

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, October 29, 2010 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:

Vincent A. Pasquale	Secretary
Timothy M. Grippen	Treasurer
Eugene Burns	Assistant Secretary/Treasurer
Peter N. Hankin	Member
Stephen D. Herz	Member
James G. Rounds	Member
Wayne L. Howard	Member

ABSENT:

George Akel, Jr.	Chairman
Barbara J. Fiala	Vice Chairman

THE FOLLOWING PERSONS WERE ALSO PRESENT:

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

The following resolution was offered by Mr. Hankin, seconded by Mr. Rounds, to wit:

RESOLUTION AUTHORIZING A CERTAIN SALE OR LEASE AND LEASEBACK TRANSACTION TO FACILITATE THE FINANCING OF THE ACQUISITION, CONSTRUCTION, REHABILITATION, AND EQUIPPING OF THE 102,874+/- SQUARE FOOT HISTORIC BUILDING KNOWN AS THE MIDTOWN MALL LOCATED AT 15-17 CHENANGO STREET AND 83-87 COURT STREET IN THE CITY OF BINGHAMTON, BROOME COUNTY, NEW YORK TO BE USED AS STUDENT HOUSING AND COMMERCIAL SPACE (THE "FACILITY"), APPOINTING STELLAR 83 COURT LLC (THE "COMPANY") AS THE AGENT FOR THE PURPOSE OF THE ACQUISITION, CONSTRUCTION, REHABILITATION, EQUIPPING AND LEASING OF THE FACILITY AND AUTHORIZING THE EXECUTION AND DELIVERY OF A PAYMENT-IN-LIEU-OF-TAX AGREEMENT ("PILOT") DEVIATING FROM THE BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY'S UNIFORM TAX EXEMPT POLICY 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, 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, Stellar 83 Court LLC (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 parcel containing the 102,874+/- square foot historic building known as the Midtown Mall located directly across from the Broome County Court House at 15-17 Chenango Street and 83-87 Court Street in the City of Binghamton, Broome County, New York (the "Land"), (2) the construction and rehabilitation of the 102,874+/- square foot historic building known as the Midtown Mall (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 student housing and commercial space 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 September 10, 2010 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 September 12, 2010 in the Press and Sun Bulletin, a newspaper of general circulation available to residents of the City of Binghamton, (C) conducted the Public Hearing on October 13, 2010 at 12:00 o'clock p.m., local time, and October 22, 2010 at 11:30 o'clock a.m., local time, at the Broome County Public Library in the City of Binghamton, 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 October 22, 2008, the City of Binghamton, acting as Lead Agency, determined that the Facility would not have a significant impact on the environment, and adopted

a negative declaration for the Facility; and

WHEREAS, on October 20, 2010, the City Council of the City of Binghamton adopted a resolution in support of a Payment-In-Lieu-Of-Tax Agreement (“PILOT Agreement”) deviating from the Agency’s uniform tax-exemption policy. A copy of the approved PILOT payment schedule is attached hereto as Exhibit “A”; 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; and
- (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; and (C) various certificates relating to the Project (the “Closing Documents”).
- (D) Agency Agreement authorizing the Company to act as the agent of the Agency for the purpose of the acquisition, construction, rehabilitation, and equipping of the Project Facility; and
- (E) 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.
- (F) 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, rehabilitation 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 Land, the Facility and all other improvements now or hereafter located on the Land (collectively, the "Premises") from the Company; (C) construct, rehabilitate, and equip the Project Facility, or cause the Project Facility to be constructed, rehabilitated, 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, rehabilitation, and equipping of the Project Facility and to do all things necessary or appropriate for the accomplishment thereof.

Section 5. Based upon the resolution adopted by the City Council of the City of Binghamton encouraging the Agency to deviate from its uniform tax exemption policy in the manner set forth in the attached PILOT Agreement, and upon the Agency's finding that such deviation will assist the Company in the development of the Project Facility which will provide a significant economic impact on the City of Binghamton and County of Broome by providing a substantial infrastructure development which will aid and assist the growth and stability of Binghamton University.

Section 6. The form and substance of the Agency Documents (in substantially the forms presented to this meeting) are hereby approved.

Section 7. (A) The Chairman, Vice Chairman, Secretary, Assistant Secretary, Executive Director or Vice President 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, Executive Director or Vice President shall approve, the execution thereof by the Chairman, Vice Chairman, Secretary, Assistant Secretary, Executive Director or Vice President to constitute conclusive evidence of such approval.

(B) The Chairman, Vice Chairman, Secretary, Assistant Secretary, Executive Director or Vice President 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 8. 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 9. 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:

George Akel, Jr.	voting	Absent
Barbara J. Fiala	voting	Absent
Vincent A. Pasquale	voting	Yes
Timothy M. Grippen	voting	Yes
Eugene Burns	voting	Yes
Peter N. Hankin	voting	Yes
Stephen D. Herz	voting	Yes
James G. Rounds	voting	Yes
Wayne L. Howard	voting	Abstained

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 October 22, 2010, 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 24 day of OCTOBER, 2010.


Vincent A. Pasquale
Secretary

(SEAL)

EXHIBIT "A"

MIDTOWN HALL ANNUAL PROPOSED PILOT PAYMENT

Assessment date	10 years with 2 years prep Beginning	years 1-7 @0% of assessment NA-normal levels	Effective assessment	Effective City tax rate plus 3%/yr.	Annual Payment to The City	Annual Payment to The County	Schedule of Payments to City @ County	Annual Payment to The School	Schedule of payments to The School
9/29/2010	Midtown Hall								
7/1/2011	535,000	0%	535,000	37.235	\$19,920.00	\$4,617.00	1/1/2012	\$ 19,678.00	9/1/2011
7/1/2012	535,000	0%	535,000	38.532	\$20,614.00	\$4,755.00	1/1/2013	\$ 20,269.00	9/1/2012
7/1/2013	4,900,000 1 with 0%		935,000	39.503	\$21,134.00	\$4,898.00	1/1/2014	\$ 20,877.00	9/1/2013
7/1/2014	4,900,000 2 with 0%		535,000	40.688	\$21,768.00	\$5,045.00	1/1/2015	\$ 21,503.00	9/1/2014
7/1/2015	4,900,000 3 with 0%		535,000	41.908	\$22,420.00	\$5,196.00	1/1/2016	\$ 22,148.00	9/1/2015
7/1/2016	4,900,000 4 with 0%		535,000	43.166	\$23,093.00	\$5,353.00	1/1/2017	\$ 22,812.00	9/1/2016
7/1/2017	4,900,000 5 with 0%		535,000	44.461	\$23,786.00	\$5,513.00	1/1/2018	\$ 23,497.00	9/1/2017
7/1/2018	4,900,000 6 with 0%		535,000	45.794	\$24,499.00	\$5,679.00	1/1/2019	\$ 24,202.00	9/1/2018
7/1/2019	4,900,000 7 with 0%		535,000	47.168	\$25,234.00	\$5,849.00	1/1/2020	\$ 24,928.00	9/1/2019
7/1/2020	4,900,000 8 with 75%		1,225,000	48.583	\$59,514.00	\$13,794.00	1/1/2021	\$ 58,791.00	9/1/2020
7/1/2021	4,900,000 9 with 50%		2,450,000	50.041	\$122,600.00	\$28,417.00	1/1/2022	\$ 121,110.00	9/1/2021
7/1/2022	4,900,000 10 with 25%		3,675,000	51.542	\$189,416.00	\$43,905.00	1/1/2023	\$ 187,112.00	9/1/2022
TOTALS					\$573,998.00	\$133,021.00		\$ 566,977.00	
7/1/2023	4,900,000 11 with 0%		4,900,000				Grand Total	\$1,273,945.00	

Taxes are calculated at this years levies