MINUTES OF PUBLIC HEARING
ON October 20, 2023
COUNTY OF OSWEGO INDUSTRIAL DEVELOPMENT AGENCY
LeChase Development Services, LLC

Present:	Greg Barkstrom	LeChase Development Services, LLC
	Austin Wheelock	County of Oswego IDA
	Kevin LaMontagne	County of Oswego IDA

Mr. LaMontagne, the duly appointed representative of the County of Oswego Industrial Development Agency (the "Agency") called the hearing to order at 2:03 p.m. local time at the offices of the Agency located at 44 West Bridge Street in the City of Oswego.

Mr. LaMontagne was assigned the responsibility of recording the minutes of the hearing.

Mr. LaMontagne then described the proposed Agency assistance and the location and nature of the Project Facility to be financed as follows:

> LeChase Development Services, LLC, a New York limited liability company, on behalf of itself and/or entities formed or to be formed on its behalf (the "Company"), submitted an application to the Agency on or about August 23, 2023 (the "Application"), a copy of which is on file at the office of the Agency, requesting the Agency consider undertaking a project (the "Project") consisting of: (A)(i) the acquisition of a leasehold interest in approximately 1.52 acres of real property located at 104 and 120 East First Street, consisting of all or a portion of the current Tax ID Nos. #128.55-03-02.11 and 128.55-03-02.2, in the City of Oswego, Oswego County, State of New York (the "Land"), the existing approximately 35,960 square foot four-story building (the "Existing Building") located on the Land and the adjacent surface parking lot (the "Existing Parking Lot" and, together with the Existing Building, the "Facility"), (ii) the renovation and reconstruction of (a) the first and second floors of the Existing Building to create clinical space for medical, dental and mental health services (collectively, the "Health Services") and the third floor to create space for tenants that will provide ancillary services to support the Health Services being provided on the first and second floors, and (b) the Existing Parking Lot; (iii) the acquisition and installation in and around the Facility and/or for use in connection with the Project of various fixtures, machinery, equipment, and other tangible personal property (collectively, the "Equipment") (the Land, the Facility and the Equipment being collectively referred to as the "Project Facility"), which Project Facility is to be subleased by the Agency to the Company and further subleased by the Company to Northern Oswego County Health Services, Inc., d/b/a ConnextCare, a not-for-profit corporation and/or other third-party tenants; (B) the granting of certain financial assistance in the form of exemptions from real property taxes, real estate transfer taxes, mortgage recording tax (except as limited by Section 874 of the General Municipal Law) and State and local sales and use tax (collectively, the "Financial Assistance"); (C) the appointment of the Company and/or its designee as an agent of the Agency in connection with the acquisition, reconstruction, renovation and equipping of the Project Facility; and (D) the lease (or sub-lease) of the Land and the Facility by the Company to the Agency pursuant to a lease agreement, the acquisition of an interest in the Equipment pursuant to a bill of sale; and the sublease of the Project Facility back to the Company pursuant to a sublease agreement. The Company will be the initial owner of the Project Facility.

Mr. LaMontagne provided an overview of the Agency benefits for which the Company has applied.

Mr. LaMontagne then announced that persons interested in the Agency's financial assistance, the location and nature of the Project Facility or the proposed owner, operator or manager of the Project Facility would have an opportunity to comment thereon.

No comments being made, Mr. LaMontagne ended the hearing at 2:07 p.m.

The above constitutes an accurate report of the appearance at the Public Hearing and the entire proceedings.

October 20,2023
(Date)

Kevin LaMontagne, representing the County of Oswego IDA