

## 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 10<sup>th</sup> day of April, 2025 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:

CASCADE DISTRICT 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 or retention of a leasehold interest land located at 69 and 72-78 Cascade Drive 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 (collectively, the "Land") together with the approximately 230,000 square-foot building thereon (the "Existing Improvements"); (B) the renovation and modernization of the Existing Improvements into a mixed-use development containing (i) approximately 92 residential apartments including, but not limited to, new flooring, updated kitchens and bathrooms, new mechanical systems, updates to the existing elevators, an exercise facility, and renovations to the underground parking garage and (ii) commercial and industrial space (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 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: March 28, 2025

COUNTY OF MONROE INDUSTRIAL  
DEVELOPMENT AGENCY

By: Executive Director