

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

**Marion Townhouses, LLC
1 Marion Gardens Terrace, Town of Van Buren
Tax Map #: 031.8-01-17.2**

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: August 31, 2026 at 3:30 P.M.

Public Hearing Location: Town of Van Buren Town Hall, 7575 Van Buren Road, Baldwinsville, New York 13027.

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

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

Marion Townhouses, 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) acquisition of an interest an approximately 2.196 acre parcel land located at 1 Marion Gardens Terrace (tax map no. 031.8-01-17.2) in the Town of Van Buren, Onondaga County, New York (the “Land”); (2) the construction on the Land of approximately eight (8) market rate residential townhouse units and related parking; 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 General Municipal Law) with respect to the foregoing, including potential exemptions from certain sales and use 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/82824957595?pwd=4NXEqGh9KHCvhrOFiM0jbnTePY9wi5.1>

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: August 18, 2026