

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 d/b/a Imagine Monroe Powered By COMIDA (the "Agency") on the 18th day of December, 2017 at 11:00 a.m., local time, at the Irondequoit Town Hall, 1280 Titus Avenue, Rochester, New York 14617, in connection with the following matter:

LPPA 1, LLC, a New York limited liability company, or an entity formed or to be formed (collectively, the "Company") has requested that the Agency assist with a certain Project (the "Project"), consisting of (A) the acquisition of a leasehold interest in a portion of an aggregate approximately 24.82-acres of land located at 951 and 1027 Thomas Avenue and 45 Pattonwood Drive, each in the Town of Irondequoit, New York together with 1007, 1015, 1025 and 1035 Thomas Avenue and 25 Stutson Street, each in the City of Rochester, New York (collectively, the "Land"); (B) the construction on the Land of a 125-unit multi-family apartment development, comprised of two (2) 4-story, 52-unit multi-family apartment buildings with ground level parking and one (1) 3-story mixed-use building with 14-units of multifamily apartments and 8,000 square feet of commercial space on the first floor, a 2-story club house with 7 dwelling units with a pool (collectively, the "Improvements"); and (C) the acquisition and installation therein, thereon or thereabout of certain machinery, equipment and related personal property (the "Equipment" and, together with the Land and the Improvements, the "Facility"). The Facility will be initially operated and/or managed by the Company.

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 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 (including the Benefit/Incentive analysis) 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: December 6, 2017

COUNTY OF MONROE INDUSTRIAL
DEVELOPMENT AGENCY D/B/A IMAGINE
MONROE POWERED BY COMIDA

By: Jeffrey R. Adair, Executive Director