

**NOTICE OF PUBLIC HEARING
PURSUANT TO NEW YORK GENERAL MUNICIPAL LAW §859-a
ON PROPOSED PROJECT AND FINANCIAL ASSISTANCE**

NOTICE IS HEREBY GIVEN that a public hearing (the “*Public Hearing*”) pursuant to Section 859-a of the New York General Municipal Law will be held by the County of Oswego Industrial Development Agency (the “*Agency*”) on the 26th day of February, 2024 at 10:00 a.m., local time, at the office of the Agency located at 44 West Bridge Street, Oswego, New York 13126, in connection with the following matter:

120 E. First Street Oswego, 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 January 25, 2024 (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 ConnexCare, 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.

The Agency has not made a decision with respect to the undertaking of the Project or the granting of the Financial Assistance.

The Agency will, at the above-stated time and place, hear all persons with views in favor of or opposed to the Project and/or the Financial Assistance. A copy of the Application including a

cost/benefit analysis is available at the office of the Agency for review by interested persons.

**COUNTY OF OSWEGO INDUSTRIAL
DEVELOPMENT AGENCY**

Dated: February 1, 2024