

**NOTICE OF PUBLIC HEARING ON  
PROPOSED ISSUANCE OF BONDS AND PILOT INCREMENT FINANCING (PIF)**

NOTICE IS HEREBY GIVEN that a public hearing is to be held by the Tompkins County Industrial Development Agency (the "Issuer"), on November 29, 2010, at 5:30 p.m., local time, at the Village of Lansing Offices, 2405 North Triphammer Road, Ithaca, New York 14850 in connection with the following matter:

The Issuer is contemplating issuing its up to \$2,321,000 aggregate principal amount Recovery Zone Exempt Facility Bonds (Arrowhead Ventures, LLC Project), Series 2010 (the "Bonds") for the benefit of Arrowhead Ventures, LLC, for itself, its affiliates or on behalf of an entity to be formed (the "Company") to assist in financing a certain project (the "Project") consisting of (i) the acquisition of an approximately 11-acre parcel or parcels of land located in the Village of Lansing, New York (north of The Shops at Ithaca Mall) and any existing improvements thereon (the "Land"); (ii) the acquisition, construction and equipping on the Land of a mixed-use residential facility comprising, twelve (12) senior housing units, a bird habitat and a BJ's wholesale club and related parking, infrastructure and improvements (the "Improvements"); (iii) the acquisition and installation in and around the Improvements of certain equipment, machinery and other tangible personal property (the "Equipment", and together with the Land and the Improvements, the "Facility"); (iv) the funding of a debt service reserve fund as security for the Bonds, if necessary ((i) through (iv) hereinafter referred to as "Project Costs"); and (v) the lease (with an obligation to purchase) or sale of the facilities financed with the Bonds to the Company or such other person as may be designated by the Company and agreed upon by the Issuer.

In addition, the Issuer is contemplating a payment-in-lieu-of-tax agreement (PILOT Increment Financing, or PIF) pursuant to which all or a portion of the payments thereunder, with the consent of the affected tax jurisdictions, will be made available to pay debt service on the Bonds or otherwise available for other qualifying Project Costs.

If the issuance of such Bonds and the PIF are approved by the Issuer, the Issuer will acquire and retain title to the Facility (or an interest therein) and lease or sell the Facility or such interest therein to the Company pursuant to a lease agreement or installment sale agreement (the "Agreement") and the Company will operate and manage the Facility during the term of the Agreement. At the end of the term of the Agreement, the Company will purchase the Facility from the Issuer.

It is contemplated that the Issuer will issue the Bonds in an aggregate principal amount not to exceed \$2,321,000 for the purpose of the cost of the Facility and paying certain costs associated with the issuance of the Bonds.

The Issuer is contemplating providing financial assistance to the Company with respect to the Project (collectively, the "Financial Assistance") in the form of: (A) the issuance of the Bonds in an amount not to exceed the lesser of the Project Costs or \$2,321,000; and (B) a payment-in-lieu-of-tax agreement pursuant to which all or a portion of the payments thereunder, with the consent of the affected tax jurisdictions, will be made available to pay debt service on the Bonds or otherwise available for other qualifying Project Costs.

If the issuance of the Bonds is approved (i) it is intended that interest on the Bonds will be excluded from gross income for Federal income tax purposes, pursuant to Section 103(a) of the Internal Revenue Code of 1986, as amended (the "Code"), (ii) the Issuer shall enter into a the Agreement, which will require the Company or its designee to make payments equal to debt service on the Bonds and make certain other payments, and (iii) the Bonds will be special obligations of the Issuer payable solely from certain of the proceeds of the Agreement and certain other assets pledged to the repayment of the Bonds.

THE BONDS SHALL NOT BE A DEBT OF THE STATE OF NEW YORK OR TOMPKINS COUNTY, NEW YORK, AND NEITHER THE STATE OF NEW YORK NOR TOMPKINS COUNTY, NEW YORK, SHALL BE LIABLE THEREON.

The Issuer will at said time and place provide a reasonable opportunity to all interested persons to present their views, either orally or in writing, on the issuance from time to time of the Bonds, or the proposed financial assistance to be afforded the Company in connection with the Project.

This public hearing is being conducted in accordance with Section 147(f) of the Code and subdivision 2 of Section 859-a of the New York General Municipal Law.

DATED: November 10, 2010

By: TOMPKINS COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY