

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 June 2019 at 9:30 a.m., local time, at Utica City Hall, Common Council Chambers, First Floor, One Kennedy Plaza, Utica, New York in connection with the following matters:

Mana Properties, LLC, on behalf of itself and/or the principals of Mana Properties, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Company") has applied to the Agency to enter into a transaction in which the Agency will assist in the acquisition of a 0.96± acre parcel of land located at 1004 Erie Street, City of Utica, Oneida County, New York (the "Land"); construction on the Land of a new 9,800± square foot building (the "Improvements") and the acquisition and installation of machinery and equipment in the Improvements (the "Equipment"), all for the purpose of providing carpet and upholstery cleaning, water damage restoration, and janitorial services (the Land, Improvements and Equipment collectively, the "Facility"). The Facility will be initially leased and/or managed by the Company, and the Company will sublease the Facility to RJD Endeavors, Inc. (the "Sublessee") for its operation.

The Company has agreed to sell its existing facility to Mohawk Valley Healthcare Systems in furtherance of the MVHS downtown hospital project. The Company is acquiring the Land and will lease the Facility to the Agency, and the Agency will lease the Facility back to the Company. At the end of the lease term, the Agency will terminate its leasehold interest in the Facility. The Agency contemplates that it will provide financial assistance to the Company in the form of exemptions from sales and use taxes, exemptions from mortgage recording taxes and abatement of real property taxes for a period of ten years, which proposed financial assistance is consistent with the Agency's Uniform Tax Exemption Policy (MVHS Business Relocation 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 Facility, is available for public inspection at the offices of the Agency, One Kennedy Plaza, Utica, New York.

CITY OF UTICA INDUSTRIAL
DEVELOPMENT AGENCY

Dated: May 20, 2019

By: /s/ Vincent J. Gilroy, Jr., Chairman