

AMENDED FINAL APPROVING RESOLUTION

A regular meeting of the County of Oswego Industrial Development Agency was convened in public session on June 21, 2012, at 9:00 a.m., at 44 West Bridge Street, Oswego, New York.

The meeting was called to order by the Vice Chair and, upon the roll being duly called, the following members were:

PRESENT: Donald H. Kunzwiler, H. Leonard Schick, Morris Sorbello and
Gary T. Toth

ABSENT: Jonathan Daniels, Arthur W. Ospelt and Carolyn A. Rush

ALSO PRESENT: Kevin C. Caraccioli, David S. Dano and L. Michael
Treadwell

The following resolution was duly offered and seconded:

RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS BY THE AGENCY IN CONNECTION WITH A CERTAIN PROJECT UNDERTAKEN AT THE REQUEST OF LEEH, LLC

WHEREAS, the County of Oswego Industrial Development Agency (the “*Agency*”) is authorized and empowered by Title 1 of Article 18-A of the General Municipal Law of the State of New York (the “*State*”), as amended, together with Chapter 234 of the Laws of 1973 of the State of New York, as amended from time to time (collectively, the “*Act*”) to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial, research and recreation facilities, including industrial pollution control facilities, railroad facilities and certain horse racing facilities, for the purpose of promoting, attracting, encouraging and developing recreation and economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State, to improve their recreation opportunities, prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to grant “financial assistance” (as defined in the Act) in connection with the acquisition, construction and equipping of one or more “projects” (as defined in the Act); and

WHEREAS, LEEH, LLC, a New York limited liability company (the “*Company*”), submitted an application to the Agency on or about August 12, 2009 (“*Application*”), a copy of which is on file at the office of the Agency, requesting that the Agency consider undertaking a project (the “*Original Project*”) consisting of: (A) (i) the acquisition of a leasehold interest in an

approximate 2.26 acre parcel of vacant land located at 247 West Utica Street, City of Oswego, Oswego County (the “**Parcel**”); (ii) the construction of a four (4) story approximate 28,746 square foot building to house a fifteen (15) unit residential apartment facility for use as student housing including a common room, fitness center, entertainment room, recreation room and vending area; the construction of an access drive, paved parking areas and storm water management facilities (collectively, the “**Original Facility**”), all located on the Parcel; (iii) the acquisition of, and installation in, the Facility of various machinery, equipment and furnishings (collectively the “**Original Equipment**”) (the Parcel, Facility and Equipment are hereinafter collectively referred to as the “**Original Project Facility**”); (B) the granting of certain financial assistance in the form of exemption from real property tax, mortgage recording tax and sales and use taxation, as well as a loan from the Agency’s Economic Development Fund in an amount not to exceed \$252,000 (collectively the “**Original Financial Assistance**”); and (C) the lease of the Project Facility by the Agency pursuant to a lease agreement and the sublease of the Project Facility back to the Company pursuant to a sublease agreement; and

WHEREAS, following submission of its Application and the October 23, 2009 public hearing, the Company requested changes to the Original Project such that the project (the “**Project**”) shall now consist of the following: (A) (i) the acquisition of a leasehold interest in an approximate 2.26 acre parcel of vacant land located at 247 West Utica Street, City of Oswego, Oswego County (the “**Land**”); (ii) the construction of a three (3) story approximate 30,000 square foot building to house an approximate eighteen (18) unit residential apartment facility for use as student housing including a common room, fitness center, entertainment room, recreation room and vending area; the construction of an access drive, paved parking areas and storm water management facilities (collectively, the “**Facility**”), all located on the Land; (iii) the acquisition of, and installation in, the Facility of various machinery, equipment and furnishings (collectively the “**Equipment**”) (the Land, Facility and Equipment are hereinafter collectively referred to as the “**Project Facility**”); (B) the granting of certain financial assistance in the form of exemption from real property tax, mortgage recording tax and sales and use taxation, as well as a loan from the Agency’s Economic Development Fund in an amount not to exceed \$325,000 (collectively the “**Financial Assistance**”); and (C) the lease of the Project Facility by the Agency pursuant to a lease agreement and the sublease of the Project Facility back to the Company pursuant to a sublease agreement.

WHEREAS, the Agency conducted a public hearing with respect to the Project and the proposed Financial Assistance on April 19, 2012 pursuant to Section 859-a of the Act, notice of which was published on April 5, 2012 in the Palladium Times, a newspaper of general circulation in the County of Oswego, New York and given to the chief executive officers of the affected tax jurisdictions by letter dated April 3, 2012; and

WHEREAS, the Company also requested that the Agency consider a payment in lieu of tax (“**PILOT**”) schedule in accordance with the Agency’s Uniform Tax Exemption Policy (“**UTE**”); and

WHEREAS, pursuant to SEQRA, the Agency is required to make a determination with respect to the environmental impact of any “action” (as defined by SEQRA) to be taken by the

Agency and the approval of the Project and grant of Financial Assistance constitute such an action; and

WHEREAS, the City of Oswego, acting as lead agency for the purpose of a coordinated review, determined that the 2009 Project will not have a significant adverse impact on the environment and issued a negative declaration on January 19, 2010 (“*2010 Negative Declaration*”); and

WHEREAS, the Modification now being considered by the Agency does not amount to a significant change from the 2009 Project, and therefore further review under SEQRA and amendment of the 2010 Negative Declaration shall not be required; and

WHEREAS, the Agency adopted a resolution on March 8, 2012 (the “*Amended Initial Resolution*”) entitled:

RESOLUTION DETERMINING THAT THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF A COMMERCIAL FACILITY AT THE REQUEST OF LEEH, LLC, A NEW YORK LIMITED LIABILITY COMPANY, FOR USE AS A STUDENT HOUSING COMPLEX CONSTITUTES A PROJECT; DESCRIBING THE FINANCIAL ASSISTANCE REQUESTED IN CONNECTION THEREWITH AND AUTHORIZING A PUBLIC HEARING

which resolution is in full force and effect and has not been amended or modified;

WHEREAS, the Agency adopted a resolution on June 21, 2012 (the “*Amended Inducement Resolution*”) entitled:

RESOLUTION UNDERTAKING THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF A CERTAIN PROJECT, APPOINTING LEEH, LLC AGENT OF THE AGENCY FOR THE PURPOSE OF THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT, APPROVING FINANCIAL ASSISTANCE IN THE FORM OF REAL PROPERTY TAX, MORTGAGE RECORDING TAX, SALES AND USE TAX EXEMPTIONS, A LOAN FROM THE AGENCY’S ECONOMIC DEVELOPMENT FUND IN AN AMOUNT NOT TO EXCEED \$325,000 AND AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGREEMENT BETWEEN THE AGENCY AND LEEH, LLC

which resolution is in full force and effect and has not been amended or modified;

WHEREAS, the Agency adopted a resolution on June 21, 2012 (the “*Amended PILOT Resolution*”) entitled:

**RESOLUTION APPROVING A PAYMENT IN LIEU OF
TAX SCHEDULE AND AUTHORIZING THE EXECUTION
AND DELIVERY OF CERTAIN DOCUMENTS BY THE
AGENCY IN CONNECTION WITH A CERTAIN PROJECT
UNDERTAKEN AT THE REQUEST OF LEEH,**

which resolution is in full force and effect and has not been amended or modified.

NOW, THEREFORE, be it resolved by the members of the County of Oswego Industrial Development Agency, as follows:

Section 1. It is the policy of the State to promote the economic welfare, recreation opportunities and prosperity of its inhabitants and to actively promote, attract, encourage and develop recreation and economically sound commerce and industry for the purpose of preventing unemployment and economic deterioration. It is among the purposes of the Agency to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of certain facilities, including commercial facilities, and thereby advance the job opportunities, health, general prosperity and economic welfare of the people of the State and to improve their recreation opportunities, prosperity and standard of living.

Section 2. Based upon the representations and projections made by the Company to the Agency and after considering those representations, the Agency hereby makes the following findings and determinations:

- a) Ratifies the findings in its Initial, Inducement and PILOT Resolutions, as amended.
- b) The Modification does not amount to a significant change in the Project, and therefore further review under SEQRA and amendment of the 2010 Negative Declaration shall not be required.
- c) The granting of the Financial Assistance and approval of the requested PILOT schedule will be an inducement to the Company to develop the Project Facility in the City of Oswego, County of Oswego.
- d) The commitment of the Agency to provide Financial Assistance to the Company will enable the Company to acquire, construct and equip the Project Facility, provide increased employment opportunities and ensure the continued physical and financial viability of the Project.
- e) The acquisition, construction and equipping of the Project Facility will promote employment opportunities and help prevent economic deterioration in the City by the creation of both full and part-time jobs.

- f) The construction and operation of the Project Facility and the attendant promotion of the local economy will advance the job opportunities, health, prosperity and economic welfare of the people of the County of Oswego and the granting of the Financial Assistance is necessary to finance the costs of the acquisition, construction and development of the Project.
- g) The Project will not result in the removal of any commercial, industrial or manufacturing plant or facility of the Company or of any other proposed occupant of the Project Facility from one area of the State to another area of the State or in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project Facility located in the State, except as may be permitted by the Act.
- h) The Project is located in a highly distressed area.

Section 3. Subject to the conditions set forth in Section 4.02 of the Agreement (as defined in the Inducement Resolution), the Agency will (A) acquire a controlling interest in the Project Facility, (B) lease the Project Facility from the Company pursuant to a lease agreement between the Agency and the Company (the “***Company Lease***”) and sublease the Project Facility to the Company, pursuant to a sublease agreement which shall be consistent with this resolution and approved by the Chief Executive Officer or Chairperson of the Agency upon the advice of counsel to the Agency (the “***Agency Lease***” and with the Company Lease, the “***Lease Documents***”), (C) secure the Company’s borrowings with respect to the Project Facility , including the loan from the Agency’s Economic Development Fund, by joining in one or more construction or permanent mortgages on the Project Facility in favor of the Company’s lender(s) and/or the Agency, in such form and substance as shall be consistent with this resolution and approved by the Chief Executive Officer or Chairman of the Agency upon the advice of counsel to the Agency and pledging and assigning to such lender(s), if any, certain rights and remedies of the Agency under the sublease agreement by the execution and delivery of a Pledge and Assignment which shall be consistent with this resolution and approved by the Chief Executive Officer or Chairman of the Agency upon the advice of counsel to the Agency, (D) execute and deliver a payment in lieu of tax agreement (“***PILOT Agreement***”) providing for the payment schedule which constitutes a deviation from the UTEP, and (E) execute and deliver any other documents necessary to effectuate the transfers contemplated by and consistent with this resolution upon the advise of counsel to the Agency.

Section 4. The Chief Executive Officer is hereby authorized and directed, for and in the name and on behalf of the Agency, to execute and deliver the documents and agreements identified herein and any such additional certificates, instruments, documents or affidavits, to pay any such other fees, charges and expenses, to make such other changes, omissions, insertions, revisions, or amendments to the documents referred to herein and to do and cause to be done any such other acts and things, as they determine, on advice of counsel to the Agency, may be necessary or desirable to consummate the transactions contemplated by this resolution.

Section 5. No covenant, stipulation, obligation or agreement contained in this resolution or any document referred to above shall be deemed to be the covenant, stipulation,

obligation or agreement of any member, officer, agent or employee of the Agency in his or her individual capacity. Neither the members nor officers of the Agency, nor any person executing any documents referred to above on behalf of the Agency, shall be liable thereon or be subject to any personal liability or accountability by reason of the execution or delivery thereof.

Section 6. A copy of this Resolution, together with the attachments hereto, shall be placed on file in the office of the Agency where the same shall be available for public inspection during business hours.

Section 7. The Chief Executive Officer of the Agency is hereby authorized and directed to distribute copies of this Resolution to the Company and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 8. Counsel to the Agency and special Agency counsel are hereby authorized to work with the Company, and others to prepare, for submission to the Agency, all documents necessary to effect the grant of Financial Assistance and to consummate the transactions contemplated by this Resolution.

Section 9. This Resolution shall take effect immediately.

The question of the adoption of the foregoing resolution was duly put to vote on a roll call, which resulted as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Jonathan Daniels				X
Donald H. Kunzwiler	X			
Arthur W. Ospelt				X
Carolyn A. Rush				X
H. Leonard Schick	X			
Morris Sorbello	X			
Gary T. Toth	X			

The resolution was thereupon declared duly adopted.

STATE OF NEW YORK)
) ss.:
COUNTY OF OSWEGO)

I, the undersigned Chief Executive Officer of the County of Oswego Industrial Development Agency, Do Hereby Certify that (i) I have compared the annexed extract of the minutes of the meeting of the County of Oswego Industrial Development Agency (the “*Agency*”) held on June 21, 2012, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of the whole of such original insofar as the same relates to the subject matters referred to therein.

I Further Certify that (i) all members of the Agency had due notice of such meeting, (ii) pursuant to Section 104 of the Public Officers Law (Open Meetings Law), such meeting was open to the general public and public notice of the time and place of such meeting was duly given in accordance with such Section 104, (iii) the meeting was in all respects duly held, and (iv) there was a quorum present throughout.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Agency on June 21, 2012.

L. Michael Treadwell
Chief Executive Officer

(SEAL)