

**NEW YORK STATE PUBLIC AUTHORITIES CONTROL BOARD
NOTICE OF A MEETING AND AGENDA**

TO: Assemblyman Steven Otis
Senator Leroy Comrie
Assemblyman Joseph M. Giglio
Senator George M. Borrello

September 11, 2025

FROM: Secretary Elyse Young for Chair Blake G. Washington

NOTICE OF MEETING

A regular meeting of the New York State Public Authorities Control Board will be held in **Room 131** of the State Capitol, at **2pm, Thursday, September 18, 2025.**

AGENDA

- 1. Roll Call**
- 2. Minutes – July 23, 2025**
- 3. Resolutions**

Empire State Development Corporation

Grants and Loans

25-UD-2166

Approving grants via **Regional Economic Development Councils**

Project Name	Amount
1 AIS Data Center Capital (Oneida County)	\$ 106,291
2 Artisan Machining Capital (Suffolk County)	90,000
3 Artpark Power Extension Capital (Niagara County)	800,000
4 BashaKill Vineyards Capital (Sullivan County)	30,000
5 Ferncliff Nursing Home Capital (Dutchess County)	100,000
6 Foodlink Expansion 2023 Capital (Monroe County)	685,000
7 Lifting Up Westchester Energy Improvement Capital (Westchester County)	100,000
8 Long Island Cares Facility Infrastructure Improvements Capital (Suffolk County)	82,950
9 Magnanini Wine Capital (Ulster County)	50,000

10	Millbrook Winery Capital (Dutchess County)	50,000
11	N.E.T. & Die Capital (Oswego County)	400,000
12	Nassau Chromium Facility Expansion Capital (Nassau County)	52,500
13	Nicolock Paving Stones Capital (Suffolk County)	200,000
14	North American Breweries Labatt Production Capital (Monroe County)	40,000
15	North American Breweries Labatt Production Capital (Monroe County)	1,000,000
16	North American Breweries Labatt Production Capital (Monroe County)	500,000
17	North American Breweries Labatt Production Capital (Monroe County)	600,000
18	North American Breweries Labatt Production Capital (Monroe County)	2,500,000
19	North American Breweries Labatt Production Capital (Monroe County)	260,000
20	NYSARC Black Water Acres Capital (Erie County)	100,000
21	The Red Hook Winery Capital (Kings County)	50,000
22	United Way of Long Island Facility Command Capital (Suffolk County)	25,000
23	USAI, LLC – New Windsor Facility I Capital (Orange County)	505,050
24	USAI, LLC – New Windsor Facility II Capital (Orange County)	374,400
25	Village of Port Jefferson – Station Street Capital (Suffolk County)	306,042
26	Washington County Sewer District #1 Capital (Washington County)	86,335
GRAND TOTAL		\$ 9,293,568

25-UD-2167

Approving a grant via **Restore NY Communities**

Project Name	Amount
1 City of Fulton – N.E.T Manufacturing Expansion Restore NY VI (Oswego County)	\$ 750,000
GRAND TOTAL	\$ 750,000

25-UD-2168

Approving grants via **Buffalo Regional Innovation Cluster Fund**

Project Name	Amount
1 East Side CBREDT Capital Fund (Erie County)	\$2,210,000
2 ESD/USAN – Capital Grant (Niagara County)	3,500,000
GRAND TOTAL	\$7,500,000

25-UD-2169

Approving a grant via **Regional Economic and Community Assistance Program Fund**

Project Name	Amount
1 ESD/USAN – 201 Rainbow Boulevard Hotel Restoration (Niagara County)	\$ 4,000,000
GRAND TOTAL	\$4,000,000

25-UD-2170

Approving a grant via **Upstate Revitalization Initiative Fund**

Project Name	Amount
1 North American Breweries Labatt Production Capital (Monroe County)	\$2,100,000
GRAND TOTAL	\$2,100,000

25-UD-2171

Approving a grant via **Connectall Municipal Infrastructure Program**

Project Name	Amount
1 Wireless Internet for All in Orleans County (Orleans County)	\$11,562,698
GRAND TOTAL	\$11,562,698

25-UD-2172

Approving grants via **Downtown Revitalization Initiative Fund**

Project Name	Amount
1 Basilica Hudson Weatherization and Exterior Renovations Capital (Columbia County)	\$250,000
2 Cranesville Key Bank Building, Capital DRI 3 (Montgomery County)	1,000,000
GRAND TOTAL	\$1,250,000

Dormitory Authority

Bond Issuances

25-DA-1409

Issuance of multiple series of tax-exempt and taxable, fixed and/or variable rate bonds issued at one or more times in an amount not to exceed **\$2,500,000,000** under the **Sales Tax Revenue Bond Program and/or Personal Income Tax Revenue Bond Program** to finance or reimburse capital projects for City University of New York, Division of Military and Naval Affairs, Economic Development, Environmental Initiatives, Housing Capital Programs, New York Power Authority, Office of Children and Family Services, Office of General Services, State and Municipal Facilities Grants, Statewide Equipment, SUNY 2020 Challenge Grants, and Transportation Infrastructure Initiatives. Bonds are to be sold on either a competitive or negotiated basis. Final maturity will not exceed 30 years for the new money bonds. The refunding plan includes refunding certain bonds issued under various State supported debt programs.

Environmental Facilities Corporation

Loans

25-EF-939

Approving **State Clean Water Revolving Fund – Direct Financing Projects** in an aggregate amount of **\$24,105,720** as follows:

FINANCINGS:

Applicant	County	Maximum Amount	Principal	Interest Rate (not to exceed)
Town of Dannemora	Clinton	\$2,467,349		6%
Village of Geneseo	Livingston	\$595,288		6%
Town of Hounsfield	Jefferson	\$1,130,000		6%
Village of Lake Placid	Essex	\$7,912,500		6%
Village of Newark	Wayne	\$430,423		6%
Village of Perry	Wyoming	\$6,457,262		6%
Village of St. Johnsville	Montgomery	\$5,112,898		6%

25-EF-940

Approving **State Drinking Water Revolving Fund – Direct Financing Projects** in an aggregate amount of **\$47,133,489** as follows:

FINANCINGS:

Applicant	County	Maximum Amount	Principal	Interest Rate (not to exceed)
Village of Akron	Erie	\$1,950,000		6%
Village of Brownville	Jefferson	\$14,500,000		6%
Village of Cassadaga	Chautauqua	\$4,500,000		6%
Town of Castile	Wyoming	\$826,475		6%
Town of Ellicott	Chautauqua	\$5,000,000		6%
Town of Esperance	Schoharie	\$1,946,750		6%
Village of Newark	Wayne	\$3,984,815		6%
Village of Rouses Point	Clinton	\$3,003,604		6%
Village of Turin	Lewis	\$2,133,250		6%
Village of Waterloo	Seneca	\$9,288,595		6%

Housing Finance Agency

Affordable

25-HF-1024

Issuance of fixed-rate and/or variable-rate, tax-exempt and/or taxable bonds on behalf of **Wallace Campus** in an aggregate amount not to exceed **\$80,255,000** for the new construction of two buildings and adaptive reuse of one building to create 186 residential rental units and one superintendent's unit in Dutchess County.

25-HF-1025

Issuance of fixed-rate and/or variable-rate, tax-exempt and/or taxable bonds on behalf of **Sparrow Square Phase I** in an aggregate amount not to exceed **\$137,125,000** for the new construction of two buildings to create a total of 261 affordable residential rental units in Kings County.

25-HF-1026

Issuance of fixed-rate and/or variable-rate, tax-exempt and/or taxable bonds on behalf of **South Mall Towers** in an aggregate amount not to exceed **\$27,500,000** for necessary major interior and exterior capital improvements and energy efficiency upgrades of two buildings comprising a total of 345 revenue-generating affordable residential units in the City of Albany in Albany County.

25-HF-1027

Issuance of fixed-rate and/or variable-rate, tax-exempt and/or taxable bonds on behalf of **River II Apartments** in an aggregate amount not to exceed **\$113,660,000** for the new construction of one 20-story mixed-use building to create a total of 292 affordable residential rental units in Bronx County.

25-HF-1028

Issuance of fixed-rate and/or variable-rate, tax-exempt and/or taxable bonds on behalf of **Jordan Gardens** in an aggregate amount not to exceed **\$34,775,000** for the acquisition and rehabilitation of 23 one- and two-story residential buildings and one community building to create a total of 100 affordable residential rental units in Niagara County.

25-HF-1029

Issuance of fixed-rate and/or variable-rate, tax-exempt and/or taxable bonds on behalf of **Gateway Apartments** in an aggregate amount not to exceed **\$37,745,000** for the acquisition and adaptive reuse of an existing seven-story building comprised of 129 residential rental units in Monroe County.

25-HF-1030

Issuance of fixed-rate and/or variable-rate, tax-exempt and/or taxable bonds on behalf of **Amherst Commons** in an aggregate amount not to exceed **\$33,130,000** for the new construction of a three-story building to create a total of 133 affordable residential rental units in Erie County.

25-HF-1031

Issuance of fixed-rate and/or variable-rate, tax-exempt and/or taxable bonds on behalf of **Steamboat Square Phase II** in an aggregate amount not to exceed **\$117,600,000** for the acquisition and rehabilitation of three 12-story residential towers and 44 townhomes clustered into six buildings to create or preserve a total of 343 affordable residential rental units in Albany County.

Supportive Housing Opportunity Program

25-HF-1032

Issuance of Supportive Housing Opportunity Program subsidy loan for **Harbor House** in the amount of **\$18,972,254** for the substantial rehabilitation of a three-story building and new construction of a four-story building as well as community space to preserve 96 residential units in Schenectady County.

Small Building Participation Loan Program

25-HF-1033

Issuance of Small Building Participation Loan Program subsidy loan for **696 Hopkins Street** in the amount of **\$804,950** for the rehabilitation of a six-unit apartment complex in the City of Buffalo in Erie County.

Affordable Homeownership Opportunity Program

25-HF-1034

Issuance of Affordable Homeownership Opportunity Program subsidy loan for **Rochester Roots** in the amount of **\$3,300,000** for the construction of 15 affordable housing units in the City of Rochester in Monroe County.

25-HF-1035

Issuance of Affordable Homeownership Opportunity Program subsidy loan for **Seneca W. 110th Street** in the amount of **\$18,730,000** for the construction of 104 affordable housing units in New York County.

25-HF-1036

Issuance of Affordable Homeownership Opportunity Program subsidy loan for **2nd Avenue Homeownership** in the amount of **\$3,200,000** for the construction of 16 affordable housing units in Montgomery County.

Mitchell-Lama Loan Program

25-HF-1037

Issuance of a Mitchell-Lama Loan Program subsidy loan for **Bay Ridge Towers** in the amount of **\$45,000,000** for major capital improvements to a Mitchell-Lama cooperative project consisting of a residential 30-story tower and a residential 28-story tower as well as amenity space to preserve 811 residential units in Kings County.

Amendment

25-HF-513B

Amending PACB Resolution No. 13-HF-513 previously approved on September 18, 2013 for **626 Flatbush Avenue Apartments** in order to remarket the bonds from time to time.

NEXT REGULAR MEETING **October 15, 2025 2:00 p.m.** **Capitol Room 131**

Any individual with a disability requiring
special accommodation should contact:
Eileen Walsh (518) 474-0980
