

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 Friday, the 22nd day of March, 2024 at 10:00 a.m., local time, at the Agency's offices, 50 West Main Street, Suite 1150, Rochester, New York 14614, in connection with the following matter:

SIBLEY REDEVELOPMENT II LIMITED PARTNERSHIP, a New York limited partnership for itself or a related 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 retention of a leasehold interest in an approximately 101,040 square-foot portion ("Condominium 9") of the existing building located at 260 East Main Street in the City of Rochester, New York 14604 and all other lands in the City of Rochester where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the "Land"); (B) the renovation and build-out of Condominium 9 for use as professional office and commercial 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 and the Improvements, the "Facility"), to be subleased to SWBR Architecture, Engineering & Landscape Architecture, D.P.C. (approximately 36,137 sq. ft.) ("SWBR"), Bandwidth (approximately 35,820 sq. ft.), and Miss Julie's School of Beauty (approximately 2,326 sq. ft.). SWBR has also requested that the Agency assist with the build-out and equipping of the portion of the Project that it will occupy within Condominium 9.

The Agency will retain 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 (i) 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 and (ii) SWBR in the form of sales and use tax exemptions.

The Agency will, at the above-stated time and place, present a copy of the Company's application and hear all persons with views in favor of or opposed to either the location or nature of the Facility, or the 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 8, 2024

COUNTY OF MONROE INDUSTRIAL
DEVELOPMENT AGENCY

By: Executive Director

The Daily Record (NY)
16 W. Main St
Rochester, NY, 14614
Phone: 5852326920 Fax: 0



Affidavit of Publication

To: Harris Beach PLLC - Lori Palmer
99 Garnsey Rd
Pittsford, NY, 145344565

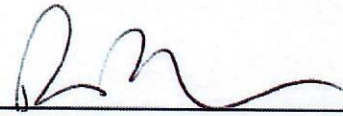
Re: Legal Notice 2588497, Monroe Industrial Development Agency

State of NY)

) SS:

County of Monroe)

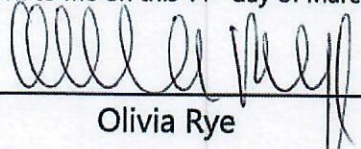
The undersigned is the authorized designee of Ben Jacobs/Associate Publisher of The Daily Record (NY), a Daily newspaper published in Rochester, NY. A notice was published in said newspaper. The text of the notice as published in said newspaper is as set forth below, or in the annexed exhibit. This newspaper has been designated by the Clerk of Monroe County for this purpose. The dates of the publication were as follows: 03/08/2024

By 

Donna Nupp

Authorized Designee of the
Publisher

Sworn to me on this 11th day of March 2024



Olivia Rye
Notary Public, State of NY
No. 01RY0009578
Qualified in Monroe County
My commission expires on June 14,
2027

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Dated: March 8, 2024

COUNTY OF MONROE
INDUSTRIAL DEVELOPMENT
AGENCY

By: Executive Director

2588497 3-8-11