

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Title 11 of Article 8 of the Public Authorities Law of the State of New York, as amended, and Chapter 759 of the Laws of 1967 of the State of New York, as amended (hereinafter collectively called the "Act"), the **TROY INDUSTRIAL DEVELOPMENT AUTHORITY** (the "Authority") on September 26, 2025 at 10:00 a.m. at the Troy City Hall, 433 River Street, 5th Floor, Troy, New York 12180 in connection with the matter described below.

TROY HUB, LLC (the "Company"), has requested the Authority's assistance with a certain project (the "Project") consisting of (i) the acquisition by the Authority of a leasehold interest in approximately .75 acres of real property located at 30-32 Second Street, Troy, New York 12180 (the "Land", being more particularly identified as TMID Nos. 101.53-8-13./1 Music Hall and 101.53-8-13./2 Music Hall Annex) and the existing building structure located thereon consisting principally of an approximately 66,000 square foot, multi-story historic music hall and annex spaces (the "Existing Improvements"), (ii) the planning, design, engineering, construction, reconstruction, rehabilitation, equipping and improvement of the Land and Existing Improvements to (i) establish a Music Hub Initiative within the Music Hall Annex and other spaces to establish flexible space to support performances, instructions, recording spaces and community events, and (ii) the construction, installation and equipping of HVAC and production equipment upgrades within the Music Hall, all to be operated by a newly-formed "master tenant" entity (affiliated with the Company), and managed by **TSB MUSIC HALL CORPORATION**, along with related upgrades and improvements of commercial spaces, exterior façade, access and egress improvements, mechanical, roof, window, utility and HVAC improvements, and related exterior improvements (collectively, the "Improvements"), (iii) the acquisition and installation by the Company in and around the Land, Existing Improvements and Improvements of certain items of equipment and other tangible personal property necessary and incidental in connection with the Company's development of the Project in and around the Land, Existing Improvements and Improvements (the "Equipment", and collectively with the Land, the Existing Improvements and the Improvements, the "Facility"); and (iv) the lease of the Facility to the Company.

The Authority is contemplating providing financial assistance to the Company with respect to the Project (collectively, the "Financial Assistance") in the form of: (i) sales and use tax exemption for materials, supplies and rentals acquired or procured in furtherance of the Project by the Company as agent of the Authority; (ii) mortgage recording tax exemption(s) in connection with secured financings undertaken by the Company in furtherance of the Project; and (iii) a partial real property tax abatement provided through a payment-in-lieu-of-tax agreement (the "PILOT Agreement").

In accordance with Section 1953-a of the Act, a representative of the Authority 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 Authority's website at: <http://www.troyny.gov/departments/planning-department/economic-development/troy-ida/>. The Authority also encourages all interested parties to submit written comments to the Authority, which will all be included within the public hearing record. Any written comments may be sent

to Troy Industrial Development Authority, 433 River Street, Suite 5001, Troy, New York 12180,
Attn: Executive Director.

Dated: September 10, 2025

TROY INDUSTRIAL
DEVELOPMENT AUTHORITY