

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 Steuben County Industrial Development Agency (the "Agency") on Wednesday, October 16, 2019, at Corning City Hall, 500 Civic Center Plaza, Second Floor Council Chambers, Corning, New York 14830, at 10:00 a.m., local time, in connection with the following matter:

2-4 MARKET STREET CORNING, LLC, for itself or on behalf of an entity to be formed by it or on its behalf (collectively, the "Company"), has submitted an application to the Agency (the "Application"), a copy of which is on file with the Agency, requesting the Agency's assistance with respect to a certain project (the "Project") consisting of: (i) the acquisition by the Agency of a leasehold interest in certain property located at 2-4 Market Street in the City of Corning, Steuben County, New York (the "Land"), and the existing approximately 10,500 square-foot vacant building located thereon formerly known as "Tony R's Steakhouse" (the "Existing Improvements"); (ii) the renovation of the Existing Improvements for lease to FLX Table, a restaurant group, to be used for (a) retail wine and beer sales, (b) a modern American bistro, and (c) a wood fired grill (collectively, the "Improvements"); and (iii) the acquisition and installation by the Company in and around the Improvements of certain items of equipment and other tangible personal property to undertake the Project (the "Equipment"; and, collectively with the Land, the Existing Improvements and the Improvements, the "Facility").

The Agency will acquire title to, or a leasehold interest in, the Facility and lease 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, and a partial real property tax abatement.

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: October 3, 2019

STEBEN COUNTY INDUSTRIAL
DEVELOPMENT AGENCY