

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

**Twin Ponds HB, LLC
5440 North Burdick Street, Town of Manlius
Tax Map # 086.-02-06.1**

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: April 29, 2026 at 3:00 P.M.

Public Hearing Location: Manlius Town Hall, 301 Brooklea Drive Fayetteville, New York 13066

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

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

Twin Ponds HB, 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 54.85 acres of land located at 5440 North Burdick Street (tax map no. 086.-02-06.1) in the Town of Manlius, Onondaga County, New York (the “Land”); (2) construction on the Land of three (3) five-story buildings containing approximately three hundred and nine (309) residential housing units and one (1) mixed-use building containing approximately five (5) residential housing units and approximately 5,700 square feet of commercial space on the ground floor, together with a clubhouse, parking areas, infrastructure improvements, landscaping and related interior and exterior amenities and improvements (the “Facility”); and (3) the acquisition and installation in and around the Facility and/or for use in connection with the Project of various fixtures, machinery, equipment, furnishings and other items of 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/81207751511?pwd=sBdJafAL0be0WBzeZGXeST4L4NCXtL.1>

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: April 15, 2026