

## NOTICE OF PUBLIC HEARING

Due to the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 202.1 issued on March 12, 2020, and amended by Executive Order 202.92 issued January 27, 2021, suspending the Open Meetings Law through February 26, 2021, a public hearing scheduled for February 15, 2021 at 5:00 p.m., local time, being held by the Broome County Industrial Development Agency, in accordance with the provisions of Article 18-A of the New York State General Municipal Law, with respect to EJ Victory Building, LLC will be held via a telephone conference call instead of a public hearing open for the public to attend. Members of the public may listen to the public hearing and comment on the project and the benefits to be granted to EJ Victory Building, LLC by the Agency during the public hearing by dialing into the conference call via the Zoom contact information below. Comments may also be submitted to the Agency in writing or electronically prior to the Agency's February 15, 2021 public hearing. Minutes of the public hearing will be transcribed and posted on the Agency's website.

EJ Victory Building, 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 financing of the acquisition, renovation, and equipping of 265,000+/- square feet within the building located on a 4.13+/- acre parcel of land situate at 59 Lester Avenue in the Village of Johnson City, Broome County, New York (the "Land") to be used as 108 market rate apartments and 7,500+/- square feet of commercial space for prospective businesses and any other directly or indirectly related activities (the "Facility") and the acquisition and installation in the Facility of certain equipment (the "Equipment"). The Land, the Facility and the Equipment are hereinafter, collectively, the "Project". The Project will be initially owned, operated and/or managed by the Company.

The Agency will acquire a leasehold interest in the Project from the Company and lease the Project back to the Company. At the end of the lease term, the Agency's interest in the Project 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 sales and use taxes, mortgage tax, and an abatement of real property taxes deviating from the Agency's Uniform Tax Exemption Policy.

A copy of the Company's application to the Agency will be available for review at the Agency's website located at <https://theagency-ny.com>.

A representative of the Agency will, at the above-stated time and place, hear 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 Project.

BROOME COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY



Dated: February 28, 2021

By: Stacey M. Duncan, Executive Director

Zoom Meeting Information:

Join Zoom Meeting

<https://us02web.zoom.us/j/83735649906?pwd=U0wvdGxsRGFFRMrL1sSU5PNi9sZz09>

Meeting ID: 837 3564 9906

Passcode: 471550

One tap mobile

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