

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 August, 2026 at 9:45 a.m., local time, at the Agency's Offices located at 50 West Main Street, Rochester, New York 14614, in connection with the following matter:

308 ATLANTIC LLC, a New York limited liability company for itself or a related entity formed or to be formed (collectively, the "Company") and JSWG SUPPLY, LLC, a Pennsylvania limited liability company for itself or a related entity formed or to be formed (collectively, the Tenant") have requested that the Agency assist with a certain Project (the "Project"), consisting of: (A) the acquisition of a leasehold interest in an approximately 3.08-acre parcel of land located at 308 Atlantic Avenue in the City of Rochester, New York 14607 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 construction on the Land of an approximately 50,000 square-foot flex/light industrial facility (the "Improvements") approximately 50% of which is expected to be occupied by the Tenant and (C) the acquisition and installation in, on or about the Improvements of certain machinery, equipment and related personal property (the "Equipment" and, together with the Land and the Improvements, the "Facility"), all for use by the Tenant in connection with its business as a distributor of HVAC equipment and materials.

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: August 3, 2026

COUNTY OF MONROE INDUSTRIAL
DEVELOPMENT AGENCY

By: Executive Director