

NEW YORK STATE PUBLIC AUTHORITIES CONTROL BOARD

R E S O L U T I O N No. 25-UD-2147

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, 2024-25 and 2025-2026 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 May 22, 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)- Connected Communities Capital - Regional Council Capital Fund RC11 (Capital Grant)	Acquisition and building renovations of three properties totaling 20,080 square feet located in the Beechwood and EMMA neighborhoods to create a Neighborhood Hub that will offer services for school age children to older adults and a co-working space ("Connect Lab"), for neighborhood nonprofits, organized groups, and community residents to enhance collaboration and foster community revitalization	ESD Grant \$265,996 Community Project Funding (HUD) 500,000 Company Equity 937,419 Total \$1,703,415	N/A	Standard ESD penalties will apply.
Freeport (Nassau County)- Chocolate Works Capital - Regional Council Capital Fund RC11 (Capital Grant)	Expansion project involving the purchase of new machinery and equipment and furniture fixes at their facility, including an enrobing line and a chocolate bomb machine, allowing the company to move into new product lines and expand into additional distribution territories.	ESD Grant 300,000 Company Equity 2,708,376 Total \$3,008,376	N/A	Standard ESD penalties will apply.

Name and Location	Proposed Improvements	Amount	Interest Rate/Term of Loan/ Security	Special Conditions
Bronx (Bronx County)-EIIC Bronx Building Renovation Capital - Regional Council Capital Fund RC11 (Capital Grant)	The Emerald Isle Immigration Center (EIIC) renovated its Bronx Immigration Center in Woodlawn to maximize office space, expand rooms for public programming, and improve accessibility for people with disabilities.	ESD Grant \$500,000 NYCEDC-Grant 1,550,000 HUD-Grant 330,000 DASNY-Grant 250,000 Grantee Equity 446,275 Total \$3,076,275	N/A	Standard ESD penalties will apply
Clay (Onondaga County)- IBEW Capital - Regional Council Capital Fund RC12 (Capital Grant)	New construction of a single-story 8,470- square-foot addition to expand the 12,160-square- foot Apprenticeship Training Center, doubling training capacity and improving facilities.	ESD Grant \$942,500 M&T Bank Loan 1* 4,055,508 M&T Bank Loan 2 325,345 Grantee Equity 1,010,525 Total \$6,333,878	N/A	Standard ESD penalties will apply

Name and Location	Proposed Improvements	Amount	Interest Rate/Term of Loan/ Security	Special Conditions
Herkimer (Herkimer County)- ELG Utica Alloys Holding Corp Capital - Regional Council Capital Fund RC12 (Capital Grant)	Acquisition and renovation of a 145,000 square-foot vacant building and the transfer equipment from the old facility to the new site.	ESD Grant 600,000 Company Equity 7,934,172 Total \$8,534,172	N /A	Standard ESD penalties will apply.
New York (New York County)- NYIC Acquisition Project Capital - Regional Council Capital Fund RC12 (Capital Grant)	Acquisition of a property for the NYIC Headquarters.	ESD Grant \$1,500,000 Permanent Bank Loan 1,000,000 Capital Grant Bridge Loan* 5,000,000 Organization Equity 702,658 Total \$8,202,658	N/A	Standard ESD penalties will apply.
Hudson (Columbia County)- Basilica Hudson Gallery Building Upgrade Capital - Regional Council Capital Fund RC7 (Capital Grant)	Building renovation and improvements to create a 4,000-square-foot year-round gallery, event, and community space.	ESD Grant \$75,000 Company Equity 321,782 Total \$396,782	N/A	Standard ESD penalties will apply.

Name and Location	Proposed Improvements	Amount	Interest Rate/Term of Loan/ Security	Special Conditions
Brentwood (Suffolk County)- SCCC Renewable Energy, STEM Workforce Development and Cybersecurity Labs Capital - Regional Council Capital Fund RC8 (Capital Grant)	SCCC will renovate and construct more than 4,300 sq. ft, as well as purchase and install equipment for the development of Renewable Energy & STEM Center "(RESC)", Cybersecurity, and Science Technology Engineering and Math laboratories.	ESD Grant \$200,000 NYS Appropriation 850,000 NYSERDA (grant) 100,000 Suffolk County Appropriation Organizational Equity 850,000 Total \$2,000,000	N/A	Standard ESD penalties will apply.
Throggs Neck (Bronx County)-SUNY Maritime College Seamanship Training Center Capital - Regional Council Capital Fund RC8(Capital Grant)	Construction of a new two- story, 5,300-square-foot William Austen Marine Education and Seamanship Center, to house the College's Marine Biology Program and the Marine Transport Program.	ESD Grant \$600,000 State University Construction Fund 3,320,000 Private Donation 1,060,000 Company Equity 2,864,247 Total \$7,844,247	N/A	Standard ESD penalties will apply.

Name and Location	Proposed Improvements	Amount	Interest Rate/Term of Loan/ Security	Special Conditions
Syracuse and East Syracuse (Onondaga County)- SUNY Syracuse Health Center Hospital Capital - Regional Council Capital Fund RC9 (Capital Grant)	Renovation of two spaces to establish an off-site 24/7 state-of-the-art command station and an on-site emergency backup command station to assist with real-time hospital management services.	ESD Grant \$204,302 Organizational Equity 848,540.61 Total Project \$1,052,842.61	N/A	Standard ESD penalties will apply.
Sterling (Cayuga County)-West Bay Estates Winery Capital - Regional Council Capital Fund RCCF1 (Capital Grant)	Purchase of machinery and equipment to support winery expansion to increase production capabilities.	ESD Grant \$50,000 Company Equity 56,000 Total \$106,000	N/A	Standard ESD penalties will apply.
Tarrytown (Westchester County)- Jewish Community Center on the Hudson Capital - Regional Council Capital Fund RC13 (Capital Grant)	Facility modernization involving the renovation of an unusable 700-square-foot kitchen adjacent to a 900-square-foot eating area that will be used as a full-service café.	ESD Grant \$75,000 Grantee Equity 124,168 Total \$199,168	N/A	Standard ESD penalties will apply.

* * * * *

This resolution shall take effect immediately.

A handwritten signature in black ink, appearing to read "B. Washington", written over a horizontal line.

Blake G. Washington, Chair
Public Authorities Control Board

A handwritten signature in black ink, appearing to read "S. Otis", written over a horizontal line.

Steven Otis, Member of the Board

A handwritten signature in blue ink, appearing to read "L. Comrie", written over a horizontal line.

Leroy Comrie, Member of the Board

25-UD-2147

Date: June 25, 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 June 25, 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 25th day of June 2025.



Elyse Young
Secretary

STATE OF NEW YORK
COUNTY OF ALBANY ss.

On this 25th day of June 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