

**NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
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 Niagara County Industrial Development Agency (the "Agency") on the 19th day of October, 2020, at 1:45 p.m., local time. Because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 220.1 originally issued on March 12, 2020 suspending the Open Meetings Law, the Public Hearing scheduled for October 19, 2020 being held by the Niagara County Industrial Development Agency (the "Agency") in accordance with the provisions of Article 18-A of the New York General Municipal Law with respect to Vincent Properties, Inc. project located on approximately 6.02 acres on Lexington Court (see Exhibit A below), Lockport, New York will be held electronically via conference call instead of a public hearing open for the public to attend in person. Members of the public may listen to or view the Public Hearing and comment on the Project and the benefits to be granted to the Applicant by the Agency during the Public Hearing by dialing 716-439-7740, enter meeting number 8763#, then enter PIN number 1234#. Comments may also be submitted to the Agency in writing or electronically. Minutes of the Public Hearing will be transcribed and posted on the Niagara County Industrial Development Agency's website.

Vincent Properties Inc., and/or an individual(s) or affiliate, subsidiary, or entity or entities formed or to be formed on its behalf (the "Company"), has submitted an application to the Agency, a copy of which is on file at the office of the Agency, requesting that the Agency consider undertaking a project (the "Project") consisting of: (A) the acquisition or retention by the Agency of fee title to, or a leasehold interest in, a parcels of land as set forth in Exhibit A located on Lexington Court in the City of Lockport, Niagara County, New York (the "Land"), the renovation of thirteen (13) existing buildings totaling approximately 50,000 square feet located on the Land, (the "Improvements") comprised of twelve (12) single floor duplex senior apartments, along with one (1) senior assisted living facility; (B) the acquisition and installation in and around the Improvements of certain items of machinery, equipment and other tangible personal property (the "Equipment" and collectively with the Land and the Improvements, the "Facility").

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 be deviating from its policies in providing financial assistance (the "Financial Assistance") to the Company in the form of a mortgage 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 or opposed to or otherwise relevant to the proposed Financial Assistance.

This public hearing is being conducted in accordance with Subdivision 2 of Section 859-a of the New York General Municipal Law.

DATED: September 30, 2020

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Susan C. Langdon
Executive Director

Exhibit A

HERITAGE, LOCKPORT, NY

| SBL | Street Address | Approx. SF | Assessed Value |
|-------------|-----------------|------------|--------------------|
| 109-20-2-42 | 5 Lexington Ct | 2,500 | 129,500 |
| 109-20-2-30 | 6 Lexington Ct | 2,500 | 130,600 |
| 109-20-2-41 | 15 Lexington Ct | 2,500 | 129,000 |
| 109-20-2-31 | 16 Lexington Ct | 2,500 | 122,800 |
| 109-20-2-32 | 26 Lexington Ct | 2,500 | 119,700 |
| 109-20-2-33 | 34 Lexington Ct | 2,500 | 118,000 |
| 109-20-2-34 | 44 Lexington Ct | 2,500 | 127,200 |
| 109-20-2-35 | 52 Lexington Ct | 2,500 | 117,600 |
| 109-20-2-36 | 60 Lexington Ct | 2,500 | 126,600 |
| 109-20-2-39 | 65 Lexington Ct | 2,500 | 125,000 |
| 109-20-2-37 | 72 Lexington Ct | 2,500 | 128,600 |
| 109-20-2-38 | 73 Lexington Ct | 2,500 | 127,600 |
| | | | ----- 1,502,200 |
| 109-20-2-40 | 41 Lexington Ct | 20,000 | 951,300 |
| | Total | | 2,453,500 |