

## 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 hosted by the Oneida County Industrial Development Agency (the "Agency") on the 11th day of January 2021 at 9:00 a.m., local time, at 584 Phoenix Drive, City of Rome, Oneida County, New York in connection with the following matters:

MGS Manufacturing, Inc., on behalf of itself, the principals of MGS Manufacturing, Inc., or an entity to be formed on behalf of any of the foregoing (collectively, the "Company") entered into a transaction in which the Agency assists the Company in the acquisition of a 70,269± square foot, single-story building (the "Existing Improvements") situated on a 9.516± acre parcel of land located at 122 Otis Street, City of Rome, Oneida County, New York (the "Land") and the acquisition and installation of equipment in the Improvements (the "Existing Equipment"), all for the purpose of manufacturing products for the wire, cable and fiber optic industries (the Land, the Existing Improvements and the Existing Equipment is referred to collectively as the "Existing Facility" and the acquisition and equipping of the Existing Facility is referred to as the "Existing Project").

The Company has applied to the Agency to enter into a transaction in which the Agency will assist in the construction of a 7,500± square foot storage building (the "Addition") and acquisition and installation of equipment in the Addition (the "Equipment"), all for the purpose of expanding the Company's manufacturing capacity (the Addition and the Equipment are referred to collectively as the "2021 Facility" and the construction and equipping of the Addition is referred to as the "2021 Project").

122 Otis Street Realty, LLC (the "Owner") leases the Facility to the Agency and the Agency leases the Facility back to the Owner pursuant to a Leaseback Agreement. The Owner subleases the Facility to the Company for its operation. The Owner and the Agency entered into a PILOT Agreement pursuant to which the Owner makes fixed PILOT Payments on the Existing Facility. The Agency will acquire a leasehold interest in the 2021 Facility, and the Company and the Agency will amend the Leaseback Agreement to add the 2021 Facility and the 2021 Project. At the end of the lease term, the Agency's leasehold interest in the Existing Facility and the 2021 Facility will expire. The Agency contemplates that it will provide financial assistance to the Company with respect to the 2021 Project in the form of exemptions from sales and use taxes on materials and/or equipment used or incorporated in the 2021 Project and abatement of real property taxes on the increased assessment resulting from the 2021 Project, which financial assistance is a deviation from the Agency's Uniform Tax Exemption Policy, to be more particularly described in a Final Authorizing Resolution to be adopted by the Agency prior to the closing of the transactions described herein.

Because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 220.1 issued on March 12, 2020 suspending the Open Meetings Law as further extended, the Public Hearing will be held virtually instead of a public hearing open for the

public to attend. Members of the public may access the public hearing and comment on the 2021 Project and the benefits to be granted to the Company by the Agency during the public hearing by calling 1-408-418-9388 (Access code: 132 220 7746). Minutes of the public hearing will be transcribed and posted on the Agency's website. Comments may also be submitted to the Agency in writing or electronically. A copy of the Application for Financial Assistance filed by the Company with the Agency, including an analysis of the costs and benefits of the proposed 2021 Project, is available for public inspection by contacting the Agency, 584 Phoenix Drive, Rome, New York.

ONEIDA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

Dated: December 22, 2020

By: /s/ Shawna M. Papale, Executive Director