

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 Tioga County Industrial Development Agency (the "Agency") on the 13th day of February, 2013 at 6:00 p.m., local time, at the Nichols Elementary School gymnasium, Ro-Ki Boulevard, Nichols New York 13812 in connection with the following matters:

Tioga Downs Racetrack, LLC, a limited liability company organized and existing under the laws of the State of New York (the "Company") has requested that the Agency assist in the construction of a six (6) story, 135 key hotel and convention/events center that includes a restaurant, pool, fitness area and a roof top terrace as well as a three (3) level parking garage with covered entry into the facility. The hotel will be 84,357 square feet, the convention/events center will be 85,743 square feet and the parking garage will be 105,552 square feet. The hotel and convention center will be located at 2384 West River Road, Nichols, Tioga County, New York 13812 and will help Tioga Downs and Tioga County to attract additional tourism by serving as a new overnight/extended stay destination point. The Facility will be owned, operated and/or managed by the Company.

The Agency will acquire title to or a leasehold interest in the Facility and lease the Facility to the Company. At the end of the lease term, the Agency's interest in the Facility and Equipment will be reconveyed to the Company. The Agency contemplates that it will provide financial assistance to the Company in the form of the issuance of exemptions from mortgage recording taxes and sales taxes and abatement of real property taxes, including a deviation from the Agency's Uniform Payment-in-Lieu-of-Tax ("PILOT") Policy, consistent with the policies of the Agency.

A copy of the Company's application to the Agency as well as the Cost Benefit Analysis of the Facility will be available for review, during regular business hours, at the Agency's offices at 56 Main Street, Owego, New York 13732.

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.

Dated: January 8th, 2013

TIOGA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: 
Lee Ann Tinney, Business Administrator