

RESOLUTION

A regular meeting of County of Sullivan Industrial Development Agency ("Agency") was convened in session at the Sullivan County Government Center, Monticello, New York on December 8, 2009, at 10:00 a.m. local time.

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

	<u>Present</u>	<u>Absent</u>
Elwin Wood	[√]	[]
Harold Gold	[√]	[]
Raymond Walter	[√]	[]
Edward T. Sykes	[√]	[]
Joyce Salimeno	[√]	[]
Charles Barbuti, Jr.	[√]	[]
Harris Alport	[√]	[]
Suzanne Rhulen-Loughlin	[√]	[]
Cindy L. Garlinghouse	[√]	[]

The following persons were also present:

Allan C. Scott, Agency Chief Executive Officer
Jennifer C.S. Brylinski, Agency Executive Director
Elizabeth A. Hunt, Agency Executive Assistant
Walter F. Garigliano, Esq., Agency Counsel
Susan Whalan, Esq., Agency Counsel

The following resolution was duly offered by Joyce Salimeno, and seconded by Edward T. Sykes, to wit:

Resolution No. 45 - 09

RESOLUTION OF THE COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY APPOINTING AN ENTITY OR ENTITIES, WHICH ENTITY OR ENTITIES SHALL BE FORMED BY, OR ON BEHALF OF, DOV PERKAL, DAVID SHABSELS AND MIKE SHABSELS (COLLECTIVELY, THE "APPLICANT") AS AGENT OF THE AGENCY FOR THE PURPOSE OF ACQUIRING, CONSTRUCTING, RECONSTRUCTING, REHABILITATING, RENOVATING, INSTALLING AND EQUIPPING THE PROJECT (AS HEREINAFTER DEFINED); MAKING CERTAIN FINDINGS AND DETERMINATIONS WITH RESPECT TO THE FACILITY (AS HEREINAFTER DEFINED); AND AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGENT AGREEMENT, LEASE AGREEMENT, PAYMENT IN LIEU OF TAXATION AGREEMENT ("PILOT AGREEMENT") AND RELATED AGREEMENTS, DOCUMENTS, INSTRUMENTS AND CERTIFICATES BETWEEN THE AGENCY AND THE APPLICANT ALL

CERTIFICATES BETWEEN THE AGENCY AND THE APPLICANT ALL WITH RESPECT TO THE ACQUISITION, CONSTRUCTION, RECONSTRUCTION, REHABILITATION, RENOVATION, INSTALLATION AND EQUIPPING OF THE FACILITY (AS HEREINAFTER DEFINED)

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York ("State"), as amended, and Chapter 560 of the Laws of 1970 of the State, as amended and codified as Section 960 of the General Municipal Law (collectively, the "Act"), the Agency was created with the authority and power to own, lease and sell property as authorized by the Act; and

WHEREAS, the Applicant has presented an application ("Application") to the Agency, a copy of which is on file at the office of the Agency, requesting that the Agency consider undertaking a project consisting of the (i) acquisition, construction, reconstruction, rehabilitation, renovation, installation and equipping of a summer camp including, but not limited to bunkhouses, kitchen, dinning hall, gymnasium, offices and other recreational buildings, fields, pools, tennis courts (collectively, the "Camp Buildings and Grounds") situate on two (2) parcels of real estate consisting of approximately 385.3± acres located along Camp Utopia Road in the Hamlet of Narrowsburg, Town of Tusten, County of Sullivan, State of New York and identified on the Town of Tusten tax map as Section 7.C, Block 1, Lots 1 and 2 (collectively, the "Land") and related facilities an interest in which the Agency is to acquire; (ii) acquisition and installation thereon and therein of certain furniture, fixtures, machinery, equipment and tools ("Equipment"); and (iii) construction of improvements to the Camp Buildings and Grounds, the Land and the Equipment (collectively, the Camp Buildings and Grounds, the Land and the Equipment are referred to as the "Facility" or the "Project"); and

WHEREAS, the total financial assistance being contemplated by the Agency is greater than \$100,000 and therefore the proposed action is subject to a public hearing; and

WHEREAS, it is contemplated that the Agency will (i) designate the Applicant as its agent for the purpose of acquiring, constructing, reconstructing, rehabilitating, renovating, installing and equipping the Project; (ii) negotiate and enter into a Lease Agreement and the PILOT Agreement with the Applicant; (iii) hold title to the Land, the improvements and personal property thereon which constitute the Project (once a Lease Agreement and the PILOT Agreement have been negotiated); and (iv) provide financial assistance to the Applicant in the form of (a) a sales tax exemption for purchases related to the acquisition, construction, reconstruction, rehabilitation, renovation, installation and equipping of the Project; (b) a real property tax abatement through the PILOT Agreement; and (c) a mortgage tax exemption for financing related to the Project; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York ("SEQR"), the Agency constitutes a "State Agency"; and

WHEREAS, the Agency has determined that the acquisition, construction, reconstruction, rehabilitation, renovation, installation and equipping of the Facility is a Type II action under SEQR and pursuant to the Agency's Resolution dated September 14, 1998 no further action is required; and

WHEREAS, the Agency has given due consideration to the Application of the Applicant and to representations by the Applicant that the proposed financial assistance is an inducement to the Applicant to undertake the Project; and

WHEREAS, the Agency has considered the following matters as more fully set forth in its Uniform Tax Exemption Policies:

- A. Permanent private sector job creation and retention;
- B. Estimated value of the tax exemption;
- C. Whether the affected taxing jurisdictions shall be reimbursed by the Applicant if the Facility does not fulfill the purposes for which the exemption was granted;
- D. Impact of the Project on existing and proposed business or economic development projects;
- E. The amount of private sector investment generated or likely to be generated by the Project;
- F. Demonstrated public support for the Project;
- G. Likelihood of accomplishing the Project in a timely fashion;
- H. Environmental impact;
- I. Extent to which the Project will require additional services including, but not limited to educational, police, transportation, EMS and fire;
- J. Extent to which the Project will provide additional revenues; and
- K. Extent to which the Project will serve the public purposes of the Act by preserving permanent, private sector jobs or increasing the overall number of permanent, private sector jobs in the State;

and

WHEREAS, the Agency desires to encourage the Applicant to advance the job opportunities, health, general prosperity and economic welfare of the people of Sullivan County, New York by providing the contemplated financial assistance and undertaking the Project; and

WHEREAS, the chief executive officer has negotiated a Lease Agreement, the PILOT Agreement and related documents with the Applicant; and

WHEREAS, a Lease Agreement, the PILOT Agreement and related documents have been prepared by Agency counsel; and

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE AGENCY AS FOLLOWS:

Section 1. The Applicant has presented to the Agency, among other things:

- (A) An Application in form acceptable to the Agency; and
- (B) A Cost/Benefit Analysis relating to the proposed financial assistance.

Section 2. Based upon the representations made by the Applicant to the Agency and a review of the Application, the Agency hereby determines that:

- (A) The Project consists of the acquisition, construction, reconstruction, rehabilitation, renovation, installation and equipping of the Facility; and
- (B) The Facility is a Type II action under SEQR 6 NYCRR 617.5 (c)(2) and pursuant to the Agency's Resolution, dated September 14, 1998 no further action is needed.

A copy of this resolution shall together with the attachments thereto be placed on file in the office of the Agency where the same shall be available for public inspection during business hours, and notices of this negative declaration shall be filed in such offices, posted in such places, and published in such publications as shall be necessary to conform with the requirements of SEQR.

Section 3. The Agency has determined that the proposed financial assistance exceeds the sum of \$100,000.00 and therefore the proposed action was subject to a public hearing, which hearing was held on the 8th day of December, 2009 at 9:00 a.m. at the Town of Tusten Town Hall, 210 Bridge Street, Narrowsburg, New York 12786 at which comments relating to the proposed financial assistance were solicited. Said public hearing was open to the general public and public notice of the time and place of said public hearing was duly given in accordance with the applicable provision of the General Municipal Law of the State.

Section 4. Based upon representations made by the Applicant to the Agency, the Agency hereby makes, finds and determines as follows:

- (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;
- (B) It is desirable and in the public interest for the Agency to (i) take title the Land and to take title to the improvements and personal property constituting the Project; (ii) appoint the Applicant as its agent for purposes of acquiring, constructing, reconstructing, rehabilitating, renovating, installing and equipping the Project, and (iii) lease the Land, improvements and personal property constituting the Project to the Applicant pursuant to a Lease Agreement and subject to the PILOT Agreement;
- (C) The Agency has the authority to take the actions contemplated therein under the Act; and
- (D) The action to be taken by the Agency will induce the Applicant to develop the Project, thereby increasing employment opportunities in Sullivan County and otherwise furthering the purposes of the Agency as set forth in the Act.

Section 5.

Subject to the Applicant executing an Agent Agreement in form and substance approved by the Chief Executive Officer, the Agency hereby authorizes the Applicant to proceed with the acquisition, construction, reconstruction, rehabilitation, renovation, installation and equipping of the Project and hereby appoints the Applicant as the true and lawful agent of the Agency to acquire, construct, reconstruct, rehabilitate, renovate, install and equip the Facility on behalf of the Agency; with the authority to delegate its status as agent of the Agency to the Applicant's agents, subagents, contractors, subcontractors, suppliers, vendors and other such parties as the Applicant may choose. The appointment described above includes the following activities as they relate to the acquisition, construction, reconstruction, rehabilitation, renovation, installation and equipping of the Facility, whether or not the materials, services or supplies described below are incorporated into or become an integral part of the Facility; (i) all purchases, leases, rentals and other uses of tools, machinery and equipment in connection with the acquisition, construction, reconstruction, rehabilitation, renovation, installation and equipping of the Facility; (ii) all purchases, rentals, uses or consumption of supplies, materials and services of every kind and description in connection with the acquisition, construction, reconstruction, rehabilitation, renovation, installation and equipping of the Facility; and (iii) all purchases, leases, rentals and uses of equipment, machinery, and other tangible personal property (including installation costs with respect thereto), installed or placed in, upon or under the Facility, including all repairs and replacements of such property. This agency appointment includes the power to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agents for the Agency, and in general to do all things which may be requisite or proper for completing the Facility, all with the same powers and with the same validity as the Agency could do if acting on its own behalf. The aforesaid appointment of the Applicant as agent of the Agency to acquire, construct, reconstruct, rehabilitate, renovate, install and equip the Facility shall expire on April 30, 2010 if a Lease Agreement and the PILOT Agreement have not been executed and delivered by such date unless the Chief Executive Officer of the Agency determines that such failure to deliver a Lease Agreement and the PILOT Agreement is as a result of the Agency in which case, the Chief Executive Office may grant a one-time extension of such date for an additional six months.

Section 6.

A Lease Agreement, the PILOT Agreement and related documents that were negotiated by the Chief Executive Officer, are hereby approved as to form and substance on condition that: (i) the payments under a Lease Agreement include payments of all costs incurred by the Agency arising out of or related to the Project and indemnification of the Agency by the Applicant for actions taken by the Applicant and/or claims arising out of or related to the Project; and (ii) the terms of the PILOT Agreement are consistent with the Agency's Uniform Tax Exemption Policy or the procedures for deviation have been compiled with.

Section 7.

The Chairman, Vice Chairman or Chief Executive Officer of the Agency is hereby

authorized, on behalf of the Agency, to execute and deliver a Lease Agreement, the PILOT Agreement and related documents in the form presented at this meeting all with such changes, variations, omissions and insertions as the Chairman, Vice Chairman or Chief Executive Officer of the Agency shall approve, the execution thereof by the Chairman, Vice Chairman or Chief Executive Officer of the Agency to constitute conclusive evidence of such approval.

Section 8. The Chairman, Vice Chairman or Chief Executive Officer of the Agency is hereby authorized, on behalf of the Agency, to execute and deliver any mortgage, assignment of leases and rent, security agreement, UCC-1 Financing Statements and all documents reasonably contemplated by these resolutions or prepared on advise of counsel to the Agency ("Financing Documents"); and, where appropriate, the Secretary or Assistant Secretary of the Agency is hereby authorized to affix the seal of the Agency to the Financing Documents and to attest the same, provided that in all events recourse against the Agency is limited to the Agency's interest in the Project.

Section 9. The officers, employees and agents of the Agency are hereby authorized and directed in the name and on behalf of the Agency 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 this resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 10. It is hereby found and determined that all formal actions of the Agency concerning and relating to the adoption of this resolution were adopted in an open meeting of the Agency; and that all deliberations of the Agency and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements.

Section 11. The Chief Executive Officer, Executive Director or Counsel to the Agency is hereby authorized and directed (i) to distribute copies of this resolution to the Applicant; and (ii) to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this resolution.

Section 12. This resolution shall take effect immediately.

THE MEMBERS VOTED ON THE FOREGOING RESOLUTION AS FOLLOWS:

Elwin Wood	[<input checked="" type="checkbox"/>] Yes	[<input type="checkbox"/>] No	[<input type="checkbox"/>] Absent	[<input type="checkbox"/>] Abstain
Harold Gold	[<input type="checkbox"/>] Yes	[<input type="checkbox"/>] No	[<input type="checkbox"/>] Absent	[<input checked="" type="checkbox"/>] Abstain
Raymond Walter	[<input checked="" type="checkbox"/>] Yes	[<input type="checkbox"/>] No	[<input type="checkbox"/>] Absent	[<input type="checkbox"/>] Abstain
Edward T. Sykes	[<input checked="" type="checkbox"/>] Yes	[<input type="checkbox"/>] No	[<input type="checkbox"/>] Absent	[<input type="checkbox"/>] Abstain
Joyce Salimeno	[<input checked="" type="checkbox"/>] Yes	[<input type="checkbox"/>] No	[<input type="checkbox"/>] Absent	[<input type="checkbox"/>] Abstain
Charles Barbuti, Jr.	[<input checked="" type="checkbox"/>] Yes	[<input type="checkbox"/>] No	[<input type="checkbox"/>] Absent	[<input type="checkbox"/>] Abstain
Harris Alport	[<input checked="" type="checkbox"/>] Yes	[<input type="checkbox"/>] No	[<input type="checkbox"/>] Absent	[<input type="checkbox"/>] Abstain

Suzanne Rhulen-Loughlin [] Yes [] No [] Absent [] Abstain
Cindy L. Garlinghouse [] Yes [] No [] Absent [] Abstain

and therefore, the resolution was declared duly adopted.

STATE OF NEW YORK :
 :SS.:
 COUNTY OF SULLIVAN :

I, the undersigned (Assistant) Secretary of the Agency DO HEREBY CERTIFY THAT:

- I have compared the foregoing copy of a resolution of the Agency with the original thereof on file in the office of the Agency, and that the same is a true and correct copy of such resolution and of the proceedings of the Agency in connection with such matter.
- Such resolution was passed at a meeting of the Agency duly convened in public session on the 8th day of December, 2009 at 10:00 a.m. at the Sullivan County Government Center, 100 North Street, Monticello, New York, at which the following members were present:


	<u>Present</u>	<u>Absent</u>
Elwin Wood	[<input checked="" type="checkbox"/>]	[]
Harold Gold	[<input checked="" type="checkbox"/>]	[]
Raymond Walter	[<input checked="" type="checkbox"/>]	[]
Edward T. Sykes	[<input checked="" type="checkbox"/>]	[]
Joyce Salimeno	[<input checked="" type="checkbox"/>]	[]
Charles Barbuti, Jr.	[<input checked="" type="checkbox"/>]	[]
Harris Alport	[<input checked="" type="checkbox"/>]	[]
Suzanne Rhulen-Loughlin	[<input checked="" type="checkbox"/>]	[]
Cindy L. Garlinghouse	[<input checked="" type="checkbox"/>]	[]

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

Elwin Wood	[<input checked="" type="checkbox"/>] Yes	[] No	[] Absent	[] Abstain
Harold Gold	[] Yes	[] No	[] Absent	[<input checked="" type="checkbox"/>] Abstain
Raymond Walter	[<input checked="" type="checkbox"/>] Yes	[] No	[] Absent	[] Abstain
Edward T. Sykes	[<input checked="" type="checkbox"/>] Yes	[] No	[] Absent	[] Abstain
Joyce Salimeno	[<input checked="" type="checkbox"/>] Yes	[] No	[] Absent	[] Abstain
Charles Barbuti, Jr.	[<input checked="" type="checkbox"/>] Yes	[] No	[] Absent	[] Abstain
Harris Alport	[<input checked="" type="checkbox"/>] Yes	[] No	[] Absent	[] Abstain
Suzanne Rhulen-Loughlin	[<input checked="" type="checkbox"/>] Yes	[] No	[] Absent	[] Abstain
Cindy L. Garlinghouse	[<input checked="" type="checkbox"/>] Yes	[] No	[] Absent	[] Abstain

I FURTHER CERTIFY that (i) all members of the Agency had due notice of said meeting, (ii) pursuant to Sections 103a and 104 of the Public Officers Law (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 Sections 103a and 104, (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 8th day of December, 2009.


Secretary