

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, the 15th day of January, 2021 at 11:15 a.m., local time, at the Agency's offices, 50 West Main Street, Rochester, New York 14614. **PLEASE NOTE** the special hearing logistics and instructions included at the end of this notice.

USRE MANITOU, LLC, a Delaware limited liability company for itself or a related entity formed or to be formed (collectively, the "Company") and Amazon.com Services LLC, a Delaware limited liability company (the "Tenant"), have submitted an application to the Agency requesting that the Agency assist with a certain Project (the "Project"), consisting of: (A) the acquisition of a leasehold interest in an approximately 100-acre parcel of land located at 2600 Manitou Road in the Town of Gates, New York 14624 (the "Land"); (B) the construction on the Land of an approximately 2,600,000 square-foot warehouse/distribution facility, related infrastructure (site work, utilities, roadway improvements and landscaping) and associated exterior improvements (parking and loading areas, sidewalks, lighting and signage) (collectively, the "Improvements"); and (C) the acquisition and installation therein, thereon or thereabout by the Company and the Tenant of certain material handling equipment, machinery, equipment and related personal property (the "Equipment" and, together with the Land and the Improvements, the "Facility"); all for sublease to the Tenant for use as a fulfillment center.

The Agency will acquire a leasehold interest in the Facility and lease the Facility back to the Company. The Facility will be initially operated and/or managed by the Company. 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.

PLEASE NOTE SPECIAL PUBLIC HEARING CONDUCT INSTRUCTIONS AND INFORMATION:

In accordance with Section 859-a of the Act, a representative of the Agency will be at the above-stated time and place to present a copy of the Company's project Application (including a cost-benefit analysis), which is also available for viewing on the Agency's website at: <https://monroecountybusiness.org/comida/projects/>. However, given the ongoing COVID-19 public health crisis and related Executive Orders issued by Governor Andrew M. Cuomo, the Agency will not accommodate in-person public attendance or participation at this hearing. Nonetheless, and in furtherance of the provisions of Section 859-a of the Act requiring interested parties be provided a reasonable opportunity, both orally and in writing, to present their views with respect to the Project, the Agency will livestream the Public Hearing on its YouTube channel, https://www.youtube.com/channel/UCfd3PpBrm5ZRh5z2_lqeJ5Q/featured, with written comments accepted on that platform in real time. In addition, the Agency will provide public access to provide oral comments via Zoom by using the following link, <https://us02web.zoom.us/j/88939465927?pwd=ZjYzVElTaFY2SmhEYW8rcnhONEtEdz09> or by phone at 1-929-436-2866, and using the following meeting ID: 889 3946 5927 and passcode: 948634. Finally, interested parties may submit written comments to the Agency, which will all be included within the public hearing record. Any written comments may be sent to County of Monroe Industrial Development Agency, 50 West Main Street, Suite 1150, Rochester, New York 14614.

Dated: January 5, 2021

COUNTY OF MONROE INDUSTRIAL
DEVELOPMENT AGENCY

By: Ana J. Liss, Executive Director