

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, as of February 3, 2026, of a Public Hearing to be held by the Bucks County Industrial Development Authority (“Authority”) with respect to a project involving the issuance of tax-exempt obligations constituting a qualified small issue bond under Section 144 of the Internal Revenue Code of 1986, as amended, to finance or refinance the Project described below pursuant to a plan of finance. The Hearing will be held on February 3, 2026 at 9:00 a.m., prevailing Eastern time, at the offices of the Authority’s Counsel, Begley Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, Pennsylvania 19047, at which time testimony and other comments from the public will be heard. Pertinent Project information to be considered is as follows:

**Project Owner:** **McSquizzy’s Northfield Lot 3 LLC**, a Pennsylvania limited liability company.

**Principal User:** **Klover SEPA, Inc.**, a Pennsylvania corporation

**Amount of Tax-exempt Obligations:** Not to exceed \$6,000,000.

**Location of Project:** Lot 3 of the Northfield Business Campus, Richland Township, Bucks County, Pennsylvania (Tax Parcel No. 36-029-019-03A).

**Project Description:** The proceeds of the tax exempt obligations will be used for a project involving the financing and/or refinancing of the following: (1) the acquisition of approximately 8.04 acres of land and the construction of a 45,000 square foot manufacturing facility; and the planning, designing, equipping, constructing and furnishing of improvements to such new construction at the above-referenced location; (2) the purchase and installation of equipment to be used in the facility; (3) the reimbursement or refinancing of costs and expenses incurred in connection with the Project; (4) the payment of the costs and expenses of the financing; and (5) financing other proper and lawful purposes (together, the “Project”). This Project will be used for the benefit of the Principal User in its business of exterior wall panels, interior wall panels and roof trusses.

The public hearing is being held through the Authority as the issuer of the proposed tax-exempt obligations and on behalf of the Board of County Commissioners as the elected governmental officials who must approve plan of finance and the issuance of such tax-exempt obligations in accordance with requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended.

The tax exempt obligations will not pledge the general credit of the Authority, the County of Bucks or the Township of Falls or the credit or taxing power of the Commonwealth of Pennsylvania or any political subdivision thereof.

This Notice is published in accordance with the public notice requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended, and the regulations thereunder.

Additional information concerning the above may be obtained from, and written comments should be addressed to, Thomas J. Lonergan, Bucks County Industrial Development Authority, 11 Welden Drive, Suite 100, Doylestown, Pennsylvania 18901; telephone: (267) 880-6071. In accordance with the Americans with Disabilities Act of 1990, the needs of persons requesting special accommodations (hearing or visually impaired) shall be met if Mr. Lonergan is notified at least 48 hours prior to the public hearing at (267) 880-6071.

By: Thomas J. Lonergan, Executive Director, Bucks County Industrial Development Authority.

Bucks County Board of Commissioners,  
Robert J. Harvie, Jr., Chair  
Diane Ellis-Marseglia, Vice Chair  
Gene DiGirolamo