

NEW YORK STATE PUBLIC AUTHORITIES CONTROL BOARD

R E S O L U T I O N No. 25-UD-2135

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, 2013-2014, 2014-2015, 2015-2016, 2016-2017, 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 meeting held on March 27, 2025 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
Rochester (Monroe County)- Sibley Square Innovation Phase I Capital - Regional Council Capital Fund RC6 (Capital Grant)	Renovation and rehabilitation of 250,000 sq. ft of commercial space within the Sibley Building in Downtown Rochester. This project includes the installment of updated HVAC and wiring systems, as well as renovations to improve tenant spaces to provide numerous job and housing opportunities.	ESD Grant (#132,113)	\$1,500,000	N/A	Standard ESD penalties will apply.
		Grantee Equity	\$8,912,135		
		Total	\$10,412,135		
Montgomery (Orange County)- Food Bank of the Hudson Valley Capital - Regional Council Capital Fund (Capital Grant)	The Food Bank of the Hudson Valley is undertaking the development and construction of a new 40,000 square foot distribution center in the Town of Montgomery to replace an old facility to meet the needs of the people and agency partners in Hudson Valley.	ESD Grant	\$3,700,000	N/A	Standard ESD penalties will apply.
		DASNY-Grant*	50,000		
		CDBG-Grant**	10,680,495		
		Company Equity	12,558,375		
		Total	\$ 26,988,870		

Name and Location	Proposed Improvements	Amount	Interest Rate/Term of Loan/ Security	Special Conditions
Catskill (Greene County)- Thomas Cole Master Plan 2022 Capital - Regional Council Capital Fund RC11 (Capital Grant)	Construction and renovations for site improvements at the Thomas Cole House and to construct the new Cole Center building to accommodate admissions growth and enhance the visitor experience.	ESD Grant \$355,788 National Trust for Historic Preservation 225,000 Greenway Conservancy for the Hudson River Valley 49,346 Private Foundation 340,617 Organization Equity 808,191 Total \$1,778,942	N/A	Standard ESD penalties will apply
(Suffolk County)- Saint James Brewery Expansion (Suffolk County)- Saint James Brewery Expansion Capital - Regional Council Capital Fund RC11 (Capital Grant)	The project consists of the Purchase and installation of new brewing equipment to expand beer production	ESD Grant \$61,538 Company Equity 338,529 Total \$400,067	N/A	Standard ESD penalties will apply

Name and Location	Proposed Improvements	Amount		Interest Rate/Term of Loan/ Security	Special Conditions
Sennett (Cayuga County)- Owens Brockway Glass Capital - Regional Council Capital Fund RC12 (Capital Grant)	Rebuilding of a glass furnace as well as the purchase of machinery and equipment to increase glass product manufacturing.	ESD Grant	\$2,685,246	N /A	Standard ESD penalties will apply.
		Company Equity	57,314,754		
		Total	\$60,000,000		
Amityville (Suffolk County)- P&M LLC Capital Expansion Capital - Regional Council Capital Fund RC12 (Capital Grant)	This project includes purchasing a building, making renovations to add 4000 square feet, investing in engineering systems/tools, and creating four new jobs.	ESD Grant	\$120,000	N/A	Standard ESD penalties will apply.
		Company Equity	612,193		
		Total	\$732,913		
Amsterdam (Montgomery County)-Mohawk Lifts Automation and Capacity Improvements Capital - Regional Council Capital Fund RC12 (Capital Grant)	Mohawk Lifts, LLC is in the process of investing \$1,500,000 with the aim to double our manufacturing capacity. Project consists of updating manufacturing equipment (steel cutting/burning table upgrade , creating automation, investing in material handling.	ESD Grant	\$300,000	N/A	Standard ESD penalties will apply.
		Company Equity	1,380,451		
		Total	\$1,680,451		

Name and Location	Proposed Improvements	Amount	Interest Rate/Term of Loan/ Security	Special Conditions
Niagara Falls (Niagara County)-The Kashmir Museum Capital - Regional Council Capital Fund RC12 (Capital Grant)	Design and renovation of a historic building to become the future home of The Kashmir Museum.	ESD Grant \$1,000,000 Private Philanthropy 2,321,000 M&T Bank Loan 781,000 Cataract Grant 573,000 NYPA Grant 225,000 National Grid Grant 100,000 Total \$5,000,000	N/A	Standard ESD penalties will apply.
Troy (Rensselaer County)- First Columbia Flanigan Square- Upstate Revitalization Initiative and Regional Council Capital Fund RC3 (Capital Grant)	Renovation of three buildings, including a mixed-use with a portion of low-income housing, the creation of a grocery store in a food desert and the construction of a senior housing facility, as well as overall site improvements in the North Central Troy neighborhood.	ESD Grant RCCF \$3,700,000 ESD Grant URI 3,000,000 City of Troy, NMTC 18,400,000 Rensselaer County IDA 7,310,700 M&T Bank 26,746,640 Company Equity 6,192,660 Total \$65,350,000	N/A	Standard ESD penalties will apply.
Troy (Rensselaer County)- The Urban Grow Center Capital - Regional Council Capital Fund RC7 (Capital Grant)	Construction of addition to include an incubator kitchen and a greenhouse at Capital Roots existing location.	ESD Grant \$700,000 Other Government Grants 2,441,842 M&T and SEFCU Bank Financing 1,500,000 Company Equity 4,080,977 Total Project \$8,722,819	N/A	Standard ESD penalties will apply.

Name and Location	Proposed Improvements	Amount	Interest Rate/Term of Loan/ Security	Special Conditions
Arcade (Wyoming County)- Village of Arcade Downtown Enhancements Capital - Regional Council Capital Fund RC9 (Capital Grant)	Location: 223 - 318 Main St., 223 - 297 North Main St., and 216 - 318 South Main St. Business corridor improvements in the Village's downtown, including street lighting, repair of deteriorating sidewalks, and a wayfinding system. All improvements made in accordance with municipal guidelines, as well as with the New York State Office of Parks, Recreation, and Historic Preservation, and the New York State Department of Transportation.	ESD Grant \$50,000 NYS DOT TAP Grant 118,821 MEUA Village Energy Efficiency Program 90,000 Village of Arcade Equity 257,337 Total \$516,158	N/A	Standard ESD penalties will apply.
Cortland (Cortland County)- Homer Hops Capital - RC13 Craft Beverage RCCF 1 Capital (Capital Grant)	Purchase of machinery and equipment and facility renovations to support brewery expansion to increase production capabilities.	ESD Grant \$25,000 Company Equity 29,521 Total \$54,521	N/A	Standard ESD penalties will apply.

Name and Location	Proposed Improvements	Amount		Interest Rate/Term of Loan/ Security	Special Conditions
Ovid (Seneca County)- Osmote Wine Expansion Capital RC13 Craft Beverage RCCF1 Capital (Capital Grant)	Purchase of machinery and equipment to support production efficiency and capacity.	ESD Grant	\$45,000	N/A	Standard ESD penalties will apply.
		Company Equity	45,498		
		Total	\$90,498		
Dundee (Yates County)- Frost Wines Capital - Regional Council Capital Fund RC1 RC13 Craft Beverage (Capital Grant)	Purchase and Installation of machinery and equipment to increase winery production and efficiency.	ESD Grant	\$50,000	N/A	Standard ESD penalties will apply.
		Company Equity	106,000		
		Total	\$156,000		
Penn Yan (Yates County)-A and M Hiller Cidery Expansion Capital - RC13 Craft Beverage RCCF1 (Capital Grant)	Purchase of machinery and equipment and facility renovations to support cidery expansion to increase production capabilities.	ESD Grant	\$35,000	N/A	Standard ESD penalties will apply.
		Company Equity	36,753		
		Total	\$71,753		
Penn Yan (Yates County)-Fox Run Vineyards Capital - RCCF1 Craft Beverage RC13 (Capital Grant)	Purchase of machinery and equipment to support winery expansion to increase production capabilities.	ESD Grant	\$36,750	N/A	Standard ESD penalties will apply.
		Company Equity	36,750		
		Total	\$73,500		


Name and Location	Proposed Improvements	Amount		Interest Rate/Term of Loan/ Security	Special Conditions
West Nyack (Rockland County)- Rockland Independent Living Center Capital - RC13 Not- for-Profit RCCF1 Capital (Capital Grant)	Install flooring, wall treatments, lighting, and equipment to create a unique, calming environment for children with disabilities.	ESD Grant	\$50,000	N/A	Standard ESD penalties will apply.
		Other Contributions & Grants	45,000		
		Company Equity	35,000		
		Total	\$130,000		
Hornell (Steuben County)- Hornell YMCA Rehab Capital - Regional Council Capital Fund RC13 Not-for-Profit (Capital Grant)	The installation of a new HVAC system for the indoor swimming pool at the existing facility.	ESD Grant	\$100,000	N/A	Standard ESD penalties will apply.
		Other State Funds	75,000		
		Grantee Equity	132,450		
		Total	\$307,450		

Name and Location	Proposed Improvements	Amount		Interest Rate/Term of Loan/ Security	Special Conditions
Syracuse (Onondaga County)- Central NY ON-RAMP- Office of Strategic Workforce Development 2022-23 Pay-for-Performance and Regional Council Capital RC6 (Capital Grant)	Select a permanent location for the future Syracuse ON-RAMP Hub facility and initiate early engineering and design; formally establish the Syracuse ON-RAMP operational structure and non-profit organization; integrate and scale ON-RAMP supported training that aligns and advances the 2025 Future-Ready Workforce Innovation Consortium (FRWIC) Roadmap; and begin program implementation and training for 150-200 individuals.	ESD Grant (Capital)	\$3,990,000	N/A	Standard ESD penalties will apply.
		ESD Grant (Working Capital)	4,523,819		
		Grantee Equity	197,440		
		Total	\$8,711,259		


Name and Location	Proposed Improvements	Amount	Interest Rate/Term of Loan/ Security	Special Conditions
Niagara Falls (Niagara County)- Niagara Arts and Cultural Center- RECAP Regional Economic and Community Assistance Program Regional Council Capital Fund RC13 (Capital Grant)	Design and renovation of the historic building acting as the home to the NACC.	ESD RECAP Grant \$ 4,000,000 ESD REDC Grant 426,000 New York Council for the Arts Grant 500,000 New York Power Authority Grant 1,000,000 Philanthropic Support 2,574,000 Total \$8,500,000	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

25-UD-2135

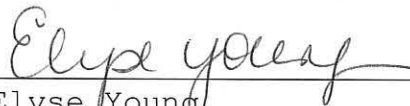
Date: April 23, 2025

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 23, 2025, 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.

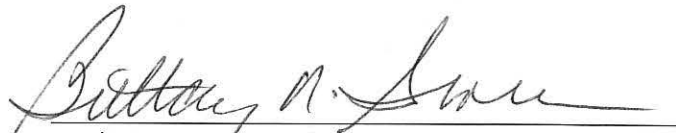
In witness thereof I have hereunto set my hand this 23rd day of April 2025.



Elyse Young
Secretary

STATE OF NEW YORK
COUNTY OF ALBANY ss.

On this 23rd day of April 2025, 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