

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing, pursuant to Article 18-A of the New York State General Municipal Law, will be held by the Tioga County Industrial Development Agency (the "Agency") on the 27<sup>th</sup> day of May, 2015 at 1:30 p.m., local time, at the Ronald E. Dougherty County Office Building, 56 Main Street, Owego, NY 13827 in connection with the following matters:

Owego Gardens Associates, LLC, a limited liability company organized and existing under the laws of the State of New York (the "Company") has requested that the Agency assist in the purchase, construction and equipping of a three (3) story, 62,252 square foot, 62 units mixed income senior rental community. The apartment complex will be located at 130A Southside Drive, Owego, Tioga County, New York 13827 and will help Owego Gardens Associates, LLC and Tioga County to provide housing for mixed income 55 and older residents. The Facility will be owned, operated and/or managed by the Company.

The Agency will acquire title to or a leasehold interest in the Facility and lease the Facility to the Company. At the end of the lease term, the Agency's interest in the Facility and Equipment will be reconveyed to the Company. The Agency contemplates that it will provide financial assistance to the Company in the form of the issuance of exemptions from mortgage recording taxes and sales taxes and abatement of real property taxes, including a deviation from the Agency's Uniform Payment-in-Lieu-of-Tax ("PILOT") Policy, consistent with the policies of the Agency.

A copy of the Company's application to the Agency as well as the Cost Benefit Analysis of the Facility will be available for review, during regular business hours, at the Agency's offices at 56 Main Street, Owego, New York 13732.

A representative of the Agency will, at the above-stated time and place, hear and accept written comments from all persons with views in favor of or opposed to either the proposed financial assistance to the Company or the location or nature of the Facility.

Dated: May 13, 2015

TIOGA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

By: Ruth L. Fiato  
Ruth L. Fiato, Executive Administrator