

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 Genesee County Industrial Development Agency d/b/a Genesee County Economic Development Center (the "Agency") on Wednesday, August 26, 2026, at 3:30 p.m., local time, at LeRoy Village Hall, 3 West Main Street, LeRoy, New York 14482, in connection with the following matter:

The Agency previously appointed **9 LENT AVE., LLC**, for itself and/or on behalf of an entity to be formed (collectively, the "Company"), as agent to undertake a certain project (the "2024 Project") consisting of: (i) the acquisition by the Agency of a leasehold or other interest in approximately 4.5 acres of real property located at 9 Lent Avenue in the Village of LeRoy, Genesee County, New York and all other lands in the Village of LeRoy where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the "Land", being more particularly described as all or a portion of tax parcel No. 3-1-46.1) and the existing improvements located thereon, consisting principally of an approximately 32,500 square foot facility (the "2024 Existing Improvements"); (ii) the renovation, reconstruction and operation of the 2024 Existing Improvements, along with utility and site improvements, signage, curbage, landscaping and stormwater retention improvements (collectively, the "2024 Improvements"); (iii) the acquisition by the Company in and around the 2024 Improvements of certain items of machinery, equipment and other tangible personal property (the "2024 Equipment"; and, together with the Land, 2024 Existing Improvements and the 2024 Improvements, the "2024 Facility"); and (iv) the lease of the 2024 Facility to the Company pursuant to (i) a certain Lease Agreement; (ii) a certain Leaseback Agreement; (iii) a certain Tax Agreement; and (iv) related documents (and collectively, the "2024 Project Documents", each dated as of February 1, 2024). The Agency provided the Company with certain forms of financial assistance (the "2024 Financial Assistance") with respect to the 2024 Project.

The Agency also previously undertook a project (the "2025 Project") for the benefit of the Company consisting of: (i) the acquisition and/or retention by the Agency of a leasehold interest in the Land along with the approximately 32,500 square feet of building improvements located thereon (comprised of the 2024 Existing Improvements, 2024 Improvements, and hereinafter, the "2025 Existing Improvements"); (ii) the planning, design, engineering and construction of an approximately 8,000 square foot building for warehousing and related space, along with related utility and site improvements, access and egress improvements, curbage, sidewalks, landscaping and stormwater retention improvements (collectively, the "2025 Improvements"); and (iii) the acquisition by the Company in and around the Improvements of certain items of machinery, equipment and other tangible personal property (the "2025 Equipment"; and, together with the Land, the 2025 Existing Improvements and the 2025 Improvements, the "2025 Facility"); all pursuant to (i) a Project Agreement, dated January 6, 2025; (ii) an Amended and Restated Lease Agreement, dated as of January 1, 2025; (iii) an Amended and Restated Leaseback Agreement, dated as of January 1, 2025; (iv) a Tax Agreement, dated as of January 1, 2025; and (v) related documents (collectively, the "2025 Agency Documents"), whereby the Agency appointed the Company as agent of the Agency to

undertake the 2025 Project and provided the Company with certain forms of financial assistance (the "2025 Financial Assistance").

The Company has submitted an application (the "Application") to the Agency, a copy of which is on file with the Agency, requesting the Agency's assistance with respect to a certain project (the "Project") consisting of: (i) the acquisition and/or retention by the Agency of a leasehold interest in the Land along with the existing improvements located thereon (comprised of the 2025 Existing Improvements, the 2025 Improvements, and hereinafter, the "Existing Improvements"); (ii) the planning, design, construction and operation of an approximately 16,500 square foot addition to the Existing Improvements, along with site improvements, parking lots, access and egress improvements, signage, curbage, landscaping and stormwater retention improvements (collectively, the "Improvements"); and (iii) the acquisition by the Company in and around the Improvements of certain items of machinery, equipment and other tangible personal property (the "Equipment"; and, together with the Land, the Existing Improvements and the Improvements, the "Facility"), such Project to be undertaken by the Agency and the Company primarily through the amendment of the 2025 Agency Documents.

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, consistent with the policies of the Agency, and a partial real property tax abatement.

The Agency will broadcast the public hearing live at www.vimeo.com/event/3477651, and the public hearing video will be available for on-demand viewing on the Agency's website at www.gcedc.com/projects.

A representative of the Agency will be at the above-stated time and place to present a copy of the Company's Project Application and hear and accept written and oral comments from all persons with views in favor of or opposed to or otherwise relevant to the proposed Financial Assistance.

Dated: August 16, 2026

GENESEE COUNTY INDUSTRIAL
DEVELOPMENT AGENCY D/B/A
GENESEE COUNTY ECONOMIC
DEVELOPMENT CENTER