VILLAGE OF PORT CHESTER INDUSTRIAL DEVELOPMENT AGENCY
222 GRACE CHURCH STREET
PORT CHESTER, NEW YORK 10573

NOTICE OF SUPPLEMENTAL PUBLIC HEARING AND CONTEMPLATED DEVIATIONS

February 18, 2026

VIA CERTIFIED MAIL/
RETURN RECEIPT REQUESTED

To: The Chief Executive Officers of
Affected Tax Jurisdictions on Schedule A

Re: Village of Port Chester Industrial Development Agency
RMS Port Chester Hotel, LLC Project
Notice of Supplemental Public Hearings and Contemplated Deviations
Delivery of Agency Initial Project Resolution

Ladies and Gentlemen:

Please note that on Wednesday March 4, 2026 at 6:30 p.m. at the Village of Port Chester Court Facility, 350 N. Main Street, Port Chester, New York 10573, the Village of Port Chester Industrial Development Agency (the "Agency") will conduct a public hearing regarding the above-referenced project. Enclosed is a copy of the Notice of Public Hearing describing the Project and the financial assistance contemplated by the Agency. The Notice has been submitted to *The Journal News* for publication.

In accordance with Section 859-a of the General Municipal Law ("GML") of the State of New York, a representative of the Agency will be at the above-stated time and place to present a copy of the Company's Supplemental Application for Financial Assistance (including a cost-benefit analysis), which is also available for viewing on the Agency's website at: https://www.portchesternyida.org/public-hearing-notices. This public hearing is being conducted pursuant to GML Section 859-a(2) and the Agency is providing this notice to the addressees above pursuant to GML Section 859-a(3), which include the chief executive officers of the affected tax jurisdictions within which the proposed project is to be located. The conduct of the public hearing was authorized by the Agency pursuant to a certain Initial Project Resolution adopted by the Agency on January 14, 2026 (the "Initial Project Resolution"), which pursuant to GML Section 859-a(1-a) is enclosed for your review and records.

This letter is further provided as a notice of contemplated deviation from the Agency's current Uniform Tax Exemption Policy ("UTEP") in connection with the Agency's undertaking of the Phase 4 Project. In connection with the Supplemental Application, and in furtherance of the Phase 4 Project's financial impact within the Village of Port Chester (the "Village"), the

Company has requested the Agency's consideration of an adjusted deviation from the UTEP to allow for the Phase 4 Payment-in-lieu-of-Tax Agreement (the "Phase 4 PILOT Agreement") to provide a 20 year term typically provided for housing projects pursuant to the UTEP (the "Phase 4 PILOT Deviation"). The Agency previously approved a 15-year PILOT for the Phase 4 Project, and the Company has requested a 20-year term in order to make the Phase 4 Project economically feasible.

The Agency has undertaken a significant review of the Company's Supplemental Application, including extensive analyses of Project proformas performed by third party consultants engaged by the Agency. In addition, all Phase 4 Project components have been assessed and reviewed in accordance with the Agency's adopted policies and procedures, including the Agency's Uniform Project Evaluation Policy and Policy on Community Benefits (https://www.portchesternyida.org/policies).

Upon due consideration of the Company's application, the various positive economic and social impacts of the Phase 4 Project, and each Project's general satisfaction of several considerations set forth within the UTEP, including, without limitation:

(i) the significant environmental remediation and infrastructure improvements being undertaken as components of the Master Developer Project;

(ii) the catalyst impact of the proposed Project on existing and proposed businesses and other economic factors within the Village, including the provision of a new hotel facility within the Village, which currently does not have any active hotels or related amenities within the Village boundaries;

(iii) the substantial capital investment and job creation associated with the Project derived from Company sources;

(i) the extent to which the Project revitalizes a property or properties in decline through vacancy or underinvestment over time, to wit, the demolition and remediation of the former United Hospital Campus;

(ii) that the Project will lead to a considerable increase in Assessed Value of the parcels properties encompassing the Project, and the provision of a unique hotel facility and related amenities within the Village; and

(vi) the extent to which the proposed Projects will provide additional sources of revenue for municipalities and the school district the Agency desires to approve the proposed terms of the above-described Phase 4 PILOT Deviation.

You are welcome to attend such hearing at which time you will have an opportunity to review the project application and present your views, both orally and in writing, with respect to the project. The Agency will also live stream the public hearing through its webpage and also encourages all interested parties to submit written comments to the Agency, which will all be included within the public hearing record. Any written comments may be sent to Agency

Administrative Director Christopher Steers at 222 Grace Church Street, Port Chester, New York 10573 and/or IDAPublicComments@portchesternyida.org and (914) 939-5200.

Very truly yours,

VILLAGE OF PORT CHESTER
INDUSTRIAL DEVELOPMENT AGENCY

Schedule A
Affected Tax Jurisdiction Officials

Certified Mail
Westchester County Executive
Michaelian Office Building
148 Martine Avenue
White Plains, New York 10601

Certified Mail
Westchester County Board of Legislators
Attn: Chairman
Michaelian Office Building
148 Martine Avenue
White Plains, New York 10601

Certified Mail
Village of Port Chester
Attn: Mayor
222 Grace Church Street
Port Chester, New York 10573

Certified Mail
Village of Port Chester
Attn: Village Manager
222 Grace Church Street
Port Chester, New York 10573

Certified Mail
Port Chester-Rye Union Free School District
Attn: Superintendent
113 Bowman Avenue
Port Chester, New York 10573

Certified Mail
Port Chester-Rye Union Free School District
Attn: President, BOE
113 Bowman Avenue
Port Chester, New York 10573

Certified Mail
Port Chester-Rye Union Free School District
Attn: District Clerk
113 Bowman Avenue
Port Chester, New York 10573

Certified Mail
Town of Rye
Attn: Supervisor
222 Grace Church Street
Port Chester, New York 10573

appointment of the Company as agent of the Agency to undertake same; (ii) for each phase of the Projects, the execution and delivery of an Agent Agreement, Lease Agreement, Leaseback Agreement, PILOT Agreement, and related documents; and (iii) the provision of the Financial Assistance to the Company, which shall include (a) an exemption from all state and local sales and use taxes with respect to the qualifying personal property included in or incorporated into the Facility or used in the construction and equipping of the Facility, (b) mortgage recording tax exemptions in connection with financings undertaken by the Company for the Project, and (c) a partial real property tax abatement through the execution of an agreement with the Agency regarding payments in lieu of real property taxes to be made for the benefit of the Affected Tax Jurisdictions in accordance with the Agency's UTEP and/or in accordance with the Deviations (as described therein); and

WHEREAS, in furtherance of the Projects, and pursuant to the Project Authorizing Resolution, the Agency and Company entered into the Master Developer Straight Lease Transaction as of September 19, 2024, which included the following documents and agreements: (i) that certain Agent and Financial Assistance and Project Agreement (the "Agent Agreement"), (ii) that certain Lease Agreement (the "Lease Agreement"), (iii) that certain Leaseback Agreement (the "Leaseback Agreement"), (iv) that certain Payment-in-Lieu-of-Tax Agreement (the "PILOT Agreement"), (v) that certain PILOT Mortgage (the "PILOT Mortgage"), and (vi) related documents (collectively, the "Master Developer Project Documents"); and

WHEREAS, in accordance with Sections 6.1(c) and 6.3 of the Leaseback Agreement, and an Assignment Request Letter submitted by the Company to the Agency (the "Assignment Request"), the Company has advised the Agency that Phase 4 of the Project will be assigned to and undertaken by RMS Port Chester Hotel, LLC (herein, the "Hotel Company"), and in accordance with the Leaseback Agreement, the Assignment Request, and the Agency's policies with respect to assignment of Projects, the Hotel Company has submitted a Supplemental Application fort Financial Assistance to the Agency relating to and detailing same (the "Supplemental Application"); and

WHEREAS, the Agency desires to (i) accept the Assignment Request for consideration, along with the Hotel Company's Supplemental Application, (ii) authorize the scheduling and conduct of a public hearing in compliance with the Act, (iii) describe the contemplated forms of financial assistance to be provided by the Agency (the "Financial Assistance", as described herein); (iv) consider proposed deviations from the Agency's Uniform Tax Exemption Policy ("UTEP") with respect to the Hotel Company's Supplemental Application (the "Deviation").

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE VILLAGE OF PORT CHESTER INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. Based upon the representations made by the Hotel Company to the Agency in the Application, the Agency hereby finds and determines that:

(A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(B) It is desirable and in the public interest for the Agency to (i) acquire title to or other interest in the herein described lands, the existing improvements, the improvements and the equipment constituting the facilities, (ii) lease or sell the Agency's interest in same constituting the herein-described facilities to the Applicants pursuant to lease agreements to be negotiated, and (iii) enter into the above-described straight lease transactions; and

(C) Subject to the terms and conditions set forth within Section 4, hereof, the Agency has the authority to take the actions contemplated herein under the Act; and

(D) The action to be taken by the Agency will induce the Hotel Company to undertake the herein-described Phase 4 Project, thereby increasing employment opportunities in the Village, and otherwise furthering the purposes of the Agency as set forth in the Act; and

(E) The herein-described projects will not result in the removal of a facility or plant of the Hotel Company or any other proposed occupant of the herein-described projects from one area of the State of New York (the "State") to another area of the State or result in the abandonment of one or more plants or facilities of the Applicants or any other proposed occupant of the herein-described projects located within the State; and the Agency hereby finds that, based on the Hotel Company's Supplemental Application, to the extent occupants are relocating from one plant or facility to another, the herein-described projects are or will be reasonably necessary to discourage the herein-described project occupants from removing such other facility or plant to a location outside the State and/or is reasonably necessary to preserve the competitive position of the herein-described project occupants in their respective industries.

(F) The Agency is contemplating the Deviations in connection with the Agency's consideration of the Supplemental Application with respect to the Phase 4 Project. In connection with the Supplemental Application, the Company has requested the Agency's consideration of a deviation from the UTEP to allow for the Phase 4 Payment-in-lieu-of-Tax Agreement (the "Phase 4 PILOT Agreement") to extend for a 20 year term.

Section 2. The proposed Financial Assistance being contemplated by the Agency includes (i) an exemption from all state and local sales and use taxes with respect to the qualifying personal property included within each project or used in the acquisition, construction or equipping of each project; (ii) mortgage recording tax exemption(s) relating to financings undertaken by the Applicant in furtherance of the herein-described projects, and (iii) a partial real property tax abatement through one or more payment-in-lieu-of-tax agreements (the "PILOT Agreements"), pursuant to which the Applicant would make payments in lieu of real property taxes to the Affected Tax Jurisdictions.

Section 3. The Agency authorizes the scheduling and conduct of one or more public hearings as required by Section 859-a of the Act (the "Public Hearings"). The Agency's scheduling and conduct of the Public Hearings shall be contingent upon the Company and Hotel Company's payment of all costs of the Agency incurred in connection with processing the Supplemental Application and preparing necessary cost-benefit studies associated with same.

Section 4. The Agency's formal approval of the Assignment Request and the Financial Assistance shall be by one or more further resolutions of the Agency and shall be subject to the terms and conditions as are set forth therein.

Section 5. The Chairman, Vice Chairman and the Administrative Director of the Agency are hereby authorized and directed to negotiate, but not execute, certain assignment agreements, amendments and related documents to undertake the contemplated actions described herein.

Section 6. Harris Beach Murtha Cullina PLLC, as Transaction Counsel for the Agency, is hereby authorized to work with counsel to the Company and others to prepare for submission to the Agency all documents necessary to conduct the Public Hearings and effect the authorization and undertaking of the Project.

Section 7. The Chairman, Vice Chairman and Administrative Director of the Agency are hereby authorized and directed to distribute copies of this Resolution to the Company and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 8. This Resolution shall take effect immediately.

The question of the adoption of the foregoing resolutions was duly put to vote on roll call, which resulted as follows:

	YEA	*NEA*	*ABSTAIN*	*ABSENT*
Hon. George Ford	[X]	[ ]	[ ]	[ ]
Hon. Sylvia Dundan	[X]	[ ]	[ ]	[ ]
Daniel Brakewood	[X]	[ ]	[ ]	[ ]
Frank Ferrara	[X]	[ ]	[ ]	[ ]
John Hiensch	[X]	[ ]	[ ]	[ ]
Richard O'Connell	[X]	[ ]	[ ]	[ ]
James Taylor	[X]	[ ]	[ ]	[ ]

The resolutions were thereupon duly adopted.

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) SS:

I, the undersigned Secretary of the Village of Port Chester Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of the Village of Port Chester Industrial Development Agency (the "Agency"), including the resolution contained therein, held on January 14, 2026, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY, that all members of said Agency had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY, that there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY, that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Agency this 14th day of January, 2026.

Secretary

RECEIVED
2026 FEB 26 PM 3:48
WESTCHESTER COUNTY
BOARD OF LEGISLATORS