

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 9th day of July, 2020 at 11:30 a.m., local time, in the Main Meeting Room at the Henrietta Town Hall, 475 Calkins Road, Henrietta, New York 14467, in connection with the following matter. **PLEASE NOTE** the special hearing procedures and instructions included at the end of this notice.

APEX ROCHESTER, LLC, a New York limited liability company or an 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 retention of a leasehold or subleasehold interest in an approximately 14-acre parcel of land located at 10-284 Colony Manor Drive in the Town of Henrietta, New York (the "Land"); (B) the construction on the Land of an approximately 600,000 square-foot, 7-story, 400-unit/1,200-bed student housing facility featuring 14,000 square feet of modern amenities available 24/7 to its residents (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 used by the students of Rochester Institute of Technology. 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 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:

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. Given the ongoing COVID-19 public health crisis and related Executive Orders issued by Governor Andrew M. Cuomo, the hearing will be conducted with certain health and safety protocols, including, but not limited to, requiring that all individuals in the room maintain social distancing and wear a face-covering over their nose and mouth.

Dated: June 26, 2020

COUNTY OF MONROE INDUSTRIAL
DEVELOPMENT AGENCY

By: Ana J. Liss, Executive Director