

## **NOTICE OF PUBLIC HEARING ON PROPOSED ISSUANCE OF BONDS**

**NOTICE IS HEREBY GIVEN** that a public hearing will be held by the Yonkers Economic Development Corporation (the “Issuer”) on Tuesday, March 12, 2024, at 3:30 p.m., local time, at 470 Nepperhan Avenue, Suite 200, Yonkers, New York 10701 pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended (“Code”). The purpose of the public hearing is to provide all interested parties with a reasonable opportunity, both orally and in writing, to present their views with respect to the Project (as defined below):

**VERUS MCLEAN LLC**, for itself or an entity to be formed, for which the managing member is or will be Verus Manager LLC, the primary members of which are John Saraceno and John B. Saraceno, and the holder of the remaining membership interests in Verus McLean LLC will be Verus Development LLC (collectively, the “Company”) will be the initial owner of the Facility defined below. The Issuer has been requested to issue, in one or more series or subseries, as part of a plan of finance, its tax-exempt and/or taxable multifamily housing revenue bonds in an aggregate principal amount not to exceed **\$29,000,000** (the “Bonds”) for the purpose of paying the costs associated with a certain project (the “Project”) consisting of (i) the acquisition or retention of the land located at as 345 McLean Avenue, Yonkers, New York (Section 1, Block 59, Lot 75) (the “Land”); (ii) the construction, renovation, improving, maintaining and equipping on the Land of a 110,000 square foot, 12 story, affordable senior residential building including: (A) approximately 105 residential rental units (of which there will be 1 studio, 93 one-bedroom, and 10 two-bedroom units, along with 1 two-bedroom unit for the building superintendent); (B) 53 covered and uncovered parking spaces; (C) associated amenities, including a community room equipped with computers, a library, recreational space, property managers office, Supportive Housing office, laundry room and bike storage; and (D) building services including trash, utility, and mechanical and superintendent workshop (collectively, the “Improvements”); 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”); (iv) funding of a debt service reserve fund, if any, and paying capitalized interest, if any, and certain other costs incidental to the issuance of the Bonds (the costs associated with items (i), through (iv) being hereinafter collectively referred to as the “Project Costs”).

If the issuance of such Bonds is approved by the Issuer, (i) to the extent the Bonds are issued as tax-exempt obligations, it is intended that that the portion of the Bonds issued as tax-exempt obligations will be issued as exempt facility bonds for a qualified residential rental project, pursuant to Section 142(a)(7) of the Code, the interest on which will be excluded from gross income for federal income tax purposes pursuant to Section 103(a) of the Code, (ii) the proceeds of the Bonds will be loaned by the Issuer to the Company pursuant to a loan or other similar agreement (the “Agreement”) requiring that the Company or its designee make payments equal to debt service on the Bonds and make certain other payments, and (iii) the Bonds will be special limited obligations of the Issuer payable solely from certain of the proceeds of the Agreement and certain other assets of the Issuer pledged to the repayment of the Bonds.

THE BONDS SHALL NOT BE A DEBT OF THE STATE OF NEW YORK NOR ANY SUBDIVISION THEREOF INCLUDING THE CITY OF YONKERS, NEW YORK, AND NEITHER THE STATE OF NEW YORK NOR CITY OF YONKERS, NEW YORK, SHALL BE LIABLE THEREON.

The Issuer will hold the public hearing on the proposed issuance of the Bonds, as required by Section 147(f) of the Code. The subject of the hearing will be the nature and location of the Project and the issuance of Bonds of the Issuer to provide financing. Interested persons are invited to attend and will have an opportunity to make a statement regarding the Project or the financing. Written comments and general inquires may be directed to the Issuer at the address indicated below.

Minutes of the public hearing will be made available to City of Yonkers Mayor (the “Mayor”). Approval of the issuance of the tax-exempt Bonds by the Mayor is necessary under Section 147(f) of the Code in order for the interest on the tax-exempt Bonds to be excluded from gross income for federal income tax purposes.

Finally, the Issuer also 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 “Verus Development LLC” no later than Monday, March 11, 2024.

Dated: February 29, 2024

YONKERS ECONOMIC  
DEVELOPMENT CORPORATION