

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, March 18, 2026, at 11:00 a.m., local time, at Erwin Town Hall, 310 Town Center Road, Erwin (Painted Post), New York 14870, in connection with the following matter:

PARK GROVE REALTY, LLC for itself or on behalf of an entity formed or to be formed by it or on its behalf (collectively, the "Company"), has submitted an application (the "Application") to the Agency, 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 approximately 16.53 acres of real property located on Canada Road in the Town of Erwin, New York and all other lands where by license or easement or other agreement the Company or its designees are making improvements that benefit the Project (the "Land", being more particularly identified as a portion of tax parcel number 298.00-01-003.111, as may be subdivided); (ii) the planning, design, construction and operation of approximately ninety (90) market rate residential apartments, along with utility and site improvements, parking, access and egress improvements, signage, curbage, sidewalks, landscaping and stormwater retention improvements (collectively, the "Improvements"); and (iii) the acquisition of and installation in and around the Land and Improvements by the Company of machinery, equipment, fixtures and other items of tangible personal property (the "Equipment"; and, together with the Land 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/82605188336?pwd=pLy1GUbh7KH4HXa6yuymCcyajeg0EC.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 Tuesday, March 17, 2026.**

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 8, 2026

STEUBEN COUNTY INDUSTRIAL
DEVELOPMENT AGENCY