

## 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, July 16, 2021 at 11:30 a.m., local time, at the Agency's offices, 50 West Main Street, Rochester, New York 14614.

36 WEST MAIN ST., LLC, a New York limited liability company 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 0.70-acre parcel of land located at 28-42 West Main Street in the City of Rochester, New York 14614 (the "Land") together with the approximately 192,000 square-foot office building thereon (formerly the Powers Hotel) (the "Existing Improvements"); (B) the renovation of the long vacant commercial spaces within the Existing Improvements into mixed-use consisting of 132 apartments (30% of which will be affordable to households whose income is at or below 80% of the Monroe County median household income), 60,000 square-feet of commercial space plus additional amenities including, but not limited to, bulk storage space, bicycle garage, fitness center and tenant activity 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 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 if, necessary, a mortgage recording tax exemption, consistent with the policies of the Agency.

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: July 1, 2021

COUNTY OF MONROE INDUSTRIAL  
DEVELOPMENT AGENCY

By: Ana J. Liss, Executive Director