

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York State General Municipal Law will be held by the County of Monroe Industrial Development Agency (the "Agency") on Friday, the 14th day of August, 2026 at 11:00 a.m., local time, in the Town Hall Meeting Room at the Pittsford Town Hall, 11 South Main Street, Pittsford, New York 14534, in connection with the following matter:

PANORAMA LANDING, LLC, a New York limited liability company for itself or a related entity formed or to be formed (collectively, the "Company") and TOWN SQUARE HEALTH, INC., a corporation for itself or a related entity formed or to be formed (collectively, the "Tenant") have requested that the Agency assist with a certain Project (the "Project"), consisting of: (A) the acquisition of a leasehold interest in an approximately 4.37-acre parcel of land located at 963 Panorama Trail South in the Town of Pittsford, New York 14625 and all other lands in the Town of Pittsford where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the "Land"); (B) the construction on the Land of an approximately 9,000 square-foot, single-story Class A medical office building containing approximately 16 examination rooms, laboratory space, conference and administrative areas, and related parking and site improvements (collectively, the "Improvements"); and (C) the acquisition, installation and equipping therein, thereon or thereabout of certain medical, office, and related machinery, equipment and personal property (the "Equipment" and, together with the Land and the Improvements, the "Facility"), all for use by the Tenant as a primary care and specialty care medical office facility.

The Agency will acquire 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 Agency's leasehold interest will be terminated. The Agency contemplates that it will provide financial assistance (the "Financial Assistance") to the Tenant in the form of sales and use tax exemptions and to the Company in the form of sales and use tax exemptions and a mortgage recording tax exemption, consistent with the policies of the Agency, and a partial real property tax abatement.

The Agency will, at the above-stated time and place, present a copy of the Company's Application and hear all persons with views in favor of or opposed to either the location or nature of the Facility, or the proposed financial assistance being contemplated by the Agency. In addition, at, or prior to, such hearing, interested parties may submit to the Agency written materials pertaining to such matters.

Dated: August 3, 2026

COUNTY OF MONROE INDUSTRIAL
DEVELOPMENT AGENCY

By: Executive Director