

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York General Municipal Law will be held by the Tompkins County Industrial Development Agency (the "Agency") on Friday, September 6, 2019, at 5:00 p.m., local time, at South Hill Business Campus, 950 Danby Road, Ithaca, New York, in connection with the following matter:

NUT BROWN REALTY, LLC (the "Company") and the Agency previously entered into a certain lease agreement (the "Lease Agreement"), leaseback agreement (the "Leaseback Agreement") and payment-in-lieu-of-tax agreement (the "PILOT Agreement"), as the same may have been amended from time to time, with respect to a certain project (the "Project") undertaken by the Company, as agent of the Agency, consisting primarily of the acquisition, construction and equipping on certain property located at 122 Ithaca Beer Drive in the Town of Ithaca, Tompkins County, New York (the "Land") of and approximately 15,000 square-foot building and an approximately 23,800 square foot addition thereto to house the packaging department of tenant Ithaca Beer Company, Inc., including a new bottling line, a new canning packaging line, shipping and receiving, office space, lab, barrel aging room, and larger cooler (the "Improvements"; and, together with the Land and the Improvements, the "Facility")

The Company has submitted an application (the "Application") to the Agency requesting the Agency's continued assistance with respect to the retention of the Project consisting of the amendment and restatement of the Lease Agreement, Leaseback Agreement and/or PILOT Agreement, and such other agreements, documents and certificates relating to the Project necessary to effectuate a deferral of the term of and to modify the provisions relating to the Company's obligation to make certain payments under, such agreements.

The Agency will retain a leasehold interest in, the Facility and continue to lease the Facility to the Company. The Company or a related entity of the Company will continue to operate the Facility during the term of the lease. At the end of the lease term, the Company will purchase the Facility from the Agency, or if the Agency holds a leasehold interest, the leasehold interest will be terminated. The Agency contemplates that it will provide financial assistance (the "Financial Assistance") to the Company in the form of a real property tax abatement.

A representative of the Agency will be at the above-stated time and place to present a copy of the Company's project Application and hear and accept written and oral comments from all persons with views in favor of or opposed to or otherwise relevant to the proposed Financial Assistance.

Dated: August 27, 2019

TOMPKINS COUNTY INDUSTRIAL
DEVELOPMENT AGENCY