

NOTICE OF PUBLIC HEARING  
ON PROPOSED PROJECT  
AND FINANCIAL ASSISTANCE  
RELATING THERETO

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 Columbia County Industrial Development Agency (the "Agency") on the 19<sup>th</sup> day of October, 2020 at 8:30 o'clock a.m., local time, in connection with the Germantown Telephone Company, Inc. and Valstar, Inc. Project, as described below. As a result of the (1) ban on large meetings or gatherings pursuant to Executive Order 202.1 issued on March 12, 2020, as supplemented, (2) ban on non-essential gatherings of individuals of any size for any reason pursuant to Executive Order 202.10 issued on March 23, 2020, as supplemented and (3) suspension of the Open Meetings Law relating to public hearings pursuant to Executive Order 202.15 issued on April 9, 2020, as supplemented, each as issued by Governor Cuomo in response to the novel Coronavirus (COVID-19) pandemic, the Public Hearing will be held electronically via conference call rather than in person. Members of the public may attend the Public Hearing by listening to or viewing and commenting on the Project and the benefits to be granted to Germantown Telephone Company, Inc. and Valstar, Inc. (collectively, the "Company"), by the Agency during the Public Hearing by joining with Google Meet online at: [meet.google.com/ety-ionw-heb](https://meet.google.com/ety-ionw-heb) or join by phone dialing: (US) **+1 304-900-3924 (PIN: 308680064)**.

The Company submitted an application (the "Application") to the Agency, a copy of which Application is on file at the office of the Agency, which Application requested that the Agency consider undertaking a project (the "Project") for the benefit of the Company, said Project consisting of the following: (A) (1) the acquisition of an interest or interests in various parcels of land in the Towns of Germantown, Clermont, Taghkanic, Livingston, Gallatin, Greenport, Hillsdale and Claverack scattered amongst Southern Columbia County, New York (collectively, the "Land"), together with improvements and/or replacements of existing utility poles owned by National Grid and other public utilities and located thereon (collectively, the "Existing Utility Poles"), (2) the installation on the Utility Poles of approximately 293 miles of fiber optic cables (collectively, the "Cables"), (3) the connection of the Cables to individual residences and businesses (collectively, the "Connection") and (4) the acquisition and installation thereon and therein of certain related machinery and equipment (the "Equipment") (the Land, the Existing Utility Poles, the Cables, the Connection and the Equipment hereinafter collectively referred to as the "Project Facility"), all of the foregoing to constitute a broadband/fiber optic route; (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 certain mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency.

The Agency is considering whether (A) to undertake the Project, and (B) to provide certain exemptions from taxation with respect to the Project, including exemption from mortgage recording taxes with respect to any documents, if any, recorded by the Agency with respect to the Project in the office of the County Clerk of Columbia County, New York or elsewhere. If any portion of the Financial Assistance to be granted by the Agency with respect to the Project is not consistent with the Agency's uniform tax exemption policy, the Agency will follow the procedures for deviation from such policy set forth in Section 874(4) of the Act prior to granting such portion of the Financial Assistance.

If the Agency determines to proceed with the Project, the Project Facility will be acquired and installed by the Agency and will be leased (with an obligation to purchase) or sold by the Agency to the Company or its designee pursuant to a project agreement (the "Agreement") requiring that the Company or its designee make certain payments to the Agency.

The Agency has not yet made a determination pursuant to Article 8 of the Environmental Conservation Law (the “SEQR Act”) regarding the potential environmental impact of the Project.

The Agency will at said time and place hear all persons with views on either the location or nature of the proposed Project, or the Financial Assistance being contemplated by the Agency in connection with the proposed Project. A copy of the Application filed by the Company with the Agency with respect to the Project, including an analysis of the costs and benefits of the Project, is available for public inspection during business hours at the offices of the Agency. A transcript or summary report of the hearing will be made available to the members of the Agency.

Additional information can be obtained from, and written comments may be addressed to: F. Michael Tucker, Chief Executive Officer, Columbia County Industrial Development Agency, One Hudson City Center – Suite 301, Hudson, New York 12534; Telephone: (518) 828-4718. The period in which written comments may be received by the Agency and made a part of the public record with respect to the Project will be held open by the Agency until October 19, 2020 at 5:00 p.m.

Dated: October 7, 2020.

COLUMBIA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

BY: s/F. Michael Tucker  
F. Michael Tucker, Chief Executive Officer