

## 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 the 31<sup>st</sup> day of August, 2022 at 9:30 a.m., local time, at the Town of East Fishkill Town Hall located at 330 Route 376, Hopewell Junction, New York 12533, in connection with a project proposed by CANAM Hudson Valley Logistics Owner, LLC, described below.

**CANAM HUDSON VALLEY LOGISTICS OWNER, LLC**, a Delaware limited liability company authorized to transact business in the State of New York, having offices at 9830 Colonnade Boulevard, Suite 600, San Antonio, Texas 78230 (the “**Company**”) has 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 (collectively, the “**Financial Assistance**”) for the following project (the “**Project**”) in connection with the acquisition, construction, improvement, reconstruction, repair, renovation, installation, furnishing and equipping of a certain distribution facility (the “**Facility**”) consisting of the following:

- (A) the acquisition of an approximately 33.73-acre parcel of land located at 500 South Drive, Town of East Fishkill, County of Dutchess, State of New York, bearing Tax Map Grid No. 132800-6356-04-587105-0000 (the “**Primary Parcel**”) and approximately 7.6 acres of land, being a portion of the 105-acre parcel of land owned by USEF Tioranda, LLC located at 76 Patriot Way, Town of East Fishkill, County of Dutchess, State of New York, bearing Tax Map Grid No. 132800-6356-04-606028-0000, to be subject to a permanent easement in favor of the Primary Parcel (the “**Secondary Parcel**”) and collectively with the Secondary Parcel, the “**Land**”);
- (B) the construction of an approximately 540,000 square foot, one-story distribution facility, and approximately 124 loading docks, approximately 340 car parking spaces, and approximately 145 trailer parking spaces, as well as infrastructure improvements on the land including stormwater management facilities, landscaping, site lighting and other utility infrastructure (the “**Improvements**”) all to be located on 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 to be used as part of the Facility.

The Facility will be initially owned, operated and/or managed by the Company. The Company intends to sub-lease the Facility to a commercial tenant that will operate the distribution center.

The Agency shall appoint the Company its agent 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. At the end of the lease term, the Company will acquire the interest in the Facility from the Agency.

The Agency is contemplating providing the Financial Assistance to the Company 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 certain mortgage recording taxes. 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's Application is available for review by the public upon request to the Executive Director.

Dated: Poughkeepsie, New York  
August 16, 2022

DUTCHESS COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

By: /s/ TIMOTHY DEAN  
Timothy Dean, Chairman