

**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 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 18 day of November, 2019 at 9:00 o’clock a.m., local time, at 46 Co. Rt. 11, Town of West Monroe, West Monroe, New York, in connection with the following matter:

43 North Marina, LLC (the “*Operating Company*”) and Z&C Holdings of NY, LLC, each a New York limited liability company, on behalf of themselves and/or entities formed or to be formed on behalf of the foregoing, (the “*Real Estate Holding Company*” and together with the Operating Company, the “*Company*”), filed an application with the Agency requesting that the Agency consider undertaking a project (the “*Project*”) consisting of: (A)(i) the acquisition of a leasehold interest (or sub-leasehold interest) in real property located at 8-10, 16, 21, 22, 28 and 32 Weber Road in the Town of West Monroe, State of New York (Tax ID #'s 307.12-01-16, 307.12-01-17, 307.12-01-18, 307.12-01-19.1, 307.12-01-34 and 307.12-01-34.01) and County Rt. 37 in the Town of Hastings, New York (Tax ID # 301.11-03-05) (collectively, the “*Land*”); (ii) the construction of one approximately 22,500 square foot building and one approximately 6,000 square foot building on the Land (collectively, the “*Facility*”); and (iii) the acquisition and installation in and around the Facility and/or for use in connection with the Project Facility of various machinery, equipment, furnishings and other items of tangible personal property (collectively the “*Equipment*”) (the Land, the Facility and Equipment are hereinafter collectively referred to as the “*Project Facility*”), which Project Facility will be used as a marina and storage facilities; (B) the granting of certain financial assistance in the form of exemptions from real property taxes, mortgage recording tax (except as limited by Section 874 of the General Municipal Law) and State and local sales and use tax (collectively, the “*Financial Assistance*”); and (C) the lease (or sub-lease) of the Project Facility by the Agency pursuant to one or more lease agreements; the acquisition by the Agency of an interest in the Equipment pursuant to a bill of sale from the Company; and the sublease of the Project Facility back to the Company pursuant to a sublease agreement.

The Real Estate Holding Company will be the initial owner of the Project Facility.

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 Company’s 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: October 30, 2019