

**DRAFT – SUBJECT TO REVIEW AND REVISION**

**NEW YORK STATE URBAN DEVELOPMENT CORPORATION**

d/b/a Empire State Development

Meeting of the Directors

655 Third Avenue – 4<sup>th</sup> Floor Conference Room

New York, New York 10017

January 16, 2025

**MINUTES**

**In Attendance**

**Directors:**

Kevin S. Law, Chair

Hope Knight

Francine DelMonte (Via videoconference)

Laureen Harris

Benson V. Martin – Designee - Superintendent - NYS Department  
of Financial Services

Michael Rozen

Robert Simpson

**Present for ESD:**

Simone Bethune, Senior Project Manager and Coordinator of Projects -  
Loans and Grants

Joshua Bloodworth, Executive Vice President - Legal and General Counsel

Anthony Dalessio, Deputy Chief Financial Officer and Controller

Jenna DiMarco, Senior Project Manager

Kirsten Eiler, Vice President - Program & Operations, ConnectALL

Felisa Hochheiser, Director of Compliance

Jonevan Hornsby, President - Empire State New Market Corporation

Stephen Hunt, Regional Director - North Country Region

Douglas Janese, Senior Counsel - Corporate/Real Estate

Daniel Kolinski, Regional Director - Central New York Region

Joseph Landy, Economic Development Program Specialist

Christina Lopez, Deputy Director - Workforce Development

Elizabeth Lusskin, Executive Vice President - Small Business and  
Technology Corporation

Allison Madmoune, Regional Director - Mohawk Valley Region

Raymond Orlando, Chief Financial Officer

Laura Fox O’Sullivan, Regional Director - Finger Lakes Region

Noah Rayman, Chief of Staff

Debbie Royce, Corporate Secretary

Rafael Salaberrios, Senior Vice President - Division of Small Business,  
Capital Access

Omar Sanders, Regional Director - Southern Tier Region

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Arden Sokolow, Executive Vice President - Real Estate Development and Planning  
Joseph Tazewell, Regional Director - New York City Region  
Paul Tronolone, Vice President - Planning and Policy, WNY  
Karen Utz, Regional Director - Western New York Region  
Eric Warren, Senior Project Manager  
Bette Yee, Senior Director – Entrepreneur Development  
Michael Yevoli, Regional Director - Capital Region  
Kevin Younis, Chief Operating Officer

The meeting of the Directors of the New York State Urban Development Corporation (“UDC”) d/b/a Empire State Development (“ESD” or the “Corporation”) was called to order at approximately 9:30 a.m. by Chair Law.

Chair Law noted that the meeting was being webcast and reminded everyone on the telephone to please mute their phones until they were speaking.

Chair Law then noted that the public was given an opportunity to comment on the Agenda items by submitting their written comments by noon yesterday. He advised that no comments were received.

Chair Law advised that the Directors received the written materials in advance of today’s meeting and were free to ask questions at any time during the presentations.

Chair Law then asked the Directors whether anyone had any conflicts of interest to note on any of the Agenda items. Director Simpson advised that he would recuse himself from item III. A. A. and III. A. B. – CenterState Corporation for Economic Opportunity Working Capital

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related items, and Director Designee Martin advised that the New York State Department of Financial Services would recuse itself from Item VII. B. – Evergreen Health’s New Health Center project.

The Chair then called for a motion to approve the Minutes of the December 19, 2024 Directors’ Meeting. There being no changes or corrections, upon motion duly made and seconded, the following Resolution was unanimously adopted:

APPROVAL OF MINUTES AND RATIFICATION OF ACTIONS TAKEN AT THE DECEMBER 19, 2024 MEETING OF THE DIRECTORS OF THE NEW YORK STATE URBAN DEVELOPMENT CORPORATION

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RESOLVED, that the Minutes of the meeting of the Corporation held on December 19, 2024, as presented to this meeting, are hereby approved and all actions taken by the Directors presented at such meeting as set forth in such Minutes, are hereby in all respects ratified and approved as actions of the Corporation.

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The Chair then called on Hope Knight to provide the President’s Report on the State’s most recent activities.

Next, the Chair called on Rafael Salaberrios, Senior Vice President of the Division of Small Business and Capital Access, to present the next item on the Agenda related to the New York State Conditional Adult Use Retail Dispensary Grant Program “(CAURD)” for the Directors’ consideration.

Mr. Salaberrios explained that New York State’s CAURD grant program was created to assist active CAURD licensees with start-up costs related to launching and operating in New

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York State by providing grants to cover essential start-up costs, including commercial rent, point-of-sale system purchases, inventory tracking systems and insurance costs.

Mr. Salaberrios further explained the ESD will establish a first-come first-served model for the evaluation of applicants with award grants ranging from a minimum of \$10,000 to a maximum of \$30,000 per grantee. He noted the applications must include a minimum of \$10,000 in eligible expenses to qualify for an award as defined in the program guidelines.

Mr. Salaberrios stated that ESD staff prepared the guidelines for the implementation and administration of the program, which set the criteria for determining eligibility of the applicants. He further stated the guidelines also provide the submission requirements and describe the methods for which the disbursements will be distributed.

Mr. Salaberrios further noted that based on specific future needs of the guidelines, they may be amended from time to time to address those needs.

Following the full presentation, Chair Law asked if the State’s overall cannabis program was housed under ESD and Mr. Salaberrios replied that it was not.

Chair Law then asked if the Office of Cannabis Management is under an executive agency or is it a department. Director Knight stated that it is under an executive agency and an independent agency with the Office of General Services (“OGS”) conducting some of its administrative functions.

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Chair Law then asked if this program was similar to the Workforce Development Program or is this program to provide capital to help create their businesses. Director Knight responded that ESD supports these businesses with the grant-making process to help set up dispensaries and get licenses.

Chair Law asked if this assistance is income based in order to assist smaller businesses and Director Knight stated that it is to assist licensees who've had difficulty during the time between getting a license and opening and who have had to spend capital to open.

Chair Law then asked how much was being allocated to the program and for the average size of the grant. Mr. Salaberrios replied that it is a \$5 million program and that the average grant will be between \$15,000 and \$20,000 depending on receipts that the applicants supply for their expenses.

The Chair then called for any further questions or comments from the Directors. Hearing none and noting that no comments were received from the public regarding this item, upon motion duly made and seconded, the following Resolution was unanimously adopted:

Statewide – New York State Conditional Adult Use Retail Dispensary (“CAURD”) Grant Program – New York Works Economic Development Fund (Working Capital Grants) – Findings and Determinations Pursuant to Section 10(g) of the New York State Urban Development Corporation Act, as Amended (the “Act”); Authorization to Adopt Guidelines; Authorization to Make Grants; and Authorization to Take Related Actions

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BE IT RESOLVED, that on the basis of the materials presented to this meeting, a copy of which is hereby ordered filed with the records of the New York State Urban Development Corporation d/b/a Empire State Development (“the Corporation”), relating to the New York State Conditional Adult Use Retail Dispensary (“CAURD”) Grant Program (the “Program”), ESD hereby

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determines pursuant to Section 10(g) of the Act, as amended, that there are no families or individuals to be displaced from the project area; and be it further

RESOLVED, that the President and Chief Executive Officer or her designee(s) be, and each of them hereby is, authorized to make individual grants of Ten Thousand Dollars (\$10,000) to Thirty Thousand Dollars (\$30,000) for a total amount not to exceed Five Million Dollars (\$5,000,000) for the purposes, and substantially on the terms and conditions, set forth in the materials presented to this meeting, with such changes as the President and Chief Executive Officer or her designee(s) may deem appropriate, subject to the availability of funds and the approval of the State Division of the Budget; and be it further

RESOLVED, that the Corporation hereby adopts the guidelines for the Program, a copy of which has been presented to this meeting and is included in the Materials, and authorizes the President and Chief Executive Officer of the Corporation, or her designee(s), to amend, from time to time, such guidelines (such guidelines, as they may from time to time be amended, the “Guidelines”), as he or she deems necessary or appropriate to effectuate the purposes of the Program; and be it further

RESOLVED, that the President and Chief Executive Officer of the Corporation or her designee(s) is hereby authorized to accept grant applications and award grants to eligible recipients pursuant to the Program in accordance with the Guidelines and these Materials (each such grant for the Program being hereby authorized) and to take such other actions as are necessary in order to effectuate the purposes of the Program; and be it further

RESOLVED, that the President and Chief Executive Officer of the Corporation or her designee(s) be, subsequent to the making of the grants, and each of them hereby is, authorized to take such actions and make such modifications to the terms of the grants as he or she may deem necessary or appropriate in the administration of the grants; and be it further

RESOLVED, that the provision of ESD financial assistance is expressly contingent upon: (1) the approval of the Public Authorities Control Board, if applicable, (2) receipt of all other necessary approvals, and (3) the receipt of adequate funding for such assistance from the State of New York; and be it further

RESOLVED, that the President and Chief Executive Officer or her designee(s) be, and each of them hereby is, authorized in the name and on behalf of the Corporation to execute and deliver any and all documents and to take all actions as he or she may in his or her sole discretion consider to be necessary or proper to effectuate the foregoing resolutions, including without limitation, to make findings and hold public hearings that may be necessary pursuant to applicable law and to act on behalf of the Corporation to affirm, modify or withdraw any contemplated assistance as a result of testimony given at any such hearing, if necessary.

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Chair Law then called on Mr. Salaberrios to provide the Spotlight Presentation on Capital

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Access from the Division of Small Business and Technology Development.

Following the Spotlight Presentation, the Chair called on Karen Utz, Regional Director of ESD's Western New York Region, to present the next three project items on the Agenda for the Directors' consideration.

The first item Ms. Utz presented involved a Buffalo Regional Innovation Cluster grant in the amount of \$2.6 million to the Heart of the City Neighborhood, Inc. that will be used to support capital and consultant costs for a third round of ESD's already approved East Side Commercial Building Stabilization Program.

Ms. Utz explained that Heart of the City Neighborhood, Inc. is a not-for-profit organization currently administering ESD's Commercial Districts' Program in the Kensington Bailey district on the East side of Buffalo.

Ms. Utz further explained that the administration of the first two rounds of the stabilization program had been awarded to Preservation Buffalo Niagara, another not-for-profit entity; however, as they have recently experienced capacity issues, ESD now seeks as part of this amendment to designate Heart of the City Neighborhood, Inc. the local program administrator for the third round of the stabilization program.

Following the full presentation, the Chair called for questions or comments from the Directors. Hearing none and noting no additional comments were received from the public

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regarding this item, upon motion duly made and seconded, the following Resolution was  
unanimously adopted:

Buffalo (Western New York Region – Erie County) – Buffalo (Western New York Region – Erie County) – Heart of the City Neighborhoods, Inc. - East Side Commercial Building Stabilization Program Round 3 Capital – Buffalo Regional Innovation Cluster (Capital Grant) - Findings and Determinations Pursuant to Section 10(g) of the Act; Authorization to Adopt the Proposed General Project Plan Modification for the Purpose of Making an Additional Grant; Authorization to Make a Grant and to Take Related Actions

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BE IT RESOLVED, that based on the materials presented to this meeting, a copy of which is hereby ordered filed with the records of the Corporation, that the grant of One Million dollars (\$1,000,000) from the Buffalo Regional Innovation Cluster to Heart of the City Neighborhoods, Inc., authorized by the Directors of the Corporation on December 15, 2022 be and are hereby modified, and the Directors of the Corporation hereby adopt the General Project Plan Amendment to implement the project as amended, all as set forth in the materials presented to the Directors of the Corporation on January 16, 2025; and be it further

RESOLVED, that, except as modified hereby, all other terms of the grant as originally authorized by the Directors of the Corporation shall remain in full force and effect; and be it further

RESOLVED, that upon written finding of the President and Chief Executive Officer of the Corporation or her designee(s) that no substantive negative testimony or comment has been received at the public hearing held on the Plan, such Plan shall be effective at the conclusion of such hearing, and that upon such written finding being made, the President and Chief Executive Officer of the Corporation or her designee(s) be, and each of them hereby is, authorized to make to Heart of the City Neighborhoods, Inc. a grant for a total amount not to exceed Two Million Six Hundred Thousand Dollars (\$2,600,000) from the Buffalo Regional Innovation Cluster, for the purposes, and substantially on the terms and conditions, set forth in the materials, with such changes as the President and Chief Executive Officer of the Corporation or her designee(s) may deem appropriate, subject to the availability of funds and the approval of the State Division of the Budget; and be it further

RESOLVED, that the President and Chief Executive Officer or her designee(s) be, subsequent to the making of the grant, and each of them hereby is, authorized to take such actions and make such modifications to the terms of the grant as he or she may deem necessary or appropriate in the administration of the grant; and be it further

RESOLVED, that the provision of ESD financial assistance is expressly contingent upon: (1) the approval of the Public Authorities Control Board, if applicable, and (2) receipt of all other necessary approvals; and be it further

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RESOLVED, that the President and Chief Executive Officer or her designee(s) be, and each of them hereby is, authorized in the name and on behalf of the Corporation to execute and deliver any and all documents and to take all actions as he or she may in his or her sole discretion consider to be necessary or proper to effectuate the foregoing resolutions.

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The second item Ms. Utz presented involved a Downtown Revitalization Initiative grant in the amount of \$549,000 to 211 Main Street Enterprise Lumber & Silo, LLC. She advised the grant will be used to fund the selective demolition and full renovation of a dilapidated structure once part of a former lumberyard in the City of North Tonawanda into professional office space.

Ms. Utz noted that the finished structure does not use any fossil fuels, is entirely sustainable and features several green initiatives. She advised the project was completed in October 2024 and the new owners of Enterprise Lumber and Silo, LLC have moved their respective companies into the building as the first tenants.

Following the full presentation, the Chair called for questions or comments from the Directors. Hearing none and noting no additional comments were received from the public regarding this item, upon motion duly made and seconded, the following Resolutions were unanimously adopted:

North Tonawanda (Western New York Region – Niagara County) – 211 Main Street North Tonawanda DRI Capital – Downtown Revitalization Initiative – Findings and Determinations Pursuant to Section 10(g) of the Act; Authorization to Adopt the Proposed General Project Plan for the Purpose of Making a Grant; Authorization to Make a Grant and to Take Related Actions

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RESOLVED, that on the basis of the materials presented to this meeting, a copy of which is hereby ordered filed with the records of the Corporation, relating to the 211 Main Street North Tonawanda DRI Capital – Downtown Revitalization Initiative (Capital Grant) Project (the

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“Project”), the Corporation hereby determines pursuant to Section 10(g) of the New York State Urban Development Corporation Act of 1968, as amended (the “Act”), that there are no families or individuals to be displaced from the project area; and be it further

RESOLVED, that the Corporation does hereby adopt, subject to the requirements of Section 16(2) of the Act, the proposed General Project Plan (the “Plan”) for the Project submitted to this meeting, together with such changes therein as the President and Chief Executive Officer of the Corporation or her designee(s) may deem appropriate, a copy of which Plan, together with such changes, is hereby ordered filed with the records of the Corporation; and be it further

RESOLVED, that upon written finding of the President and Chief Executive Officer of the Corporation or her designee(s) that no substantive negative testimony or comment has been received at the public hearing held on the Plan, such Plan shall be effective at the conclusion of such hearing, and that upon such written finding being made, President and Chief Executive Officer of the Corporation or her designee(s) be, and each of them hereby is, authorized to make to Enterprise Lumber & Silo, LLC a grant for a total amount not to exceed Five Hundred and Forty Nine Thousand Dollars (\$549,000) from the Downtown Revitalization Initiative, for the purposes, and substantially on the terms and conditions, set forth in the materials presented to this meeting, with such changes as the President and Chief Executive Officer of the Corporation or her designee(s) may deem appropriate, subject to the availability of funds and the approval of the State Division of the Budget; and be it further

RESOLVED, that the President and Chief Executive Officer or her designee(s) be, subsequent to the making of the grant, and each of them hereby is, authorized to take such actions and make such modifications to the terms of the grant as she may deem necessary or appropriate in the administration of the grant; and be it further

RESOLVED, that the provision of ESD financial assistance is expressly contingent upon: (1) the approval of the Public Authorities Control Board, if applicable, and (2) receipt of all other necessary approvals; and be it further

RESOLVED, that the President and Chief Executive Officer or her designee(s) be, and each of them hereby is, authorized in the name and on behalf of the Corporation to execute and deliver any and all documents and to take all actions as she may in her sole discretion consider to be necessary or proper to effectuate the foregoing resolutions.

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North Tonawanda (Western New York Region – Niagara County) – 211 Main Street  
North Tonawanda DRI Capital – Downtown Revitalization Initiative Rd 5 – Determination  
of No Significant Effect on the Environment

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RESOLVED, that based on the material submitted to the Directors with respect to the 211 Main Street North Tonawanda DRI Capital Project, the Corporation hereby determines that the

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proposed action will not have a significant effect on the environment.

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The last item Ms. Utz presented involved a Regional Council Capital Fund grant in the amount of \$1 million to Wood and Brooks Properties, LLC as reimbursement for a portion of the construction and renovation costs for the mixed-use redevelopment of the historic Wood and Brook’s piano factory complex.

Ms. Utz explained that the redevelopment of the factory resulted in 55 residential rental units with commercial space on the first floor that includes the plan room, which is a construction trade incubator created in partnership with Construction Exchange of Western New York.

Ms. Utz noted that approximately 85 construction jobs were created during the property rehabilitation and construction and that there will be property management jobs created for both the residential and commercial space that will include three full-time employees and two part-time employees.

Following the full presentation, the Chair called for questions or comments from the Directors. Hearing none and noting no additional comments were received from the public regarding this item, upon motion duly made and seconded, the following Resolutions were unanimously adopted:

Regional Council Award – Priority Project – Town of Tonawanda (Western New York Region – Erie County) – Wood and Brooks Properties Capital – Regional Council Capital Fund (Capital Grant) – Findings and Determinations Pursuant to Section 10(g) of the Act;

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Authorization to Adopt the Proposed General Project Plan for the Purpose of Making a Grant; Authorization to Make a Grant and to Take Related Actions

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RESOLVED, that on the basis of the materials presented to this meeting, a copy of which is hereby ordered filed with the records of the Corporation, relating to the Wood and Brooks Properties Capital Project (the “Project”), the Corporation hereby determines pursuant to Section 10(g) of the New York State Urban Development Corporation Act of 1968, as amended (the “Act”), that there are no families or individuals to be displaced from the project area; and be it further

RESOLVED, that the Corporation does hereby adopt, subject to the requirements of Section 16(2) of the Act, the proposed General Project Plan (the “Plan”) for the Project submitted to this meeting, together with such changes therein as the President and Chief Executive Officer of the Corporation or her designee(s) may deem appropriate, a copy of which Plan, together with such changes, is hereby ordered filed with the records of the Corporation; and be it further

RESOLVED, that upon written finding of the President and Chief Executive Officer of the Corporation or her designee(s) that no substantive negative testimony or comment has been received at the public hearing held on the Plan, such Plan shall be effective at the conclusion of such hearing, and that upon such written finding being made, President and Chief Executive Officer of the Corporation or her designee(s) be, and each of them hereby is, authorized to make Wood and Brooks Properties LLC a grant for a total amount not to exceed One Million Dollars (\$1,000,000) from the Regional Council Capital Fund, for the purposes, and substantially on the terms and conditions, set forth in the materials presented to this meeting, with such changes as the President and Chief Executive Officer of the Corporation or her designee(s) may deem appropriate, subject to the availability of funds and the approval of the State Division of the Budget; and be it further

RESOLVED, that the President and Chief Executive Officer or her designee(s) be, subsequent to the making of the grant, and each of them hereby is, authorized to take such actions and make such modifications to the terms of the grant as she may deem necessary or appropriate in the administration of the grant; and be it further

RESOLVED, that the provision of ESD financial assistance is expressly contingent upon: (1) the approval of the Public Authorities Control Board, if applicable, and (2) receipt of all other necessary approvals; and be it further

RESOLVED, that the President and Chief Executive Officer or her designee(s) be, and each of them hereby is, authorized in the name and on behalf of the Corporation to execute and deliver any and all documents and to take all actions as she may in her sole discretion consider to be necessary or proper to effectuate the foregoing resolutions.

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Regional Council Award – Priority Project – Town of Tonawanda (Western New York Region – Erie County) – Wood and Brooks Properties Capital – Regional Council Capital Fund (Capital Grant) – Determination of No Significant Effect on the Environment

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RESOLVED, that based on the material submitted to the Directors with respect to the Wood and Brooks Properties Capital Project, the Corporation hereby determines that the proposed action will not have a significant effect on the environment.

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The Chair then called on Paul Tronolone, Vice President of Planning and Policy - WNY, to present the last item from the Western New York Region for the Directors' consideration.

Mr. Tronolone explained that the Directors were being asked to approve a Regional Community and Economic Assistance Program grant and a Downtown Revitalization Initiative grant in the amount of \$35 million to the Central Terminal Restoration Corporation to fund the long-term restoration and adaptive reuse of the National Register's listed item as the Buffalo Central Terminal Complex, Buffalo's former New York Central Railroad Station.

Mr. Tronolone noted that in June 2022, Governor Hochul announced that \$54 million in State funds would be used for this project as part of the Regional Revitalization Partnership, and in November 2022 the first \$20 million was authorized and used for design, construction management and the initial rehabilitation of the project.

Mr. Tronolone further noted that the project is ready to receive the remaining \$34 million of Regional Revitalization Partnership funds as well as a Revitalization Initiative grant in the amount of \$1 million. He advised the majority of the funds will be used for the main public

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concourse of the terminal with the Downtown Revitalization Initiative funds being used to enhance the outdoor gathering and event spaces of the complex.

Following the full presentation, the Chair called for questions or comments from the Directors. Hearing none and noting no additional comments were received from the public regarding this item, upon motion duly made and seconded, the following Resolution was unanimously adopted:

Buffalo (Western New York Region – Erie County) – Central Terminal Restoration Capital – Regional Community and Economic Assistance Program and Downtown Revitalization Initiative (Capital Grant) – Findings and Determinations Pursuant to Section 10(g) of the Act; Authorization to Adopt the Proposed General Project Plan Modification; Authorization to Make a Grant and to Take Related Actions

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RESOLVED, that on the basis of the materials presented to this meeting, a copy of which is hereby ordered filed with the records of the Corporation, relating to the Buffalo (Western New York Region – Erie County) – Central Terminal Restoration Capital – Regional Community and Economic Assistance Program (Capital Grant) Project (the “Project”), the Corporation hereby determines pursuant to Section 10(g) of the New York State Urban Development Corporation Act of 1968, as amended (the “Act”), that there are no families or individuals to be displaced from the project area; and be it further

RESOLVED, that the Corporation does hereby adopt, subject to the requirements of Section 16(2) of the Act, the proposed Amended General Project Plan (the “Plan”) for the Project submitted to this meeting, together with such changes therein as the President and Chief Executive Officer of the Corporation or her designee(s) may deem appropriate, a copy of which Plan, together with such changes, is hereby ordered filed with the records of the Corporation; and be it further

RESOLVED, that upon written finding of the President and Chief Executive Officer of the Corporation or her designee(s) that no substantive negative testimony or comment has been received at the public hearing held on the Plan, such Plan shall be effective at the conclusion of such hearing, and that upon such written finding being made, President and Chief Executive Officer of the Corporation or her designee(s) be, and each of them hereby is, authorized to make to Central Terminal Restoration Corp. an additional grant for a total amount not to exceed Thirty-Five Million Dollars (\$35,000,000) from the Regional Economic and Community Assistance Program appropriation and from the NYS Downtown Revitalization Initiative, for the purposes, and substantially on the terms and conditions, set forth in the materials presented to

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this meeting, with such changes as the President and Chief Executive Officer of the Corporation or her designee(s) may deem appropriate, subject to the availability of funds and the approval of the State Division of the Budget; and be it further

RESOLVED, that the President and Chief Executive Officer or her designee(s) be, subsequent to the making of the grant, and each of them hereby is, authorized to take such actions and make such modifications to the terms of the grant as he or she may deem necessary or appropriate in the administration of the grant; and be it further

RESOLVED, that the provision of ESD financial assistance is expressly contingent upon: (1) the approval of the Public Authorities Control Board, if applicable, and (2) receipt of all other necessary approvals; and be it further

RESOLVED, that the President and Chief Executive Officer or her designee(s) be, and each of them hereby is, authorized in the name and on behalf of the Corporation to execute and deliver any and all documents and to take all actions as he or she may in his or her sole discretion consider to be necessary or proper to effectuate the foregoing resolutions.

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Chair Law then called on Laura Fox O’Sullivan, Regional Director of the Finger Lakes Region, to present the next two items on the Agenda for the Directors’ consideration.

The first item Ms. O’Sullivan presented involved a Regional Council Capital Fund grant in the amount of \$1.5 million to the City of Rochester that will be used to fund a portion of the cost of infrastructure improvements to the 4,800 linear-foot East Main Street Corridor from North Goodman Street to Culver Road that will improve connectivity between the Southeast neighborhoods and Downtown Rochester.

Following the full presentation, the Chair called for questions or comments from the Directors. Hearing none and noting that no comments were received from the public regarding this item upon motion duly made and seconded, the following Resolution was unanimously adopted:

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Regional Council Award – Priority Project – Rochester (Finger Lakes Region – Monroe County) – East Main Enhancements Capital – Regional Council Capital Fund (Capital Grant) – Findings and Determinations Pursuant to Section 10(g) of the Act; Authorization to Adopt the Proposed General Project Plan for the Purpose of Making a Grant; Authorization to Make a Grant and to Take Related Actions

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RESOLVED, that on the basis of the materials presented to this meeting, a copy of which is hereby ordered filed with the records of the Corporation, relating to the East Main Enhancements -- Regional Council Capital Fund (Capital Grant) Project (the "Project"), the Corporation hereby determines pursuant to Section 10(g) of the New York State Urban Development Corporation Act of 1968, as amended (the "Act"), that there are no families or individuals to be displaced from the project area; and be it further

RESOLVED, that the Corporation does hereby adopt, subject to the requirements of Section 16(2) of the Act, the proposed General Project Plan (the "Plan") for the Project submitted to this meeting, together with such changes therein as the President and Chief Executive Officer of the Corporation or her designee(s) may deem appropriate, a copy of which Plan, together with such changes, is hereby ordered filed with the records of the Corporation; and be it further

RESOLVED, that upon written finding of the President and Chief Executive Officer of the Corporation or her designee(s) that no substantive negative testimony or comment has been received at the public hearing held on the Plan, such Plan shall be effective at the conclusion of such hearing, and that upon such written finding being made, President and Chief Executive Officer of the Corporation or her designee(s) be, and each of them hereby is, authorized to make to City of Rochester a grant for a total amount not to exceed One Million Five Hundred Thousand Dollars (\$1,500,000) from the Regional Council Capital Fund, for the purposes, and substantially on the terms and conditions, set forth in the materials presented to this meeting, with such changes as the President and Chief Executive Officer of the Corporation or her designee(s) may deem appropriate, subject to the availability of funds and the approval of the State Division of the Budget; and be it further

RESOLVED, that the President and Chief Executive Officer or her designee(s) be, subsequent to the making of the grant, and each of them hereby is, authorized to take such actions and make such modifications to the terms of the grant as she may deem necessary or appropriate in the administration of the grant; and be it further

RESOLVED, that the provision of ESD financial assistance is expressly contingent upon: (1) the approval of the Public Authorities Control Board, if applicable, and (2) receipt of all other necessary approvals; and be it further

RESOLVED, that the President and Chief Executive Officer or her designee(s) be, and each of them hereby is, authorized in the name and on behalf of the Corporation to execute and deliver any and all documents and to take all actions as she may in her sole discretion consider to be

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necessary or proper to effectuate the foregoing resolutions.

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The second item Ms. O’Sullivan presented involved a Regional Economic and Community Assistance Program grant and a Regional Council Capital Fund grant awarded through the Regional Revitalization Partnership in the amount of \$5,276,000 to NextCorps, Inc. to be used to fund a portion of the costs for the acquisition, construction and renovation to expand NextCorps Business Accelerator Incubator by an adjacent 27,000 square-feet.

Ms. O’Sullivan explained that the new space will offer shared facilities for office space, lab events and community space to foster growth of the overall start-up ecosystem.

Ms. O’Sullivan noted that the total cost of the project is \$10.7 million and will be financed by the owner of the building, philanthropic donations, and grantee equity of 10 percent.

Following the full presentation the Chair called for questions or comments from the Directors. Hearing none and noting that no comments were received from the public regarding this item upon motion duly made and seconded, the following Resolution was unanimously adopted:

Regional Council Award – Priority Project – Rochester (Finger Lakes Region – Monroe County) – NextCorps Sibley Square Incubator Expansion Capital – Regional Economic and Community Assistance Program, Regional Council Capital Fund (Capital Grants) – Findings and Determinations Pursuant to Section10(g) of the Act; Authorization to Adopt the Proposed General Project Plan for the Purpose of Making a Grant; Authorization to Make a Grant and to Take Related Actions

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RESOLVED, that on the basis of the materials presented to this meeting, a copy of which is hereby ordered filed with the records of the Corporation, relating to the NextCorps Sibley Square Incubator Expansion Capital -- Regional Economic and Community Assistance Program, Regional Council Capital Fund(Capital Grants) Project (the "Project"), the Corporation hereby determines pursuant to Section 10(g) of the New York State Urban Development Corporation Act of 1968, as amended (the "Act"), that there are no families or individuals to be displaced from the project area; and be it further

RESOLVED, that the Corporation does hereby adopt, subject to the requirements of Section 16(2) of the Act, the proposed General Project Plan (the "Plan") for the Project submitted to this meeting, together with such changes therein as the President and Chief Executive Officer of the Corporation or her designee(s) may deem appropriate, a copy of which Plan, together with such changes, is hereby ordered filed with the records of the Corporation; and be it further

RESOLVED, that upon written finding of the President and Chief Executive Officer of the Corporation or her designee(s) that no substantive negative testimony or comment has been received at the public hearing held on the Plan, such Plan shall be effective at the conclusion of such hearing, and that upon such written finding being made, the President and Chief Executive Officer of the Corporation or her designee(s) be, and each of them hereby is, authorized to make to NextCorps, Inc. a grant for a total amount not to exceed Five Million Two Hundred Seventy Six Thousand Dollars (\$5,276,000) from the Regional Economic and Community Assistance Program, and Regional Council Capital Fund, for the purposes, and substantially on the terms and conditions, set forth in the materials presented to this meeting, with such changes as the President and Chief Executive Officer of the Corporation or her designee(s) may deem appropriate, subject to the availability of funds and the approval of the State Division of the Budget; and be it further

RESOLVED, that the President and Chief Executive Officer of the Corporation or her designee(s) be, subsequent to the making of the grant, and each of them hereby is, authorized to take such actions and make such modifications to the terms of the grant as she may deem necessary or appropriate in the administration of the grant; and be it further

RESOLVED, that the provision of ESD financial assistance is expressly contingent upon: (1) the approval of the Public Authorities Control Board, if applicable, and (2) receipt of all other necessary approvals; and be it further

RESOLVED, that the President and Chief Executive Officer or her designee(s) be, and each of them hereby is, authorized in the name and on behalf of the Corporation to execute and deliver any and all documents and to take all actions as she may in her sole discretion consider to be necessary or proper to effectuate the foregoing resolutions.

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Chair Law then called on Daniel Kolinski, Regional Director of ESD's Central New York

**DRAFT – SUBJECT TO REVIEW AND REVISION**

Region, to present the next two items on the Agenda for the Directors' consideration.

The first item Mr. Kolinski presented involved a Regional Council Capital Fund grant in the amount of \$283,000 to the Cayuga County Industrial Development Agency to be used for a portion of the cost of infrastructure upgrades to the pump station at 4 Eagle Drive in Cayuga County.

Mr. Kolinski noted that additional capacity is required to meet the demand of the park's two current tenants, which are dairy processing manufacturers and to attract additional business investments to the park.

Mr. Kolinski further noted that the total project cost is approximately \$1,834,234 with 58 percent being contributed by organizational equity, 27 percent from a Federal EDA grant, and 15 percent from ESD.

Following the full presentation, the Chair called for questions or comments from the Directors. Hearing none and noting that no comments were received from the public regarding this item upon motion duly made and seconded, the following Resolution was unanimously adopted:

Regional Council Award – Aurelius (Central New York Region – Cayuga County) – Cayuga County IDA Pump Station Capital – Regional Council Capital Fund (Capital Grant) – Findings and Determinations Pursuant to Section 10(g) of the Act; Authorization to Adopt the Proposed General Project Plan for the Purpose of Making a Grant; Authorization to Make a Grant and to Take Related Actions

**DRAFT – SUBJECT TO REVIEW AND REVISION**

RESOLVED, that on the basis of the materials presented to this meeting, a copy of which is hereby ordered filed with the records of the Corporation, relating to the Cayuga County IDA Pump Station Capital -- Regional Council Capital Fund (Capital Grant) Project (the "Project"), the Corporation hereby determines pursuant to Section 10(g) of the New York State Urban Development Corporation Act of 1968, as amended (the "Act"), that there are no families or individuals to be displaced from the project area; and be it further

RESOLVED, that the Corporation does hereby adopt, subject to the requirements of Section 16(2) of the Act, the proposed General Project Plan (the "Plan") for the Project submitted to this meeting, together with such changes therein as the President and Chief Executive Officer of the Corporation or her designee(s) may deem appropriate, a copy of which Plan, together with such changes, is hereby ordered filed with the records of the Corporation; and be it further

RESOLVED, that upon written finding of the President and Chief Executive Officer of the Corporation or her designee(s) that no substantive negative testimony or comment has been received at the public hearing held on the Plan, such Plan shall be effective at the conclusion of such hearing, and that upon such written finding being made, President and Chief Executive Officer of the Corporation or her designee(s) be, and each of them hereby is, authorized to make to Cayuga County Industrial Development Agency a grant for a total amount not to exceed TWO-HUNDRED EIGHTY-THREE THOUSAND Dollars (\$283,000) from the Regional Council Capital Fund, for the purposes, and substantially on the terms and conditions, set forth in the materials presented to this meeting, with such changes as the President and Chief Executive Officer of the Corporation or her designee(s) may deem appropriate, subject to the availability of funds and the approval of the State Division of the Budget; and be it further

RESOLVED, that the President and Chief Executive Officer or her designee(s) be, subsequent to the making of the grant, and each of them hereby is, authorized to take such actions and make such modifications to the terms of the grant as she may deem necessary or appropriate in the administration of the grant; and be it further

RESOLVED, that the provision of ESD financial assistance is expressly contingent upon: (1) the approval of the Public Authorities Control Board, if applicable, and (2) receipt of all other necessary approvals; and be it further

RESOLVED, that the President and Chief Executive Officer or her designee(s) be, and each of them hereby is, authorized in the name and on behalf of the Corporation to execute and deliver any and all documents and to take all actions as she may in her sole discretion consider to be necessary or proper to effectuate the foregoing resolutions.

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The second item Mr. Kolinski presented involved a Downtown Revitalization Initiative grant in the amount of \$420,000 to Huhtamaki, Inc., a global manufacturing company

**DRAFT – SUBJECT TO REVIEW AND REVISION**

specializing in consumer packaging products to be used for a portion of the cost of machinery and equipment at their location in Oswego County.

Mr. Kolinski noted that the total project cost is \$2,436,641 with 83 percent contributed by company equity and ESD contributing 17 percent.

Following the full presentation, the Chair called for questions or comments from the Directors. Hearing none and noting that no comments were received from the public regarding this item upon motion duly made and seconded, the following Resolution was unanimously adopted:

Fulton (Central New York Region – Oswego County) – Huhtamaki Facility and Infrastructure Improvements Capital – Downtown Revitalization Initiative (Capital Grant) – Findings and Determinations Pursuant to Sections 10(g) of the Act; Authorization to Adopt the Proposed General Project Plan for the Purpose of Making a Grant; Authorization to Make a Grant and to Take Related Actions

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RESOLVED, that on the basis of the materials presented to this meeting, a copy of which is hereby ordered filed with the records of the Corporation, relating to the Huhtamaki Facility and Infrastructure Improvements Capital -- Downtown Revitalization Initiative (Capital Grant) Project (the "Project"), the Corporation hereby determines pursuant to Section 10(g) of the New York State Urban Development Corporation Act of 1968, as amended (the "Act"), that there are no families or individuals to be displaced from the project area; and be it further

RESOLVED, that the Corporation does hereby adopt, subject to the requirements of Section 16(2) of the Act, the proposed General Project Plan (the "Plan") for the Project submitted to this meeting, together with such changes therein as the President and Chief Executive Officer of the Corporation or her designee(s) may deem appropriate, a copy of which Plan, together with such changes, is hereby ordered filed with the records of the Corporation; and be it further

RESOLVED, that written finding of the President and Chief Executive Officer of the Corporation or her designee(s) that no substantive negative testimony or comment has been received at the public hearing held on the Plan, such Plan shall be effective at the conclusion of such hearing, and that upon such written finding being made, President and Chief Executive Officer of the Corporation or her designee(s) be, and each of them hereby is, authorized to make to

**DRAFT – SUBJECT TO REVIEW AND REVISION**

Huhtamaki, Inc. a grant for a total amount not to exceed Four Hundred and Twenty Thousand Dollars (\$420,000) from the Downtown Revitalization Initiative, for the purposes, and substantially on the terms and conditions, set forth in the materials presented to this meeting, with such changes as the President and Chief Executive Officer of the Corporation or her designee(s) may deem appropriate, subject to the availability of funds and the approval of the State Division of the Budget; and be it further

RESOLVED, that the President and Chief Executive Officer or her designee(s) be, subsequent to the making of the grant, and each of them hereby is, authorized to take such actions and make such modifications to the terms of the grant as she may deem necessary or appropriate in the administration of the grant; and be it further

RESOLVED, that the provision of ESD financial assistance is expressly contingent upon: (1) the approval of the Public Authorities Control Board, if applicable, and (2) receipt of all other necessary approvals; and be it further

RESOLVED, that the President and Chief Executive Officer or her designee(s) be, and each of them hereby is, authorized in the name and on behalf of the Corporation to execute and deliver any and all documents and to take all actions as she may in her sole discretion consider to be necessary or proper to effectuate the foregoing resolutions.

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Chair Law then called on Stephen Hunt, Regional Director of ESD’s North Country Region, to present the next item on the Agenda for the Directors’ consideration.

Mr. Hunt explained that the Directors were being asked to approve a Regional Council Capital Fund grant in the amount of \$270,000 to Omnia Advanced Materials to be used for the purchase of machinery and equipment, to increase capacity and expand their markets.

Mr. Hunt noted that the project was awarded an Excelsior Jobs Program Tax Credit in the amount of \$473,000 in order to retain 44 jobs and create 14 net new jobs.

Following the full presentation, the Chair called for questions or comments from the

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Directors. Hearing none and noting that no comments were received from the public regarding this item upon motion duly made and seconded, the following Resolution was unanimously adopted:

Regional Council Award - Beaver Falls (North Country Region – Lewis County) – Omnia Advanced Materials Capital – Regional Council Capital Fund (Capital Grant) – Findings and Determinations Pursuant to Section 10(g) of the Act; Authorization to Adopt the Proposed General Project Plan for the Purpose of Making a Grant; Authorization to Make a Grant and to Take Related Actions

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RESOLVED, that on the basis of the materials presented to this meeting, a copy of which is hereby ordered filed with the records of the Corporation, relating to the Omnia Advanced Materials Capital - Regional Council Capital Fund (Capital Grant) Project (the “Project”), the Corporation hereby determines pursuant to Section 10(g) of the New York State Urban Development Corporation Act of 1968, as amended (the “Act”), that there are no families or individuals to be displaced from the project area; and be it further

RESOLVED, that the Corporation does hereby adopt, subject to the requirements of Section 16(2) of the Act, the proposed General Project Plan (the “Plan”) for the Project submitted to this meeting, together with such changes therein as the President and Chief Executive Officer of the Corporation or her designee(s) may deem appropriate, a copy of which Plan, together with such changes, is hereby ordered filed with the records of the Corporation; and be it further

RESOLVED, that upon written finding of the President and Chief Executive Officer of the Corporation or her designee(s) that no substantive negative testimony or comment has been received at the public hearing held on the Plan, such Plan shall be effective at the conclusion of such hearing, and that upon such written finding being made, the President and Chief Executive Officer of the Corporation or her designee(s) be, and each of them hereby is, authorized to make to Omnia Advanced Materials LLC a grant for a total amount not to exceed two hundred and seventy thousand Dollars (\$270,000) from the Regional Council Capital Fund, for the purposes, and substantially on the terms and conditions, set forth in the materials presented to this meeting, with such changes as the President and Chief Executive Officer of the Corporation or her designee(s) may deem appropriate, subject to the availability of funds and the approval of the State Division of the Budget; and be it further

RESOLVED, that the President and Chief Executive Officer of the Corporation or her designee(s) be, subsequent to the making of the grant, and each of them hereby is, authorized to take such actions and make such modifications to the terms of the grant as she may deem necessary or appropriate in the administration of the grant; and be it further

RESOLVED, that the provision of ESD financial assistance is expressly contingent upon: (1) the approval of the Public Authorities Control Board, if applicable, and (2) receipt of all other

**DRAFT – SUBJECT TO REVIEW AND REVISION**

necessary approvals; and be it further

RESOLVED, that the President and Chief Executive Officer or her designee(s) be, and each of them hereby is, authorized in the name and on behalf of the Corporation to execute and deliver any and all documents and to take all actions as she may in her sole discretion consider to be necessary or proper to effectuate the foregoing resolutions.

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Chair Law then called on Allison Madmoune, Regional Director of ESD’s Mohawk Valley Region, to present the next item on the Agenda for the Directors’ consideration.

Ms. Madmoune explained that the Directors were being asked to approve a Regional Council Capital Fund grant in the amount of \$400,000 to Fiber Instrument to be used to fund a portion of the cost of construction and machinery and equipment for a fiber instrument sales expansion project in Oriskany, Oneida County.

Ms. Madmoune further explained that Fiber Instruments has three locations and includes the addition of 6,000 square-feet at one location, the addition of 8,500 square-feet at a second location, and the addition of 9,600 square-feet at a third location, all of which are adjacent properties. She stated the project also includes the purchase of the machinery and equipment to add a fiber optic cable extrusion line.

Ms. Madmoune noted that the expansion of this project will allow Fiber Instrument to retain 293 existing employees and hire an additional 15 new employees.

Following the full presentation, the Chair called for questions or comments from the

**DRAFT – SUBJECT TO REVIEW AND REVISION**

Directors. Hearing none and noting that no comments were received from the public regarding this item, upon motion duly made and seconded, the following Resolution was unanimously adopted:

Regional Council Award – Oriskany (Mohawk Valley Region – Oneida County) – Fiber Instrument Capital – Regional Council Capital Fund - (Capital Grant) – Findings and Determinations Pursuant to Section 10(g) of the Act; Authorization to Adopt the Proposed General Project Plan for the Purpose of Making a Grant; Authorization to Make a Grant and to Take Related Actions

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RESOLVED, that on the basis of the materials presented to this meeting, a copy of which is hereby ordered filed with the records of the Corporation, relating to the Fiber Instrument Capital -- Regional Council Capital Fund (Capital Grant) Project (the "Project"), the Corporation hereby determines pursuant to Section 10(g) of the New York State Urban Development Corporation Act of 1968, as amended (the "Act"), that there are no families or individuals to be displaced from the project area; and be it further

RESOLVED, that the Corporation does hereby adopt, subject to the requirements of Section 16(2) of the Act, the proposed General Project Plan (the "Plan") for the Project submitted to this meeting, together with such changes therein as the President and Chief Executive Officer of the Corporation or her designee(s) may deem appropriate, a copy of which Plan, together with such changes, is hereby ordered filed with the records of the Corporation; and be it further

RESOLVED, that upon written finding of the President and Chief Executive Officer of the Corporation or her designee(s) that no substantive negative testimony or comment has been received at the public hearing held on the Plan, such Plan shall be effective at the conclusion of such hearing, and that upon such written finding being made, the President and Chief Executive Officer of the Corporation or her designee(s) be, and each of them hereby is, authorized to make to Fiber Instrument Sales, Inc. a grant for a total amount not to exceed Four Hundred Thousand Dollars (\$400,000) from the Regional Council Capital Fund, for the purposes, and substantially on the terms and conditions, set forth in the materials presented to this meeting, with such changes as the President and Chief Executive Officer of the Corporation or her designee(s) may deem appropriate, subject to the availability of funds and the approval of the State Division of the Budget; and be it further

RESOLVED, that the President and Chief Executive Officer of the Corporation or her designee(s) be, subsequent to the making of the grant, and each of them hereby is, authorized to take such actions and make such modifications to the terms of the grant as she may deem necessary or appropriate in the administration of the grant; and be it further

RESOLVED, that the provision of ESD financial assistance is expressly contingent upon: (1) the approval of the Public Authorities Control Board, if applicable, and (2) receipt of all other

**DRAFT – SUBJECT TO REVIEW AND REVISION**

necessary approvals; and be it further

RESOLVED, that the President and Chief Executive Officer or her designee(s) be, and each of them hereby is, authorized in the name and on behalf of the Corporation to execute and deliver any and all documents and to take all actions as she may in her sole discretion consider to be necessary or proper to effectuate the foregoing resolutions.

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The Chair then called on Joseph Landy, Economic Development Program Specialist from ESD’s Capital Region, to present the next item on the Agenda for the Directors’ consideration.

Mr. Landy explained that the Directors were being asked to approve a Regional Council Capital Fund grant in the amount of \$300,000 to John D. Marcella and Son Appliances to be used to fund a portion of the costs associated with the construction of a 30,000 square-foot warehouse and distribution facility in Schenectady.

Mr. Landy noted that the company was awarded an Excelsior Tax Credit in the amount of \$200,000 for the creation of 10 new jobs in warehousing and distribution. He advised it also sought assistance from New York to bridge a funding gap to construct a new distribution center to provide additional storage to alleviate backlogs and accommodate the expansion of the business with an improved experience for wholesalers, developers and other retailers in New York, Vermont and Massachusetts.

Mr. Landy further noted that the company has committed to retaining 66 existing jobs and creating 10 new jobs and has exceeded its job commitment by creating 14 new jobs.

**DRAFT – SUBJECT TO REVIEW AND REVISION**

Following the full presentation, the Chair called for questions or comments from the Directors. Hearing none and noting that no comments were received from the public regarding this item, upon motion duly made and seconded, the following Resolutions were unanimously adopted:

Regional Council Award – Schenectady (Capital Region – Schenectady County) – John D. Marcella and Son Appliances Capital – Regional Council Capital Fund (Capital Grant) – Findings and Determinations Pursuant to Section 10(g) of the Act; Authorization to Adopt the Proposed General Project Plan for the Purpose of Making a Grant; Authorization to Make a Grant and to Take Related Actions

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RESOLVED, that on the basis of the materials presented to this meeting, a copy of which is hereby ordered filed with the records of the Corporation, relating to the John D. Marcella and Son Appliances Capital – Regional Council Capital Fund (Capital Grant) Project (the “Project”), the Corporation hereby determines pursuant to Section 10(g) of the New York State Urban Development Corporation Act of 1968, as amended (the “Act”), that there are no families or individuals to be displaced from the project area; and be it further

RESOLVED, that the Corporation does hereby adopt, subject to the requirements of Section 16(2) of the Act, the proposed General Project Plan (the “Plan”) for the Project submitted to this meeting, together with such changes therein as the President and Chief Executive Officer of the Corporation or her designee(s) may deem appropriate, a copy of which Plan, together with such changes, is hereby ordered filed with the records of the Corporation; and be it further

RESOLVED, that written finding of the President and Chief Executive Officer of the Corporation or her designee(s) that no substantive negative testimony or comment has been received at the public hearing held on the Plan, such Plan shall be effective at the conclusion of such hearing, and that upon such written finding being made, the President and Chief Executive Officer of the Corporation or her designee(s) be, and each of them hereby is, authorized to make to John D. Marcella and Son Appliances, Inc. a grant for a total amount not to exceed Three Hundred Thousand Dollars (\$300,000) from the Regional Council Capital Fund, for the purposes, and substantially on the terms and conditions, set forth in the materials presented to this meeting, with such changes as the President and Chief Executive Officer of the Corporation or her designee(s) may deem appropriate, subject to the availability of funds and the approval of the State Division of the Budget; and be it further

RESOLVED, that the President and Chief Executive Officer of the Corporation or her designee(s) be, subsequent to the making of the grant, and each of them hereby is, authorized to take such actions and make such modifications to the terms of the grant as she may deem necessary or appropriate in the administration of the grant; and be it further

**DRAFT – SUBJECT TO REVIEW AND REVISION**

RESOLVED, that the provision of ESD financial assistance is expressly contingent upon: (1) the approval of the Public Authorities Control Board, if applicable, and (2) receipt of all other necessary approvals; and be it further

RESOLVED, that the President and Chief Executive Officer or her designee(s) be, and each of them hereby is, authorized in the name and on behalf of the Corporation to execute and deliver any and all documents and to take all actions as she may in her sole discretion consider to be necessary or proper to effectuate the foregoing resolutions.

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Regional Council Award – Schenectady (Capital Region – Schenectady County) – John D. Marcella and Son Appliances Capital – Regional Council Capital Fund (Capital Grant) – Determination of No Significant Effect on the Environment

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RESOLVED, that based on the material submitted to the Directors with respect to the John D. Marcella & Son Appliances Capital Project, the Corporation hereby determines that the proposed action will not have a significant effect on the environment.

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The Chair then called on Omar Sanders, Regional Directors of ESD’s Southern Tier Region, to present the next item on the Agenda for the Directors’ consideration.

Mr. Sanders explained that the Directors were being asked to approve a Downtown Revitalization Initiative grant in the amount of \$1 million and a Regional Council Capital Fund grant in the amount of \$424,000 to The Neighborhood Depot, Inc. to be used to support the Downtown Owego Gateway Real Estate Development project located at 146 Central Avenue in Owego, New York.

Mr. Sanders further explained that the project includes the building acquisition, demolition, construction and renovation of a 15,000 square-foot building, to centralize and house several local not-for-profit organizations, creating a hub for Tioga County Social Service

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Resources where the clients of these organizations will have access to these services in one convenient location. He noted this location will also serve as a community training center and an emergency shelter with temporary accommodations for up to 150 displaced residents.

Mr. Sanders noted that Franziska Racker Centers, Inc. is the main occupant of this building, managing eight group homes in Tioga County and The Neighborhood Depot will serve as a center for this operation. He stated Franziska Racker has committed to retaining 77 jobs and creating 45 new full-time jobs by 2026.

Following the full presentation, the Chair called for questions or comments from the Directors. Hearing none and noting that no comments were received from the public regarding this item, upon motion duly made and seconded, the following Resolutions were unanimously adopted:

Regional Council Award – Priority Project – Owego (Southern Tier Region – Tioga County) – The Neighborhood Depot Capital – Regional Council Capital Fund and Downtown Revitalization Initiative (Capital Grants) – Findings and Determinations Pursuant to Section 10(g) of the Act; Authorization to Adopt the Proposed General Project Plan for the Purpose of Making a Grant; Authorization to Make a Grant and to Take Related Actions

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RESOLVED, that on the basis of the materials presented to this meeting, a copy of which is hereby ordered filed with the records of the Corporation, relating to the The Neighborhood Depot Capital -- Downtown Revitalization Initiative Round and Regional Council Capital Fund (Capital Grants) Project (the “Project”), the Corporation hereby determines pursuant to Section 10(g) of the New York State Urban Development Corporation Act of 1968, as amended (the “Act”), that there are no families or individuals to be displaced from the project area; and be it further

RESOLVED, that the Corporation does hereby adopt, subject to the requirements of Section 16(2) of the Act, the proposed General Project Plan (the “Plan”) for the Project submitted to this meeting, together with such changes therein as the President and Chief Executive Officer of

**DRAFT – SUBJECT TO REVIEW AND REVISION**

the Corporation or her designee(s) may deem appropriate, a copy of which Plan, together with such changes, is hereby ordered filed with the records of the Corporation; and be it further

RESOLVED, that upon written finding of the President and Chief Executive Officer of the Corporation or her designee(s) that no substantive negative testimony or comment has been received at the public hearing held on the Plan, such Plan shall be effective at the conclusion of such hearing, and that upon such written finding being made, the President and Chief Executive Officer of the Corporation or her designee(s) be, and each of them hereby is, authorized to make to The Neighborhood Depot, Inc. a grant for a total amount not to exceed One Million Four Hundred Twenty Four Thousand Dollars (\$1,424,000) from the Downtown Revitalization Initiative and Regional Council Capital Fund for the purposes, and substantially on the terms and conditions, set forth in the materials presented to this meeting, with such changes as the President and Chief Executive Officer of the Corporation or her designee(s) may deem appropriate, subject to the availability of funds and the approval of the State Division of the Budget; and be it further

RESOLVED, that the President and Chief Executive Officer of the Corporation or her designee(s) be, subsequent to the making of the grant, and each of them hereby is, authorized to take such actions and make such modifications to the terms of the grant as she may deem necessary or appropriate in the administration of the grant; and be it further

RESOLVED, that the provision of ESD financial assistance is expressly contingent upon: (1) the approval of the Public Authorities Control Board, if applicable, and (2) receipt of all other necessary approvals; and be it further

RESOLVED, that the President and Chief Executive Officer or her designee(s) be, and each of them hereby is, authorized in the name and on behalf of the Corporation to execute and deliver any and all documents and to take all actions as she may in her sole discretion consider to be necessary or proper to effectuate the foregoing resolutions.

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Regional Council Award – Priority Project – Owego (Southern Tier Region – Tioga County) – The Neighborhood Depot Capital – Downtown Revitalization Initiative Round 3; Regional Council Capital Fund -RC9 Discretionary – Determination of No Significant Effect on the Environment

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RESOLVED, that based on the material submitted to the Directors with respect to the The Neighborhood Depot Capital Project, the Corporation hereby determines that the proposed action will not have a significant effect on the environment.

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Chair Law then called on Eric Warren, Senior Project Manager from ESD’s Mid-Hudson

**DRAFT – SUBJECT TO REVIEW AND REVISION**

Region, to present the next item on the Agenda for the Directors’ consideration.

Mr. Warren explained that the Directors were being asked to approve a Regional Council Capital Fund grant in the amount of \$400,000 to the City of Yonkers Waterfront Walkway Trails Capital project to be used to fund the design and construction of a recreational walkway trail along the western edge of the City’s waterfront. He noted the improvements will include a streetscape project in the downtown central business district and the rehabilitation of the iconic Yonkers Recreation Pier.

Following the full presentation, the Chair called for questions or comments from the Directors. Hearing none and noting that no comments were received from the public regarding this item, upon motion duly made and seconded, the following Resolution was unanimously adopted:

Regional Council Award – Yonkers (Mid-Hudson Region – Westchester County) – City of Yonkers Waterfront Walkway Trails Capital – Regional Council Capital Fund (Capital Grant) – Findings and Determinations Pursuant to Section 10(g) of the Act; Authorization to Adopt the Proposed General Project Plan for the Purpose of Making a Grant; Authorization to Make a Grant and to Take Related Actions

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RESOLVED, that on the basis of the materials presented to this meeting, a copy of which is hereby ordered filed with the records of the Corporation, relating to the City of Yonkers Waterfront Walkway Trails Capital -- Regional Council Capital Fund (Capital Grant) Project (the “Project”), the Corporation hereby determines pursuant to Section 10(g) of the New York State Urban Development Corporation Act of 1968, as amended (the “Act”), that there are no families or individuals to be displaced from the project area; and be it further

RESOLVED, that the Corporation does hereby adopt, subject to the requirements of Section 16(2) of the Act, the proposed General Project Plan (the “Plan”) for the Project submitted to this meeting, together with such changes therein as the President and Chief Executive Officer of the Corporation or her designee(s) may deem appropriate, a copy of which Plan, together with such changes, is hereby ordered filed with the records of the Corporation; and be it further

**DRAFT – SUBJECT TO REVIEW AND REVISION**

RESOLVED, that upon written finding of the President and Chief Executive Officer of the Corporation or her designee(s) that no substantive negative testimony or comment has been received at the public hearing held on the Plan, such Plan shall be effective at the conclusion of such hearing, and that upon such written finding being made, President and Chief Executive Officer of the Corporation or her designee(s) be, and each of them hereby is, authorized to make to City of Yonkers a grant for a total amount not to exceed FOUR HUNDRED THOUSAND Dollars (\$400,000) from the Regional Council Capital Fund, for the purposes, and substantially on the terms and conditions, set forth in the materials presented to this meeting, with such changes as the President and Chief Executive Officer of the Corporation or her designee(s) may deem appropriate, subject to the availability of funds and the approval of the State Division of the Budget; and be it further

RESOLVED, that the President and Chief Executive Officer or her designee(s) be, subsequent to the making of the grant, and each of them hereby is, authorized to take such actions and make such modifications to the terms of the grant as she may deem necessary or appropriate in the administration of the grant; and be it further

RESOLVED, that the provision of ESD financial assistance is expressly contingent upon: (1) the approval of the Public Authorities Control Board, if applicable, and (2) receipt of all other necessary approvals; and be it further

RESOLVED, that the President and Chief Executive Officer or her designee(s) be, and each of them hereby is, authorized in the name and on behalf of the Corporation to execute and deliver any and all documents and to take all actions as she may in her sole discretion consider to be necessary or proper to effectuate the foregoing resolutions.

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The Chair then called on Joseph Tazewell, Regional Director of ESD’s New York City Region, to present the next item on the Agenda for the Directors’ consideration.

Mr. Tazewell explained that the Directors were being asked to approve a Regional Council Capital Fund grant in the amount of \$1,339,000 to the Pioneer Works Arts Foundation, an artist and science led non-profit cultural center in Red Hook, Brooklyn. He stated the grant will be used to renovate and equip its 27,000 square-foot historic building constructed in 1866 in order to make it more accessible for people with disabilities and to maximize the building’s energy efficiency.

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Mr. Tazewell noted that the project construction was largely focused on expanding ADA compliance, including purchasing and installing an elevator to provide access to the entire building. He further noted additional accessibility improvements include the installation of an ADA-compliant path to allow access to a 20,000 square-foot garden that hosts site-specific artwork and performances.

Mr. Tazewell advised that as a result of this project, Pioneer Works is estimated to attract over 50,000 visitors annually and will serve the local elementary school students through STEAM – Science, Technology, Arts and Math educational programs.

Following the full presentation, the Chair called for any questions or comments from the Directors. Hearing none and noting that no comments were received from the public regarding this item, upon motion duly made and seconded, the following Resolution was unanimously adopted:

Regional Council Award – Brooklyn (New York City Region – Kings County) – Pioneer Works Arts Foundation Capital – Regional Council Capital Fund (Capital Grant) – Findings and Determinations Pursuant to Section 10(g) of the Act; Authorization to Adopt the Proposed General Project Plan for the Purpose of Making a Grant; Authorization to Make a Grant and to Take Related Actions

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RESOLVED, that on the basis of the materials presented to this meeting, a copy of which is hereby ordered filed with the records of the Corporation, relating to the Pioneer Works Arts Foundation Capital -- Regional Council Capital Fund - RC11 Capital Project (the “Project”), the Corporation hereby determines pursuant to Section 10(g) of the New York State Urban Development Corporation Act of 1968, as amended (the “Act”), that there are no families or individuals to be displaced from the project area; and be it further

RESOLVED, that the Corporation does hereby adopt, subject to the requirements of Section 16(2) of the Act, the proposed General Project Plan (the “Plan”) for the Project submitted to this meeting, together with such changes therein as the President and Chief Executive Officer of

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the Corporation or her designee(s) may deem appropriate, a copy of which Plan, together with such changes, is hereby ordered filed with the records of the Corporation; and be it further

RESOLVED, that upon written finding of the President and Chief Executive Officer of the Corporation or her designee(s) that no substantive negative testimony or comment has been received at the public hearing held on the Plan, such Plan shall be effective at the conclusion of such hearing, and that upon such written finding being made, President and Chief Executive Officer of the Corporation or her designee(s) be, and each of them hereby is, authorized to make to Pioneer Works Arts Foundation a grant for a total amount not to exceed ONE-MILLION THREE-HUNDRED THIRTY-NINE THOUSAND Dollars (\$1,339,000) from the Regional Council Capital Fund, for the purposes, and substantially on the terms and conditions, set forth in the materials presented to this meeting, with such changes as the President and Chief Executive Officer of the Corporation or her designee(s) may deem appropriate, subject to the availability of funds and the approval of the State Division of the Budget; and be it further

RESOLVED, that the President and Chief Executive Officer or her designee(s) be, subsequent to the making of the grant, and each of them hereby is, authorized to take such actions and make such modifications to the terms of the grant as she may deem necessary or appropriate in the administration of the grant; and be it further

RESOLVED, that the provision of ESD financial assistance is expressly contingent upon: (1) the approval of the Public Authorities Control Board, if applicable, and (2) receipt of all other necessary approvals; and be it further

RESOLVED, that the President and Chief Executive Officer or her designee(s) be, and each of them hereby is, authorized in the name and on behalf of the Corporation to execute and deliver any and all documents and to take all actions as she may in her sole discretion consider to be necessary or proper to effectuate the foregoing resolutions.

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Chair Law then called on Jenna DiMarco, Senior Project Manager from ESD’s Long Island Region, to present the next item on the Agenda for the Directors’ consideration.

Ms. DiMarco explained that the Directors were being asked to approve a Regional Council Capital Fund grant in the amount of \$566,995 to Pal-O-Mine Equestrian (“Pal-O-Mine”) to be used to fund a portion of the cost of construction, renovations, infrastructure and equipment for workforce development facilities in Islandia, Suffolk County.

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Ms. DiMarco further explained that Pal-O-Mine is a non-profit that provides comprehensive equine programs utilizing horses to facilitate growth, learning and healing to children and adults with disabilities, at-risk youth, survivors of trauma, the military and the impoverished. She advised Pal-O-Mine’s programs provides equine-assisted psychotherapy, occupational therapy, vocational therapy, and job readiness training for adults with disabilities. She further advised they also collaborate with the Suffolk County Criminal Court system and Eastern Suffolk BOCES.

Ms. DiMarco stated Pal-O-Mine has 10 full-time employees, 30 part-time employees and over 125 volunteers.

Following the full presentation, the Chair called for any questions or comments from the Directors. Hearing none and noting that no comments were received from the public regarding this item, upon motion duly made and seconded, the following Resolution was unanimously adopted:

Regional Council Award – Islandia (Long Island Region – Suffolk County) – Pal-O-Mine Restore to Balance Capital – Regional Council Capital Fund (Capital Grant) – Findings and Determinations Pursuant to Section 10(g) of the Act; Authorization to Adopt the Proposed General Project Plan for the Purpose of Making a Grant; Authorization to Make a Grant and to Take Related Actions

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RESOLVED, that on the basis of the materials presented to this meeting, a copy of which is hereby ordered filed with the records of the Corporation, relating to the Pal-O-Mine Restore to Balance Capital -- Regional Council Capital Fund (Capital Grant) Project (the “Project”), the Corporation hereby determines pursuant to Section 10(g) of the New York State Urban Development Corporation Act of 1968, as amended (the “Act”), that there are no families or individuals to be displaced from the project area; and be it further

RESOLVED, that the Corporation does hereby adopt, subject to the requirements of Section

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16(2) of the Act, the proposed General Project Plan (the “Plan”) for the Project submitted to this meeting, together with such changes therein as the President and Chief Executive Officer of the Corporation or her designee(s) may deem appropriate, a copy of which Plan, together with such changes, is hereby ordered filed with the records of the Corporation; and be it further

RESOLVED, that upon written finding of the President and Chief Executive Officer of the Corporation or her designee(s) that no substantive negative testimony or comment has been received at the public hearing held on the Plan, such Plan shall be effective at the conclusion of such hearing, and that upon such written finding being made, President and Chief Executive Officer of the Corporation or her designee(s) be, and each of them hereby is, authorized to make Pal-O-Mine Equestrian a grant for a total amount not to exceed Five Hundred Sixty Six Thousand Nine Hundred and Ninety Five Dollars (\$566,995) from the Regional Council Capital Fund, for the purposes, and substantially on the terms and conditions, set forth in the materials presented to this meeting, with such changes as the President and Chief Executive Officer of the Corporation or her designee(s) may deem appropriate, subject to the availability of funds and the approval of the State Division of the Budget; and be it further

RESOLVED, that the President and Chief Executive Officer or her designee(s) be, subsequent to the making of the grant, and each of them hereby is, authorized to take such actions and make such modifications to the terms of the grant as she may deem necessary or appropriate in the administration of the grant; and be it further

RESOLVED, that the provision of ESD financial assistance is expressly contingent upon: (1) the approval of the Public Authorities Control Board, if applicable, and (2) receipt of all other necessary approvals; and be it further

RESOLVED, that the President and Chief Executive Officer or her designee(s) be, and each of them hereby is, authorized in the name and on behalf of the Corporation to execute and deliver any and all documents and to take all actions as she may in her sole discretion consider to be necessary or proper to effectuate the foregoing resolutions.

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Chair Law then called on Simone Bethune, Senior Project Manager and Coordinator of Projects – Loans and Grants, to present the Restore New York item on the Agenda for the Directors’ consideration.

The first item Ms. Bethune presented involved a grant in the amount of \$796,125.55 to the City of Rome to be used to fund the demolition and related environmental consulting

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services to the former Columbus School building which has been vacant for more than two decades.

Ms. Bethune explained that the demolition of the building removed a blight in the neighborhood and yielded approximately 2.8 acres of shovel-ready property situated along one of the City's designated main streets. She stated a feasibility study will be conducted in 2025 to determine the best way to utilize the cleared space to meet the needs of the community.

The second item Ms. Bethune presented involved a grant in the amount of \$10 million to the County of Albany to be used to demolish the 11-story Central Warehouse, which formerly served as a cold food storage warehouse that has been vacant since 1990.

Ms. Bethune noted that the project will begin in early 2025 and will be completed at the end of this year at a cost of \$12.9 million, with the County of Albany contributing \$2.9 million in equity to prepare the site for flexible local zoning that could facilitate a variety of residential, commercial light industrial and recreational uses.

Following the full presentation, the Chair called for questions or comments from the Directors. Chair Law asked what this grant will be used for and Ms. Bethune stated that it will be used for demolition.

Chair Law then asked what was going to replace the old structure and Ms. Bethune advised there are no plans for development at this time.

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The Chair then called for any further questions or comments from the Directors.

Hearing none and noting that no comments were received from the public regarding this item, upon motion duly made and seconded, the following Resolution was unanimously adopted:

Statewide – Restore NY Communities (Capital Grants) – Findings and Determinations Pursuant to Sections 10(g) and 16-n of the Act; Authorization to Adopt the Proposed General Project Plans for the Purpose of Making Grants; Authorization to Make Grants and to Take Related Actions

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RESOLVED, that on the basis of the materials presented to the meeting, a copy of which is hereby ordered filed with the records of the Corporation, relating to the Restore New York Communities Initiative Project (the “Project”), the Corporation hereby determines pursuant to Section 10(g) of the New York State Urban Development Corporation Act of 1968, as amended (the “Act”), that there are no families or individuals to be displaced from the project area; and be it further

RESOLVED, that the Corporation does hereby adopt, subject to the requirements of Section 16(2) of the Act, the proposed General Project Plan (the “Plan”) for the Project submitted to the meeting, together with such changes therein as the President and Chief Executive Officer of the Corporation or her designee(s) may deem appropriate, a copy of which Plan, together with such changes, are hereby ordered filed with the records of the Corporation; and be it further

RESOLVED, that upon written findings of the President and Chief Executive Officer of the Corporation or her designee(s) that no substantive negative testimony or comment has been received at the public hearings held on the Plan, such Plan shall be effective at the conclusion of such hearing, and that upon such written findings being made, the President and Chief Executive Officer of the Corporation or her designee(s) be, and each of them hereby is, authorized to make a to grant to the party and for the amount listed below from the Restore NY Communities program, for the purposes, and substantially on the terms and conditions, set forth in the materials presented to their meeting, with such changes as the President and Chief Executive Officer of the Corporation or her designee(s) may deem appropriate, subject to the availability of funds and the approval of the State Division of the Budget; and be it further

RESOLVED, that the President and Chief Executive Officer of the Corporation or her designee(s) be, subsequent to the making of the grant, and each of them hereby is, authorized to take such actions and make such modifications to the terms of the grant as she may deem necessary or appropriate in the administration of the grants; and be it further

RESOLVED, that the provision of ESD financial assistance is expressly contingent upon: (1) the approval of the Public Authorities Control Board, if applicable, and (2) receipt of all other necessary approvals; and be it further

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Restore New York Communities Initiative Program – Project Summaries Table

|    | <b>Grantee</b>                           | <b>Project Name</b>   | <b>Project #</b> | <b>Grant</b>           | <b>Village,<br/>Town,<br/>City</b> | <b>County</b> |
|----|--|---|------------------|------------------------|------------------------------------|---------------|
| A. | City of Rome                             | City of Rome -<br>Columbus School<br>Demolition RESTORE<br>NY VII | 135,968          | \$796,125.55           | Rome                               | Oneida        |
| B. | County of<br>Albany                      | County of Albany -<br>Central Warehouse<br>RESTORE NY VIII        | 138,290          | \$10,000,000           | Albany                             | Albany        |
|    | <b>Total RESTORE<br/>NY – 2 Projects</b> | <b>TOTAL</b>  |                  | <b>\$10,796,125.55</b> |                                    |               |

RESOLVED, that the President and Chief Executive Officer of the Corporation or her designee(s) be, and each of them hereby is, authorized in the name and on behalf of the Corporation to execute and deliver any and all documents and to take all actions as she may in her sole discretion consider to be necessary or proper to effectuate the foregoing resolutions.

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The Chair then called on Ms. Bethune to present the At The Direction Of item on the Agenda for the Directors’ consideration.

Ms. Bethune explained that the At the Direction Of grants refer to those commitments listed in the New York State Budget that enhance the State’s communities through cultural, educational, research and development and civic organizations.

Ms. Bethune noted that these projects originate from the Governor or the New York State Assembly or Senate and ESD is named to administer the funding, but ESD does not select the recipients of the funding.

The first item Ms. Bethune presented involved a 2024-2025 Local Assistance award to

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CenterState CEO in the amount of \$750,000 made at the direction of Assembly Member Al Stirpe of the 127<sup>th</sup> District. She noted this grant will be applied to objectives related to preparing the Central New York region to respond to Governor Hochul’s passing of the Green Chips Act in accordance with the Federal Chips Act passed in the same month, which encourages and supports semiconductor manufacturing in New York State.

Ms. Bethune noted that CenterState CEO will use this grant to attract national philanthropic funding that leverages the Green Chips Act through community engagement involved in giving small businesses access to supply chain opportunities in these industries.

The second item Ms. Bethune presented involved a 2024-2025 Local Assistance Assembly Sponsored grant to CenterState CEO in the amount of \$600,000 made at the direction of New York State Assembly Member Al Stirpe of the 127<sup>th</sup> District to fund general operating expenses and support priority industries such as unmanned aerial systems and semiconductor industries.

Ms. Bethune noted that CenterState CEO will support State, City and County residential development strategies, promote attainable housing solutions for the existing and expected workforce and develop necessary financial tools to address critical funding gaps.

The third item Ms. Bethune presented involved a 2024-2025 Local Assistance grant in the amount of \$750,000 to the United Way of Greater Rochester made at the direction of State Assembly Member Harry Bronson of the 138<sup>th</sup> District. She noted the funds will be used for

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operational expenses to support the Rochester Monroe-Anti-Poverty Initiative that will build collaborative capacity across systems in the Rochester Monroe community to address systemic poverty.

The fourth item Ms. Bethune presented involved a 2024-2025 Local Assistance Alive Downtowns! Grant in the amount of \$968,000 to the Arts Center and Theater of Schenectady d/b/a Proctor's Collaborative made at the direction of the New York State Assembly.

Ms. Bethune noted that the Alive Downtowns! grants support performing arts venues across Upstate New York which unified into a coalition of 13 theaters to bring awareness to the financial insecurity they experienced in the wake of the COVID- 19 Pandemic. She advised the theater will apply these funds to its operations through November 2024.

The last item Ms. Bethune presented involved the modification to a grant approved in July 2023. She stated this modification will be to appropriate an additional \$250,000 made at the direction of the Executive Chamber to the existing \$51 million grant made to the Adirondack North County Sports Council for the 2023 Winter University Games.

Ms. Bethune noted that this funding is being made available from the New York Works Economic Development Fund and will be used to cover ongoing working capital close-down costs for the games, which were held January 12<sup>th</sup> through January 22<sup>nd</sup>, 2023.

Following the full presentation, the Chair reiterated that Director Simpson was recused

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from Item III. A. (A) and (B) relating to the CenterState Corporation for Economic Opportunity and called for questions or comments from the Directors. Hearing none and noting that no comments were received from the public regarding this item, upon motion duly made and seconded, the following Resolutions were unanimously adopted:

**Local Assistance – (Working Capital Grants) - Findings and Determinations Pursuant to Section 10(g) of the Act; Authorization to Make Grants and to Take Related Actions**

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RESOLVED, that on the basis of these materials, a copy of which is hereby ordered filed with the records of the Corporation, relating to the Local Assistance Projects identified below (the “Project”), the Corporation hereby determines pursuant to Section 10(g) of the New York State Urban Development Corporation Act of 1968, as amended (the “Act”), that there are no families or individuals to be displaced from the project area(s); and be it further

RESOLVED, that the President and Chief Executive Officer of the Corporation or her designee(s) be, and each of them hereby is, authorized to a make a grant to the party and for the amount listed below from the Local Assistance program, for the purposes, and substantially on the terms and conditions, set forth in the materials presented to this meeting, with such changes as the President and Chief Executive Officer of the Corporation or her designee(s) may deem appropriate, subject to the availability of funds and the approval of the State Division of the Budget; and be it further

RESOLVED, that the President and Chief Executive Officer of the Corporation or her designee(s) be, subsequent to the making of the grant, and each of them hereby is, authorized to take such actions and make such modifications to the terms of the grant as she may deem necessary or appropriate in the administration of the grant; and be it further

RESOLVED, that the provision of ESD financial assistance is expressly contingent upon: (1) the approval of the Public Authorities Control Board, if applicable; (2) receipt of all other necessary approvals; and (3) receipt of funds

Local Assistance – Project Summary Table

|    | <b>Project Name</b>                                      | <b>Project #</b> | <b>Grantee</b>              | <b>Assistance Up To</b> |
|----|--|------------------|-----------------------------|-------------------------|
|    | <b>Local Assistance (Assembly)</b>                       |                  |                             |                         |
| A. | CenterState Corporation for Economic Opportunity Working | 138,107          | CenterState Corporation for | \$750,000               |

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|    |  |         |   |                    |
|----|--|---------|---|--------------------|
|    | Capital  |         | Economic Opportunity  |                    |
| B. | Centerstate CEO – LOCAL ASST (A) 2023-24 Working Capital   | 137,339 | CenterState Corporation for Economic Opportunity                          | \$600,000          |
|    | <b>Local Assistance (Senate)</b>                           |         |   |                    |
| C. | Rochester-Monroe-Anti-Poverty Initiative Working Capital   | 138,114 | United Way of Greater Rochester and the Finger Lakes, Inc.                | \$750,000          |
|    | <b>Local Assistance Alive Downtowns! (Assembly)</b>        |         |   |                    |
| D. | Proctor's Theater Alive Downtowns! 2024-25 Working Capital | 138,225 | Arts Center and Theatre of Schenectady, Inc. d/b/a Proctors Collaborative | \$968,000          |
|    | <b>TOTAL Local Assistance PROJECTS – 4</b>                 |         | <b>TOTAL</b>  | <b>\$3,068,000</b> |

and be it further

RESOLVED, that the President and Chief Executive Officer of the Corporation or her designee(s) be, and each of them hereby is, authorized in the name and on behalf of the Corporation to execute and deliver any and all documents and to take all actions as she may in her sole discretion consider to be necessary or proper to effectuate the foregoing resolutions.

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Lake Placid (North Country Region – Essex County) – 2023 Winter University Games 5-Year Implementation Plan Capital – New York Works Economic Development Fund (Working Capital Grant) Findings and Determinations Pursuant to Section 10(g) of the Act; Authorization to Adopt the Proposed Modified General Project Plan; Authorization to Make a Grant and to Take Related Actions

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RESOLVED, that on the basis of the materials presented, a copy of which is hereby ordered filed with the records of the Corporation, relating to the 2023 Winter University Games 5-Year Implementation Plan Capital – New York Works Economic Development Fund (Capital Grant) Project (the “Projects”), the Corporation hereby affirms pursuant to Section 10(g) of the New York State Urban Development Corporation Act of 1968, as amended (the “Act”), that there are no families or individuals to be displaced from the Project area; and be it further

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RESOLVED, that upon written finding of the President and Chief Executive Officer Designate of the Corporation or her designee(s) that no substantive negative testimony or comment has been received at the public hearings held on the Plan, such Plan shall be effective at the conclusion of such hearings, and that upon such written finding being made, President and Chief Executive Officer of the Corporation or her designee(s) be, and each of them hereby is, authorized to make to Adirondack 1000 Islands Sports and Events Commission, Inc. d/b/a Adirondack North Country Sports Council a grant for a total amount not to exceed Two Hundred and Fifty Thousand Dollars (\$250,000) from the New York Works Economic Development Fund, for the purposes, and substantially on the terms and conditions, set forth in the materials, with such changes as the President and Chief Executive Officer Designate of the Corporation or her designee(s) may deem appropriate, subject to the availability of funds and the approval of the State Division of the Budget; and be it further

RESOLVED, that the President and Chief Executive Officer Designate of the Corporation or his designee(s) be, subsequent to the making of the grant, and each of them hereby is, authorized to take such actions and make such modifications to the terms of the grant as he or she may deem necessary or appropriate in the administration of the grant; and be it further

RESOLVED, that the provision of ESD financial assistance is expressly contingent upon: (1) the approval of the Public Authorities Control Board, if applicable, and (2) receipt of all other necessary approvals; and be it further

New York Works Economic Development Fund – Executive

|    | <b>Project Name</b>  | <b>Project #</b> | <b>Grantee</b>   | <b>Assistance Up To</b> |
|----|--|------------------|--|-------------------------|
|    | <b>New York Works Economic Development Fund (Executive)</b>  |                  |  |                         |
| E. | 2023 Winter University Games 5-Year Implementation Plan Capital*   | 133,005          | Adirondack 1000 Islands Sports and Events Commission, Inc. d/b/a Adirondack North Country Sports Council | \$250,000*              |
|    | <i>*Request for CEO Modification. Approval for an additional \$250,000 is being requested at this time (\$51,000,000 for this project has been previously approved).</i> |                  |  |                         |
|    | <b>TOTAL NY WORKS EDF PROJECT – 1</b>  |                  | <b>TOTAL</b>   | <b>\$250,000</b>        |

RESOLVED, that the President and Chief Executive Officer Designate of the Corporation or her designee(s) be, and each of them hereby is, authorized in the name and on behalf of the Corporation to execute and deliver any and all documents and to take all actions as she may in

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her sole discretion consider to be necessary or proper to effectuate the foregoing resolutions.

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Chair Law then called on Bette Yee, Director of the State Entrepreneurship Assistance Centers (“EAC”), to present the next item on the Agenda for the Directors’ consideration.

Ms. Yee explained that the Directors were being asked to approve the implementation and administration of the EAC component of the New York State Small Business Credit Initiative (“SSBCI”) and Technical Assistance (“TA”) grant, a U.S. Federal Treasury managed program that supports technical assistance for socially and economically disadvantaged and very small business owners.

Ms. Yee further explained that in November 2023, ESD approved a \$10.9 million grant to administer this program under five different programs. She advised this grant request is for the approval of \$2 million, for four EAC’s TA providers to receive \$500,000 each over a three-year period. She stated the selected centers will address barriers such as financial literacy, business accounting and legal readiness to help small businesses create new ventures and get access to credit and expand their operations.

Ms. Yee noted that the four centers were as follows: the Western Economic Development Initiative; Business Outreach Center Network, Inc.; Bedford-Stuyvesant Restoration Center; and Suffolk County Community College.

Following the full presentation, the Chair called for questions or comments from the

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Directors. Hearing none and noting that no comments were received from the public regarding this item, upon motion duly made and seconded, the following Resolution was unanimously adopted:

Statewide – New York State Small Business Credit Initiative Technical Assistance Grant Program – Entrepreneurship Assistance Centers - Findings and Determinations Pursuant to Section 10(g) of the New York State Urban Development Act (Chapter 174 of the Laws of 1968, as Amended) (the “Act”); Authorization to Implement and Administer; Authorization to Make Grants and to Take Related Actions

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RESOLVED, that on the basis of the materials presented to this meeting, a copy of which is hereby ordered filed with the records of the New York State Urban Development Corporation d/b/a Empire State Development (the “Corporation”), relating to New York State’s State Small Business Credit Initiative Technical Assistance Grant Program, the Corporation hereby determines pursuant to Section 10(g) of the Act, that there are no families or individuals to be displaced from the project area; and be it further

RESOLVED, that the President and Chief Executive Officer of the Corporation or her designee(s) is hereby authorized to implement and administer the EAC component of the New York State Small Business Credit Initiative Technical Assistance Grant Program, including, but not limited to, accepting program applications and executing agreements with eligible entities, in accordance with United States Department of Treasury guidelines for the State Small Business Credit Initiative Technical Assistance Grant Program and these Materials, and to take such other actions as are necessary in order to effectuate the purposes of the New York State Small Business Credit Initiative Technical Assistance Grant Program for capital access; and be it further

RESOLVED, that the Corporation does hereby adopt, subject to the requirements of Section 16(2) of the Act, the proposed General Project Plan (the “Plan”) for the Project submitted to this meeting, together with such changes therein as the President and Chief Executive Officer of the Corporation or her designee(s) may deem appropriate, a copy of which Plan, together with such changes, is hereby ordered filed with the records of the Corporation; and be it further

RESOLVED, that the President and Chief Executive Officer of the Corporation or her designee(s) be, and each of them hereby is, authorized to make four grants of up to FIVE HUNDRED THOUSAND DOLLARS (\$500,000) each for the purposes, and substantially on the terms and conditions, set forth in the materials presented to this meeting, with such changes as the President and Chief Executive Officer or her designee(s) may deem appropriate, subject to the availability of funds and the approval of the State Division of the Budget; and be it further

RESOLVED, that the President and Chief Executive Officer of the Corporation or her designee(s) be, subsequent to the making of each grant, and each of them hereby is, authorized to take

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such actions and make such modifications to the terms of each grant as she may deem necessary or appropriate in the administration of the loan and grant; and be it further

RESOLVED, that the provision of ESD financial assistance is expressly contingent upon: (1) the approval of the Public Authorities Control Board, if applicable, and (2) receipt of all other necessary approvals; and be it further

RESOLVED, that the President and Chief Executive Officer or her designee(s) be, and each of them hereby is, authorized in the name and on behalf of the Corporation to execute and deliver any and all documents and to take all actions as she may in her sole discretion consider to be necessary or proper to effectuate the foregoing resolutions.

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The Chair then called on Christina Lopez, Deputy Director of Workforce Development, to present the next three items on the Agenda for the Directors' consideration.

The first item Ms. Lopez presented involved the release of funding from the Office of Strategic Workforce Development's Pay for Performance Operating Grant program to Per Scholas, Inc. in the amount of \$1 million to be used to expand its existing IT Support Track Technology Training Program from New York City to Western New York.

Ms. Lopez explained that the grant will allow Per Scholas to provide IT support training for up to 110 students at the Buffalo campus leading to entry level IT jobs across the region. She stated the participants will also receive wraparound services that include career navigation skills, support in attaining jobs, life skills support for home ownership, personal finance and mental well-being.

Ms. Lopez noted that the participants will receive certified credentials in IT support track technology trainings that will include industry recognized CompTIA, A+ and Google IT

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support professional certifications.

Following the full presentation, the Chair called for questions or comments from the Directors. Hearing none and noting that no comments were received from the public regarding this item, upon motion duly made and seconded, the following Resolution was unanimously adopted:

Buffalo (Western New York Region – Erie County) – Per Scholas Buffalo Campus Working Capital – Office of Strategic Workforce Development 2022-2023 Pay for Performance – Operating Grant (Working Capital Grant) – Findings and Determinations Pursuant to Section 10(g) of the Act; Authorization to Make a Grant and to Take Related Actions

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RESOLVED, that on the basis of the materials presented to this meeting, a copy of which is hereby ordered filed with the records of the Corporation, relating to the – Per Scholas Buffalo Campus Working Capital – Office of Strategic Workforce Development 2022-2023 Pay for Performance – Operating Grant (Working Capital Grant) Project (the “Project”), the Corporation hereby determines pursuant to Section 10(g) of the New York State Urban Development Corporation Act of 1968, as amended (the “Act”), that there are no families or individuals to be displaced from the project area; and be it further

RESOLVED, that the President and Chief Executive Officer of the Corporation or her designee(s) be, and each of them hereby is, authorized to make to Per Scholas, Inc. a grant for a total amount not to exceed One Million Dollars (\$1,000,000) from the Office of Strategic Workforce Development 2022-2023 Pay for Performance Fund, for the purposes, and substantially on the terms and conditions, set forth in the materials presented to this meeting, with such changes as the President and Chief Executive Officer of the Corporation or her designee(s) may deem appropriate, subject to the availability of funds and the approval of the State Division of the Budget; and be it further

RESOLVED, that the President and Chief Executive Officer of the Corporation or her designee(s) be, subsequent to the making of the grant, and each of them hereby is, authorized to take such actions and make such modifications to the terms of the grant as she may deem necessary or appropriate in the administration of the grant; and be it further

RESOLVED, that the provision of ESD financial assistance is expressly contingent upon: (1) the approval of the Public Authorities Control Board, if applicable, and (2) receipt of all other necessary approvals; and be it further

RESOLVED, that the President and Chief Executive Officer or her designee(s) be, and each of them hereby is, authorized in the name and on behalf of the Corporation to execute and deliver

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any and all documents and to take all actions as they may in their sole discretion consider to be necessary or proper to effectuate the foregoing resolutions.

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The next item Ms. Lopez presented involved a release of funding from the Office of Strategic Workforce Development Pay for Performance Operating Grant program to the Economic Development Group, Inc. d/b/a Northland Workforce Training Center in the amount of \$1 million to be used for the expansion of its existing programs to include training for new technologies coming online in the Clean Energy Economy.

Ms. Lopez further explained that Northland’s Clean Energy Tech program will provide instruction for industry-recognized credential training in advanced manufacturing and will serve approximately 189 eligible trainees over two-years. She stated the trainees will also receive wraparound support services such as childcare, transportation, mental health, substance abuse counseling and financial assistance.

Following the full presentation, the Chair called for questions or comments from the Directors. Hearing none and noting that no comments were received from the public regarding this item, upon motion duly made and seconded, the following Resolution was unanimously adopted:

Buffalo (Western New York Region – Erie County) – Northland Workforce Training Center Clean Tech Working Capital – Office of Strategic Workforce Development 2022-2023 Pay for Performance – Operating Grant (Working Capital Grant) – Findings and Determinations Pursuant to Section 10(g) of the Act; Authorization to Make a Grant and to Take Related Actions

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RESOLVED, that on the basis of the materials presented to this meeting, a copy of which is

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hereby ordered filed with the records of the Corporation, relating to the – Northland Workforce Training Center Clean Tech Working Capital – Office of Strategic Workforce Development 2022-2023 Pay for Performance – Operating Grant (Working Capital Grant) Project (the “Project”), the Corporation hereby determines pursuant to Section 10(g) of the New York State Urban Development Corporation Act of 1968, as amended (the “Act”), that there are no families or individuals to be displaced from the project area; and be it further

RESOLVED, that the President and Chief Executive Officer of the Corporation or her designee(s) be, and each of them hereby is, authorized to make to The Economic Development Group, Inc. d/b/a Northland Workforce Training Center a grant for a total amount not to exceed One Million Dollars (\$1,000,000) from the Office of Strategic Workforce Development 2022-2023 Pay for Performance Fund, for the purposes, and substantially on the terms and conditions, set forth in the materials presented to this meeting, with such changes as the President and Chief Executive Officer of the Corporation or her designee(s) may deem appropriate, subject to the availability of funds and the approval of the State Division of the Budget; and be it further

RESOLVED, that the President and Chief Executive Officer of the Corporation or her designee(s) be, subsequent to the making of the grant, and each of them hereby is, authorized to take such actions and make such modifications to the terms of the grant as she may deem necessary or appropriate in the administration of the grant; and be it further

RESOLVED, that the provision of ESD financial assistance is expressly contingent upon: (1) the approval of the Public Authorities Control Board, if applicable, and (2) receipt of all other necessary approvals; and be it further

RESOLVED, that the President and Chief Executive Officer or her designee(s) be, and each of them hereby is, authorized in the name and on behalf of the Corporation to execute and deliver any and all documents and to take all actions as they may in their sole discretion consider to be necessary or proper to effectuate the foregoing resolutions.

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The last item Ms. Lopez presented involved the release of funds from the Office of Strategic Workforce Development’s Pay for Performance Operating Grant program to Jamestown Community College in the amount of \$882,601 to be used to allow Jamestown Community College to work with industry partners to develop nine advanced manufacturing pathways and eight information and technology pathways trainings, each offering industry-recognized credentials to meet local industry demand.

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Ms. Lopez explained that each course will enroll up to six students and will serve 150 students over the course of two years, focusing on underserved populations, including the unemployed, the underemployed, low income and incumbent workers.

Ms. Lopez noted that wraparound support services will include utilization of the college’s Single Parent Reaching Education and Employment Program (“SPREE”), which will provide support for transportation, housing, food costs and an on-site pantry. She stated the college will also provide job readiness workshops and job search and placement support within the community.

Following the full presentation, the Chair called for questions or comments from the Directors. Hearing none and noting that no comments were received from the public regarding this item, upon motion duly made and seconded, the following Resolution was unanimously adopted:

Jamestown and Olean and Dunkirk (Western New York Region – Chautauqua County and Cattaraugus County) – Jamestown Community College – Development of New Technology and Manufacturing Certificate Pathways Working Capital – Office of Strategic Workforce Development 2022-2023 Pay for Performance – Operating Grant (Working Capital Grant) – Findings and Determinations Pursuant to Section 10(g) of the Act; Authorization to Make a Grant and to Take Related Actions

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RESOLVED, that on the basis of the materials presented to this meeting, a copy of which is hereby ordered filed with the records of the Corporation, relating to the Jamestown Community College – Development of New Technology and Manufacturing Certificate Pathways Working Capital -- Office of Strategic Workforce Development 2022-2023 Pay for Performance – Operating Grant (Working Capital Grant) Project (the “Project”), the Corporation hereby determines pursuant to Section 10(g) of the New York State Urban Development Corporation Act of 1968, as amended (the “Act”), that there are no families or individuals to be displaced from the project area; and be it further

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RESOLVED, that the President and Chief Executive Officer of the Corporation or her designee(s) be, and each of them hereby is, authorized to make to Jamestown Community College a grant for a total amount not to exceed Eight Hundred Twenty-Two Thousand Six Hundred One Dollars (\$822,601) from the Office of Strategic Workforce Development 2022-2023 Pay for Performance Fund, for the purposes, and substantially on the terms and conditions, set forth in the materials presented to this meeting, with such changes as the President and Chief Executive Officer of the Corporation or her designee(s) may deem appropriate, subject to the availability of funds and the approval of the State Division of the Budget; and be it further

RESOLVED, that the President and Chief Executive Officer of the Corporation or her designee(s) be, subsequent to the making of the grant, and each of them hereby is, authorized to take such actions and make such modifications to the terms of the grant as she may deem necessary or appropriate in the administration of the grant; and be it further

RESOLVED, that the provision of ESD financial assistance is expressly contingent upon: (1) the approval of the Public Authorities Control Board, if applicable, and (2) receipt of all other necessary approvals; and be it further

RESOLVED, that the President and Chief Executive Officer or her designee(s) be, and each of them hereby is, authorized in the name and on behalf of the Corporation to execute and deliver any and all documents and to take all actions as they may in their sole discretion consider to be necessary or proper to effectuate the foregoing resolutions.

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Chair Law then called on Kirsten Eiler, Vice President of Program & Operations of ConnectALL, to present the next item on the Agenda for the Directors' consideration.

Ms. Eiler explained that the Directors were being asked to approve two grant awards and the General Project Plans through the Municipal Infrastructure Program in an amount not to exceed \$36,993,293 that will be used to construct broadband infrastructure to serve over 20,000 locations in rural and urban areas of Cayuga, Portland and Onondaga counties.

Ms. Eiler noted that the Directors approved the guidelines for this program in September 2023 and seven projects had previously been approved totaling \$122,720,992.30

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in September and December 2024. She stated with the approval of these two grants, the total amount awarded is \$159,714,285.30 serving over 50 locations across 14 counties.

Following the full presentation, the Chair called for questions or comments from the Directors. Hearing none and noting that no comments were received from the public regarding this item, upon motion duly made and seconded, the following Resolution was unanimously adopted:

Multiple Locations (Multiple Counties) ConnectALL - Municipal Infrastructure Program - U.S. Department of Treasury, Capital Projects Fund (Capital and Working Capital Grants) – Authorization to Adopt the Proposed General Project Plans for the Purpose of Making Grants; and Authorization to Make Grants and Take Related Actions

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RESOLVED, that on the basis of the materials presented to this meeting, a copy of which is hereby ordered filed with the records of the Corporation, relating to the Municipal Infrastructure Program - U.S. Department of Treasury, Capital Projects Fund (Capital and Working Capital Grants) Project (the “Project”), that the President and Chief Executive Officer of the Corporation or her designee(s) be, and each of them hereby is, authorized to make grants to the parties and for the amounts listed above from Municipal Infrastructure Program - U.S. Department of Treasury, Capital Projects Fund, for the purposes, and substantially on the terms and conditions, set forth in the materials presented to this meeting, with such changes as the President and Chief Executive Officer of the Corporation or her designee(s) may deem appropriate, subject to the availability of funds and the approval of the State Division of the Budget; and be it further

RESOLVED, that the Corporation does hereby adopt, subject to the requirements of Section 16(2) of the Act, the proposed General Project Plans (the “Plans”) for the Project submitted to this meeting, together with such changes therein as the President and Chief Executive Officer of the Corporation or her designee(s) may deem appropriate, copies of which Plans, together with such changes, is hereby ordered filed with the records of the Corporation; and be it further

RESOLVED, that upon written finding of the President and Chief Executive Officer of the Corporation or her designee(s) that no substantive negative testimony or comment has been received at the public hearing held on the Plans, such Plans shall be effective at the conclusion of such hearing, and that upon such written finding being made, President and Chief Executive Officer of the Corporation or her designee(s) be, and each of them hereby is, authorized to make Connectivity Planning and 21st Century Municipal Infrastructure Program grants for a total amount not to exceed thirty-six million nine hundred ninety-three thousand two hundred

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ninety-three dollars and zero cents (\$36,993,293.00) from the U.S. Treasury Coronavirus Capital Projects Fund for the purposes, and substantially on the terms and conditions, set forth in the materials presented to this meeting, with such changes as the President and Chief Executive Officer of the Corporation or her designee(s) may deem appropriate, subject to the availability of funds and the approval of the State Division of the Budget; and be it further

RESOLVED, that the President and Chief Executive Officer of the Corporation or her designee(s) be, subsequent to the making of the grants, and each of them hereby is, authorized to take such actions and make such modifications to the terms of the grant as he or she may deem necessary or appropriate in the administration of the grants; and be it further

RESOLVED, that the provision of ESD financial assistance is expressly contingent upon: (1) the approval of the Public Authorities Control Board, if applicable, and (2) receipt of all other necessary approvals; and be it further

RESOLVED, that the President and Chief Executive Officer of the Corporation or her designee(s) be, and each of them hereby is, authorized in the name and on behalf of the Corporation to execute and deliver any and all documents and to take all actions as he or she may in his or her sole discretion consider to be necessary or proper to effectuate the foregoing resolutions.

\* \* \*

Chair Law then called on Jonevan Hornsby, President of the Empire State New Market Development Corporation, to present the next two items on the Agenda related to the New Market Tax Credit program for the Directors' consideration.

The first item Mr. Hornsby presented involved a New Market Tax Credit allocation of up to \$10 million to the Central Association for the Blind and Visually Impaired ("CABVI") to be used for renovations of their headquarters in Utica and Syracuse.

Mr. Hornsby explained that CABVI is a non-profit organization that serves the blind and visually impaired, assisting them in achieving their highest level of independence through diverse services for children up to the age of 21.

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Mr. Hornsby noted that CABVI contracts with federal and state government agencies and private companies to create meaningful employment opportunities for individuals who are legally blind or visually impaired. He stated they are expecting to retain 189 jobs and create 61 new permanent full-time jobs.

Mr. Hornsby further noted that pursuant to legislatively established criteria, ESD selects and prioritizes projects demonstrating certain goals and based on this company’s anticipated community impacts, the project was selected for its goals of creating and retaining jobs in low-income communities and increasing the provision of goods and services for low-income community residents.

Following the full presentation, the Chair called for questions or comments from the Directors. Hearing none, noting that no comments were received from the public regarding this item, upon motion duly made and seconded, the following Resolution was unanimously adopted:

NEW YORK STATE URBAN DEVELOPMENT CORPORATION D/B/A EMPIRE STATE DEVELOPMENT – Central and Mohawk Valley Regions – Oneida and Onondaga Counties – CABVI HQ Renovation and Syracuse Facility Improvements - New Markets Tax Credit Sub-Allocation – Findings and Determinations Pursuant to Sections 12 and 10(g) of the New York State Urban Development Corporation Act, as Amended (the “Act”); Authorization to Prioritize, and Approve the Project, Adopt and Ratify Empire State New Market Corporation (“ESNMC”) Board Findings and General Project Plan; and Take Related Actions

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RESOLVED, that on the basis of the materials presented to this meeting, copies of which are hereby ordered filed with the records of the New York State Urban Development Corporation d/b/a Empire State Development (the “Corporation”), relating to the Project, the Corporation hereby selects and approves the Project, in accordance with the requirements of Sections 12 and

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10(g) of the Act, based on the proposed ESNMC General Project Plan (the “GPP”) for the Project submitted to this meeting, together with such changes therein as the ESNMC President or his designee(s) may deem appropriate, a copy of which GPP, together with such changes, is hereby ordered filed with the records of the Corporation; and be it further

RESOLVED, that, in accordance with Section 16(2) of the Act, upon written finding of the President and Chief Executive Officer of the Corporation or her designee(s) that no substantive negative testimony or comment has been received at the public hearing held on the GPP, such GPP shall be effective at the conclusion of such hearing, and that upon such written finding being made, the Board of Directors of the Corporation hereby approves the Project, including the sub-allocation of up to \$10,000,000 of NMTCs, for the purposes, and substantially on the terms and conditions, set forth in the materials presented to this meeting, with such changes as the President and Chief Executive Officer of the Corporation or her designee(s) may deem appropriate; and be it further

RESOLVED, that pursuant to Section 10(g) of the Act, that there are no families or individuals to be displaced from the Project area; and be it further

RESOLVED, that the President and Chief Executive Officer or her designee(s) be and each of them hereby is, authorized in the name and on behalf of the Corporation to execute and deliver any and all documents and to take all actions as he or she may in his or her sole discretion consider to be necessary or proper to effectuate the foregoing resolutions; and be it further

RESOLVED, that any actions previously taken by the Corporation in furtherance of the actions authorized herein are hereby ratified and approved.

\* \* \*

The second item Mr. Hornsby presented involved an investment of up to \$10 million to Evergreen Health’s New Health Center (“EHS”) to be used for the construction of their 36,000 square-foot health center located in Buffalo, New York. He advised the new health center will allow EHS and Community Access Services, Inc. (“CAS”) to collectively provide more space and capabilities to welcome additional patients.

Mr. Hornsby explained that EHS is a federally qualified health center that was founded by a group of volunteers in 1983 to address the HIV and AIDS crisis in Western New York. He noted they offer medical, behavioral and supportive services across its system of eight

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locations.

Mr. Hornsby further noted that CAS is an affiliate of EHS that has provided quality healthcare and supportive services to underserved communities in Buffalo and across Erie County since 2003. He advised their primary focus is to reduce the prevalence of sexually transmitted infections in these communities, develop targeted and culturally appropriate prevention, hard reduction, links to care services as well as testing for HIV and HCV.

Mr. Hornsby noted that the project is expected to retrain and create 55 permanent full-time jobs.

Following the full presentation, the Chair reiterated that Director Designee Martin would recuse on behalf of the Department of Financial Services and called for questions or comments from the Directors. Hearing none, noting that no comments were received from the public regarding this item, and stating Director Martin was recused from this item, upon motion duly made and seconded, the following Resolutions were unanimously adopted:

NEW YORK STATE URBAN DEVELOPMENT CORPORATION D/B/A EMPIRE STATE DEVELOPMENT – Buffalo (Western New York Region) – Evergreen Health’s New Health Center - New Markets Tax Credit Sub-Allocation - Findings and Determinations Pursuant to Sections 12 and 10(g) of the New York State Urban Development Corporation Act, as Amended (the “Act”); Authorization to Prioritize, Amend and Approve the Project, Amend the Prior Authorization, Adopt and Ratify Empire State New Market Corporation (“ESNMC”) Board Findings and General Project Plan; Determination of No Significant Effect on the Environment and Take Related Actions

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RESOLVED, that on the basis of the materials presented to this meeting, copies of which are hereby ordered filed with the records of the New York State Urban Development Corporation d/b/a Empire State Development (the “Corporation”), relating to the Project, the Corporation

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hereby selects and approves the Project, in accordance with the requirements of Sections 12 and 10(g) of the Act, based on the proposed ESNMC General Project Plan (the “GPP”) for the Project submitted to this meeting, together with such changes therein as the ESNMC President or his designee(s) may deem appropriate, a copy of which GPP, together with such changes, is hereby ordered filed with the records of the Corporation; and be it further

RESOLVED, that, in accordance with Section 16(2) of the Act, upon written finding of the President and Chief Executive Officer of the Corporation or her designee(s) that no substantive negative testimony or comment has been received at the public hearing held on the GPP, such GPP shall be effective at the conclusion of such hearing, and that upon such written finding being made, the Board of Directors of the Corporation hereby authorizes the Project, including the sub-allocation of up to \$10,000,000 of NMTCs, for the purposes, and substantially on the terms and conditions, set forth in the materials presented to this meeting, with such changes as the President and Chief Executive Officer of the Corporation or her designee(s) may deem appropriate; and be it further

RESOLVED, that pursuant to Section 10(g) of the Act, that there are no families or individuals to be displaced from the Project area; and be it further

RESOLVED, that the President and Chief Executive Officer or her designee(s) be and each of them hereby is, authorized in the name and on behalf of the Corporation to execute and deliver any and all documents and to take all actions as he or she may in his or her sole discretion consider to be necessary or proper to effectuate the foregoing resolutions; and be it further

RESOLVED, that any actions previously taken by the Corporation in furtherance of the actions authorized herein are hereby ratified and approved.

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NEW YORK STATE URBAN DEVELOPMENT CORPORATION D/B/A EMPIRE STATE DEVELOPMENT – Buffalo (Western New York Region) – Evergreen Health’s New Health Center - New Markets Tax Credit Sub-Allocation – Determination of No Significant Effect on the Environment

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RESOLVED, that based on the material submitted to the Directors with respect to the Evergreen Health’s New Health Center - New Markets Tax Credit Sub-Allocation, the Corporation hereby determines that the proposed action will not have a significant effect on the environment.

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Chair Law then called on Doug Janese, Senior Counsel, to provide the summary presentation of the five Administrative Action items on the Agenda for the Directors’

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consideration.

The first item Mr. Janese presented involved making statutory payments pursuant to the New York State Electric Generation Facility Cessation Mitigation Program to offset the reduction in property tax revenue to three local government entities due to the closure of the Somerset Electric Generating Facility in March of 2020.

Mr. Janese noted that the first payment is to the Barker Central School District in the amount of \$1,641,445; the second payment is to Niagara County in the amount of \$521,546; and the third payment is to the Town of Somerset in the amount of \$245,579.

Mr. Janese further noted that approval of these payment will bring the total disbursements from this fund to approximately \$99.6 million of the \$140 million authorized for this program.

The second item Mr. Janese presented involved a contract amendment with Market Ventures, Inc. for project implementation and support services for the Niagara Falls City Market project. He advised Market Ventures was competitively selected to provide outreach concept designs, a site plan and a final business report for the project last year. He stated they are now ready to move forward into a formal design process with the aim to start implementing the business plan.

Mr. Janese noted that the proposed amendment will be for a period of 24 months in an

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amount not to exceed \$171,143, bringing the new contract term to 42 months in an amount not to exceed \$700,132.

The third item Mr. Janese presented involved entering into a contract with the Center for Regional Strategies for Western New York Planning and Implementation Support Services in the amount of \$350,000 per year for a four-year term for a total contract amount of \$1.4 million.

Mr. Janese explained that the Center will provide ESD with planning and implementation support services associated with a series of ongoing Western New York projects and program implementations of the East Side Corridors Economic Development Fund, the Regional Revitalization Partnership, Niagara Falls Strategic Economic Development Fund, the Buffalo Fund and the annual planning and reporting associated with the Western New York Regional Economic Development Council.

The fourth item Mr. Janese presented involved entering into a contract with Applied Business Software, Inc. for cloud-based loan servicing software solutions to provide licensing, hosting and support for the upgraded loan servicing software that will enable ESD's Portfolio Management Group to service the loan portfolio.

Mr. Janese noted that the loan portfolio is comprised of loans issued by ESD, the New York Job Development Authority and Empire State New Market Corporation.

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Mr. Janese further noted that the contract will be for a term of five-years with an option to be extended for an additional five-year term. He advised the cost will cover the term of the contract, the additional optional term and will not exceed \$365,500.

The final item Mr. Janese presented involved providing Conditional Adult Use Retail Dispensary (“CAURD”) licenses to the first retail dispensaries to open for adult-use Cannabis sales in New York State to be used for startup costs throughout the State.

Mr. Janese explained that the program will be provided \$5 million from a Fiscal Year 2019-2020 New York State budget appropriation and will be administered by ESD in partnership with the New York State Office of Cannabis Management. He further explained ESD is seeking to enter into a contract with Geocko, Inc. d/b/a FORWARD, a third-party grant administrator, which will review applications with enhanced security and algorithms to reduce program costs and maximize the grant awards to eligible card licensees for a contract amount not to exceed \$320,000.

Mr. Janese noted that the contract is not expected to exceed a duration of one year and it is anticipated that the program will be completed by October 1, 2025.

Following the full presentation, the Chair called for questions or comments from the Directors. Hearing none, noting that no comments were received from the public regarding this item, and stating Director Martin was recused from this item, upon motion duly made and seconded, the following Resolutions were unanimously adopted:

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Statewide – New York State Electric Generation Facility Cessation Mitigation Program -  
Authorization to Make Statutory Payments and to Take Related Actions

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BE IT RESOLVED, that on the basis of the materials presented to this meeting, a copy of which is hereby ordered filed with the records of the Corporation (the "Materials"), relating to the Electric Generation Facility Cessation Mitigation Program ("the Program") payments identified below, the President and Chief Executive Officer or her designee(s) be, and each of them hereby is, authorized to make the payments as set forth below from the Electric Generation Facility Cessation Mitigation Program, for the purposes and substantially on the terms and conditions set forth in the Materials and the Program guidelines, with such changes as the President and Chief Executive Officer or her designee(s) may deem appropriate, subject to the availability of funds:

| <b>Project #</b> | <b>Applicant</b>               | <b>Facility</b>             | <b>Closure Date</b> | <b>Revenue Loss</b> | <b>County</b> | <b>Proposed Payment Amount</b> |
|------------------|--------------------------------|-----------------------------|---------------------|---------------------|---------------|--------------------------------|
| 134,259          | Barker Central School District | Somerset Operating Co., LLC | March 31, 2020      | 93%                 | Niagara       | \$1,641,445.45                 |
| 135,504          | Niagara County                 | Somerset Operating Co., LLC | March 31, 2020      | 77%                 | Niagara       | \$521,545.75                   |
| 134,264          | Town of Somerset               | Somerset Operating Co., LLC | March 31, 2020      | 89%                 | Niagara       | \$245,579.20                   |

and be it further

RESOLVED, that the President and Chief Executive Officer of the Corporation or her designee(s) be, subsequent to making payments, and each of them hereby is, authorized to take such actions and make such modifications to the terms of the payments as she or he may deem necessary or appropriate in the administration of the payments; and be it further

RESOLVED, that the provision of ESD financial assistance is expressly contingent upon receipt of all other necessary approvals; and be it further

RESOLVED, that the President and Chief Executive Officer or her designee(s) be, and each of them hereby is, authorized in the name and on behalf of the Corporation to execute and deliver any and all documents and to take all actions as she or he may in her or his sole discretion consider to be necessary or proper to effectuate the foregoing resolutions.

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NEW YORK STATE URBAN DEVELOPMENT CORPORATION D/B/A EMPIRE STATE DEVELOPMENT - Procurement of Program Administration Consultant Services – Niagara Falls City Market - Project Implementation and Support Services (Niagara County) - Authorization to Enter into a Contract Amendment with Market Ventures, Inc. for Project Implementation and Support Services; and Authorization to Take Related Actions

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BE IT RESOLVED, that upon the basis of the materials presented to this meeting (the “Materials”), a copy of which is hereby ordered filed with the records of the Corporation, the Corporation hereby finds Market Ventures, Inc. to be responsible; and be it further

RESOLVED, that the Corporation is hereby authorized to enter into a contract amendment with Market Ventures, Inc. in an additional amount not to exceed ONE HUNDRED SEVENTY-ONE THOUSAND ONE HUNDRED FORTY-THREE DOLLARS (\$171,143) for the purposes and services, and substantially on the terms and conditions, set forth in the Materials; and be it further

RESOLVED, that the President and Chief Executive Officer of the Corporation or her designee(s) be, and each of them hereby is, authorized to take such action and execute such documents as may be necessary or appropriate to carry out the foregoing resolution.

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NEW YORK STATE URBAN DEVELOPMENT CORPORATION D/B/A EMPIRE STATE DEVELOPMENT – Strategic Planning Support and Associated Services – Western New York (“WNY”) Regional Office - Authorization to Enter into a Contract with the Center for Regional Strategies for Western New York Planning and Support Services; and Authorization to Take Related Actions

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BE IT RESOLVED, that upon the basis of the materials presented to this meeting (the “Materials”), a copy of which is hereby ordered filed with the records of the Corporation, the Corporation hereby finds the Center for Regional Strategies to be responsible; and be it further

RESOLVED, that the Corporation is hereby authorized to enter into a contract with the Center for Regional Strategies in an annual amount not to exceed THREE HUNDRED FIFTY THOUSAND (\$350,000) for a total amount not exceeding ONE MILLION FOUR HUNDRED THOUSAND (\$1,400,000) for a term of four years (48 months), and not to exceed ONE MILLION SEVEN HUNDRED FIFTY THOUSAND (\$1,750,000) with an option for one, one-year (12-month) extension subject to performance and availability of funds, for the purposes and services, and substantially on the terms and conditions, set forth in the Materials; and be it further

RESOLVED, that the President of the Corporation or her designee be, and each of them hereby is, authorized to take such action and execute such documents as may be necessary or appropriate to carry out the foregoing resolution.

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NEW YORK STATE URBAN DEVELOPMENT CORPORATION d/b/a/ EMPIRE STATE DEVELOPMENT - Portfolio Management Loan Servicing Software - Authorization to Enter into a Contract for a Cloud-Based Loan Servicing Software Solutions; and Authorization to Take Related Actions

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BE IT RESOLVED, that upon the basis of the materials presented to this meeting (the “Materials”), a copy of which is hereby ordered filed with the records of the Corporation, the Corporation hereby finds Applied Business Software, Inc. to be responsible; and be it further

RESOLVED, that the Corporation is hereby authorized to enter into a contract with Applied Business Software, Inc. for an amount not to exceed THREE HUNDRED SIXTY-FIVE THOUSAND FIVE HUNDRED DOLLARS (\$365,500) for the purposes and services, and substantially on the terms and conditions, set forth in the Materials; and be it further

RESOLVED, that the President and Chief Executive Officer of the Corporation or her designee(s) be, and each of them hereby is, authorized to take such action and execute such documents as may be necessary or appropriate to carry out the foregoing resolution.

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NEW YORK STATE URBAN DEVELOPMENT CORPORATION D/B/A EMPIRE STATE DEVELOPMENT - New York State Conditional Adult Use Retail Dispensary (“CAURD”) Grant Program - Authorization to Enter into a Contract for Third-Party Grant Administrator Services and to Take Related Actions

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BE IT RESOLVED, that upon the basis of the materials presented to this meeting (the “Materials”), a copy of which is hereby ordered filed with the records of the Corporation, the Corporation hereby finds Geocko, Inc., d/b/a FORWARD to be responsible; and be it further

RESOLVED, that the Corporation is hereby authorized to enter into a contract with Geocko, Inc., d/b/a FORWARD in an amount not to exceed THREE HUNDRED TWENTY THOUSAND (\$320,000) for the purposes and services, and substantially on the terms and conditions, set forth in the Materials; and be it further

RESOLVED, that the President and Chief Executive Officer of the Corporation or her designee(s) be, and each of them hereby is, authorized to take such action and execute such documents as may be necessary or appropriate to carry out the foregoing resolution.

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Noting there was no further business, the meeting was adjourned at 11:30 a.m.

Respectfully submitted,

Debbie Royce

Corporate Secretary