

City of Troy Industrial Development Authority

February 13, 2015

10:35 AM

Meeting Minutes

Present: Kevin O'Bryan, Bill Dunne, Steve Bouchey, Paul Carroll, Tina Urzan, Hon. Dean Bodnar, Lisa Kyer and Hon. Robert Doherty

Absent: Lou Anthony

Also in attendance: Justin Miller, Tim O'Bryne, Jeff Buell, Kathy Cietek, Tom Rossi, Selena Skiba, Ken Crowe, and Denee Zeigler

The Chairman called the meeting to order at 10:35 a.m.

- I. Public Hearing - The Ironworks, HVCC student Housing
(please see attached Public Hearing Agenda for minutes)
- II. Minutes from the January 13, 2015 board meeting

The board reviewed the minutes from the January 13, 2015 board meeting.

Hon. Bob Doherty made a motion to approve the minutes for the January 13, 2015 board meeting.

Lisa Kyer seconded the motion, motion carried.

- III. The Ironworks Authorizing Resolution

Bill Dunne advised the authorizing resolution in from of them is for The Ironworks project that was discussed at the beginning of the meeting. Mr. Miller advised the resolution would authorize the lease/leaseback and PILOT agreement. Mr. Miller asked about the timing of the closing. Mr. Buell advised in about two to three months. The Chairman asked if there were any other questions. (See attached Authorizing Resolution 02/15 #1)

Paull Carroll made a motion to approve the Authorizing Resolution for The Ironworks.

Hon. Dean Bodnar seconded the motion, motion carried.

- IV. South Lake Avenue Associates

Mr. Dunne introduced Tom Rossi to the board members. He explained that Mr. Rossi is also one of the principals of Redburn Development who have recently completed the River Street Lofts project on River Street and one of the principles of Massive Mesh which is working to provide wireless services to Downtown Troy.

Mr. Rossi talked to the board about his current project on the corner of South Lake Avenue and Prout Avenue. He advised that the 20 unit property is the typical neglected foreclosure property and they had been looking at it for about a

year before purchasing the property in November. Mr. Rossi noted that there are a lot of current tenant and maintenance issues but the area is really nice and the complex has a lot of potential. Mr. Rossi noted that there is a strong demand in that area for apartments for the everyday person. He advised that he has been working with the City Assessor to reduce the assessment to align with the appraisal and purchase price. Mr. Rossi advised they are looking for assistance from the IDA to assist in freezing the assessment over the next 10 years so they can move forward with the financing. Mr. Rossi spoke about the work that has been done to date on the two properties. He added that the apartments on Prout are a little higher end at \$1000 a month and the apartments on South Lake will be about \$800-\$1000 a month.

Hon. Dean Bodnar asked about the term of the PILOT. Mr. Dunne advised it is an eight year PILOT. Mr. Rossi advised that the mortgage recording tax and sales tax will also be a great assistance to the project. Mr. Bodnar asked if there would be an onsite manager for the properties. Mr. Rossi advised that they have four employees through their construction management property that will not be on site, but available as needed and on demand. Mr. Bodnar noted that part of the IDA's mission is to promote economic development and create jobs. Mr. Rossi advised that we may have to add on additional staff and we are based in Troy. Mr. Dean spoke about the background and history of the apartment complex. Mr. Rossi spoke about the plan to keep the complex occupied as they work through the apartments. He advised that they will be using their own construction crew and estimated about \$15,000-\$20,000 to be going into each apartment. Mr. Bodnar asked about the type of apartments. Mr. Rossi advised most are two bedrooms and there are a couple one and three bedrooms. He also added that landscaping will be done to compliment the surrounding neighborhood. Mr. Bodnar advised that after the eight years the taxes will be up to the full amount.

Mrs. Urzan also noted the concern about not creating employment. The Chairman spoke about the history of the apartment complex and noted its ups and downs over the years. Mr. Rossi advised that this will be a long term project that will help to turn the neighborhood around and they are going to work on rebranding the property. The Chairman agreed. Mr. Bouchey asked about the details on working around the current tenants. Mr. Rossi advised that 2 Prout is almost done and then they will continue to work in the South Lake Apartments little by little. He advised it will take two tenant cycles before the apartments are completed and new tenants in place. Lisa Kyer asked if there would be an impact on the district. Mr. Rossi advised it shouldn't change much. He explained that about four or five units currently have kids. After the remodeling, the larger apartments will be able to accommodate kids, but probably not the two bedrooms. The Chairman advised that they will be voting on the initial project resolution at this time. (See attached Initial Resolution 02/15 #2)

Steve Bouchey made a motion to approve the initial project resolution for the South Lake Avenue Associates.

Hon. Dean Bodnar seconded the motion, motion carried.

V. Board Member Evaluations and Annual Disclosures

Bill Dunne reminded the board members to complete their evaluation and annual disclosures and advised copies are available if needed.

VI. Board member vacancy

Mr. Dunne introduced Kathy Cietek to the board members. Mr. Dunne advised that she will be filling the vacancy for the Troy School board and taking the place of Mary O'Neil. The City Council will vote on her appointment at the next City Council meeting. Mr. Dunne advised that there will be a board member training she will be required to complete. The board members all introduced themselves.

VII. Financials

Selena Skiba went through the current financials with the board. Mr. Skiba advised that the due from other governments section relates to the reimbursement grant we will be getting from the City for the Riverfront Park Access project. Unearned revenue relates to a prepayment for Beman Property Development. Mr. Dunne wanted to note the check for the easements for the Ingalls Avenue Development site. Mrs. Skiba advised that is noted on the last line.

The Chairman asked about the architectural/engineering expense. Mr. Dunne advised that item is for the payment to Architecture+ for design services and construction costs for the deck and stairs for the Riverfront Park Access project. He advised there are some railings and lights that will need to be installed. Mr. Dunne advised that they last step of the project will be done when the weather is warmer and it will be a treatment for the concrete to keep it from deteriorating over time.

Mrs. Skiba wanted to point out the payments for IBT on the last page. Mr. Miller advised we have reached out to them to catch up their payments and will take more action in the future if needed.

**Steve Bouchey made a motion to approve the financials.
Lisa Kyer seconded the motion, motion carried.**

VIII. Executive Sessions

**Steve Bouchey made a motion to enter into executive session to discuss staff and personnel issues.
Tina Urzan seconded the motion, motion carried.**

**Steve Bouchey made a motion to adjourn executive session.
Hon. Bob Doherty seconded the motion, motion carried.**

The board returned from executive session with no action taken.

IX. Adjournment

The IDA meeting was adjourned at 11:45 p.m.

**Hon. Dean Bodnar made the motion to adjourn the meeting.
Tina Urzan seconded the motion, motion carried.**

PUBLIC HEARING AGENDA
TROY INDUSTRIAL DEVELOPMENT AUTHORITY
IRONWORKS HOUSING LLC
February 13, 2015 AT 10:30 A.M.
CITY HALL, 433 RIVER STREET, 5TH FLOOR, TROY, NEW YORK 12180

Report of the public hearing of the Troy Industrial Development Authority (the “Authority”) regarding the Ironworks Housing LLC Project held on Friday February 13, 2015 at 10:30 a.m., at the Troy City Hall, located at 433 River Street, 5th Floor, Troy, New York 12180.

I. ATTENDANCE

Kevin O’Bryan, Authority Chairman
William Dunne, Authority CEO
Steve Bouchey, Board Member
Paul Carroll, Board Member
Tina Urzan, Board Member
Hon. Dean Bodnar, Board Member
Lisa Kyer, Board Member
Hon. Robert Doherty, Board Member
Justin S. Miller, Esq., Authority Transaction Counsel
Jeff Buell, Company Representative
Tim O’Byrne, Company Representative
Kathy Cietek, General Public
Tom Rossi, General Public
Selena Skiba, Dep. Comptroller for Authority
Ken Crowe, Times Union
Denee Zeigler, Acting Secretary

II. CALL TO ORDER: (Time: 10:30 a.m.). Kevin O’Bryan opened the hearing and Justin Miller read the following into the hearing record:

This public hearing is being conducted pursuant to Title 11 of Article 8 of the Public Authorities Law of the State of New York, as amended, and Chapter 759 of the Laws of 1967 of the State of New York, as amended (collectively, the “Act”). A Notice of Public Hearing describing the Project was published in *Troy Record*, a copy of which is attached hereto and is an official part of this transcript. A copy of the Application submitted by Ironworks Housing LLC to the Authority, along with a cost-benefit analysis, is available for review and inspection by the general public in attendance at this hearing.

III. PROJECT SUMMARY

OMNI HOUSING DEVELOPMENT LLC, for itself and/or on behalf of an entity to be formed including **IRONWORKS HOUSING LLC** (collectively, the “Company”), has requested the Authority’s assistance with a certain project (the “Project”) consisting of (i) the acquisition by the Authority of a leasehold interest in approximately 13 acres of real property

located at 45 Vandenberg Avenue at the corner of Morrison Avenue and Vandenberg Avenue, Troy, New York 12180 (the “Land”, being more particularly identified as a portion of TMID No. 112.69-1-10) and the existing site and infrastructure improvements located thereon being comprised of five (5) buildings containing approximately 91,793 square feet of space along with existing site improvements (the “Existing Improvements”), (ii) the demolition of portions of the Existing Improvements and the planning, design, engineering, construction, operation and maintenance upon the Land and around the Existing Improvements of a four (4) story residential facility including ninety-eight (98) units of rental residential housing, approximately 8,000 square feet of common area space, along with related exterior access and egress improvements, parking, curbage, site work and landscaping improvements (collectively, the “Improvements”), such Improvements to be known as “The Ironworks”, and (iii) the acquisition and installation by the Company in and around the Existing Improvements and Improvements of certain items of equipment and other tangible personal property necessary and incidental in connection with the Company’s development of the Project in and around the Land, Existing Improvements and Improvements (the “Equipment”, and collectively with the Land, the Existing Improvements and the Improvements, the “Facility”).

It is contemplated that the Authority will acquire a leasehold interest in the Facility and lease the Facility back to the Company. The Company will operate the Facility during the term of the leases. The Authority contemplates that it will provide financial assistance (the “Financial Assistance”) to the Company in the form of (a) a sales and use tax exemption for purchases and rentals related to the Project; (b) mortgage recording tax exemptions(s) related to financings undertaken by the Company to construct the Facility; and (c) a partial real property tax abatement structured through a PILOT Agreement. The foregoing Financial Assistance and the Authority’s involvement in the Project are being considered to promote the economic welfare and prosperity of residents of the City of Troy, New York. The Authority contemplates providing a PILOT Agreement with a term of Twenty (20) years providing for a fixed payment schedule.

IV. AGENCY COST-BENEFIT ANALYSIS:

The Company Application for Financial Assistance indicates a total project cost of approximately \$20,779,000. Based upon additional information provided by the Company, the Agency estimates the following amounts of financial assistance to be provided to the Company:

Mortgage Recording Tax Exemption	=	\$200,000.00
Sales and Use Tax Exemptions	=	\$800,000.00
Estimated PILOT Savings	=	\$6,276,394.50
Total estimated Financial Assistance	=	<u>\$7,276,394.50</u>
PILOT Payments		\$1,498,763.57
(All new revenue for exempt property)		

IV. SEQRA:

Hudson Valley Community College (the "HVCC"), as lead agency pursuant to the State Environmental Quality Review Act and regulations adopted pursuant thereto (collectively, "SEQRA"), previously reviewed the Project and adopted a negative declaration (the "Negative Declaration") with respect to the Project.

VI. PUBLIC COMMENTS

Company Representative Jeff Buell spoke briefly about the project and advised that all approvals have been received and the project has grown slightly to 130,000 square feet. Mr. Buell advised that asbestos abatement will begin soon and the target open date will be August 15, 2016. Mr. Buell explained that they have held six public meetings over the last several months. The Chairman asked how the community meetings went and if there were any concerns raised. Mr. Buell advised that the neighborhood was excited to have the building occupied and they were mostly concerned with the traffic. Hon. Bob Doherty asked about the PILOT schedule. Mr. Dunne distributed one to the board members for review. Justin Miller noted that the property has been historically exempt and this project will generate taxes for the first time. Mr. Buell also emphasized that point and noted that this PILOT is slightly higher than some of the other student housing projects. Hon. Dean Bodnar asked about the term of the PILOT. Mr. Buell advised it will be a 20 year PILOT. Lisa Kyer asked about the process of reimbursing the school districts. Mr. Miller explained the process of the IDA receiving the full payment and then reimbursing the school districts. Ms. Kyer asked if it was a fixed amount. Mr. Miller advised yes, with some step ups. Mr. Dunne advised that this PILOT is modeled after the City Station South project. The PILOT will be based on the number of units rather than a dollar value with a bump every five years. Mr. Buell advised it will increase every year with a bump every five years. The Chairman noted that this will be the first time that there will be money coming in for this property. Steve Bouchey asked about the decision to make the PILOT 20 years. Mr. Dunne advised it is in line with their financing. The Chairman asked how this student housing will be different than the others surrounding the school. Mr. Buell advised that that this building will be different than the others because it will have five, full time, building staff on site at all times, overnight security, one cost per month that will include all necessities and there will also be parking and common space. Mr. Buell advised that community colleges are not allowed to have housing so they rely on projects like this to provide the service. Bob Doherty wanted to note that this project is important especially because it will be added to the tax rolls for the first time. The Chairman asked if there were any other questions. No additional questions or comments.

VII. ADJOURNMENT

As there were no comments, the public hearing was closed at 11:10 a.m.

PROJECT AUTHORIZING RESOLUTION
(Ironworks Housing LLC Project)

A regular meeting of the Troy Industrial Development Authority (the “Authority”) was convened on February 13, 2015, at 10:30 a.m., local time, at 433 River Street, 5th Floor, Troy, New York 12180.

The meeting was called to order by the Chairman and, upon roll being called, the following members of the Authority were:

<u>MEMBER</u>	<u>PRESENT</u>	<u>ABSENT</u>
Kevin O’Bryan	X	
Hon. Dean Bodnar	X	
Hon. Robert Doherty	X	
Steve Bouchey	X	
Louis Anthony		X
Paul Carroll	X	
Lisa Kyer	X	
Tina Urzan	X	

The following persons were ALSO PRESENT: Justin Miller, Tim O’Bryne, Jeff Buell, Kathy Cietek, Tom Rossi, Selena Skiba, Ken Crowe, and Denee Zeigler

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to a proposed project for the benefit of Ironworks Housing LLC.

On motion duly made by Paul Carroll and seconded by Hon. Dean Bodnar, the following resolution was placed before the members of the Troy Industrial Development Authority:

Member	Aye	Nay	Abstain	Absent
Kevin O’Bryan	X			
Hon. Dean Bodnar	X			
Hon. Robert Doherty	X			
Steve Bouchey	X			
Louis Anthony				X
Paul Carroll	X			
Lisa Kyer	X			
Tina Urzan	X			

Resolution No. 02/15 #1

RESOLUTION OF THE TROY INDUSTRIAL DEVELOPMENT AUTHORITY (THE "AUTHORITY") (i) AUTHORIZING THE UNDERTAKING OF A CERTAIN PROJECT (AS FURTHER DEFINED HEREIN) FOR THE BENEFIT OF OMNI HOUSING DEVELOPMENT LLC ON BEHALF OF IRONWORKS HOUSING LLC OR AN ENTITY TO BE FORMED (THE "COMPANY") IN CONNECTION WITH A CERTAIN PROJECT; (ii) ADOPTING FINDINGS PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT ("SEQRA") WITH RESPECT TO THE PROJECT; AND (iv) AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS AND AGREEMENTS RELATING TO THE PROJECT

WHEREAS, by Title 11 of Article 8 of the Public Authorities Law of the State of New York, as amended, and Chapter 759 of the Laws of 1967 of the State of New York, as amended (hereinafter collectively called the "Act"), the **TROY INDUSTRIAL DEVELOPMENT AUTHORITY** (hereinafter called the "Authority") was created with the authority and power to own, lease and sell property for the purpose of, among other things, acquiring, constructing and equipping industrial, manufacturing and commercial facilities as authorized by the Act; and

WHEREAS, **OMNI HOUSING DEVELOPMENT LLC**, for itself and/or on behalf of an entity to be formed including **IRONWORKS HOUSING LLC** (collectively, the "Company") **IRONWORKS HOUSING LLC** (the "Company"), has requested the Authority's assistance with a certain project (the "Project") consisting of (i) the acquisition by the Authority of a leasehold interest in approximately 13 acres of real property located at 45 Vandenburg Avenue at the corner of Morrison Avenue and Vandenburg Avenue, Troy, New York 12180 (the "Land", being more particularly identified as a portion of TMID No. 112.69-1-10) and the existing site and infrastructure improvements located thereon being comprised of five (5) buildings containing approximately 91,793 square feet of space along with existing site improvements (the "Existing Improvements"), (ii) the demolition of portions of the Existing Improvements and the planning, design, engineering, construction, operation and maintenance upon the Land and around the Existing Improvements of a four (4) story residential facility including ninety-eight (98) units of rental residential housing, approximately 8,000 square feet of common area space, along with related exterior access and egress improvements, parking, curbage, site work and landscaping improvements (collectively, the "Improvements"), such Improvements to be known as "The Ironworks", and (iii) the acquisition and installation by the Company in and around the Existing Improvements and Improvements of certain items of equipment and other tangible personal property necessary and incidental in connection with the Company's development of the Project in and around the Land, Existing Improvements and Improvements (the "Equipment", and collectively with the Land, the Existing Improvements and the Improvements, the "Facility"); and

WHEREAS, by resolution adopted June 13, 2014 (the "Initial Project Resolution"), the Authority (i) accepted the Application submitted by the Company, (ii) authorized the scheduling, notice and conduct of a public hearing with respect to the Project (the "Public Hearing"), and

(iii) described the forms of financial assistance being contemplated by the Authority with respect to the Project (the “Financial Assistance”, as more fully described herein); and

WHEREAS, pursuant to the Initial Project Resolution, the Authority duly scheduled, noticed and conducted the Public Hearing at 10:30 a.m. on February 9, 2015, whereat all interested persons were afforded a reasonable opportunity to present their views, either orally or in writing on the location and nature of the Facility and the proposed Financial Assistance to be afforded the Company in connection with the Project (a copy of the Minutes of the Public Hearing, proof of publication and delivery of Notice of Public Hearing and Contemplated Deviation being attached hereto as **Exhibit A**); and

WHEREAS, pursuant to application by the Company, Hudson Valley Community College (“HVCC”), as lead agency pursuant to the State Environmental Quality Review Act and regulations adopted pursuant thereto (collectively, “SEQRA”), previously reviewed the Project and adopted a negative declaration (the “Negative Declaration”) with respect to the Project, a copy of which is attached hereto as **Exhibit B**; and

WHEREAS, the Authority and Company have negotiated a lease agreement (the “Lease Agreement”), related Leaseback Agreement (the “Leaseback Agreement”) and related payment-in-lieu-of-tax agreement (the “PILOT Agreement”), and, subject to the conditions set forth within this resolution, it is contemplated that the Authority will (i) acquire a leasehold interest in the Land and Existing Improvements pursuant to the Lease Agreement, (ii) appoint the Company agent of the Authority to undertake the Project and lease the Land, Existing Improvements, Improvements and Equipment constituting the Facility to the Company for the term of the Leaseback Agreement and PILOT Agreement, and (ii) provide certain forms of Financial Assistance to the Company, including (a) mortgage recording tax exemption(s) relating to one or more financings secured in furtherance of the Project; (b) a sales and use tax exemption for purchases and rentals related to the construction and equipping of the Project; and (c) a partial real property tax abatement structured through the PILOT Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE TROY INDUSTRIAL DEVELOPMENT AUTHORITY AS FOLLOWS:

Section 1. The Company has presented an application in a form acceptable to the Authority. Based upon the representations made by the Company to the Authority in the Company's application and in related correspondence, the Authority hereby finds and determines that:

(A) By virtue of the Act, the Authority has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(B) The Authority has the authority to take the actions contemplated herein under the Act; and

(C) The action to be taken by the Authority will induce the Company to develop the Project, thereby increasing employment opportunities in the City of Troy, New York, and otherwise furthering the purposes of the Authority as set forth in the Act; and

(D) The Project will not result in the removal of a commercial, industrial, or manufacturing plant of the Company or any other proposed occupant of the Project from one area of the State of New York (the "State") to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the Authority hereby finds that, based on the Company's application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries; and

(E) The Authority has reviewed the Negative Declaration adopted by HVCC and determined the Project involves a Type I as said term is defined under SEQRA. The review is uncoordinated. Based upon the review by the Authority of the Negative Declaration, related Environmental Assessment Form (the "EAF") and related documents delivered by the Company to the Authority and other representations made by the Company to the Authority in connection with the Project, the Authority hereby ratifies the SEQRA determination made by HVCC and the Authority further finds that (i) the Project will result in no major impacts and, therefore, is one which may not cause significant damage to the environment; (ii) the Project will not have a "significant effect on the environment" as such quoted terms are defined in SEQRA; and (iii) no "environmental impact statement" as such quoted term is defined in SEQRA, need be prepared for this action. This determination constitutes a negative declaration in connection with the Authority's sponsorship and involvement with the Project for purposes of SEQRA.

Section 2. The Authority hereby accepts the Minutes of the Public Hearing and approves the provision of the proposed Financial Assistance to the Company, including (i) a sales and use tax exemption for materials, supplies and rentals acquired or procured in furtherance of the Project by the Company as agent of the Authority; (ii) mortgage recording tax exemption(s) in connection with secured financings undertaken by the Company in furtherance of the Project; and (iii) an abatement or exemption from real property taxes levied against the Land and Facility pursuant to a PILOT Agreement.

Section 3. Subject to the Company executing the Leaseback Agreement and/or a related Agent Agreement, along with the delivery to the Authority of a binder, certificate or other evidence of liability insurance policy for the Project satisfactory to the Authority, the Authority hereby authorizes the undertaking of the Project, including the acquisition of a leasehold interest in the Land and Existing Improvements pursuant to the Lease Agreement and related recording documents, the form and substance of which shall be approved as to form and content by counsel to the Authority. Subject to the within conditions, the Authority further authorizes the execution and delivery of the Leaseback Agreement, wherein the Company is authorized to undertake the construction and equipping of the Improvements and hereby appoints the Company as the true and lawful agent of the Authority: (i) to acquire, construct and equip the Improvements and acquire and install the Equipment; (ii) to make, execute, acknowledge and deliver any contracts,

orders, receipts, writings and instructions, as the stated agent for the Authority with the authority to delegate such agency, in whole or in part, to agents, subagents, contractors, and subcontractors of such agents and subagents and to such other parties as the Company chooses; and (iii) in general, to do all things which may be requisite or proper for completing the Project, all with the same powers and the same validity that the Authority could do if acting in its own behalf.

Based upon the representation and warranties made by the Company the Application, the Authority hereby authorizes and approves the Company, as its agent, to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax in an amount up to **\$10,000,000.00**, which result in New York State and local sales and use tax exemption benefits (“sales and use tax exemption benefits”) not to exceed **\$800,000.00**. The Authority agrees to consider any requests by the Company for increase to the amount of sales and use tax exemption benefits authorized by the Authority upon being provided with appropriate documentation detailing the additional purchases of property or services, and, to the extent required, the Authority authorizes and conducts any supplemental public hearing(s).

Pursuant to Section 1963-b of the Act, the Authority may recover or recapture from the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, any sales and use tax exemption benefits taken or purported to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, if it is determined that: (i) the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, is not entitled to the sales and use tax exemption benefits; (ii) the sales and use tax exemption benefits are in excess of the amounts authorized to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project; (iii) the sales and use tax exemption benefits are for property or services not authorized by the Authority as part of the Project; (iv) the Company has made a material false statement on its application for financial assistance; (v) the sales and use tax exemption benefits are taken in cases where the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project fails to comply with a material term or condition to use property or services in the manner approved by the Authority in connection with the Project; and/or (vi) the Company obtains mortgage recording tax benefits and/or real property tax abatements and fails to comply with a material term or condition to use property or services in the manner approved by the Authority in connection with the Project (collectively, items (i) through (vi) hereby defined as a “Recapture Event”).

As a condition precedent of receiving sales and use tax exemption benefits, mortgage recording tax exemption benefits, and real property tax abatement benefits, the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, must (i) if a Recapture Event determination is made by the Authority, cooperate with the Authority in its efforts to recover or recapture any sales and use tax exemption benefits, mortgage recording tax benefits and/or real property tax abatements abatement benefits, and (ii) promptly pay over any such amounts to the Authority that the Authority demands, if and as so required to be paid over as determined by the Authority.

Section 4. The Chairman, Vice Chairman, and/or Executive Director/Chief Executive Officer of the Authority are hereby authorized, on behalf of the Authority, to execute, deliver (A) the Lease Agreement, pursuant to which the Company will lease its interest in the Land, Existing Improvements, Improvements and Equipment constituting the Facility to the Authority, (B) the Leaseback Agreement, pursuant to which the Authority will lease its interest in the Land, Existing Improvements, Improvements and Equipment constituting the Facility back to the Company, (C) the PILOT Agreement pursuant to which the Company shall be required to make certain PILOT Payments to the Authority for the benefit of the Affected Taxing Jurisdictions (along with a related PILOT Mortgage Agreement, or in the discretion of the Executive Director, a sufficient guaranty of performance under the Leaseback Agreement and PILOT Agreement), and (C) related documents, including, but not limited to, Sales Tax Exemption Letter(s), Bills(s) of Sale and related instruments; provided the rental payments under the Leaseback Agreement include payments of all costs incurred by the Authority arising out of or related to the Project and indemnification of the Authority by the Company for actions taken by the Company and/or claims arising out of or related to the Project.

Section 5. The Chairman, Vice Chairman and/or the Executive Director/Chief Executive Officer of the Authority are hereby further authorized, on behalf of the Authority, and to the extent necessary, to execute and deliver any mortgage, assignment of leases and rents, security agreement, UCC-1 Financing Statements and all documents reasonably contemplated by these resolutions or required by any lender identified by the Company (the "Lender") up to a maximum principal amount necessary to undertake the Project and/or finance/refinance acquisition and Project costs, equipment and other personal property and related transactional costs, and, where appropriate, the Secretary or Assistant Secretary of the Authority is hereby authorized to affix the seal of the Authority to the Authority Documents and to attest the same, all with such changes, variations, omissions and insertions as the Chairman, Vice Chairman and/or the Executive Director/Chief Executive Officer of the Authority shall approve, the execution thereof by the Chairman, Vice Chairman or the Executive Director/Chief Executive Officer of the Authority to constitute conclusive evidence of such approval; provided, in all events, recourse against the Authority is limited to the Authority's interest in the Project.

Section 6. The officers, employees and agents of the Authority are hereby authorized and directed for and in the name and on behalf of the Authority to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Authority with all of the terms, covenants and provisions of the documents executed for and on behalf of the Authority.

Section 7. These Resolutions shall take effect immediately.

SECRETARY'S CERTIFICATION

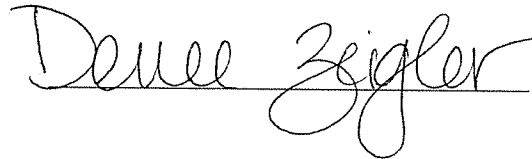
STATE OF NEW YORK)
COUNTY OF RENSSELAER)

I, Denee Zeigler, the undersigned, Acting Secretary of the Troy Industrial Development Authority (the "Authority"), do hereby certify that I have compared the foregoing extract of the minutes of the meeting of the members of the Authority, including the Resolution contained therein, held on February 13, 2015, with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Authority had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Authority present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Authority this 13th day of February, 2015.



(SEAL)

EXHIBIT A
PUBLIC HEARING MATERIALS

EXHIBIT B
SEQRA MATERIALS

INITIAL PROJECT RESOLUTION
(South Lake Avenue Assoc., LLC Project)

A regular meeting of the Troy Industrial Development Authority (the “Authority”) was convened on February 13, 2015, at 10:30 a.m., local time, at 433 River Street, Troy, New York 12180.

The meeting was called to order by the Chairman and, upon roll being called, the following members of the Authority were:

<u>MEMBER</u>	<u>PRESENT</u>	<u>ABSENT</u>
Kevin O’Bryan	X	
Hon. Dean Bodnar	X	
Hon. Robert Doherty	X	
Steve Bouchey	X	
Louis Anthony		X
Paul Carroll	X	
Lisa Kyer	X	
Tina Urzan	X	

The following persons were ALSO PRESENT: Justin Miller, Tim O’Bryne, Jeff Buell, Kathy Cietek, Tom Rossi, Selena Skiba, Ken Crowe, and Denee Zeigler

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to a proposed project for the benefit of South Lake Avenue Assoc., LLC.

On motion duly made by Steve Bouchey and seconded by Hon. Dean Bodnar, the following resolution was placed before the members of the Troy Industrial Development Authority:

Member	Aye	Nay	Abstain	Absent
Kevin O’Bryan	X			
Hon. Dean Bodnar	X			
Hon. Robert Doherty	X			
Steve Bouchey	X			
Louis Anthony				X
Paul Carroll	X			
Lisa Kyer	X			
Tina Urzan	X			

Resolution No. 02/15 #2

RESOLUTION OF THE TROY INDUSTRIAL DEVELOPMENT AUTHORITY (THE "AUTHORITY") (i) ACCEPTING THE APPLICATION OF SOUTH LAKE AVENUE ASSOC., LLC (THE "COMPANY") IN CONNECTION WITH A CERTAIN PROJECT (AS MORE FULLY DEFINED BELOW); (ii) AUTHORIZING THE SCHEDULING, NOTICE AND CONDUCT OF A PUBLIC HEARING WITH RESPECT TO THE PROJECT; AND (iii) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE AUTHORITY WITH RESPECT TO THE PROJECT

WHEREAS, by Title 11 of Article 8 of the Public Authorities Law of the State of New York, as amended, and Chapter 759 of the Laws of 1967 of the State of New York, as amended (hereinafter collectively called the "Act"), the **TROY INDUSTRIAL DEVELOPMENT AUTHORITY** (hereinafter called the "Authority") was created with the authority and power to own, lease and sell property for the purpose of, among other things, acquiring, constructing and equipping industrial, manufacturing and commercial facilities as authorized by the Act; and

WHEREAS, **SOUTH LAKE AVENUE ASSOC., LLC** (the "Company"), has requested the Authority's assistance with a certain project (the "Project") consisting of (i) the acquisition by the Authority of a leasehold or other interest in certain parcels of real property located at 46-48 South Lake Avenue and 2 Prout Ave, Troy, New York 12180 (the "Land", being more particularly identified as TMID Nos. 101.43-7-6 and 101.43-4-2) and the existing improvements located thereon, including 3 building structures comprised of approximately 16,600 square feet and 20 units of commercial apartments, along with related improvements (the "Existing Improvements"); (B) the renovation, reconstruction, refurbishing and equipping by the Company as agent of the Authority of the Existing Improvements, along with the installation and improvement of common areas, heating systems, plumbing, roofs, windows and other site and infrastructure improvements (collectively, the "Improvements"), all of the foregoing intended for the Company's ownership and operation of the Improvements as a commercial housing facility that will be leased by the Company to residential tenants; (C) the acquisition of and installation in and around the Land, Existing Improvements and Improvements of certain machinery, fixtures, equipment and other items of tangible personal property (the "Equipment" and, collectively with the Land, the Existing Improvements and the Improvements, the "Facility"); and (D) the lease of the Authority's interest in the Facility back to the Company; and

WHEREAS, pursuant to the Act, the Authority desires to adopt a resolution describing the Project and the Financial Assistance (as hereinafter defined) that the Authority is contemplating with respect to the Project; and

WHEREAS, it is contemplated that the Authority will (i) accept the Application submitted by the Company; (ii) approve the scheduling, notice and conduct of a Public Hearing with respect to the Project; and (iii) approve the negotiation, but not the execution or delivery, of certain documents in furtherance of the Project, as more fully described below.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE TROY INDUSTRIAL DEVELOPMENT AUTHORITY AS FOLLOWS:

Section 1. The Company has presented an application in a form acceptable to the Authority. Based upon the representations made by the Company to the Authority in the Company's application and in related correspondence, the Authority hereby finds and determines that:

(A) By virtue of the Act, the Authority has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(B) The Authority has the authority to take the actions contemplated herein under the Act; and

(C) The action to be taken by the Authority will induce the Company to develop the Project, and otherwise furthering the purposes of the Authority as set forth in the Act; and

(D) The Project will not result in the removal of a civic, commercial, industrial, or manufacturing plant of the Company or any other proposed occupant of the Project from one area of the State of New York (the "State") to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the Authority hereby finds that, based on the Company's application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries; and

Section 2. The proposed Financial Assistance being contemplated by the Authority includes (i) a sales and use tax exemption for materials, supplies and rentals acquired or procured in furtherance of the Project by the Company as agent of the Authority; (ii) mortgage recording tax exemption(s) in connection with secured financings undertaken by the Company in furtherance of the Project; and (iii) an abatement or exemption from real property taxes levied against the Land and Facility pursuant to a PILOT Agreement to be negotiated.

Section 3. The Chairman, Vice Chairman, and/or Executive Director/Chief Executive Officer of the Authority are hereby authorized, on behalf of the Authority, to schedule, notice and conduct a public hearing in compliance with the Act and negotiate (but not execute or deliver) the terms of (A) a Lease Agreement, pursuant to which the Company leases the Land and Existing Improvements to the Authority, (B) a related Leaseback Agreement, pursuant to which the Authority leases its interest in the Project back to the Company, (C) a PILOT Agreement, pursuant to which the Company agrees to make certain payments in-lieu-of real property taxes, and (D) related documents thereto; *provided* (i) the rental payments under the Leaseback Agreement include payments of all costs incurred by the Authority arising out of or related to the Project and indemnification of the Authority by the Company for actions taken by

the Company and/or claims arising out of or related to the Project and (ii) the terms of the PILOT Agreement are consistent with the Authority's Uniform Tax Exemption Policy or the procedures for deviation have been complied with.

Section 4. The officers, employees and agents of the Authority are hereby authorized and directed for and in the name and on behalf of the Authority to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Authority with all of the terms, covenants and provisions of the documents executed for and on behalf of the Authority.

Section 5. These Resolutions shall take effect immediately.

SECRETARY'S CERTIFICATION

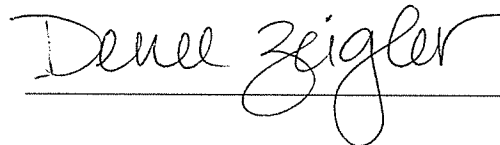
STATE OF NEW YORK)
COUNTY OF RENSSELAER)

I, Denee Zeigler, the undersigned, Acting Secretary, of the Troy Industrial Development Authority (the "Authority"), do hereby certify that I have compared the foregoing extract of the minutes of the meeting of the members of the Authority, including the Resolution contained therein, held on February 13, 2015, with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Authority had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Authority present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Authority this 13th day of February, 2015.



A handwritten signature in cursive script that reads "Denee Zeigler". The signature is written in black ink and is positioned above a solid horizontal line that serves as a baseline for the signature.

(SEAL)