

**NOTICE OF PUBLIC HEARING ON
PROPOSED PROJECT AND FINANCIAL
ASSISTANCE RELATING THERETO**

Notice is hereby given that a public hearing pursuant to Section 859-a(2) of the General Municipal Law of the State of New York (the "Act") will be held by the Cortland County Industrial Development Agency (the "Agency") on the 6th day of July, 2026 at 4:00 p.m. local time in the Town Court Room at The Raymond G. Thorpe Municipal Building, 3577 Terrace Road, Cortland, New York 13045, located in the Town of Cortlandville, County of Cortland, New York in connection with the following matters:

Cortlandville Commons LLC, with an address of 1055 Saw Mill River Road, Ardsley, New York 10502 (the "Company") presented an application (the "Application") to the Agency requesting that the Agency consider undertaking a project (the "Project") consisting of the following: (A) (1) the acquisition of an interest in a \pm 18.2 acre parcel of land (the "Land") located at 968 Route 13, in the Town of Cortlandville, Cortland County, New York (2) construction of a four story mixed use building to contain 68 affordable dwelling units and first floor commercial space for a children's daycare center and related infrastructure on the Land (the "Facility") and (3) the acquisition and installation therein and thereon of fixtures and equipment comprising the Facility (the "Equipment"), all of the foregoing to constitute a mixed use building with affordable multifamily dwelling units to be operated by the Company (the Land, Facility and Equipment being collectively referred to as the "Project Facility"); (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales taxes, real estate transfer taxes, mortgage recording taxes and real property taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency.

The Agency is considering whether (A) to undertake the Project and (B) to provide certain exemptions from taxation with respect to the Project, including (1) exemption from mortgage recording taxes with respect to any documents recorded by the Agency with respect to the Project in the office of the Clerk of Cortland County, New York or elsewhere, (2) exemption from sales taxes relating to the acquisition, construction/renovation and installation of the Project Facility, (3) exemption from deed transfer taxes on any real estate transfers with respect to the Project, and (4) exemption from real property taxes (but not including special assessments and special ad valorem levies) with respect to the Project Facility, subject to the obligation of the Company to make payments in lieu of taxes with respect to the Project Facility. If any portion of the Financial Assistance to be granted by the Agency with respect to the Project is not consistent with the Agency's uniform tax exemption policy, the Agency will follow the procedures for deviation from such policy set forth in Section 874(4)(b) of the Act prior to granting such portion of the Financial Assistance. The Agency will, at said time and place, hear all persons with views on the location and nature of the proposed Project and the Financial Assistance being contemplated by the Agency in connection with the proposed Project.

Dated: June 11, 2026

CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY
By: Melanie Vilardi, Executive Director