

## 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 on Thursday, October 20, 2022, at 2:00 p.m., local time, by the City of Yonkers Industrial Development Agency (the "Agency") at the Agency's offices at 470 Nepperhan Avenue, Suite 200, Yonkers, New York 10701, in connection with the following matter:

**WY MANOR LP**, a New York limited liability company, or itself or on behalf of an entity to be formed has submitted an application (the "Application") to the Agency requesting the Agency's assistance with a certain project (the "Project") consisting of: (i) the acquisition or retention of the land commonly known as 354 and 358 Nepperhan Avenue (being a portion of the property identified as Section 2, Block 2067, Lot 100) (the "Land") and the existing improvements thereon consisting of two 12-story buildings containing 195 residential units (32 studio, 34 one-bedroom, 60 two-bedroom, 54 three-bedroom and 15 four-bedroom units), and a single-story building containing a community facility, daycare, and commercial space (the "Improvements"); (ii) the renovation, modernization and upgrading of such buildings; and (iii) the acquisition and installation in and around the Land and Improvements of certain items of equipment and other tangible personal property (the "Equipment"; which together with the Land and Improvements are the "Facility"). The rehabilitation and upgrade will include an Exterior Insulating Façade System (EFIS) that will dramatically improve the buildings' insulation along with a new centralized heat pump system that will provide heating, cooling and domestic hot water, and the installation of new windows and roofs, which energy efficiency upgrades will reduce the property's carbon emissions and show how to comprehensively retrofit energy systems and modernize a multifamily affordable housing project. In-unit capital improvements will include new apartment interiors including updated kitchens and bathrooms, new light fixtures, new appliances, and updated finishes.

The Agency will acquire (or retain) title to or a leasehold interest in the Facility as well as an interest in the Equipment and lease the Facility back to the Company. The Company will 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 (i) a sales and use tax exemption for purchases and rentals related to the acquisition, construction and equipping of the Project, (ii) an exemption New York State and local mortgage recording taxes as permitted by law, both consistent with the policies of the agency, and (iii) a partial real property tax abatement structure under a Tax Agreement.

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.

The Agency will provide access to the public hearing by broadcasting the public hearing in real time online at <https://yonkersida.com/live-stream/>.

The Agency encourages all interested parties to submit written comments to the Agency, which will be included within the public hearing record. Any written comments may be sent to City of Yonkers Industrial Development Agency, 470 Nepperhan Avenue, Suite 200, Yonkers, New York 10701, Attention: Executive Director and/or via email at [info@yonkersida.com](mailto:info@yonkersida.com) with the subject line being "WY Manor LP" no later than Wednesday, October 19, 2022.

Dated: October 6, 2022

CITY OF YONKERS INDUSTRIAL  
DEVELOPMENT AGENCY