

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York State General Municipal Law, will be held by the City of Utica Industrial Development Agency (the "Agency") on the 5th day of December 2017 at 9:00 AM, local time, at Utica City Hall, Common Council Chambers, First Floor, One Kennedy Plaza, Utica, New York, in connection with the following matters:

Harbor Point Lodging Associates LLC, on behalf of itself and/or the principals of Harbor Point Lodging Associates LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Company") has applied to the City of Utica Industrial Development Agency (the "Agency") to enter into a transaction in which the Agency will assist in the acquisition of a 1.23± acre parcel of land located at 119 North Genesee Street, City of Utica, Oneida County, New York (the "Land"), construction on the Land of a four-story, 89 room hotel and all amenities to service the same (the "Improvements") and the acquisition and installation of equipment in the Improvements (the "Equipment"), all to be used for the purpose of providing a Home2 Suites by Hilton franchised extended-stay, all-suite hotel, and enhancing economic development in downtown Utica (the Land, the Improvements and the Equipment are referred to collectively as the "Facility" and the acquisition, construction and equipping of the Facility is referred to collectively as the "Project"). The Facility will be initially operated and/or managed by the Company.

The Company will own the Land and will lease the Facility to the Agency for a term of approximately ten years (the "Lease Term"). The Agency will lease the Facility back to the Company for the Lease Term. At the end of the Lease Term, the Agency will terminate its leasehold interest in the Facility. The Agency contemplates it will provide financial assistance to the Company the form of exemptions from sales tax, exemptions from mortgage recording tax and abatement of real property tax for a period of ten years, during which time the Company will pay 5% of taxes in year 1, 15% of taxes in year 2, 25% of taxes in year 3, 35% of taxes in year 4, 45% of taxes in year 5, 55% of taxes in year 6, 65% of taxes in year 7, 75% of taxes in year 8, 85% of taxes in years 9 and 10 and 100% of taxes after year 10. The financial assistance being contemplated is a deviation from the Agency's Uniform Tax Exemption Policy, to be more particularly described in a Final Authorizing Resolution to be adopted by the Agency prior to the closing of the transactions described herein.

A representative of the Agency will at the above-stated time and place hear and accept written comments from all persons with views in favor of or opposed to either the proposed financial assistance to the Company or the location or nature of the Facility. A copy of the Application for Financial Assistance filed by the Company with the Agency, including an analysis of the costs and benefits of the proposed Project, is available for public inspection at the offices of the Agency, One Kennedy Plaza, Utica, New York.

CITY OF UTICA INDUSTRIAL
DEVELOPMENT AGENCY

Dated: November 22, 2017

By: /s/ Joseph H. Hobika, Sr., Chairman