

## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that a public hearing pursuant to Section 859-a of the N.Y. General Municipal Law (the “**Public Hearing**”) will be held by the Dutchess County Industrial Development Agency (the “**Agency**”) on December 4, 2020 at 9:30 a.m., local time in connection with a Project proposed by USEF Tioranda, LLC and Amazon.com Services LLC, described below. 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 202.1, as extended from time to time, suspending certain requirements of the Open Meetings Law, and Executive Order 202.15, as extended from time to time, authorizing public hearings to be held remotely through the use of telephone conference or video conference, the Public Hearing will be held electronically via conference call. Members of the public may listen to the Public Hearing and comment on the Project and the proposed benefits to be granted to the Company by the Agency during the Public Hearing by logging into the Zoom Platform at <https://zoom.us/j/99114235646> or calling 1-929-436-2866 Meeting ID: 991 1423 5646. Comments may also be submitted to the Agency in writing or electronically as described below. Minutes of the Public Hearing will be transcribed and posted on the Agency’s website.

**USEF TIORANDA, LLC**, a Delaware limited liability company authorized to transact business in New York having offices at 9830 Colonnade Boulevard, Suite 600, San Antonio, Texas 78230 (the “**Company**”) and **AMAZON.COM SERVICES LLC**, a Delaware limited liability company authorized to transact business in New York having offices at 410 Terry Avenue North, Seattle, Washington 98109 (the “**Sub-sublessee**”), have submitted an application to the Agency requesting the Agency provide certain “financial assistance” (within the meaning of the Act) with respect to the Facility (hereinafter defined), including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes for the following project (the “**Project**”) in connection with the acquisition, construction, improvement, reconstruction, repair, renovation, installation, furnishing and equipping of a certain facility to be used by the Sub-sublessee as a warehouse and fulfillment center (the “**Facility**”) consisting of the following:

- (A) the demolition of existing structures on the Land (hereinafter defined);
- (B) the construction of an approximately 629,186 square foot warehouse facility with ancillary improvements including parking, storm water management facilities, landscaping, site lighting, and other utility infrastructure (the “**Improvements**”) located on three (3) parcels of land located on Route 52 in the Town of East Fishkill, County of Dutchess, State of New York and more particularly described as follows:
  - i. an approximately 105-acre parcel located at 1940 Route 52, bearing Tax Map Grid No. 132800-6356-04-606028;
  - ii. an approximately 15.3-acre parcel located at Route 52 Rear, bearing Tax Map Grid No. 132800-6355-00-501905;
  - iii. an approximately 3.55-acre parcel located at Route 52 Rear, bearing Tax Map Grid No. 132800-6355-00-854904 (collectively, the “**Land**”); and
- (C) the acquisition and installation of new equipment, machinery and other personal property for use in the premises described above (collectively the “**Equipment**”) to be owned by the Agency and leased to the Company and/or the Sub-sublessee to be used as part of the Facility.

The Facility will be initially owned, operated and/or managed by the Company and/or the Sub-sublessee.

The Agency shall appoint the Company and the Sub-sublessee its agents for the purpose of the construction, improvement, reconstruction, repair, renovation, installation, furnishing and equipping of the Facility as defined above. The Agency proposes to acquire an interest in the Facility and lease the Facility to the Company, which will sublease the Facility to the Sub-sublessee. At the end of the lease term, the Company and/or the Sub-sublessee will acquire the interest in the Facility from the Agency.

The Agency is contemplating providing financial assistance (the “**Financial Assistance**”) to the Company and the Sub-sublessee with respect to the Facility by granting a real property tax exemption and providing for payments in lieu of real property taxes. The Financial Assistance will also include an exemption from all state and local sales and use taxes with respect to the qualifying personal property included within the Facility or used in the construction, improvement, reconstruction, repair, renovation, installation, furnishing and equipping of the Facility and an exemption from all real estate transfer taxes and mortgage recording taxes with respect to any qualifying mortgage on the Facility (or such interest in the Facility as is conveyed to the Agency) to secure the financial assistance and/or any other indebtedness incurred by or for the benefit of the Company and/or the Sub-sublessee in connection with the Project. The proposed real property tax abatement will be a permitted deviation from the Agency’s Uniform Tax Exemption Policy and this Notice of Public Hearing, when transmitted to the affected taxing jurisdictions, shall serve as notice under Section 874(4)(b) of the New York General Municipal Law as to the proposed deviation.

The Agency will at the above-stated time and place hear all persons with views in favor of or opposed to the issuance of the Financial Assistance described above or the location or nature of the Project. Interested parties may present their views both orally and in writing with respect to the Project. Written comments can be submitted to the Executive Director, Sarah Lee, via e-mail at [sarah@thinkdutchess.com](mailto:sarah@thinkdutchess.com) or via mail to the Agency at 3 Neptune Road, Poughkeepsie, New York 12601.

A copy of the Company and the Sub-sublessee’s application for Financial Assistance will be available for review by the public upon request to the Executive Director.

Dated: Poughkeepsie, New York  
November 18, 2020

DUTCHESS COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

By: /s/ TIMOTHY DEAN  
Timothy Dean, Chairman