

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 Tompkins County Industrial Development Agency (the "Agency") on Monday, November 6, 2023, at 10:00 a.m., local time, at the Town of Ithaca Town Hall at 215 N. Tioga Street, Ithaca, New York 14850, in connection with the following matter:

CONIFER REALTY, LLC, a New York limited liability company, for itself and/or on behalf of an entity or entities formed or 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 the acquisition by the Agency of a leasehold or other interest in approximately 8.90 acres of certain real property located at 200 Conifer Drive, Town of Ithaca, Tompkins County, New York (the "Land", being more particularly identified as tax parcel No. 27.-1-13.121) and the existing improvements thereon consisting principally of an approximately 88,221 square foot, seventy-two (72) affordable housing facility targeting seniors at income levels of 80%, 65% and 50% of area median income, together with certain items of machinery, equipment and other items of tangible personal property (the "Existing Improvements"; and, together with the Land, 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 own and 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 a partial real property tax abatement structured under an agreement or agreements between the Company and the Agency regarding payments in lieu of real property taxes for the benefit of each municipality having taxing jurisdiction over the Facility.

At the public hearing, the Agency will consider the Project, the Financial Assistance and the reduction in the Agency's Administrative Fee, which, if granted, will constitute a deviation under the Agency's Uniform Tax Exemption Policy (the "Policy").

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.

The Agency will broadcast the public hearing live on YouTube at the following LIVE STREAM LINK: <https://tinyurl.com/weo3tkk>.

The Agency also 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 the Agency at: Tompkins County Industrial Development Agency, Attention: Ina Arthur, 119 East Seneca Street, Suite 200, Ithaca, New York 14850 and/or via email at

info@ithacaareaed.org, with the subject line being "Conifer Realty, LLC", no later than 1:00 p.m. on Friday, November 3, 2023.

Dated: October 24, 2023

TOMPKINS COUNTY INDUSTRIAL
DEVELOPMENT AGENCY