

**ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
NOTICE OF PUBLIC HEARING**

Notice is hereby given that a public hearing (the “Public Hearing”) pursuant to Section 859-a(2) of the General Municipal Law of the State of New York (the “Act”) will be held by the St. Lawrence County Industrial Development Agency (the “Agency”) on the 11th day of June, 2024 at 11:00 a.m., local time, in-person at the Massena Town Hall, Room 30, 60 Main Street, Massena, NY 13662 and via Zoom meeting. Members of the public may attend by viewing, and commenting on the Project and the benefits to be granted to the Company (as defined below) by the Agency during the Public Hearing, by logging into the Zoom meeting as follows:

Topic: GoCo Massena, LLC - Public Hearing

Time: June 11, 2024 11:00 AM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81932936331?pwd=VmZBTU1vQmVkr0RWemtVN2prZjdYUT09>

Meeting ID: 819 3293 6331

Passcode: 969209

One tap mobile

+19292056099,,81932936331#,,,,*969209# US (New York)

+16469313860,,81932936331#,,,,*969209# US

Dial by your location

• +1 929 205 6099 US (New York)

• +1 646 931 3860 US

• +1 305 224 1968 US

• +1 309 205 3325 US

• +1 312 626 6799 US (Chicago)

• +1 301 715 8592 US (Washington DC)

GoCo Massena, LLC., a New York Limited Liability Company with authority to do business in the State of New York (the “Company”), has submitted an application (the “Application”) to the Agency, a copy of which Application is on file at the office of the Agency, which Application requested that the Agency consider undertaking a project (the “Project”) consisting of: (A) the demolition, refurbishing and repurposing a blighted three story 34,000 SF building located at 28-30 Main Street, downtown Massena, Village of Massena, St. Lawrence County, New York 13617 (the “Land”); (B) the construction/reconstruction of a mixed use facility providing office and retail space on the main level and residential on the upper. To include all necessary utilities and stormwater basin, security fencing and any other required improvements (the “Improvements”); and (C) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (collectively, the “Equipment” and, together with the Land and Improvements, the “Facility”).

The financial assistance contemplated by the Agency will consist generally of the exemption from taxation expected to be claimed by the Company as a result of the Agency taking an interest in, possession or control (by lease, license or otherwise) of the Facility, and/or of the Company acting as the agent of the Agency, consisting of (A) an exemption from New York State and local sales and use tax with respect to the construction, installation and equipping of the

Facility and (B) to provide certain exemptions from taxation, including (1) exemption from mortgage recording taxes, (2) exemption from Real-Estate transfer taxes.

A representative of the Agency will be at the above stated place and time to hear all persons with views in favor of or opposed to either the location or nature of the Facility, or the proposed financial assistance being contemplated by the Agency. At the hearing, all persons will have the opportunity to review the application for financial assistance filed by the Company with the Agency and an analysis of the costs and benefits of the proposed Project. In addition, at, or prior to, such hearing, interested parties may submit to the Agency written materials pertaining to such matters. Such materials may be submitted to the Agency at 19 Commerce Lane, Suite 1, Canton, New York 13617, or at rwilliams@slcida.com and must be received no later than 11:00 a.m. on the day of the Public Hearing. Written statements provided to the Agency regarding the project will also become part of the record of public hearing. A record of the public hearing will be made available at a later date.

Please check the meeting information posted on the Agency website (www.slcida.com) to access instructions to join the meeting and to find copies of the application and the cost benefit analysis.

DATED: May 22, 2024

ST. LAWRENCE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY