

## 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 19<sup>th</sup> day of March, 2018 at 11:30 a.m., local time, at the Irondequoit Town Hall, 1280 Titus Avenue, Rochester, New York 14617, in connection with the following matter:

1733 RIDGE RD 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 the development of a certain project to be known as "Skyview on the Ridge" starting with Phase I which consists of: (A) the acquisition of a leasehold interest in a portion of an approximately 36.68-acre parcel of land located at Medley Center Parkway in the Town of Irondequoit, New York 14622 [Tax Map Nos.: 092.05-1-86, 092.05-1-85.111, 092.05-1-84, 092.05-1-85.2 and 092.05-1-87.1] (collectively, the "Land") together with a portion of the existing vacant Irondequoit Mall located thereon (the "Existing Improvements"); (B) the renovation of approximately 100,000 square feet of interior space (formerly the food court) within the Existing Improvements to be used as model space to show potential tenants together with the installation of a new roof, exterior landscaping improvements and filling/re-striping the parking lot (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"); all for use as multi-tenant office, mixed-use and flex space. 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: March 7, 2018

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

By: Jeffrey R. Adair, Executive Director