

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York General Municipal Law (the “Act”) will be held by the County of Franklin Industrial Development Agency (the “Agency”) on March 24, 2026, at 6:00 p.m. local time, at Tupper Lake Police & Fire Department, 21 Santa Clara Ave, Tupper Lake, New York 12986, in connection with the matter described below.

OVAL WOOD DISH TUPPER LAKE LLC, for itself and/or on behalf of an entity or entities to be formed (collectively, the “Company”), has submitted an application to the Agency in connection with a certain proposed project (the “Project”) consisting of: (i) the acquisition by the Agency of a leasehold interest in approximately 11 acres of real property located at 116 Demars Boulevard in the Village of Tupper Lake, New York (the “Land”, being more particularly described as a portion of tax parcel No. 490.26-2-2) along with the existing improvements thereon consisting principally of an approximately 124,647 square feet of multi-building vacant industrial space and related exterior improvements (the “Existing Improvements”); (ii) the planning, design, engineering, renovation, reconstruction, rehabilitation of the Existing Improvements to provide for a mixed use commercial campus, including (a) 80 apartment units, comprised of 57 one-bedroom units and 23 two-bedroom units, all to be rented at regulated rents at percentages of area medium income (“AMI”), and collectively, the “Affordable Housing Facility”, (b) approximately 22,609 square feet of commercial space to be leased, approximately 5,225 square feet of co-working spaces to be leased, and approximately 8,484 square feet of climate controlled storage spaces and units to be leased (collectively, the “Commercial Spaces”), and (c) other related structural work, roofing and buildings systems work, site work, exterior access and egress improvements, internal and external parking lots and spaces, curbage, signage, utility and related exterior improvements (collectively, the “Improvements”); (iii) the acquisition of and installation in and around the Land, the Existing Improvements, and Improvements by the Company of machinery, equipment, fixtures and other items of tangible personal property (the “Equipment” and, collectively with, the Land, the Existing Improvements and the Improvements, the “Facility”); and (iv) entering into a straight lease transaction (within the meaning of subdivision (15) of Section 854 of the Act), pursuant to which the Agency will retain a leasehold interest in the Facility for a period of time and sublease such interest in the Facility back to the Company (the “Straight Lease Transaction”).

The Agency is contemplating providing financial assistance to the Company with respect to the Project (collectively, the “Financial Assistance”) in the form of: (A) an exemption from all State and local sales and use taxes with respect to qualifying personal property included in or incorporated into the Facility or used in the acquisition, construction or equipping of the Facility; (B) mortgage recording tax exemption(s) relating to financings undertaken by the Company in furtherance of the Project; and (C) a partial real property tax abatement provided through a Payment in Lieu of Tax Agreement (the “PILOT Agreement”).

In accordance with Section 859-a of the Act, a representative of the Agency will be at the above-stated time and place to present a copy of the Company’s Project Application (including a cost-benefit analysis), which is also available for viewing on the Agency’s website at: <https://adirondackfrontier.com/about-us/resource-library/>. The Agency will live-stream the

public hearing through its webpage and encourages all interested parties to submit written comments to the Agency, which will all be included within the public hearing record, which can be submitted to Jeremy Evans, AICP, Chief Executive Officer, County of Franklin IDA, 360 West Main Street, Malone, New York 12953 and/or via e-mail at jeremy@adironackfrontier.com .

DATED: March 9, 2026

COUNTY OF FRANKLIN INDUSTRIAL
DEVELOPMENT AGENCY