

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 Oneida County Industrial Development Agency (the "Agency") on the 10th day of December 2021 at 10:00 a.m., local time, at Oneida County Legislative Chambers, 10th Floor, Oneida County Office Building, 800 Park Avenue, Utica, New York in connection with the following matters:

Central Utica Building, LLC, on behalf of itself and/or the principals of Central Utica Building, LLC, and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Company") has applied to the Oneida County Industrial Development Agency (the "Agency") to enter into a transaction in which the Agency will assist in the construction of an 80,000± square foot state-of-the-art medical office building and appurtenant facilities including parking areas and all infrastructure, utilities and amenities to support the same (collectively, the "Improvements") situated on parcels of land measuring 2.90± acres in the aggregate adjacent to the new Wynn Hospital (the "Wynn Hospital") located at the Corner of State and Columbia Streets, City of Utica, Oneida County, New York (the "Land") and acquisition and installation of equipment in the Improvements (the "Equipment"), all for the purpose of providing a seamless and integrated health care delivery system together with the Wynn Hospital, and to enhance and expand the delivery of health care services to the community (the Land, the Improvements and the Equipment are referred to collectively as the "Facility" and the construction and equipping of the Improvements is referred to as the "Project"). The Facility will be initially operated and/or managed by the Company.

The Company will lease the Facility to the Agency, and the Agency will lease the Facility back to the Company pursuant to a leaseback agreement. At the end of the lease term, the Agency will terminate its leasehold interest in the Facility. The Company will sublease a 20,000± square foot portion of the Facility to Central New York Cardiology, P.C. (the "CNYC Sublessee") for its operation for the purpose of performing interventional cardiology services at the Wynn Hospital, to take cardiology call and provide cardiology services to patients admitted to the Wynn Hospital. The Company will sublease an 18,000± square foot portion of the Facility to Mohawk Valley ASC, LLC (the "MVASC Sublessee") for its operation for the purpose of operating an Article 28 licensed, Medicare certified multi-specialty ambulatory surgery center with six operating rooms. The Company will sublease other portions of the Facility to MVHS and other medical practices whose physicians practice in, and need access to, the Wynn Hospital, and to other commercial and/or retail tenants to provide complementary services (such sublessees, together with the CNYC Sublessee and the MVASC Sublessee, are referred to collectively as the "Sublessees").

The Agency is contemplating providing financial assistance in the form of exemptions from mortgage recording taxes and exemptions from sales tax on materials and equipment acquired and installed in connection with the Project, such sales tax exemptions to be limited to \$500,000.00, which financial assistance is a deviation from the Agency's Uniform Tax Exemption Policy, to be more particularly described in a Final

Authorizing Resolution to be adopted by the Agency prior to the closing of the transactions described herein. Such financial assistance will be conditioned upon the Company creating, retaining and maintaining (or causing the Sublessees to create, retain and maintain) certain employment at the Facility as a result of undertaking the Project.

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. Comments may also be submitted to the Agency in writing or electronically prior to the Public Hearing. Members of the public may also access the Public Hearing and comment on the Project and the benefits to be granted to the Applicant by the Agency during the Public Hearing by calling 1-408-418-9388 (Access code: 263 377 79443). Minutes of the Public Hearing will be transcribed and posted on the Agency's website. A copy of the Application for Financial Assistance filed by the Company with the Agency, including an analysis of the costs and benefits of the proposed Project, is available for public inspection at the offices of the Agency, 584 Phoenix Drive, Rome, New York.

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

Dated: November 22, 2021

By: /s/ Shawna M. Papale, Executive Director