

**NOTICE OF PUBLIC HEARING
PURSUANT TO NEW YORK GENERAL MUNICIPAL LAW §859-a
ON PROPOSED PROJECT AND FINANCIAL ASSISTANCE**

**Paradise Companies 10, LLC
111 and 117 East Seneca Street, Town of Manlius
Tax Map #'s 025.-09-15.0 and 025.-09-14.0**

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Section 859-a of the New York General Municipal Law will be held by the Onondaga County Industrial Development Agency (the “Agency”).

Public Hearing Date and Time: September 30 at 2:00 P.M.

Public Hearing Location: Village of Manlius Offices, One Arkie Albanese Avenue, Manlius, New York.

For assistance or questions regarding the public hearing please contact the Agency.

The public hearing is being held in connection with the following matter:

Paradise Companies 10, LLC, a New York limited liability company on behalf of itself and/or entities formed or to be formed on its behalf (the “Company”), has submitted an application (the “Application”) to the Agency, a copy of which Application is on file at the office of the Agency, which Application requests that the Agency consider undertaking a project (the “Project”) for the benefit of the Company, said Project consisting of the following: (A)(1) the acquisition of a leasehold interest in all or a portion of approximately 0.52 acres of land located at 111 and 117 East Seneca Street (tax map nos. 025.-09-15.0 and 025.-09-14.0) in the Town of Manlius, Onondaga County, New York (collectively, the “Land”); (2) the demolition of the existing building on the Land and the construction of an approximately 14,520 square mixed-use building containing approximately thirteen (13) residential units, retail space, and other ancillary interior and exterior amenities and sitework including but not limited to on-site parking, landscaping, outdoor seating, and walkways (collectively the “Improvements” and collectively with the Land, the “Facility”); and (3) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (collectively, the “Equipment”) (the Land, the Facility and the 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 New York General Municipal Law) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (subject to certain statutory limitations) (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 Company will be the initial owner and/or operator of the Project Facility. The Agency has not made a decision with respect to the undertaking of the Project or the granting of the financial

assistance.

The Agency will, at the above stated time and place hear all persons with views in favor of or opposed to the proposed Project and/or the Financial Assistance being contemplated by the Agency in connection with the proposed Project. If you do not want to participate in the hearing, but would like to watch or listen to the proceeding, you may view a livestream of the public hearing online at:

<https://us02web.zoom.us/j/85025571860>

A copy of the Application including a cost/benefit analysis is available at the office of the Agency and on the Agency's website for review by interested persons. A copy of a recording of the hearing will be available on the Agency's website.

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Dated: September 13, 2024