

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Title 1 of Article 18-A of the New York State General Municipal Law (the "Act"), will be held by the New Rochelle Industrial Development Agency (the "Agency") on Wednesday, July 25, 2018, at 7:30 p.m., local time, at City Hall, Department of Development, Conference Room B-1, 515 North Avenue, New Rochelle, New York 10801, in connection with the following matter:

277 NR Company LLC, a Delaware limited liability company, for itself or an entity formed or to be formed on behalf of the foregoing (collectively, the "Company"), has applied to the Agency to enter into a transaction (the "Project") in which the Agency will assist in the acquisition, construction, reconstruction, redevelopment and equipping of a certain facility consisting of: (1) the Agency taking title, possession or control (by deed, lease, license or otherwise) of certain land commonly known as 277 North Avenue, City of New Rochelle, Westchester County, New York, being more fully identified as tax map number Section 1, Block 239 and Lots 29 and 33 (the "Land") and the existing improvements located thereon, consisting principally of an approximately 27,000 square-foot office building (the "Existing Improvements"); (2) the demolition of the Existing Improvements; (3) the construction of a Class A twenty-three (23) story mixed-use commercial/residential rental project containing approximately 488,000 gross square feet of space, consisting more fully of the following: (a) approximately 378,000 gross square feet of residential rental area of which approximately 326,000 square feet is net rentable space and including approximately 442 residential rental units (consisting of 106 studio units, 205 one-bedroom units, 128 two-bedroom units and 3 three-bedroom units), of which 10% will be offered as affordable rental units to those earning 80% of the average median income; (b) approximately 18,000 square feet of amenities; (c) approximately 13,000 square feet of mechanical, storage and back-of-house space; (d) approximately 13,000 square feet of commercial retail space; and (e) an approximately 66,000 square foot 471-space parking garage with valet staff (collectively, the "Improvements"); and (4) the acquisition and installation by the Company in and around the Land and the Improvements of items of equipment and other tangible personal property (the "Equipment"; and, together with the Land, the Existing Improvements and Improvements, collectively, the "Facility").

The Agency will take title, possession or control (by deed, lease, license or otherwise) in the Facility, and will lease or sublease the Facility and the furnishings, fixtures and equipment located therein to the Company. The Agency contemplates that it will provide financial assistance to the Company in the form of (i) exemptions from sales and use taxes otherwise payable upon the purchase or lease of materials, furnishings, fixtures and equipment, and other taxable personal property; (ii) exemptions from mortgage recording taxes in connection with the acquisition financing, construction financing or permanent financing or any subsequent refinancing of the costs of the acquisition, construction, renovation, reconstruction, refurbishing and equipping of the Facility and (iii) an abatement of real property taxes in such amount as the Agency may determine in order to accomplish the purposes of the Project (collectively, the "Financial Assistance").

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. At the hearing, all persons will have the opportunity to review the application for Financial Assistance filed by the Company with the Agency and an analysis of the costs and benefits of the proposed Facility.

Dated: July 14, 2018

NEW ROCHELLE INDUSTRIAL DEVELOPMENT AGENCY

By: Gina D'Agrosa  
Title: Executive Director

3030038

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Title 1 of Article 18-A of the New York State General Municipal Law (the "Act"), will be held by the New Rochelle Industrial Development Agency (the "Agency") on Wednesday, July 25, 2018, at 7:30 p.m., local time, at City Hall, Department of Development, Conference Room B-1, 515 North Avenue, New Rochelle, New York 10801, in connection with the following matter:

RXR Church-Division Tower B Holdings LLC, a Delaware limited liability company, for itself or an entity formed or to be formed on behalf of the foregoing (collectively, the "Company"), has applied to the Agency to enter into a transaction (the "Project") in which the Agency will assist in the acquisition, construction, reconstruction, redevelopment and equipping of a certain facility consisting of: (1) the Agency taking title, possession or control (by deed, lease, license or otherwise) of an approximately .93 acre parcel of land commonly known as 26 Division Street, City of New Rochelle, Westchester County, New York, (the "Land"); (2) the construction on the Land of a twenty-eight (28) story mixed-use commercial/residential building containing approximately 471,560 square feet as more fully described as follows: (a) on the ground floor, approximately 12,054 square feet of commercial space and a residential lobby, and (b) on floors two through twenty-eight, approximately 445,858 square feet of space consisting of approximately 376 residential rental units (63 studio units, 166 one-bedroom units, 144 two-bedroom units and 3 three-bedroom units) together with approximately 13,648 square feet of amenity space (the "Residential Improvements"); (3) the construction on the Land of an approximately 457 parking spaces in a multi-level valet parking structure utilizing stacked parking (the "Parking Garage Improvements"; and, together with the Residential Improvements, the "Improvements"); and (4) the acquisition and installation by the Company in and around the Land and the Improvements of items of equipment and other tangible personal property (the "Equipment"; and, together with the Land and the Improvements, collectively, the "Facility").

The Agency will take title, possession or control (by deed, lease, license or otherwise) in the Facility, and will lease or sublease the Facility and the furnishings, fixtures and equipment located therein to the Company. The Agency contemplates that it will provide financial assistance to the Company in the form of (i) exemptions from sales and use taxes otherwise payable upon the purchase or lease of materials, furnishings, fixtures and equipment, and other taxable personal property; (ii) exemptions from mortgage recording taxes in connection with the acquisition financing, construction financing or permanent financing or any subsequent refinancing of the costs of the acquisition, construction, renovation, reconstruction, refurbishing and equipping of the Facility and (iii) an abatement of real property taxes in such amount as the Agency may determine in order to accomplish the purposes of the Project (collectively, the "Financial Assistance").

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. At the hearing, all persons will have the opportunity to review the application for Financial Assistance filed by the Company with the Agency and an analysis of the costs and benefits of the proposed Facility.

Dated: July 14, 2018

NEW ROCHELLE INDUSTRIAL  
DEVELOPMENT AGENCY

By: Gina D'Agrosa  
Title: Executive Director

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## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Title 1 of Article 18-A of the New York State General Municipal Law (the "Act"), will be held by the New Rochelle Industrial Development Agency (the "Agency") on Wednesday, July 25, 2018, at 7:30 p.m., local time, at City Hall, Department of Development, Conference Room B-1, 515 North Avenue, New Rochelle, New York 10801, in connection with the following matter:

RXR Church-Division Tower A Holdings LLC, a Delaware limited liability company, for itself or an entity formed or to be formed on behalf of the foregoing (collectively, the "Company"), has applied to the Agency to enter into a transaction (the "Project") in which the Agency will assist in the acquisition, construction, reconstruction, redevelopment and equipping of a certain facility consisting of: (1) the Agency taking title, possession or control (by deed, lease, license or otherwise) of an approximately .86-acre parcel of land commonly known as 26 Division Street, City of New Rochelle, Westchester County, New York, (the "Land"); (2) the construction on the Land of a twenty-eight (28) story mixed-use commercial/residential building containing approximately 439,494 square feet as more fully described as follows: (a) on the ground floor, approximately 13,617 square feet of commercial space and a residential lobby, and (b) on floors two through twenty-eight, approximately 408,472 square feet of space consisting of approximately 354 residential rental units (54 studio units, 151 one-bedroom units, 144 two-bedroom units and 5 three-bedroom units) together with approximately 17,405 square feet of amenity space (the "Residential Improvements"); (3) the construction on the Land of an approximately 354 parking spaces in a multi-level valet parking structure utilizing stacked parking (the "Parking Garage Improvements"); (4) the development of a public plaza between Tower A and the second phase of the development ("Tower B") for pedestrian circulation, potential art installations, and recreation (the "Public Plaza Improvements" and, together with the Residential Improvements, and the Parking Garage Improvements, the "Improvements"); and (5) the acquisition and installation by the Company in and around the Land and the Improvements of items of equipment and other tangible personal property (the "Equipment"; and, together with the Land and the Improvements, collectively, the "Facility").

The Agency will take title, possession or control (by deed, lease, license or otherwise) in the Facility, and will lease or sublease the Facility and the furnishings, fixtures and equipment located therein to the Company. The Agency contemplates that it will provide financial assistance to the Company in the form of (i) exemptions from sales and use taxes otherwise payable upon the purchase or lease of materials, furnishings, fixtures and equipment, and other taxable personal property; (ii) exemptions from mortgage recording taxes in connection with the acquisition financing, construction financing or permanent financing or any subsequent refinancing of the costs of the acquisition, construction, renovation, reconstruction, refurbishing and equipping of the Facility and (iii) an abatement of real property taxes in such amount as the Agency may determine in order to accomplish the purposes of the Project (collectively, the "Financial Assistance").

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. At the hearing, all persons will have the opportunity to review the application for Financial Assistance filed by the Company with the Agency and an analysis of the costs and benefits of the proposed Facility.

Dated: July 14, 2018

NEW ROCHELLE INDUSTRIAL DEVELOPMENT AGENCY

By: Gina D'Agrosa  
Title: Executive Director

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