

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 11th day of June, 2026 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:

47 WEST MAIN STREET PROPERTY 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 an approximately 0.26-acre parcel of land located at 47 West Main Street in the City of Rochester, New York 14614 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") together with the existing approximately 30,000 square-foot building thereon (the "Existing Improvements"); (B) the renovation of the Existing Improvements into a mixed-use facility consisting of approximately 23 apartment units, approximately 5,100 square feet of commercial space and approximately 4,500 square feet of tenant amenities including, but not limited to, a fitness center and lounge (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 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: May 29, 2026

COUNTY OF MONROE INDUSTRIAL
DEVELOPMENT AGENCY

By: Executive Director