

A regular meeting of the Broome County Industrial Development Agency (the "Agency") was convened in public session at the offices of the Broome County Industrial Development Agency located at FIVE South College Drive, Suite 201, Town of Dickinson, Broome County, New York, and via a telephone conference, held on Wednesday, September 20, 2023, 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:	John M. Bernardo	Chairman
	James R. Peduto	Vice Chairman
	Richard A. Bucci	Secretary
	Joseph Mirabito	Member
	Daniel W. Gates	Member
	Peter G. Newman	Member
	Elaine Miller	Member
	Michael Sopchak	Member

ABSENT:	Daniel E. Crocker	Treasurer
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THE FOLLOWING PERSONS WERE ALSO PRESENT:

Stacey Duncan	Executive Director
Joseph B. Meagher, Esq.	Agency Counsel

The following resolution was offered by Mr. Bucci, seconded by Mr. Sopchak, to wit:

RESOLUTION ACCEPTING AN APPLICATION FROM REGAN DEVELOPMENT CORP., OR AN ENTITY TO BE LATER NAMED, (THE "COMPANY") FOR A LEASE/LEASEBACK TRANSACTION TO FACILITATE THE FINANCING OF THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF THE PROPERTY LOCATED AT 333 GRAND AVENUE AND 154 ALLEN STREET IN THE VILLAGE OF JOHNSON CITY, TOWN OF UNION, BROOME COUNTY, NEW YORK, TO PROVIDE FOR A SALES AND USE TAX EXEMPTION BENEFIT IN AN AMOUNT NOT TO EXCEED \$955,000.00, A MORTGAGE TAX EXEMPTION BENEFIT IN AN AMOUNT NOT TO EXCEED \$209,000.00, A REAL PROPERTY TAX EXEMPTION BENEFIT IN AN AMOUNT NOT TO EXCEED \$1,698,715.00, AND AUTHORIZING THE AGENCY TO SET AND CONDUCT A PUBLIC HEARING WITH RESPECT THERETO.

This Resolution shall take effect immediately.

(VOTING INFORMATION ON NEXT PAGE)

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

John M. Bernardo	voting	Abstained
James R. Peduto	voting	Aye
Richard A. Bucci	voting	Aye
Daniel E. Crocker	voting	Absent
Joseph Mirabito	voting	Aye
Daniel W. Gates	voting	Aye
Peter G. Newman	voting	Aye
Elaine Miller	voting	Aye
Michael Sopchak	voting	Aye

The foregoing Resolution was thereon declared duly adopted.

STATE OF NEW YORK:

: ss.:

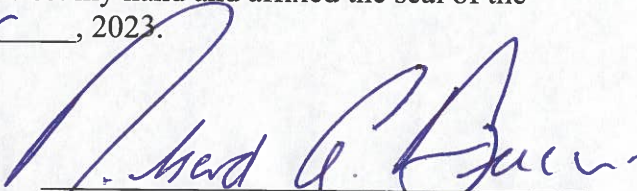
COUNTY OF BROOME:

I, the undersigned Secretary of the Broome County Industrial Development Agency (the "Agency"), do hereby certify that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on September 20, 2023 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.

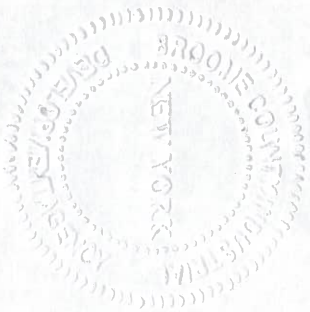
I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the 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 20 day of September, 2023.



Richard A. Bucci
Secretary



(SEAL)