

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 Chemung County Industrial Development Agency (the "Agency") on Wednesday, June 10, 2026, at 10:00 a.m., local time, at Big Flats Town Hall, 476 Maple Street, Big Flats, New York 14814, in connection with the following matter:

RIEDMAN EDGER HB I, LLC, for itself and/or for an entity or entities to be formed (collectively, the "Company"), has submitted an application to the Agency requesting the Agency's assistance with a certain project (the "Project") consisting of: (i) the acquisition by the Agency of a leasehold or other interest in approximately 55.70 acres of real property located at 138 Hibbard Road, Hibbard Road and 300 Daniel Zenker Drive, each in the Town of Big Flats, New York (the "Land", being more particularly described tax parcel Nos. 57.03-1-39.11, 67.01-1-2 and 67.01-1-58.1, as may be merged); (ii) the planning, design, construction, operation and leasing by the Company of a multi-tenanted development project that will include a total of approximately 247,000 square feet of building spaces, including (a) eight (8) market rate apartment buildings containing twenty-four (24) units each, (b) fifty (50) garage units and (c) related tenant amenity spaces, lobbies, common areas, site improvements, roadway improvements, access and egress improvements, storm water improvements, utility and infrastructure improvements, signage, curbage, sidewalks, and landscaping improvements (collectively, the "Improvements") and (iii) the acquisition of an 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, collectively with the Land and the Improvements, 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 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, a mortgage recording tax exemption as authorized by the laws of New York State, and a partial real property tax abatement, the proposed terms of which contain a deviation from the Agency's Uniform Tax Exemption Policy.

The Agency will livestream the public hearing online via Zoom at:
<https://us02web.zoom.us/j/85924773852?pwd=P6yvvrKK47Gapw1Qn7OyOJcB2yMgDA3.1>
Meeting ID: 859 2477 3852
Passcode: 850702

In accordance with Section 859-a of the General Municipal Law ("GML") of the State of New York, a representative of the Agency will be at the above-stated time and place to present a copy of the Company's application for Financial Assistance (including a cost-benefit analysis), which is also available for viewing on the Agency's website at: <https://chemungcountyida.com/>. This public hearing is being conducted pursuant to GML Section 859-a(2).

You are welcome to attend such hearing at which time you will have an opportunity to review the project application and present your views, both orally and in writing, with respect to the project. The Agency will also live stream the public hearing through its webpage and also encourages all interested parties to submit written comments to the Agency, which will all be included within the public hearing record. Any written comments may be sent to Chemung County Industrial Development Agency, 400 East Church Street, Elmira, New York 14901 Attn: Joseph Roman, Executive Director and/or via email at jroman.ida@chemungcountyny.gov, no later than 4:00 p.m. on June 9, 2026.

Dated: June 1, 2026

CHEMUNG COUNTY INDUSTRIAL
DEVELOPMENT AGENCY