

**NOTICE OF PUBLIC HEARING
PURSUANT TO NEW YORK GENERAL MUNICIPAL LAW §859-a
ON PROPOSED PROJECT AND FINANCIAL ASSISTANCE**

NOTICE IS HEREBY GIVEN that a public hearing (the “**Public Hearing**”) pursuant to Section 859-a of the New York General Municipal Law will be held by the County of Oswego Industrial Development Agency (the “**Agency**”) on the 25th day of April, 2023 at 10:00 a.m., local time, at the office of the Agency located at 44 West Bridge Street, Oswego, New York 13126, in connection with the following matter:

Market House Oswego, LLC on behalf of itself or an entity formed or to be formed by it or on its behalf (the “**Real Estate Holding Company**”), and 1836 Brewing Company, LLC on behalf of itself or an entity formed or to be formed by it or on its behalf (the “**Brewery Operating Company**”), submitted an application to the Agency on or about March 7, 2023 (“**Application**”), a copy of which is on file at the office of the Agency, requesting the Agency consider undertaking a project (the “**Project**”) for the benefit of the Real Estate Holding Company and the Brewery Operating Company, said Project consisting of the following: (A) (i) the acquisition of a leasehold interest in approximately 0.22 acres of real property located at 1 West Bridge Street (tax map no. 128.55-02-03) in the City of Oswego, County of Oswego, State of New York (the “**Land**”) and the existing approximately 18,800 square foot three-story building located thereon (the “**Existing Building**”); (ii) the renovation of the Existing Building to contain four (4) residential rental units on each of the second and third floors and common space related thereto (collectively, the “**Residential Unit**”) and a brewery in the basement and on the first floor (the “**Retail Unit**”) together with related site improvements (all of the foregoing, collectively, the “**Facility**”); (iii) the acquisition and installation therein and thereon of various building materials, furniture, fixtures, machinery, equipment and personal property not part of the Equipment (the “**Facility Equipment**” and, together with the Land and the Facility, the “**Company Facility**”), which Company Facility is to be leased and subleased by the Agency to the Real Estate Holding Company and the Real Estate Holding Company will operate the Residential Unit; and (iv) the acquisition and installation of certain various building materials, furniture, fixtures, machinery, equipment and personal property for the Retail Unit (collectively, the “**Equipment**” and together with the Company Facility, the “**Project Facility**”), and the Retail Unit is to be subleased by the Real Estate Holding Company to the Brewery Operating Company and the Brewery Operating Company will operate the Retail Unit; (B) the granting of certain financial assistance in the form of exemptions from real property taxes, real estate transfer taxes, mortgage recording tax (except as limited by Section 874 of the New York General Municipal Law) and State and local sales and use tax (collectively, the “**Financial Assistance**”); (C) the granting of \$200,000 from the Agency’s HUD EDF loan fund (the “**EDF Loan**”) and (D) the lease (with an obligation to purchase) or sale of the Company Facility to the Real Estate Holding Company or such other person as may be designated by the Real Estate Holding Company and agreed upon by the Agency and the lease (with an obligation to purchase) or sale of the Equipment to the Brewery Operating Company or such other person as may be designated by the Brewery Operating Company and agreed upon by the Agency.

The Real Estate Holding Company will be the initial owner of the Project Facility and the initial operator of the Residential Unit and the Brewery Operating Company will be the initial

operator of the Retail Unit.

The Agency has not made a decision with respect to the undertaking of the Project or the granting of the Financial Assistance.

The Agency will at the above-stated time and place hear all persons with views in favor of or opposed to the Project and/or the Financial Assistance. A copy of the Application including a cost/benefit analysis is available at the office of the Agency for review by interested persons.

**COUNTY OF OSWEGO INDUSTRIAL
DEVELOPMENT AGENCY**

Dated: March 30, 2023