

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 23rd day of March, 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:

UNIVERSITY AVE. LLC, a New York limited liability company for itself or a related entity formed or to be formed (collectively, the "Company") and 24LIGNE LLC d/b/a BLACK BUTTON DISTILLING, a New York 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 a portion of a certain parcel of land located at 1344-1350 University 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 (collectively, the "Land") (B) the renovation of approximately 31,000 square feet of space within the existing approximately 126,848 square-foot building located on the Land (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 the Tenant for use as a distillery and retail tasting area. 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 and/or the Tenant 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 and the Tenant in the form of sales and use tax exemptions and, if necessary, 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 (including the Benefit/Incentive analysis) 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: March 10, 2023

COUNTY OF MONROE INDUSTRIAL
DEVELOPMENT AGENCY

By: Executive Director