

NEW YORK STATE PUBLIC AUTHORITIES CONTROL BOARD

R E S O L U T I O N No. 25-UD-2158

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, 2014-2015, 2015-2016, 2016-2017, 2017-2018, 2018-2019, 2019-2020, 2020-2021, 2021-2022, 2022-2023, 2023-2024, 2024-2025, 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 June 26, 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
Buffalo (Erie County)- Buffalo Federation of Neighborhood Centers-Food Pantry Capital - Regional Council Capital Fund RC1 (RC13 Not- for-Profit) (Capital Grant)	Buffalo Federation of Neighborhood Centers will renovate existing space to expand its food pantry.	ESD Grant	\$62,500	N/A	Standard ESD penalties will apply.
		Company Equity	\$62,000		
		Total	\$125,000		
Auburn (Cayuga County)-CMI Capital - Regional Council Capital Fund RC9 & RC11 (Capital Grant)	Purchase and installation of machinery and equipment, construction of a fully automated high-rise warehouse, adding two receiving bays, and an expansion to the facility's current wastewater treatment plant. Building and mechanical equipment have been constructed and installed.	ESD Grant	\$4,000,000	N/A	Standard ESD penalties will apply.
		Farm Credit			
		East Loan	138,125,000		
		Farm Credit Lease	30,000,000		
		NYSERDA IPE Grant	1,000,000		
		NYSEG Grant	400,000		
		Company Equity	73,069,795		
		Total	\$246,594,795		

Name and Location	Proposed Improvements	Amount	Interest Rate/Term of Loan/ Security	Special Conditions
Kingston (Ulster County)- Center for Spectrum Services Capital - Regional Council Capital Fund RC1 (Not-for-Profit) (Capital Grant)	Renovation of the 1400 square-feet of the Occupational and Physical Therapy space in the facility. Custom-designed shock-absorbing carpet system, drop ceiling, new dimmable lighting, and a new sink was installed. Additionally, new state-of-the-art OT and PT equipment was acquired. Along with the purchase of a new Smart Board.	<div> <div>ESD Grant</div> <div>\$62,500</div> </div> <div> <div>Company Equity</div> <div>16,045</div> </div> <div> <div>NYS EANS 2 Funding Grant</div> <div>13,500</div> </div> <div> <div>ESSA Title I KCSD- Grant</div> <div>12,000</div> </div> <div> <div>Private Donations</div> <div>21,000</div> </div> <div> <div>Total</div> <div>\$125,045</div> </div>	N/A	Standard ESD penalties will apply
Bronx (New York County)- DSBS-Hunts Point Hot Water Capital - Regional Council Capital Fund RC (Capital Grant)	The project will remove the six existing water heaters and replace with six new boiler and tube systems to provide reliable hot water distribution throughout the facility to provide hot water required for the daily operations of the market and to comply with USDA standards.	<div> <div>ESD Grant</div> <div>\$950,000</div> </div> <div> <div>Company Equity</div> <div>\$3,698,688.75</div> </div> <div> <div>Total</div> <div>\$4,648,688.75</div> </div>	N/A	Standard ESD penalties will apply

Name and Location	Proposed Improvements	Amount	Interest Rate/Term of Loan/ Security	Special Conditions
Buffalo (Erie County)- Explore & More Safety and Security Capital - Regional Council Capital Fund and Buffalo Regional Innovation Cluster 17-18 (Capital Grant)	Construction and renovation of the interior of existing museum building to maximize use of space, expand programming offerings and enhance safety and security recommended by the US Department of Homeland Security.	ESD Grant (RCCF) \$384,704 ESD-Grant (Buffalo Innovation)_ 500,000 Grantee Equity 1,063,819 Total \$1,948,523	N/A	Standard ESD penalties will apply.

Name and Location	Proposed Improvements	Amount		Interest Rate/Term of Loan/ Security	Special Conditions
Kingston (Ulster County)- FALA Technologies Capital - Regional Council Capital Fund RC12 (Capital Grant)	Purchase and installation of new state-of-the-art advanced manufacturing equipment used to build custom equipment for the semiconductor, aerospace, transportation, military and industrial products industries.	ESD Grant	\$159,700	N/A	Standard ESD penalties will apply.
		CNC Associates	436,592		
		Company Equity	193,208		
		Total	\$789,500		
Batavia (Genesee County)- Genesee-Orleans Regional Arts Council-Culinary Kitchen Capital - Regional Council Capital Fund RC13 Not-for-Profit (Capital Grant)	Replacement of the kitchen roof and exhaust fan and the installation of an ice machine, convection oven, flat top grill, mixers and a point-of-sale system to support job training, business incubation and community engagement in the culinary arts.	ESD Grant	\$32,775	N/A	Standard ESD penalties will apply.
		Grantee Equity	\$32,916		
		Total	\$65,691		
Derby (Erie County)- Graycliff Visitor Center Expansion Capital - Regional Council Capital Fund RC (Capital Grant)	Construction, renovation, infrastructure site work and installation of furniture, fixtures, and equipment of a 4,400-square-foot Visitor Center.	ESD Grant	1,000,000	N/A	Standard ESD penalties will apply.
		Company Equity	5,015,913		
		Total	\$6,015,913		

Name and Location	Proposed Improvements	Amount	Interest Rate/Term of Loan/ Security	Special Conditions
Yonkers (Westchester County)- Hudson River Museum West Wing Capital 1 - Regional Council Capital Fund and Market NY - RC4 DED Local Cash (Capital Grant)	Construction of a new 12,000-square-foot wing at the Hudson River Museum in Yonkers.	ESD Grant (RCCF) \$250,000 ESD Grant (Market NY) 380,000 Grantee Equity 9,257,001 Total \$9,887,001	N/A	Standard ESD penalties will apply.
Chase Mills (St Lawrence County)- In-Law Brewery Expansion Capital - RC 13 Craft Beverage (RCCF 1) Capital (Capital Grant)	Interior renovations, equipment purchases, and infrastructure site work to create a new taproom, outdoor beer garden, and larger parking lot, expanding the current 7- barrel (BBL) brewhouse capacity of In-Law Brewery to a larger 3,500-square- foot 30-BBL brewhouse facility and support increased wholesale demand.	ESD Grant \$50,000 Company Equity 53,281 Total \$103,281	N/A	Standard ESD penalties will apply.

Name and Location	Proposed Improvements	Amount	Interest Rate/Term of Loan/ Security	Special Conditions
Oswego (Oswego County)- Market House Oswego Capital - Regional Council Capital Fund RC11 (Capital Grant)	Renovation of a vacant 18,000-square-foot building in Oswego. The developer purchased the building and transformed it into 8 apartments, commercial space, a brewery, and a bar/restaurant. The brewery received all new commercial brewing systems and equipment including 10 serving tanks, 4 fermenters, a semi-automated brewhouse, hot liquor tank, grain handling system and storage, broiler, specialized cold room, and ventilation and draining systems.	ESD Grant \$300,000 Pathfinder Bank 3,410,334 IDA/OOC Loans 300,000 City of Oswego Loan 300,000 State Historical Tax Credits 1,451,859 National Grid Grant 100,000 Company Equity 3,634,186 Total \$9,496,379	N/A	Standard ESD penalties will apply.
New Rochelle (Westchester County)- New York Covenant Community Development Corporation Capital - Regional Council Capital Fund RC1 (RC13 Not-For-Profit) (Capital Grant)	Fit out of a community kitchen and two classrooms with furniture, fixtures and equipment.	ESD Grant \$42,939 Organizational Equity 42,940 Total \$85,879	N/A	Standard ESD penalties will apply.

Name and Location	Proposed Improvements	Amount		Interest Rate/Term of Loan/ Security	Special Conditions
East Syracuse (Onondaga County)-PPC Capital - Regional Council Capital Fund RC13 (Capital Grant)	The company has converted a distribution center into a controlled environment space with a world-class manufacturing production line by installing three new extrusion lines to produce fiber products.	ESD Grant	\$1,200,000	N/A	Standard ESD penalties will apply.
		Company Equity	6,175,000		
		Total	\$7,375,000		
Lowville (Lewis County)- QubicaAMF Capital - Regional Council Capital Fund RC13 (Capital Grant)	Facility upgrades including purchase and installation of machinery and equipment to meet New York State Department of environmental Conservation (NYSDEC") emissions requirements.	ESD Grant	\$160,000	N/A	Standard ESD penalties will apply.
		Company Equity	664,226		
		Total	\$824,226		
Rochester (Monroe County)- Railroad Street Brewing-Rohrbach 97 Railroad Capital - RC13 Craft Beverage (RCCF1) (Capital Grant)	Renovations and purchase of machinery and equipment to convert existing warehouse space into climate controlled cold storage.	ESD Grant	\$49,500	N/A	Standard ESD penalties will apply.
		Company Equity	90,436		
		Total	\$139,936		

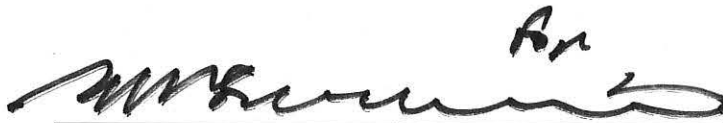
Name and Location	Proposed Improvements	Amount	Interest Rate/Term of Loan/ Security	Special Conditions
Highland Mills (Orange County)- Spirits Lab Distilling Co. Capital - Regional Council Capital Fund RC12 (Capital Grant)	Purchase and construction/renovation of a vacant winery and acquisition of machinery and equipment.	<div> <div>ESD Grant</div> <div>\$400,000</div> <div>Acclivity Financial</div> <div>2,553,100</div> <div>Company Equity</div> <div>450,000</div> <div>Total</div> <div>\$3,403,000</div> </div>	N/A	Standard ESD penalties will apply.
Oneonta (Otsego County)- Springbrook NY Employment Services Capital - Regional Council Capital Fund RC1 (RC13 Not-For-Profit) (Capital Grant)	Springbrook NY Inc. has renovated its office space and purchased equipment for 2 new workstations at the Supported Employment Services Hub located in Downtown Oneonta. This is Phase 2 of the Ford Block Revitalization, which expands needed services to support people with developmental disabilities.	<div> <div>ESD Grant</div> <div>\$53,750</div> <div>Organization Equity</div> <div>81,026</div> <div>Total</div> <div>\$134,776</div> </div>	N/A	Standard ESD penalties will apply.

Name and Location	Proposed Improvements	Amount		Interest Rate/Term of Loan/ Security	Special Conditions
West Haverstraw (Rockland County)- Stony Point Brewing Capital - Regional Council Capital Fund RC1 (RC 13 Craft Beverage)- Discetionary (Capital Grant)	The project entails the purchase and implementation of capital equipment to enhance our brewhouse. It will increase the efficiency of our current production line and give us the technology to create additional product lines. The project will take place at our current location in West Haverstraw NY. The equipment to be purchased will enhance our temperature control, step-mash timing, and transfer efficiency of the brewing process and additional product lines that result in revenue growth and job creation.	ESD Grant	25,000	N/A	Standard ESD penalties will apply.
		Company Equity	25,000		
		Total	\$50,000		

Name and Location	Proposed Improvements	Amount		Interest Rate/Term of Loan/ Security	Special Conditions
North Tonawanda (Niagara County)- Carousal Society of Niagara-Herschell Music Room Capital - Downtown Revitalization Initiative and Regional Council Capital Fund RC13 ((Capital Grant)	Construction of part of the Herschell Carrousel Museum Complex to be used as a Music Hall, and to serve as exhibit space for the band organ artifacts owned by the museum.	ESD DRI Grant	\$210,000	N/A	Standard ESD penalties will apply.
		ESD RCCF Grant	\$236,000		
		Company Equity	\$769,632		
		Total	\$1,215,632		

* * * * *

This resolution shall take effect immediately.

 ^{for}

Blake G. Washington, Chair
Public Authorities Control Board



Steven Otis, Member of the Board

 ^{for}

Leroy Comrie, Member of the Board

25-UD-2158

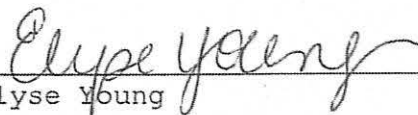
Date: July 23, 2025

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 July 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.

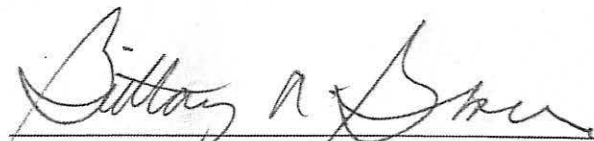
In witness thereof I have hereunto set my hand this 23rd day of July 2025.



Elyse Young
Secretary

STATE OF NEW YORK
COUNTY OF ALBANY ss.

On this 23rd day of July 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