

NOTICE OF PUBLIC HEARING
ON PROPOSED PROJECT AND GRANTING OF FINANCIAL ASSISTANCE

Notice is hereby given that a public hearing pursuant to Section 859-a(2) of the General Municipal Law of the State of New York (the “Act”), will be held by the Town of Colonie Industrial Development Agency (the “Agency”), on January 27, 2020, at 6:00 p.m. at the Town of Colonie Memorial Town Hall, Town Hall Main Meeting Room, 534 New Loudon Road, Latham, New York 12110, in connection with the following matter:

Trixi Girl LLC (the “Real Estate Holding Company”) and Chris’ Coffee Service, Inc. (the “Operating Company”), on behalf of themselves and/or entities formed or to be formed on behalf of the foregoing (the “Company”), has presented an application (the “Application”) to the Agency requesting that the Agency consider undertaking a project (the “Project”) consisting of the following: on behalf of the Real Estate Holding Company and the Operating Company consisting of the following: (A)(1) the acquisition of an interest in approximately 5.49 acres of land located at 348 Old Niskayuna Road, Latham (tax map no. 18.-4-3.2) in the Town of Colonie, Albany County, New York (the “Land”), the construction of an approximately 64,000 square foot building on the Land (the “Improvements”), and the acquisition and installation therein of certain equipment not part of the Equipment (as such term is defined herein) (the “Facility Equipment”; and, together with the Land and the Improvements, the “Project Facility”), which Project Facility is to be leased and subleased by the Agency to the Real Estate Holding Company and of which Company Facility (i) 34,500 square feet will be further subleased by the Real Estate Holding Company to the Operating Company (together with the hereinafter defined Chris’ Coffee Equipment, the “Chris’ Coffee Facility”) and the Operating Company will acquire and install certain equipment and personal property therein (the “Chris’ Coffee Equipment”), which Chris’ Coffee Facility will be used by the Operating Company as a manufacturing and warehouse facility for its business of coffee roasting and packaging; and (ii) the remaining 29,500 square feet will be available to the Operating Company for future expansion and/or for lease to third-party tenants (the “Expansion Facility”); (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from mortgage recording taxes (except as limited by Section 874 of the Act), transfer taxes and sales and use taxes (collectively, the “Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Real Estate Holding Company or such other person as may be designated by the Real Estate Holding Company and agreed upon by the Agency and the lease (with an obligation to purchase) or sale of the Chris’ Coffee Equipment to the Operating Company or such other person as may be designated by the Operating Company and agreed upon by the Agency.

The Real Estate Holding Company will be the initial owner of the Project Facility and the Operating Company will be the initial operator of the Project Facility.

The Agency will at said time and place hear all persons with views on the granting of the Financial Assistance.

A copy of the Application, which provides further details regarding the Project and the Financial Assistance requested by the Real Estate Holding Company and the Operating Company, is available for public inspection on the Agency’s website (<http://www.colonieida.org>) and during business hours at the offices of the Agency located at 347 Old Niskayuna Road, Latham, New York

12110.

Dated: January 10, 2020

TOWN OF COLONIE INDUSTRIAL
DEVELOPMENT AGENCY

By: /s/ Joseph LaCivita
Executive Director