

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Section 859-a and Article 18-A of the New York General Municipal Law will be held on January 22, 2024, at 12:00 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:

**MIROZA TOWERS LLC**, for itself or on behalf of an entity to be formed (the “Company”) has submitted an application (the “Application”) to the Agency requesting the Agency’s assistance with a certain project (the “Project”) consisting of: (A) the acquisition or retention of the land commonly known as 44 Hudson Street, Yonkers, New York (Section 1, Block 502, Lot 1.10) (the “Land”); (B) the construction on the Land of a new 25 story multi-family residential building containing: (i) approximately 267 residential rental units, of which 27 units will be “affordable”, (ii) residential amenities including among others a library, conference room, gym, a rooftop garden and children’s playroom, (iii) approximately 1,699 sq ft of retail space, and (iv) an onsite garage containing approximately 222 parking spaces as well as approximately 25 parking spaces at an office site location (the “Improvements”); and (C) the acquisition and installation in and around the Improvements of certain items of equipment and other tangible personal property (the “Equipment”, which together with the Land and Improvements are the “Facility”).

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 (the “Sales and Use Tax Exemption”), (ii) a partial real property tax abatement structured through a payment in lieu of tax agreement, and (iii) an exemption from State and local mortgage recording taxes.

It should be noted that this will be the second public hearing for this Project. The first public hearing was held on September 9, 2021 at 3:00 p.m. at the office of the Agency. This second public hearing is being held because the Company has amended the Application to request additional Financial Assistance in the form of additional Sales and Use Tax Exemption and such amount exceeds \$100,000.

A representative of the Agency will be present 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 “Miroza Tower LLC” no later than January 21, 2024.

Dated: January 5, 2024

CITY OF YONKERS  
INDUSTRIAL DEVELOPMENT AGENCY