

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 Thursday the 13th day of July, 2023 at 10:00 a.m., local time, at the Agency's offices, 50 West Main Street, Rochester, New York 14614, in connection with the following matter:

JAY'S ACQUISITIONS II LLC, a New York limited liability company 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 acquisition of a leasehold interest in a parcel of land located at 20-30 East Avenue 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 (collectively, the "Land") together with the existing building thereon, commonly known as the Triangle Building (the "Existing Improvements"); (B) the renovation and modernization of the Existing Improvements into (i) below-market-rate rental commercial space on ground level and first floor and (ii) approximately 36 residential rental units for Eastman School of Music students (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, the Existing Improvements 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 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: June 29, 2023

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: LORI Palmer -
99 Garnsey Rd
Pittsford, NY, 145344565

Re: Legal Notice 2516597, JAY'S ACQUISITIONS II LLC

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: 06/29/2023

By 

Donna Nupp

Authorized Designee of the
Publisher

Sworn to me on this 29th day of June 2023



Olivia Rye

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

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COUNTY OF MONROE
INDUSTRIAL
DEVELOPMENT AGENCY

By: Executive Director
2516597 6-29-11