

NEW YORK STATE PUBLIC AUTHORITIES CONTROL BOARD

R E S O L U T I O N No. 24-UD-2104

APPROVING VARIOUS PROJECTS OF THE URBAN DEVELOPMENT
CORPORATION (Regional Economic Development Council
Initiative - Regional Council Capital Fund)

WHEREAS, the New York State Public Authorities Control Board("PACB"), created pursuant to Chapter 38, Laws of 1976, as amended, has been empowered by section 51 of the Public Authorities Law to receive applications from designated public benefit corporations, including the Urban Development Corporation ("UDC"), for approval of the acquisition, construction or financing of any project by any such public benefit corporation; and

WHEREAS, funding for the projects described below was authorized and/or reappropriated in the, 2017-2018, 2018-2019, 2019-2020, 2020-2021, 2021-2022, 2022-2023, 2023-2024 and 2024-2025 New York State Budgets (the "Enabling Legislation"); and

WHEREAS, pursuant to the Enabling Legislation, UDC has made application to PACB to participate in the individual projects listed below; and

WHEREAS, the Enabling Legislation provides inter alia, that UDC may fund the projects hereinafter detailed; and

WHEREAS, in accordance with the terms of the Enabling Legislation, UDC has for the projects set forth below, made the requisite determinations; an

WHEREAS, the UDC Directors at their meetings held on September 19, 2024 and October 17, 2024 made findings in accordance with the provisions of the UDC Act, the Enabling Legislation and the State Environmental Quality Review Act; and

WHEREAS, the application has been submitted to the Comptroller, and he has had the opportunity to comment.

NOW THEREFORE BE IT RESOLVED, that PACB approves UDC's participation in the projects described in accordance with section 51 of the Public Authorities Law:

(Continued on next page)

Name and Location	Proposed Improvements	Amount	Interest Rate/Term of Loan/ Security	Special Conditions
Charlotteville (Schoharie County)- Sauvage Beverages Capital - Regional Council Capital Fund RC13 Craft Beverage RCCF1- Discretionary (Capital Grant)	The project consists of purchases and installing machinery and equipment.	ESD Grant 50,000 Company Equity 50,000 Total \$100,000	N/A	Standard ESD penalties will apply.
Hector (Schuyler County)- Flatt Roch Wine Cellars Capital - Regional Council Capital Fund RC13 RCCF1 (Capital Grant)	Flatt Rock Wine Cellars will construct a new entrance drive with a 3,665 square foot parking area as well as a 5,000 square foot outdoor, covered tasting bar with patio.	ESD Grant \$50,000 Company Equity 77,408 Total \$127,408	N/A	Standard ESD penalties will apply.
Watkins Glen (Schuyler County)- Lakewood Vineyards Bottling Line Modernization and Upgrade Capital - Regional Council Capital Fund RC13 Craft beverage Grant RCCF1 (Capital Grant)	The purchase and installation of a single-head screw capping machine, sound absorbing panels, and upgrade the entrance doors to the tasting room.	ESD Grant \$50,000 Company Equity 52,658 Total \$102,658	N/A	Standard ESD penalties will apply.

Name and Location	Proposed Improvements	Amount	Interest Rate/Term of Loan/ Security	Special Conditions
Rock Stream (Schuyler County)- McGibbs Toast Winery Building Expansion Capital - Regional Council Capital Fund RC13 RCCF1 (Capital Grant)	The company will build a 576 square foot pole barn, with a concrete floor, to store equipment and materials. A 336 square foot concrete apron will be poured to connect to the existing facility. This eliminates the need to rent storage space.	ESD Grant \$25,000 Company Equity 32,751 Total \$57,751	N/A	Special Conditions
Bath (Steuben County)- Tub Town Brewing Equipment Capital - Regional Council Capital Fund RC13 RCCF1 (Capital Grant)	The company will purchase and install a 5-barrel self-contained brew system to increase production capacity while maintaining quality and consistency.	ESD Grant \$50,000 Northeastern Wealth Management 159,979 Company Equity 24,000 Total \$233,979	N/A	Standard ESD penalties will apply.
Westfield (Chautauqua County)-Five & 20 Spirits Capital - Regional Council Capital Fund RC13 and Craft Beverage RCCF 1 (Capital Grant)	Acquisition and installation of automatic rinsing and filling equipment for more consistent and increased bottling capacity.	ESD Grant \$50,000 Equipment Financing 55,000 Company Equity 15,950 Total \$120,950	N/A	Standard ESD penalties will apply.

Name and Location	Proposed Improvements	Amount		Interest Rate/Term of Loan/ Security	Special Conditions
Tupper Lake (Franklin County)- Adirondack Public Observatory Capital - Regional Council Capital Fund RC13 Not-for-Proft RCCF 13 (Capital Grant)	The Adirondack Sky Center and Observatory, in Tupper Lake, NY, will purchase a handicapped accessible Digital StarLab inflatable planetarium as an additional versatile and immersive tool for teaching astronomy and discovering the universe. This equipment will complement the observatory night sky observing with realistic simulations during the day and when skies are not clear for viewing encouraging more community and tourist visitation.	ESD Grant Company Equity Donation Total	\$25,000 23,650 3,750 \$52,400	N/A	Standard ESD penalties will apply.
Coeymans (Albany County)- TCI Expansion Capital - Regional Council Capital Fund RC11 (Capital Grant)	Instillation of three 30,000-gallon and nine 20,000-gallon storage tanks, a new laboratory, and the necessary safety and containment equipment.	ESD Grant Bank of Greene County Company Equity Total	\$400,000 2,000,000 447,410 \$2,847,410	N/A	Standard ESD penalties will apply.

Name and Location	Proposed Improvements	Amount	Interest Rate/Term of Loan/ Security	Special Conditions								
Middletown (Orange County)- Aspire/Lichi Brewing Capital - Regional Council Capital Fund RC11 (Capital Grant)	The project consists of renovation of a vacant commercial building into a new brewery.	<table border="0"> <tr> <td>ESD Grant</td> <td style="text-align: right;">\$500,000</td> </tr> <tr> <td>Bank Loan</td> <td style="text-align: right;">2,500,000</td> </tr> <tr> <td>Company Equity</td> <td style="text-align: right;">12,337,456</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">\$15,337,456</td> </tr> </table>	ESD Grant	\$500,000	Bank Loan	2,500,000	Company Equity	12,337,456	Total	\$15,337,456	N/A	Standard ESD penalties will apply.
ESD Grant	\$500,000											
Bank Loan	2,500,000											
Company Equity	12,337,456											
Total	\$15,337,456											
Utica (Oneida County)- Lahinch Utica III Mayro Building Capital - Regional Council Capital Fund RC12 (Capital Grant)	The project consists of renovating the Mayro Building.	<table border="0"> <tr> <td>ESD Grant (#135,334)</td> <td style="text-align: right;">\$1,000,000</td> </tr> <tr> <td>NBT Bank Loan</td> <td style="text-align: right;">7,007,091</td> </tr> <tr> <td>Company Equity</td> <td style="text-align: right;">1,250,000</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">\$9,257,091</td> </tr> </table>	ESD Grant (#135,334)	\$1,000,000	NBT Bank Loan	7,007,091	Company Equity	1,250,000	Total	\$9,257,091	N/A	Standard ESD penalties will apply.
ESD Grant (#135,334)	\$1,000,000											
NBT Bank Loan	7,007,091											
Company Equity	1,250,000											
Total	\$9,257,091											
Utica (Oneida County)- JCTOD Outreach Capital - Regional Council Capital Fund RC13 (Capital Grant)	JCTOD Outreach, will buildout and equip the newly constructed Johnson Park Green Community Center which will house various early childhood development programs which includes construction of a commercial kitchen, addition of solar paneling on the roof.	<table border="0"> <tr> <td>ESD Grant</td> <td style="text-align: right;">\$500,000</td> </tr> <tr> <td>Organization Equity</td> <td style="text-align: right;">1,008,348</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">\$1,508,348</td> </tr> </table>	ESD Grant	\$500,000	Organization Equity	1,008,348	Total	\$1,508,348	N/A	Standard ESD penalties will apply.		
ESD Grant	\$500,000											
Organization Equity	1,008,348											
Total	\$1,508,348											

Name and Location	Proposed Improvements	Amount		Interest Rate/Term of Loan/ Security	Special Conditions
Wappingers Falls (Dutchess County)- Dutchess County Stadium Capital Improvements- Regional Council Capital Fund RC7 (Capital Grant)	Dutchess County will undertake a multiphase repair and enhancement of Dutchess Stadium including infrastructure and parking improvements, seating and lighting replacements, and the addition of new amenities to create an enhanced customer experience which will attract new stadium visitors.	ESD Grant Municipal Bond Grantee Equity Total	\$1,500,000 3,424,000 24,480,000 \$29,404,000	N/A	Standard ESD penalties will apply.
Tappan (Rockland County)- Caribbean Food Delights Capital - Regional Council Capital Fund RC8 Discretionary (Capital Grant)	Construction of an 1,800 sq. ft. addition and renovations to 30,000 sq. ft. at the existing facility including machinery and equipment purchases to upgrade production line 3.	ESD Grant Bank of America #1 Bank of America #2 Company Equity Total	\$2,250,000 9,000,000 3,600,000 3,513,103 \$18,363,103	N/A	Standard ESD penalties will apply.

Name and Location	Proposed Improvements	Amount	Interest Rate/Term of Loan/ Security	Special Conditions
Kingston (Ulster County)- North St. Brick Works Hutton Brickyards Capital Regional Council Capital Fund -RC8 (Capital Grant)	Construction and renovation of a former industrial site into a hospitality and event-centered destination in Kingston.	ESD Grant \$824,941 Company Equity 8,128,555 Total \$8,953,496	N/A	Standard ESD penalties will apply.
Oswego (Oswego County)- Town of Oswego Lake Shore Sewer Construction Capital - Regional Council Capital Fund RC9 (Capital Grant)	Construction of a new sanitary sewer collection system including gravity, force main, manholes, grinder pumps, and two primary lift stations to service three separate roadways surrounding the Lakeshore Commercial Sewer District.	ESD Grant \$300,000 NYS EFC CWSRLF* 70,000 Grantee Equity 5,180,000 Total \$5,550,000	N/A	Standard ESD penalties will apply.
Corning (Various Counties)- STN Redundant High-Capacity Fiber Network Capital - Regional Council Capital Fund RC9 (Capital Grant)	Project will use nine diverse routes to close existing vulnerabilities in the Southern Tier fiber optic network. Covering five counties, the redundant loops will strengthen the backbone of the Southern Tier network.	ESD Grant \$200,000 U.S. Economic Development Administration Grant 1,552,593 U.S. Appalachian Regional Commission Grant 1,552,594 Company Equity 576,297 Total \$3,881,484	N/A	Standard ESD penalties will apply.


Name and Location	Proposed Improvements	Amount		Interest Rate/Term of Loan/ Security	Special Conditions
Hauppauge (Suffolk County)- Long Island Cares, Inc.-The Harry Chapin Regional Food Bank - RC13 Not-for-Profit-RCCF1 (Capital Grant)	Construction and renovations to food bank headquarters, including a new awning, lighting, and windows to improve food distribution process, allowing for more food to be distributed to those in need.	ESD Grant Grantee Equity Private Donations Total	\$100,000 23,900 116,100 \$240,000	N/A	Standard ESD penalties will apply.
Hampton Road (Nassau County)- Capital - Regional Council Capital Fund RC13 Craft Beverage RCCF1 (Capital Grant)	South Shore Craft Brewery plans to invest in new machinery and equipment so they can start canning their products in house. This will allow them to increase their production and expand distribution to additional retailers and restaurants.	ESD Grant Company Equity Total	\$40,747 \$47,571 \$88,318	N/A	Standard ESD penalties will apply.

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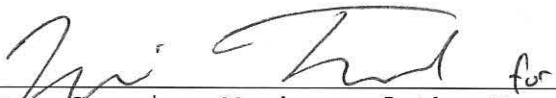
This resolution shall take effect immediately.



Blake G. Washington, Chair
Public Authorities Control Board



Steven Otis, Member of the Board



Leroy Comrie, Member of the Board

24-UD-2104

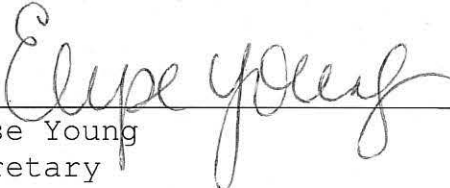
Date: November 20, 2024

CERTIFICATION

STATE OF NEW YORK
COUNTY OF ALBANY ss.

I, Elyse Young, Secretary of the New York State Public Authorities Control Board, do hereby certify that at a meeting of such Board, held on November 20, 2024, the attached resolution was duly adopted by the unanimous vote of the Members of the Board. The resolution attached is a true copy of the resolution and the certification of the determination made by such resolution and of the signatures thereto of each of the Members of the Board or their duly appointed representatives, the original of which is on file in my office. As of the date of this certification, such resolution has not been modified, superseded, amended or repealed and remains in full force and effect.

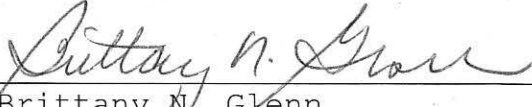
In witness thereof I have hereunto set my hand this 20th day of November 2024.



Elyse Young
Secretary

STATE OF NEW YORK
COUNTY OF ALBANY ss.

On this 20th day of November 2024, before me personally came Elyse Young to me known, who, being by me duly sworn, did depose and say that she is the Secretary of the New York State Public Authorities Control Board, that she executed the foregoing certification and that the contents thereof are true.



Brittany N. Glenn
Notary Public, State of New York
No. 01GL6253075
Qualified in Rensselaer County
Commission Expires: 12/19/2027