

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 County of Sullivan Industrial Development Agency (the "Agency") on Monday, May 11, 2026, at 8:30 a.m., local time, at the Town of Highland Senior Center, 725 State Route 55, Eldred, New York, in connection with the following matter:

Amytra Development, LLC ("Amytra") and Eldred Entertainment, LLC ("Eldred" and, together with Amytra, "Company") have submitted an application ("Application"), a copy of which is on file with the Agency, requesting the Agency's Financial Assistance (as herein defined) with a certain project consisting of the: (i) acquisition, construction, installation and equipping of an approximately 14,060 +/- square foot building to be used as a spa ("Building") situate on one (1) parcel of real estate consisting of approximately 1.8 +/- acres of land located at 1040 State Route 55, Town of Highland ("Town"), County of Sullivan ("County"), State of New York and identified on the Town tax map as a portion of Section 4, Block 1, Lot 3.1 ("Land"); (ii) acquisition, construction and installation thereon and therein of certain furniture, fixtures, machinery, equipment and tools ("Equipment"); (iii) construction of improvements to the Building, the Land and the Equipment (collectively, the Building, the Land and the Equipment are referred to as the "Project"); and (iv) lease of the Project from the Agency to the Company.

The Agency will acquire a leasehold interest in the Project and lease the Project back to the Company. The Company will operate the Project during the term of the lease. At the end of the lease term, the Agency's 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 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 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 28, 2026

By:

COUNTY OF SULLIVAN INDUSTRIAL
DEVELOPMENT AGENCY