and equipping of the Building; (iii) acquisition, construction and installation thereon and therein of certain furniture, fixtures, machinery, equipment and tools (“Equipment”); (iv) construction of improvements to the Building, the Land and the Equipment (collectively, the Building, the Land and the Equipment are referred to as the “Facility” or the “Project”); and (v) lease of the Facility from the Agency to the Company.

The Agency will acquire title to, or a leasehold interest in, the Facility 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 (“Financial Assistance”) to the Company in the form of sales and use tax exemption and a mortgage recording tax exemption, 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, opposed or otherwise relevant to the proposed Financial Assistance.

Dated: August 11, 2017

By: COUNTY OF SULLIVAN INDUSTRIAL  
DEVELOPMENT AGENCY