



**NOTICE LETTER
(REAL CLEAN CAR WASH INC. PROJECT)**

March 27, 2025

To: Affected Taxing Jurisdiction Officials
Listed on attached Schedule A

Re: City of Hornell Industrial Development Agency and
Real Clean Car Wash, Inc: Public Hearing Regarding Financial
Assistance

Ladies and Gentlemen:

On Tuesday, April 8, 2025, at 10:00 a.m., local time, at the offices of the City of Hornell Industrial Development Agency (the "Agency") at 40 Main Street, Hornell, New York 14843, the Agency will conduct a public hearing regarding the above-referenced project. Attached is a copy of the Notice of Public Hearing describing the project and the financial assistance being contemplated by the Agency. The Notice of Public Hearing has been submitted to *The Evening Tribune* for publication.

You are welcome to attend such hearing at which time you will have an opportunity to review the Project Application and present your views, both orally and in writing, with respect to the project.

We are providing this notice to you, pursuant to General Municipal Law Section 859-(a), as the chief executive officer of an affected tax jurisdiction within which the project is located.

Very truly yours,

CITY OF HORNELL INDUSTRIAL
DEVELOPMENT AGENCY

By: Michael Nisbet, Executive Director

40 Main Street
Hornell, NY 14843
P 607.324.0310
F 607.324.3776
hornellny.com
1.877.HORNELL

**BETTER BUSINESS
STARTS HERE.**

Schedule A

Via Certified Mail

No. 9489-0090-0027-6674-8680-58

Steuben County Manager
County Office Building
3 East Pulteney Square
Bath, New York 14810

Via Certified Mail

No. 9489-0090-0027-6674-8680-72

City of Hornell
Attn: Mayor
82 Main Street
P.O. Box 627
Hornell, New York 14843

Via Certified Mail

No. 9489-0090-0027-6674-8680-96

Hornell City School District
Attn: Superintendent
120 Raider Road
Hornell, New York 14843

Via Certified Mail

No. 9489-0090-0027-6674-8680-65

Steuben County Legislature
Attn: Chair
3 East Pulteney Square
Bath, New York 14810

Via Certified Mail

No. 9489-0090-0027-6674-8680-89

Hornell City School District
Attn: President of the Board of Education
120 Raider Road
Hornell, New York 14843

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York General Municipal Law will be held by the City of Hornell Industrial Development Agency (the "Agency") on Tuesday, April 8, 2025, at 10:00 a.m., local time, at the Agency's offices at 40 Main Street, Hornell, New York 14843, in connection with the following matter:

Real Clean Car Wash, Inc., on behalf of itself or 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: (i) the acquisition by the Agency of a leasehold or other interest in a certain approximately 2.25 acre vacant lot of land located at 0 Hornell St. Ext., City of Hornell, Steuben County, New York (the "Land"), (being more fully identified as tax map number 151.10-01-070.000); (ii) the acquisition, construction and equipping of a new tunnel express car wash on the Land (the "Improvements") and on any lands located in the City of Hornell occupied by license or easement during construction or improved by third parties for the benefit of the Project; and (iii) the acquisition and installation by the Company in and around the Improvements certain items of machinery, equipment and other tangible personal property (the "Equipment"; and, collectively with the Land and the Improvements, the "Facility").

The Agency will acquire title to or a leasehold interest in the Facility and lease its interest in 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 sales and use tax exemptions and a mortgage recording tax exemption, consistent with the policies of the Agency.

A representative of the Agency will be at the above-stated time and place to present a copy of the Company's Application and hear and accept written and oral comments from all persons with views in favor of, opposed to or otherwise relevant to the proposed Financial Assistance.

Dated: March 27, 2025

CITY OF HORNELL INDUSTRIAL
DEVELOPMENT AGENCY