

## 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 the 15<sup>th</sup> day of November, 2011 at 11:45 A.M., local time, at the Ebenezer Watts Conference Center, 49 S. Fitzhugh Street, Rochester, New York 14614:

747 SOUTH CLINTON LLC, a New York limited liability company, its successors or designees (the "Company") has requested that the Agency assist with a certain Project (the "Project"), consisting of: (i) the acquisition of a leasehold or other interest in an approximately 0.95-acre parcel of land located at 747-757 Clinton Avenue in the City of Rochester, New York (the "Land"), together with the existing approximately 23,800 square foot vacant building thereon (the "Existing Improvements"), (ii) the demolition of approximately 11,600 square feet of the Existing Improvements to provide adequate off-street parking and the renovation of the remaining approximately 12,200 square feet of space to provide administrative space, medical offices, a clinic and storage space (the "Improvements"), and (iii) the acquisition and installation of various machinery, equipment and personal property therein and thereon (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 and subleased to Highland Hospital to house the Highland Hospital Family Medicine/Cornhill Internal Medicine programs.

The Agency will acquire an interest in the Facility and lease the Facility to the Company. The financial assistance contemplated by the Agency will consist generally of the exemption from taxation expected to be claimed by the Company as a result of the Agency taking an interest in, possession or control (by lease, license or otherwise) of the Facility, or of the Company acting as an agent of the Agency, consisting of: (i) exemption from state and local sales and use tax with respect to the qualifying personal property portion of the Facility, (ii) exemption from mortgage recording tax with respect to any qualifying mortgage on the Facility, and (iii) exemption from general real property taxation with respect to the Facility, which exemption shall be offset, in whole or in part, by contractual payments in lieu of taxes by the Company for the benefit of affected tax jurisdictions.

A copy of the Company's application, containing a cost/benefit analysis, is available for inspection at the Agency's offices at 8100 CityPlace, 50 West Main Street, Rochester, New York 14614 during normal business hours, Monday through Friday, and will be available for inspection and review at the above-scheduled Public Hearing.

The Agency will at the above-stated time and place 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: November 4, 2011

COUNTY OF MONROE INDUSTRIAL  
DEVELOPMENT AGENCY

By: Judy A. Seil, Executive Director