

NEW YORK CITY INDUSTRIAL DEVELOPMENT AGENCY

NOTICE OF PUBLIC HEARING

The New York City Industrial Development Agency (the "Agency") is empowered under the New York State Industrial Development Agency Act (constituting Title 1 of Article 18-A of the General Municipal Law), and Chapter 1082 of the 1974 Laws of New York, as amended, to enter into straight-lease transactions for the benefit of qualified projects, and thereby advance the job opportunities, general prosperity and economic welfare of the people of the State of New York (the "State") and to improve their prosperity and standard of living. The Agency has been requested to participate in straight-lease transactions and to issue bonds for the purposes and at the addresses also identified below. As used herein, the "City" shall mean The City of New York. All dollar amounts (including bond issuance amounts), square footage amounts and wage information shown below are approximate numbers. As used herein, "bonds" are the bonds of the Agency, the interest on which may be exempt from local and/or state and/or federal income taxes; and, with reference to the bond amounts provided herein below, "approximate" shall be deemed to mean up to such stated bond amount or a greater principal amount not to exceed 10% of such stated bond amount.

Company Name(s): Hartland Supermarket LLC, a New York limited liability company that is an operator of supermarkets (the "Company"). **Project Description:** The Company seeks financial assistance in connection with the renovation, furnishing and equipping of a 10,167 square foot retail condominium located within a mixed-use 8-story building located on a 11,875 square foot parcel of land located at 605 Hart Street, Brooklyn, New York (the "Facility"). The Facility will be owned by Occam OZ LLC and leased to the Company to be used as a full-service supermarket under the Associated Supermarket banner. **Address:** 605 Hart Street, Brooklyn, New York 11221. **Type of Benefits:** Payments in lieu of City real property taxes, exemption from City and State sales and use taxes and partial exemption from City and State mortgage recording tax. **Total Project Cost:** \$2,200,000. **Projected Jobs:** 0 full time equivalent jobs currently, 31.5 full time equivalent jobs projected. **Hourly Wage Average and Range:** \$19/hour, estimated range of \$18.00/hour to \$26.00/hour.

For any updates to project information after the date of this notice, please visit the website of New York City Economic Development Corporation ("NYCEDC") at www.nycedc.com/nycida-project-info.

The Agency is committed to ensuring meaningful access to its programs. If you require any accommodation for language access, including sign language, please contact NYCEDC's Equal Access Officer at 212-312-3602 or at EqualAccess@edc.nyc.

Pursuant to Section 859a of the General Municipal Law of the State of New York and Executive Order 202.60 and subsequently extended by Executive Order 202.67 (2020), issued by the Governor of the State of New York, the Agency will hold a hearing remotely by conference call on the proposed financings and transactions set forth

above, commencing at 10:00 A.M. on **Thursday, November 12TH, 2020**. Interested members of the public are invited to participate in the conference call for the public hearing by dialing (877) 853-5247 (Toll Free) or (888) 788-0099 (Toll Free) and entering the following Meeting ID: 944 5117 4373# followed by Participant Code: 479799#. The hearing will also be accessible as a free-to-join webinar accessible through the world wide web address:

<https://nycedc.zoom.us/j/94451174373?pwd=RWZnd3FwVkJHM0tkZmV5QWNOZzREUT09> and entering the password: 479799#.

Once on the conference call any member of the public will be given an opportunity to make a brief statement regarding the projects listed above. Please follow the instructions given by the public hearing moderator.

The Agency will present information at such hearing on the proposed financings and transactions set forth above. For those members of the public desiring to review project applications and cost benefit analyses before the date of the hearing, copies of these materials will be made available at: <https://edc.nyc/nycida-board-meetings-public-hearings>, starting on or about 12:00 P.M. fourteen (14) days prior to the hearing. Persons desiring to make a brief statement during the conference call regarding the proposed transactions should give prior notice to the Agency by sending an email to ftufano@edc.nyc no later than 5:00 P.M. the day before the hearing. Written comments may be submitted to the Agency to the following email address: ftufano@edc.nyc. Please be advised that it is possible that certain of the aforementioned proposed transactions may be removed from the hearing agenda prior to the hearing date. Information regarding such removals will be available on the Agency's website at <https://edc.nyc/nycida-board-meetings-public-hearings> on or about 12:00 P.M. on the Friday preceding the hearing.

New York City Industrial Development Agency
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