

NEW YORK STATE PUBLIC AUTHORITIES CONTROL BOARD

R E S O L U T I O N No. 25-UD-2142

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, 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 April 17, 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
Old Chatham (Columbia County)- Josey's WineFarm Capital - Regional Council Capital Fund RC13 Beverage RCCF1 (Capital Grant)	Construction and renovation, including roof replacement and covering of an outdoor patio, as well as machinery and equipment purchases, including the acquisition of new wine-production-related equipment, for a winery located in Old Chatham, NY.	ESD Grant	\$50,000	N/A	Standard ESD penalties will apply.
		Company Equity	59,231		
		Total	\$109,231		
Argyle (Washington County)-C. Main Street Distillery - Equipment Capital - Regional Council Capital Fund RC13-Craft Beverage (Capital Grant)	The Company will purchase machinery and equipment to increase manufacturing capacity in Washington county.	ESD Grant	\$33,096	N/A	Standard ESD penalties will apply.
		National Bank- Loan	109,491		
		Company Equity	15,124		
		Total	\$157,711		

Name and Location	Proposed Improvements	Amount	Interest Rate/Term of Loan/ Security	Special Conditions
Canandaigua (Ontario County)- Frequentem Brewing Capital - Regional Council Capital Fund RC13 Craft Beverage (Capital Grant)	Purchase and installation of a new canning line to increase the availability of packaged product, along with the purchase of a new label machine, additional computer equipment, a compressor, more cooperage, and a forklift to efficiently increase production and improve the quality of the lager program.	ESD Grant \$50,000 Municipality Equity \$51,258.60 Total \$101,258.60	N/A	Standard ESD penalties will apply
Honeoye (Ontario County)- Birdhouse Brewing Capital - Regional Council Capital Fund RC13 Craft Beverage RCCF1 (Capital Grant)	875 square-foot expansion to existing brewing facility to increase production capacity.	ESD Grant \$50,000 Company Equity 66,775 Total \$116,775	N/A	Standard ESD penalties will apply

Name and Location	Proposed Improvements	Amount	Interest Rate/Term of Loan/ Security	Special Conditions
Lodi (Seneca County)- Wagner Business Operations Capital - Regional Council Capital Fund RC13 Craft Beverage Micro Grant (Capital Grant)	Equipment upgrades and the purchase of a Crossflow Filter to eliminate diatomaceous earth used by the existing filter to reduce filtration time for more efficient processing and improvements to wine clarity and quality.	ESD Grant \$50,000 Municipality Equity \$117,021.40 Total \$167,021.40	N /A	Standard ESD penalties will apply.
Ovid (Seneca County)- Hosmer Winery Bottling Line Capital - Regional Council Capital Fund RC13 Graft Beverage RCCF1 (Capital Grant)	Purchase and installation of machinery and equipment to increase winery-production capacity.	ESD Grant \$50,000 Company Equity 17,980 Farm Credit 75,960 Total \$143,940	N/A	Standard ESD penalties will apply.
Schoharie (Schoharie County)- Wayward Lane Brewing Capital - Regional Council Capital Fund RC13 Craft Beverage RCCF1 (Capital Grant)	The Brewery has purchased a new canning line to more efficiently can its beer for sale.	ESD Grant \$50,000 Navitas Credit Corp-Loan 47,033 Company Equity 13,558 Total \$110,591	N/A	Standard ESD penalties will apply.

Name and Location	Proposed Improvements	Amount		Interest Rate/Term of Loan/ Security	Special Conditions
Hammondsport (Steuben County)-Dr. Konstantin Frank Winery Capital - Regional Council Capital Fund RC1-RC 13 Craft Beverage (Capital Grant)	Dr. Konstantin Frank Winery will renovate an existing pole barn to function as a 2,144 sq. ft. wine cellar. The renovation will include upgrading the existing concrete floors, drains, insulation and steel siding to allow additional oak barrels to be stored. Temperature and humidity control mechanisms will also be installed.	ESD Grant	\$50,000	N/A	Standard ESD penalties will apply.
		Grantee Equity	177,810		
		In-Kind	53,568		
		Total	\$281,378		
Albany (Albany County)- Albany Jewish community Center- Betty Clark Pool Capital - Regional Council 13 Not-for- Profit RCCF1 Capital (Capital Grant)	Renovation of an indoor pool at a community center in Albany, NY resulting in the reestablishment of community health and recreation services.	ESD Grant	\$50,000	N/A	Standard ESD penalties will apply.
		DASNY LoCAP Grant	200,000		
		DASNY CREST Grant	150,000		
		Albany County ARPA Grant	131,000		
		Company Equity	59,000		
		Total	\$590,000		

Name and Location	Proposed Improvements	Amount		Interest Rate/Term of Loan/Security	Special Conditions
Rochester (Monroe County) - Special Touch Bakery 2024 Capital - Regional Council Capital Fund RC1 - RC13 Not-for-Profit (Capital Grant)	Purchase and Installation of a Unifiller automated pie filling machine and handheld tablet scanners for a bakery that employs adults with intellectual and developmental disabilities.	ESD Grant	45,358	N/A	Standard ESD penalties will apply.
		Company Equity	45,358		
		Total	\$90,716		

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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-2142


Date: May 28, 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 May 28, 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.

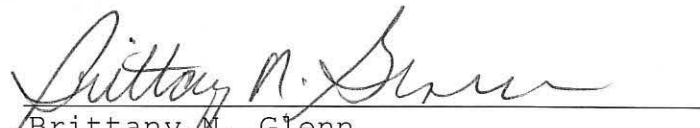
In witness thereof I have hereunto set my hand this 28th day of May 2025.



Elyse Young
Secretary

STATE OF NEW YORK
COUNTY OF ALBANY ss.

On this 28th day of May 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