

NEW YORK STATE PUBLIC AUTHORITIES CONTROL BOARD

R E S O L U T I O N No. 24-UD-2066

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 2015-2016, 2016-2017, 2017-2018, 2018-2019, 2019-2020, 2020-2021, 2021-2022, 2022-2023 and 2023-2024 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 January 18, 2024, February 15 2024 and March 28, 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
Saratoga Springs (Saratoga County)- Quinn Borchardt Brewing Capital - Regional Council Capital Fund RC11 (Capital Grant)	Renovation of an existing 10,000-square-foot building and the purchase of machinery and equipment to expand brewing operations.	ESD Grant Ascentum Bank - Loan KeyBank-Loan Company Equity Total	\$100,000 \$27,465 \$344,823 \$52,477 \$524,765	N/A	Standard ESD penalties will apply.
New York (New York County)- Pace University Clinical Simulation Laboratory Expansion Capital - Regional Council Capital Fund RC11 (Capital Grant)	Expansion of the College of Health Professions' (CHP) existing 1,200-square-foot Healthcare Simulation Lab at 163 William, which currently serves over 230 students enrolled in its RN, nurse practitioner, and physician assistant programs.	ESD Grant Company Equity Total	\$32,601 130,404 \$163,005	N/A	Standard ESD penalties will apply.

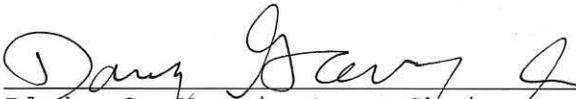
Name and Location	Proposed Improvements	Amount	Interest Rate/Term of Loan/ Security	Special Conditions										
Watertown (Jefferson County)- Watertown Family YMCA Community Center Capital - Regional Council Capital Fund RC11 (Capital Grant)	Redevelopment of an 89,880 square foot vacant facility to construct a community and aquatic center to house the Watertown Family YMCA and provide community-wide health and wellness programs, including childcare services and disease prevention programming.	<table border="0"> <tr> <td>ESD Grant</td> <td style="text-align: right;">\$3,600,000</td> </tr> <tr> <td>Local Grant - Jefferson County IDA</td> <td style="text-align: right;">9,000,000</td> </tr> <tr> <td>Organizational Equity</td> <td style="text-align: right;">12,543,780</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">\$25,143,780</td> </tr> </table>	ESD Grant	\$3,600,000	Local Grant - Jefferson County IDA	9,000,000	Organizational Equity	12,543,780	Total	\$25,143,780	N/A	Standard ESD penalties will apply.		
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Canton (St. Lawrence County)- Atlantic Testing Labs Capital - Regional Council Capital Fund RC11 (Capital Grant)	Phased renovations of drilling and vehicle/equipment maintenance building located in downtown Canton, NY. Reconfiguring and securing the building envelope and make several exterior upgrades. The company also plans to purchase an additional drill rig as part of the project.	<table border="0"> <tr> <td>ESD Grant</td> <td style="text-align: right;">\$390,000</td> </tr> <tr> <td>Source 2 - NBT Bank Loans</td> <td style="text-align: right;">\$1,100,000</td> </tr> <tr> <td>NYPA-Grant</td> <td style="text-align: right;">\$220,000</td> </tr> <tr> <td>Company Equity</td> <td style="text-align: right;">\$351,325</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">\$2,061,325</td> </tr> </table>	ESD Grant	\$390,000	Source 2 - NBT Bank Loans	\$1,100,000	NYPA-Grant	\$220,000	Company Equity	\$351,325	Total	\$2,061,325	N/A	Standard ESD penalties will apply.
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Johnson City (Broome County)- United Health Services Hospital, Inc. Capital - Regional Council Capital Fund RC11 (Capital Grant)	The United Health Services Hospitals, Inc. (UHS Hospitals) Improving Access to Child Care project will renovate a 17,000 sq.ft. vacant building in Johnson City, NY into a NYS Office of Children and Family Services (OCFS) licensed-child care center serving up to 82 children, ages infant to pre-school, of UHS employees and community members.	<table border="0"> <tr> <td>ESD Grant</td> <td style="text-align: right;">\$991,616</td> </tr> <tr> <td>Other State Funds</td> <td style="text-align: right;">\$300,000</td> </tr> <tr> <td>United Health Services Foundation</td> <td style="text-align: right;">\$5,019,880</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">\$6,311,496</td> </tr> </table>	ESD Grant	\$991,616	Other State Funds	\$300,000	United Health Services Foundation	\$5,019,880	Total	\$6,311,496	N/A	Standard ESD penalties will apply.
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United Health Services Foundation	\$5,019,880											
Total	\$6,311,496											
Yonkers (Westchester County)-Greyston Bakery Capital - Regional Council Capital Fund RC5 (Capital Grant)	Purchase of automatic panner/de-panner system and installation of permanent HVAC system and facility transformer.	<table border="0"> <tr> <td>ESD Grant</td> <td style="text-align: right;">\$92,000</td> </tr> <tr> <td>Company Equity</td> <td style="text-align: right;">389,023</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">\$481,023</td> </tr> </table>	ESD Grant	\$92,000	Company Equity	389,023	Total	\$481,023	N/A	Standard ESD penalties will apply.		
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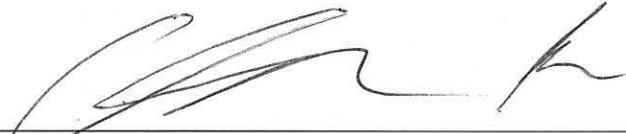
Name and Location	Proposed Improvements	Amount	Interest Rate/Term of Loan/ Security	Special Conditions
Buffalo (Erie County)- West Side Bazaar Expansion Capital - Regional Council Capital Fund RC8 (Capital Grant)	The purchase, renovation and reuse of a former manufacturing facility into a small business incubator space for economically underserved populations.	ESD Grant \$539,187 Key Bank Foundation 1,500,000 Ralph C. Wilson Jr. Foundation 1,000,000 Congressional Earmark 950,000 Individual Contributions 145,813 Total \$4,135,000	N/A	Standard ESD penalties will apply.
Lake Placid (Essex County)-Lake Placid Hotel Capital - Regional Council Capital Fund RC9 (Capital Grant)	Demolition of an outdated existing hotel and the construction of a new 107,124-square-foot, 185 guest room hotel with amenities.	ESD Grant \$3,000,000 Company Equity 5,438,277 Pioneer Bank 26,200,000 Total \$34,638,277	N/A	Standard ESD penalties will apply.
Brooklyn (Kings County)-Greenhook Ginsmith Canning Capital - Regional Council Capital Fund RCCF1 (Capital Grant)	Purchase and installation of new equipment to efficiently produce "Ready-to-drink" canned beverages.	ESD Grant \$44,297 Company Equity 52,019 Total \$96,316	N/A	Standard ESD penalties will apply.

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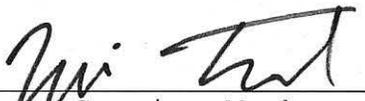
This resolution shall take effect immediately.



Blake G. Washington, Chair
Public Authorities Control Board



Kenneth Zebrowski, Member of the Board

 for

Leroy Comrie, Member of the Board

24-UD-2066

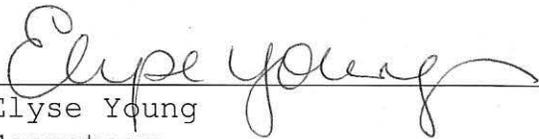
Date: April 17, 2024

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 April 17, 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 17th day of April 2024.



Elyse Young
Secretary

STATE OF NEW YORK
COUNTY OF ALBANY ss.

On this 17th day of April 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