

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 22, 2025, at 3:00 p.m., local time, at Hammondsport Village Hall, 80 Shethar Street, Hammondsport, New York 14840, in connection with the following matter:

MM DEVELOPMENT ADVISORS, INC., for itself or on behalf of an entity to be formed (the "Company"), has submitted an application (the "Application") to 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 or other interest in approximately 4.53 acres of real property located at 15 Bauder Avenue, Village of Hammondsport, Steuben County, New York (the "Land"; being more particularly described as tax parcel No. 118.05-01-033.100) along with existing improvements located thereon consisting principally of an approximately 30,000 square foot vacant school (the "Existing Improvements"), (ii) the renovation and rehabilitation of the Existing Improvements and the planning, design and operation by the Company of a multi-tenanted, mixed-use project that will consist of approximately twenty-four (24) residential apartment and a approximately 4,700 square feet of commercial space (collectively, the "Improvements") and (iii) the acquisition and installation in and around the Existing Improvements and the Improvements of certain items of equipment, machinery and other tangible personal property (the "Equipment"; and collectively with the Land, the Existing Improvements and the Improvements, the "Facility").

The Agency will acquire or retain 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 for the financing related to the Project, consistent with the policies of the Agency, and a partial real property tax abatement.

The Agency will provide access to the public hearing by broadcasting the public hearing in real time online at:

<https://us02web.zoom.us/j/81437856105?pwd=5BYa1DljweJaJU1YZlviFbKZs8NRgw.1>

The Agency 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 Steuben County Industrial Development Agency, Attention: Jill Staats, Deputy Director of Operations, 7234 Route 54 North, P.O. Box 393, Bath, New York 14810, and/or via email at jstaats@steubencountyida.com **no later than October 21, 2025.**

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 11, 2025

STEUBEN COUNTY INDUSTRIAL
DEVELOPMENT AGENCY