

A regular meeting of Broome County Industrial Development Agency (the "Agency") was convened in public session at the offices of the Broome County Public Library in the City of Binghamton, Broome County, New York on Friday, July 19, 2013 at 12:00 o'clock p.m., local time.

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

**PRESENT:**

Terrence M. Kane	Chairman
Wayne L. Howard	Vice Chairman
John J. Stevens	Secretary
James Rounds	Treasurer
Jeffery K. Davis	Member
Daniel D. Reynolds	Member
Debra A. Preston	Member

**ABSENT:**

Ronald J. Keibel	Member
Robert N. Nielsen, Jr.	Member

**THE FOLLOWING PERSONS WERE ALSO PRESENT:**

Richard D'Attilio	Executive Director
Joseph B. Meagher, Esq.	Agency Counsel

The following resolution was offered by Mr. Stevens, seconded by Mr. Reynolds, to wit:

RESOLUTION AUTHORIZING A CERTAIN SALE OR LEASE AND LEASEBACK TRANSACTION TO FACILITATE THE FINANCING OF THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF A 148,400+/- SQUARE FOOT, MULTI-USE SENIOR LONG-TERM CARE CAMPUS LOCATED ON A 19.04 ACRE SITE IN THE TOWN OF VESTAL, BROOME COUNTY, NEW YORK TO BE USED AS NEW YORK STATE DEPARTMENT OF HEALTH LICENSED HEALTH-RELATED FACILITIES: (A) A 160 BED SKILLED NURSING FACILITY CONSISTING OF APPROXIMATELY 119,250 SQUARE FEET; (B) A 40 BED ASSISTED LIVING PROGRAM FACILITY CONSISTING OF APPROXIMATELY 24,978 SQUARE FEET; AND (C) A 31 REGISTRANT ADULT DAY CARE HEALTH PROGRAM FACILITY CONSISTING OF APPROXIMATELY 4,168 SQUARE FEET, EACH WITH SEPARATE PUBLIC ENTRANCES AND PARKING AREAS, AN ADDITIONAL LOADING ZONE FOR TWO TRACTOR-TRAILERS, AND STORM WATER MANAGEMENT AND OTHER ANCILLARY FACILITIES (THE "FACILITY") AND THE ACQUISITION AND INSTALLATION IN THE FACILITY OF CERTAIN EQUIPMENT (THE "EQUIPMENT"), APPOINTING SHEEDY ROAD LLC, A LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF NEW YORK, AND JUNE BERRY ROAD, LLC, A LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF NEW YORK (HEREINAFTER COLLECTIVELY REFERRED TO AS THE "COMPANY") AS THE AGENT FOR THE PURPOSE OF THE ACQUISITION, CONSTRUCTION, EQUIPPING

AND LEASING OF THE FACILITY AND AUTHORIZING THE EXECUTION AND DELIVERY OF A PAYMENT-IN-LIEU-OF-TAX AGREEMENT ("PILOT") CONTAINING A PROVISION REQUIRING THE COMPANY TO MAINTAIN OTHER PROPERTIES OWNED BY IT OR RELATED ENTITIES IN THE TOWN OF VESTAL, COUNTY OF BROOME AND STATE OF NEW YORK IN ACCORDANCE WITH THE STANDARDS OF THE VESTAL TOWN CODE OR OTHER APPLICABLE STATUTES OR ORDINANCES, AND AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS WITH RESPECT THERETO.

WHEREAS, the Broome County Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 564 of the 1970 Laws of New York, as amended by Chapter 402 of the 1987 Laws of the State of New York, constituting Section 895-a of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial, research, recreation and civic facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their 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 acquire, construct, reconstruct and install one or more "projects" (as defined in the Act), or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, Sheedy Road LLC, a limited liability company organized and existing under the laws of the State of New York, and Juneberry Road, LLC, a limited liability company organized and existing under the laws of the State of New York (hereinafter collectively referred to as the "Company") has presented an application (the "Application") to the Broome County Industrial Development Agency (the "Agency"), a copy of which was presented at this meeting and copies of which are on file at the office of the Agency, requesting that the Agency consider undertaking a project (the "Project") consisting of the following: (A)(1) the acquisition of a 19.04 acre parcel of land located in the Town of Vestal, Broome County, New York (the "Land"), (2) the construction and equipping of a 148,400+/- square foot, multi-use senior long term care campus to be used as New York State Department of Health licensed health-related facilities: (a) a 160 bed Skilled Nursing Facility consisting of approximately 119,250 square feet; (b) a 40 bed Assisted Living Program Facility consisting of approximately 24,978 square feet; and (c) a 31 registrant Adult Day Care Health Program Facility consisting of approximately 4,168 square feet, each with separate public entrances and parking areas, an additional loading zone for two tractor-trailers, and storm water management and other ancillary facilities (the "Facility") and (3) the acquisition and installation therein and thereon of certain machinery and equipment (the "Equipment") (the Land, the Facility and the Equipment being hereinafter collectively referred to as the "Project Facility"), all of the foregoing to be leased by the Company as a multi-use senior long term care campus and any other directly or indirectly related activities; (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including certain exemptions from sales taxes, transfer gains taxes, mortgage recording taxes and real estate taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, in compliance with the provisions of Section 859-a of the Act, the

undertakings of the Agency are contingent upon the Agency making a determination to proceed with the Project following compliance by the Agency with the public notice and public hearing requirements set forth in Section 859-a of the Act; and

WHEREAS, the Executive Director of the Agency (A) caused notice of a public hearing of the Agency pursuant to Section 859-a of the Act (the "Public Hearing"), to hear all persons interested in the Project and the financial assistance being contemplated by the Agency with respect to the Project, to be mailed on June 19, 2013 to the chief executive officers of the county and of each city, town, village and school district in which the Project is to be located, (B) caused notice of the Public Hearing to be published on June 20, 2013 in the Press and Sun Bulletin, a newspaper of general circulation available to residents of the Town of Vestal, (C) conducted the Public Hearing on July 2, 2013 at 7:00 o'clock p.m., local time, at the Town of Vestal Town Hall in the Town of Vestal, Broome County, New York, and (D) prepared a report of the Public Hearing (the "Report") which fairly summarized the views presented at said Public Hearing and distributed same to the members of the Agency; and

WHEREAS, on February 19, 2013, the Town of Vestal Planning Board, acting as Lead Agency, adopted a resolution determining that the Facility would not have a significant impact on the environment and adopting a negative declaration for the Facility; and

WHEREAS, in order to complete the documentation necessary to consummate the aforesaid Project described in the Notice of the Public Hearing, the Agency proposes to enter into the following documents (hereinafter collectively referred to as the "Agency Documents"):

- (A) lease agreement (and a memorandum thereof) (the "Lease Agreement") by and between the Agency and the Company, pursuant to which, among other things, the Agency acquires an interest in the Project Facility;
- (B) leaseback agreement (and a memorandum thereof) (the "Leaseback Agreement") by and between the Agency and the Company pursuant to which, among other things, the Company agrees to undertake and complete the Project as agent of the Agency and the Company further agrees to lease the Project Facility from the Agency and, as rental thereof, to pay the Agency's administrative fee relating to the Project and pay all expenses incurred by the Agency with respect to the Project;
- (C) the Payment-In-Lieu-Of-Tax Agreement (the "PILOT Agreement") by and among the Company and the Agency, pursuant to which the Company agrees to make payments in lieu of taxes with respect to the Project Facility containing a provision requiring the company to maintain other properties owned by it or related entities in the Town of Vestal, County of Broome and State of New York in accordance with the standards of the Vestal Town Code or other applicable statutes or ordinances; and
- (D) various certificates relating to the Project (the "Closing Documents");
- (E) Agency Agreement authorizing the Company to act as the agent of the Agency for the purpose of the acquisition, construction and equipping of the Project Facility;
- (F) sales tax exemption letter exempting the Company from sales tax for purchases related to the Project Facility which would, otherwise, be subject to such tax; and

(G) all other documents necessary to effect this transaction.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY, AS FOLLOWS:

Section 1. The Agency hereby finds and determines that:

(A) By virtue of the Act, the Agency 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 Project constitutes a "project", as such term is defined in the Act; and

(C) The acquisition, construction and equipping of the Project Facility and the leaseback of the Project Facility to the Company will promote and maintain the job opportunities, general prosperity and economic welfare of the citizens of Broome County, New York and the State of New York and improve their standard of living; and

(D) Having reviewed the Report of the Public Hearing and having fully considered all comments contained therein, the Agency hereby further determines that it is desirable and in the public interest for the Agency to proceed with the Project and enter into the Agency Documents.

Section 2. In consequence of the foregoing, the Agency hereby determines to: (A) proceed with the Project; (B) acquire by lease the Project Facility from the Company; (C) construct and equip the Project Facility, or cause the Project Facility to be constructed, and equipped; (D) leaseback the Project Facility to the Company pursuant to a Leaseback Agreement between the Agency and the Company pursuant to which, among other things, the Company shall be obligated (1) to pay all costs incurred by the Agency with respect to the Project Facility, including all costs of operation and maintenance, all taxes and other governmental charges, any required payments in lieu of taxes, and the reasonable fees and expenses incurred by the Agency with respect to or in connection with the Project Facility, and (2) to comply with the provisions of the Act applicable to beneficiaries of financial assistance from the Agency; and (E) enter into the Payment-in-Lieu-of-Tax Agreement.

Section 3. The Agency is hereby authorized to acquire (A) a leasehold interest in the Project Facility pursuant to a lease agreement (the "Lease to Agency") from the Company to the Agency, and (B) title to the Equipment pursuant to a bill of sale (the "Bill of Sale to Agency") from the Company to the Agency and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisitions are hereby approved, ratified and confirmed.

Section 4. The Agency hereby authorizes the Company to act as its agent with respect to the acquisition, construction and equipping of the Project Facility and to do all things necessary or appropriate for the accomplishment thereof.

Section 5. The form and substance of the Agency Documents (in substantially the forms presented to this meeting) are hereby approved.

Section 6. (A) The Chairman, Vice Chairman, Secretary, Assistant Secretary or Executive Director of the Agency are hereby authorized, on behalf of the Agency, to execute and

deliver the Agency Documents and, where appropriate, the Secretary or Assistant Secretary of the Agency is hereby authorized to affix the seal of the Agency thereto and to attest the same, all in substantially the forms thereof presented to this meeting, with such changes, variations, omissions and insertions thereto as the Chairman, Vice Chairman, Secretary, Assistant Secretary or Executive Director shall approve, the execution thereof by the Chairman, Vice Chairman, Secretary, Assistant Secretary or Executive Director to constitute conclusive evidence of such approval.

(B) The Chairman, Vice Chairman, Secretary, Assistant Secretary or Executive Director of the Agency are hereby further authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement).

Section 7. The officers, employees and agents of the Agency are hereby authorized and directed for, and in the name and on behalf of the Agency, to do all acts and things required or provided for by the provisions of the Agency Documents, and to execute and deliver all such additional 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 Resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

Section 8. This Resolution shall take effect immediately.

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

Terrence M. Kane	voting	Yes
Wayne L. Howard	voting	Yes
John J. Stevens	voting	Yes
James Rounds	voting	Yes
Jeffery K. Davis	voting	Yes
Ronald J. Keibel	voting	Absent
Daniel D. Reynolds	voting	Yes
Debra A. Preston	voting	Yes
Robert N. Nielsen, Jr.	voting	Absent

The Resolution was thereupon declared duly adopted.

STATE OF NEW YORK:

: ss.:

COUNTY OF BROOME:

I, the undersigned Secretary of Broome County Industrial Development Agency (the "Agency"), DO HEREBY CERTIFY that I have compared the annexed extract of the minutes of the meeting of the Agency, including the Resolution contained therein, held on July 19, 2013, with the original thereof on file in my office, and that the same is a true and correct copy of said original and of the whole of such proceedings of the Agency and of such Resolution set forth therein and insofar as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency 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 public notice of the time and place of said meeting was duly given in accordance with such Article 7, and (D) there was a quorum of the members of the Agency 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 Agency this 19<sup>th</sup> day of July, 2013.

  
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John J. Stevens  
Secretary

(SEAL)