

## NOTICE OF PUBLIC HEARING

### **ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY NOTICE OF PUBLIC HEARING TO BE HELD ON FEBRUARY 23, 2022 PURSUANT TO SECTIONS 201-203 OF THE EMINENT DOMAIN PROCEDURE LAW IN CONNECTION WITH THE ACQUISITION OF ADDITIONAL PROJECT LAND FOR THE CENTRAL UTICA BUILDING, LLC PROJECT.**

PLEASE TAKE NOTICE that a public hearing, open to all persons, will be held on February 23, 2022 at the Oneida County Legislative Chambers, Oneida County Office Building, 10<sup>th</sup> Floor, 800 Park Avenue, City of Utica, Oneida County, New York, commencing at 9:00 a.m. by the Oneida County Industrial Development Agency ("OCIDA"), pursuant to Sections 201-203 of the New York State Eminent Domain Procedure Law ("EDPL") to consider the proposed acquisition by condemnation of 411 Columbia Street (SBL No.: 318.41-2-38) in the City of Utica (the "Additional Project Land") in connection with the undertaking and development of a certain approximately 94,000 SF medical office building and a fully licensed six (6) suite ambulatory surgery center in the footprint of the Wynn Hospital located at 601 State Street (corner of State and Columbia) (the "Project") by Central Utica Building, LLC, on behalf of itself and/or an entity formed or to be formed on its behalf (collectively, the "Company"), which acquisition of the Additional Project Land has been represented by the Company to facilitate the delivery of healthcare services to the residents of Oneida County, create new and improved job opportunities, reduce unemployment, eliminate blight in the immediate area of the Project, promote urban renewal and redevelopment and on an overall basis result in the betterment of community prosperity within Oneida County. The Company has represented that the acquisition of the Additional Project Land is necessary for the development of the Project.

Pursuant to Article 2 of the EDPL, the purpose of the public hearing is to review the public use to be served by the acquisition of the Additional Project Land, and the impact of the acquisition of the Additional Project Land on the environment and residents of the locality where the Project is proposed to be constructed, and to give all interested persons an opportunity to present oral or written statements and to submit other documents concerning the Project and the acquisition of Additional Project Land proposed to be acquired pursuant to the EDPL.

The public purposes served by the Project and the Additional Project Land include: (1) improving healthcare for the community, (2) creating new and improved job opportunities, (3) reducing unemployment, (4) eliminate blight in the immediate area of the Project, (4) promote urban renewal and redevelopment, and (6) on an overall basis result in the betterment of community prosperity within Oneida County.

#### Additional Project Land and Description

The acquisition of the Additional Project Land has been represented to be essential to the development of the Project and the six (6) suite ambulatory surgery center therein that are proposed to constructed adjacent to the Wynn Hospital, because the Project by itself does not have sufficient proximately located parking.

Proposed Property Acquisition

The proposed property acquisition of the Additional Project Land involves the exercise by OCIDA of its power of eminent domain, either with or without negotiated agreements, to the property described as follows:

<b>Reputed Owner</b>	<b>Address</b>	<b>County Tax Map No.</b>
JP O'Brien Plumbing & Heating Supply, Inc.	411 Columbia Street	318.41-2-38

Availability of Additional Information

More particular information concerning the Additional Project Land proposed to be acquired by the OCIDA pursuant to the EDPL, including legal descriptions and maps, and the Project are available for public inspection during normal business hours at OCIDA, 584 Phoenix Drive, Rome, New York 13441.

Receipt of Comments

All persons having an interest in the Additional Project Land and the Project are invited to attend the public hearing to give oral or written statements and to submit other documentation concerning this proposed publically needed project.

**ACCORDING TO EDPL §202(C)(2), THOSE PROPERTY OWNERS WHO MAY SUBSEQUENTLY WISH TO CHALLENGE THE CONDEMNATION OF THEIR PROPERTY VIA JUDICIAL REVIEW, MAY DO SO ONLY ON THE BASIS OF ISSUES, FACTS, AND OBJECTIONS RAISED AT THE HEARING.**

Comments on the proposed acquisition of the Project and the Additional Project Land may be made orally or in writing at the public hearing on February 23, 2022, or presented in writing to OCIDA's address shown below on or before March 2, 2022. Comments received after the close of business on March 2, 2022 will not be considered.

Oneida County Industrial Development Agency  
Attn: Chairman  
584 Phoenix Drive  
Rome, New York 13441

By: David C. Grow /s/  
Chairman

Dated: February 2, 2022