

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 16th day of May, 2024 at 12:00 Noon, local time, in the Auditorium at the Brighton Town Hall, 2300 Elmwood Avenue, Rochester, New York 14618, in connection with the following matter:

TOPGOLF USA RCH, LLC, a Delaware limited liability company or a related entity formed or to be formed (collectively, the "Company") and WESTFALL BRIGHTON SRE, LLC, a New York limited liability company or a related entity formed or to be formed (collectively, "Westfall") 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 an aggregate approximately 19.88±-acre parcel of land known as City Gate and located on East Henrietta Road in the Town of Brighton, New York 14620 and all other lands in the Town of Brighton 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 thereon of an approximately 48,282± square-foot building thereon to be used as an entertainment complex with a golf driving range, full-service restaurant and bar, including, but not limited to, 80 hitting bays opening onto a 205-yard long outfield, approximately 1,200 square feet of event space together with 375 parking spaces (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 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 and Westfall 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 6, 2024

COUNTY OF MONROE INDUSTRIAL
DEVELOPMENT AGENCY

By: Executive Director