

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 (the "Agency") on the 16th day of November, 2015 at 10:00 a.m., local time, in the Main Meeting Room at the Henrietta Town Hall, 475 Calkins Road, Henrietta, New York 14467, in connection with the following matter:

RIVERWOOD TECH CAMPUS, LLC, a New York limited liability company, for itself or an entity formed or to be formed (collectively, the "Company") has previously requested that the Agency assist with a certain Project (the "Project"), consisting of: (A) the acquisition by lease, license or otherwise, of an interest in an approximately 150-acre parcel of land located at 4545 East River Road in the Town of Henrietta, New York [Tax Map Nos. 174.03-2-1.11 and 174.03-2-1.12] (collectively, the "Land") together with the long vacant, approximately 365,000 square-foot former Kodak Marketing Education Center located thereon (the "Existing Improvements"); (B) the renovation and revitalization of the Existing Improvements into high tech office space, assembly and light industrial multi-tenant space (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, the Existing Improvements and the Improvements, the "Facility"), to be subleased to various as-yet-unnamed tenants. The Facility will be initially operated and/or managed by the Company

As part of the aforesaid approval process, the Company has now requested that the Agency grant the Facility a special Payment-in-Lieu-of-Tax Agreement that is a deviation from the Agency's Uniform Tax Exempt Policy as defined in Section D "Deviations" thereof. Pursuant to the Agency's Uniform Tax Exempt Policy, a hearing will be held in the affected taxing jurisdictions to determine whether the Agency should deviate from its Uniform Tax Exempt policies and provide enhanced benefits for a project expected to have significant impact in the locality where the project will be located. Representatives of the affected taxing jurisdictions, to wit, the County of Monroe, the Town of Henrietta and the Rush-Henrietta Central School District as well as the general public are invited to participate in and attend the above-noted hearing to express their views and opinions as to whether the Agency should provide enhanced PILOT benefits. The Agency will consider the following factors in making such determination, no single one of which is determinate:

- The nature of the proposed project (e.g., manufacturing, commercial, civic).
- The nature of the property before the project begins (e.g., vacant land, and vacant buildings).
- The economic condition of the area at the time of the application.
- The extent to which the project will create or retain permanent, private sector jobs.
- The estimated value of tax exemptions to be provided.

- The extent to which the proposed project will provide additional sources of revenue for municipalities and school districts in which the project is located.
- The impact of the project and the proposed tax exemptions on affected tax jurisdictions.
- The impact of the proposed project on existing and proposed businesses and economic development projects in the vicinity.
- The amount of private sector investment generated or likely to be generated by the proposed project.
- The likelihood of accomplishing the proposed project in a timely fashion.
- The effect of the proposed project upon the environment.
- The extent to which the proposed project will require the provision of additional services including, but not limited to, additional educational, transportation, police, emergency medical or fire services, to follow local input from local planning agencies.
- The extent to which the proposed project will provide a benefit (economic or otherwise) not otherwise available within the municipality in which the project is located.

Any PILOT payments required will be distributed on a pro rata basis to the affected taxing jurisdictions pursuant to General Municipal Law Section 858(15).

The proposed PILOT for the Facility includes a 100% abatement in years 1-10 on the increase only in the assessed value of the property resulting from the Company's investment. In years 11-15 the abatement will be 75% on the increase in value and in years 16-20 the abatement will be 50% on the increase in value. The property would no longer receive real property tax abatement after the twenty year PILOT period.

A copy of the Company's application is available for inspection at the Agency's offices at 8100 CityPlace, 50 West Main Street, Rochester, New York 14614 during normal business hours, Monday through Friday, and will be available for inspection and review at the above-scheduled Public Hearing.

The Agency will, at the above-stated times and place, hear all persons with views in favor of or opposed to the deviation from the Uniform Tax Exempt Policy and the awarding of an enhanced real property tax abatement benefits package.

Dated: November 4, 2015

COUNTY OF MONROE INDUSTRIAL
DEVELOPMENT AGENCY

By: Paul A. Johnson, Acting Executive Director