§ 2577. Definitions. As used or referred to in this title, unless a different meaning clearly appears from the context, the following terms shall mean and include:

1. "Authority". The corporation created by section two thousand five hundred seventy-eight of this title.

2. "City". The City of Rochester.

3. "Board". The members of the authority constituting and acting as the governing body of the authority.

4. "Bonds". The bonds, notes or other evidences of indebtedness issued by the authority pursuant to this title, and the provisions of this title relating to bonds and bondholders shall apply with equal force and effect to notes and noteholders, respectively, unless the context otherwise clearly requires.

5. "Construct", "construction" or "constructed". The acquisition, erection, building, alteration, improvement, increase, enlargement, extension, reconstruction, renovation or rehabilitation of a professional soccer stadium; the inspection and supervision thereof; and the engineering, architectural, legal, fiscal and economic investigations and studies, surveys, designs, plans, working drawings, specifications, procedures and other actions preliminary or incidental thereto.

6. "Cost". As applied to any project, means and includes the cost of construction, the cost of the acquisition of all property, including real property and other property, real, personal and mixed and improved and unimproved, the cost of demolishing, removing or relocating of any buildings or structures on lands so acquired, including the cost of acquiring any lands to which such buildings or structures may be moved or relocated, the cost of the professional soccer stadium, machinery, apparatus and equipment, the cost of engineering and architectural surveys, plans and specifications, the cost of consultant and legal services, the cost of other expenses necessary or incidental to the

construction of any project or facility for the purposes of professional soccer and the financing of the construction thereof and the financing of the placing of any such project or such facility in operation, including reimbursement to the county or any municipality, state agency, the state, the United States government or any other person for expenditures that would be costs of a project hereunder had they been made directly by the authority.

7. "Controller". The controller of the county of Monroe.

8. "County". The county of Monroe.

9. "County legislature". The Monroe county legislature.

10. "Notes". The notes authorized by the title.

11. "Person". Any natural person, partnership, association, joint venture or corporation, exclusive of a public corporation.

12. "Project". Any real property or improvements located within the state of New York and within Monroe county, whether or not now in existence or under construction, which shall be necessary or suitable for use as a sports facility or for a use incidental to a sports facility, including, but not limited to, machinery, equipment and other facilities deemed necessary or desirable in connection therewith, or incidental thereto.

13. "Real property". Lands, including air and subsurface rights and lands under water, structures, franchises and interests in lands and any and all things usually included within the said terms, including not only fees simple absolute but also any and all lesser interests, such as easements, rights of way, uses, leases, licenses, and all other incorporeal hereditaments and every estate, interest or right, legal or equitable, including terms of years, and liens thereon by way of judgments, mortgages or otherwise, and also claims for damage to real estate.

14. "Revenues". All fees, charges, tolls, rentals, rates and other income and receipts derived from the operation of any sports facility including, without limiting the generality of the foregoing, investment proceeds and proceeds of insurance, condemnation, and sale or other disposition of assets, together with all federal, state or municipal aid if any.

15. "Sports facility". Real property and improvements and structures thereon in the county, constituting a professional soccer stadium and other structures or related facilities, suitable for the holding of professional soccer events, including parking therefor.

16. "State". The state of New York.

17. "State agency". Any state office, public benefit corporation, department, board, commission, bureau, division or other agency or instrumentality of the state.