

## INDUCEMENT AGREEMENT AND PROJECT AGREEMENT

THIS INDUCEMENT AGREEMENT AND PROJECT AGREEMENT RELATING TO THE HOTEL STREET OWNER LLC FACILITY (the "AGREEMENT") is between the CITY OF UTICA INDUSTRIAL DEVELOPMENT AGENCY, a public benefit corporation of the State of New York, with offices at One Kennedy Plaza, Utica, New York 13502 (the "Agency"), and HOTEL STREET OWNER LLC, a limited liability company duly organized, validly existing and in good standing under the laws of the State of New York, with offices at 449 S. Salina Street, Suite 200, Syracuse, New York 13202 (the "Company").

Article 1. Preliminary Statement. Among the matters of mutual inducement which have resulted in the execution of this AGREEMENT are the following:

1.01. The Agency is authorized and empowered by the provisions of Article 18-A of the General Municipal Law of the State of New York as amended, and Chapter 710 of the Laws of 1981 of the State of New York, as may be amended from time to time (collectively, the "Act") to undertake "Projects" (as defined in the Act) and to lease or sell the same upon such terms and conditions as the Agency may deem advisable.

1.02. The purposes of the Act are (i) to promote industry and develop trade by inducing manufacturing, industrial, warehousing, research, renewable energy, recreation and commercial enterprises to locate or remain in the State and (ii) to encourage and assist in the providing of industrial pollution control facilities to support New York State's renewable energy goals that are established and amended from time to time; and (iv) to promote the economic welfare and prosperity of the inhabitants of the State. The Act vests the Agency with all powers necessary to enable it to accomplish such purposes.

1.03. The Company has submitted to the Agency an Application for Financial Assistance dated May \_\_, 2023, which Application may be amended from time to time prior to closing of the lease-leaseback transaction described below (the "Application") requesting that the Agency assist in the acquisition, partial demolition, historic rehabilitation and renovation of three connected, vacant and blighted historic industrial buildings measuring 70,000± square feet in the aggregate into a mixed-use building with 72 market rate residential units and 3,988± square feet of retail/commercial space with on-site parking and common area amenities (collectively, the "Improvements") situated on seven (7) parcels of land measuring 0.768± acres in the aggregate located at 119 – 137 Hotel Street, City of Utica, Oneida County, New York (the "Land"), and the acquisition and installation of equipment in the Improvements (the "Equipment"), all for the adaptive reuse of the Improvements to lease to commercial and/or retail and/or residential tenants in furtherance of the Downtown Revitalization Initiative, the Oneida County Vision2020 initiative and the City of Utica Housing Study, and to enhance economic development and retain employment in downtown Utica (the Land, the Improvements and the Equipment referred to collectively as the "Facility" and the partial demolition, renovation, historic rehabilitation and equipping of the Facility referred to collectively as the "Project"). The

Company will lease the Facility to the Agency and the Agency will lease the Facility back to the Company pursuant to a Leaseback Agreement (the "Leaseback Agreement"). The Company will sublease portions of the Facility to residential tenants to be identified from time to time (the "Residential Sublessees"). The Company will further sublease portions of the Facility to commercial and/or retail tenants to be identified from time to time (the "Commercial Sublessees" and together with the Residential Sublessees, the "Sublessees").

1.04. The Company hereby represents to the Agency that the Project (a) will not result in the removal of an industrial or manufacturing plant from one area of the State to another area of the State or an abandonment of one or more plants of the Company located in the State; (b) is reasonably necessary to discourage the Company from removing such other plant or facility to a location outside the State, or (c) is reasonably necessary to preserve the competitive position of the Company in its industry. The rehabilitation, renovation and equipping of the Facility has not/did not commence(d) as of June 7, 2023.

1.05. The Agency has determined that the acquisition, partial demolition, rehabilitation, renovation and equipping of the Facility, as described in the Company's Application will promote and further the purposes of the Act.

1.06. On June 7, 2023, the Agency adopted a resolution (the "Resolution" or the "Inducement Resolution") agreeing to undertake the Project in order to assist the Company and to effectuate the purposes of the Act and, subject to the happening of all acts, conditions and things required precedent to such undertaking and the satisfactory completion of such additional acts and reviews as the Agency may deem appropriate, to undertake a lease-leaseback transaction in connection with the Project.

1.07. In the Resolution, the Agency appointed the Company and its agents and other designees, as its agent for the purposes of acquiring, partially demolishing, rehabilitating, renovating and equipping the Facility, and such appointment includes the following activities as they relate to the acquisition, partial demolition, rehabilitation, renovation 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 acquiring, partially demolishing, rehabilitating, renovating and equipping the Facility, (ii) all purchases, rentals, uses or consumption of supplies, materials and services of every kind and description used in connection with acquiring, partially demolishing, rehabilitating, renovating and equipping 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. Such agency appointment includes the power to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agent 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.

1.08. In the Resolution, the Agency contemplates that it will provide financial assistance to the Company in the form of:

- o Exemptions from sales and use taxes on materials and equipment purchased in connection with the Project, the value of which is estimated at \$787,980; and
- o Exemptions from mortgage recording taxes, the value of which is estimated at \$109,268; and
- o Abatement of real property taxes for a period of twelve years, the value of which is estimated at \$621,391, during which time the Company will make the following payments:

Yr 1	no taxes
Yr 2 – Yr 8	100% of taxes on base assessment*
Yr 9	100% of taxes on base assessed value + 20% of taxes on increase between base and final assessments **
Yr 10	100% of taxes on base assessed value + 40% of taxes on increase between base and final assessments
Yr 11	100% of taxes on base assessed value + 60% of taxes on increase between base and final assessments
Yr 12	100% of taxes on base assessed value + 80% of taxes on increase between base and final assessments
Yr 13	Full taxes based on final assessment

\* Base assessed value is equal to the assessed value as determined by City Assessor on March 1, 2023

\*\* Final assessed value is equal to assessed value upon completion of Project as determined by City Assessor

which represents a deviation from the Agency's Uniform Tax Exemption Policy, to be more particularly described in a Final Authorizing Resolution to be adopted by the Agency prior to the closing of the transactions described herein (collectively, the "Financial Assistance").

1.09. It is understood and agreed by the parties that the purpose of the Agency's provision of Financial Assistance with respect to the Project is to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving,

maintaining, equipping and furnishing of the Project facility to advance job opportunities, health, general prosperity and economic welfare of the people of City of Utica, to promote employment opportunities and prevent economic deterioration in the area served by the Agency, and to otherwise accomplish the public purpose of the Act.

1.10. Attached as Exhibit A to this Agreement is the form of the PILOT Agreement that reflects the Financial Assistance currently contemplated by the Agency in the Resolution. The Company acknowledges that the Agency (a) reserves all rights to amend the PILOT Agreement to reflect the terms of the Financial Assistance for which the Agency grants final approval as it authorizes in the final authorizing resolution and (b) is under no obligation to enter into the PILOT Agreement unless all conditions described in Section 4.02 hereof are met to the satisfaction of the Agency.

Article 2. Undertakings on the Part of the Agency. Based upon the statements, representations and undertakings of the Company regarding the Facility and subject to the conditions set forth herein, the Agency hereby confirms and acknowledges:

2.01. Upon satisfactory completion of the conditions precedent set forth herein and in the Resolution and the satisfactory completion of such additional acts and reviews as the Agency may deem appropriate, the Agency will (A) adopt, or cause to be adopted, such proceedings and authorize the execution of such documents as may be necessary or advisable for (i) a lease-leaseback transaction, (ii) the acquisition, partial demolition, rehabilitation, renovation and equipping of the Facility, and (iii) the leasing of the Facility to the Company pursuant to the Leaseback Agreement, all as shall be authorized by law and be mutually satisfactory to the Agency and the Company and (B) shall enter into a lease-leaseback transaction pursuant to the terms of the Act, as then in force, for the purpose of financing certain costs of the Facility.

2.02. The Leaseback Agreement shall be for a twelve (12) year term and shall obligate the Company to make aggregate basic payments in the amount of \$1.00 and annual administrative fee payments of \$3,000.00. The Company shall be entitled to acquire from the Agency title to (or terminate the Agency's leasehold interest in) the Facility for an aggregate amount of \$1.00, plus such additional amounts as shall be prescribed in the Leaseback Agreement. Specifically, the Leaseback Agreement shall contain a provision that will allow the Company to terminate the Leaseback Agreement at any time upon written notice to the Agency and upon payment by the Company of all applicable fees, penalties and recapture of benefits, if applicable. The Leaseback Agreement shall contain all provisions required by law and such other provisions as shall be mutually acceptable to the Agency and the Company.

2.03. That all services, costs and expenses of whatever nature incurred in connection with the construction, partial demolition, renovation, equipping, installation, replacement, rebuilding, rehabilitation, repair, maintenance and operation of the Facility have been and will continue to be undertaken by the Company as agent for the Agency, regardless of whether such services, costs and expenses were undertaken and/or paid

in its own name or in the name of the Agency, and the Agency shall furnish to the Company an appropriate letter on Agency letterhead evidencing the authority of the Company to act as agent of the Agency.

2.04. That, in connection with any lease by the Agency to the Company that is, in turn, subleased or leased by the Company, it is the intent of all parties to the transactions that any sublease or lease is undertaken by the Company as agent for the Agency.

2.05. That, at the request of the Company, and subject to the agreement between the Agency and the Company, any future transfers of fee or leasehold interest of any portion of real property upon which the Facility is located and not owned by the Agency, are hereby authorized, such transfers to be from the Company to the Agency, and there shall be no need for any further official action on behalf of the Agency other than the execution of the appropriate documents evidencing such transfer.

2.06. The Agency will take or cause to be taken such other acts and adopt such further proceedings as may be required to implement the aforesaid undertakings or as it may deem appropriate in pursuance thereof.

**Article 3. Undertakings on the Part of the Company.** Based upon the statements, representations and undertakings of the Agency herein and in the Resolution and subject to the conditions set forth herein and in the Resolution, the Company agrees as follows:

3.01. The Company hereby accepts the appointment made by the Agency in the Resolution to be the true and lawful agent of the Agency to (i) partially demolish, rehabilitate, renovate, equip, repair and maintain the Facility and (ii) make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agent of 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 the same validity as the Agency could do if acting on its own behalf, including the authority to delegate such Agency appointment, as described in the Resolution.

3.02. In the Application, the Company represented that it will create (or will cause the Commercial Sublessees to create) 10 full time equivalent positions at the Facility prior to the conclusion of the second year of the Lease Term and maintain all for the duration of the Lease Term as a result of undertaking the Facility (the "Employment Obligation"). The Company acknowledges that the Financial Assistance is conditioned upon the Company maintaining (or causing the Commercial Sublessees to maintain) the Employment Obligation for the term of the Leaseback Agreement and failure to do so may result in the termination or recapture of Financial Assistance. The Company acknowledges that the Financial Assistance is also conditioned upon the Company completing the Project substantially as it represented in the Application (the "Project Obligation").

3.03. The Company will, to the extent deemed by it to be necessary or desirable, enter into a contract or contracts for the acquisition, partial demolition, rehabilitation, renovation and equipping of the Facility (including any necessary contracts for the acquisition of real property necessary or useful in said Facility).

3.04. Contemporaneously with the closing of the lease-leaseback transaction the Company will enter into the Leaseback Agreement with the Agency containing, among other things, the terms and conditions described in Section 2.02 hereof.

3.05. (a) The Company shall not permit to stand, and will, at its own expense, take all steps reasonably necessary to remove (or bond the same if acceptable to the Agency and its counsel), any mechanics' or other liens against the Facility for labor or materials furnished in connection with the acquisition, partial demolition, rehabilitation, renovation and equipping of the Facility. The Company shall forever defend, indemnify and hold the Agency, its members, officers, employees, and agents, and anyone for whose acts or omissions the Agency or any of them may be liable, harmless from and against all costs, losses, expenses, claims, damages and liabilities of whatever kind or nature arising, directly or indirectly, out of or based on labor, services, materials and supplies, including equipment, ordered or used in connection with the acquisition, partial demolition, rehabilitation, renovation and equipping of the Facility or arising out of any contract or other arrangement therefor (and including any expenses incurred by the Agency in defending any claims, suits or actions which may arise as a result of any of the foregoing), whether such claims or liabilities arise as a result of the Company acting as agent for the Agency pursuant to this AGREEMENT or otherwise.

(b) The Company shall forever defend, indemnify and hold harmless the Agency, its members, officers, employees and agents, and anyone for whose acts or omissions the Agency or any of them may be liable, from and against all claims, causes of action, liabilities and expenses (including without limitation attorneys' fees) howsoever arising for loss or damage to property or any injury to or death of any person (including, without limitation, death of or injury to any employee of the Company or any sublessee) that may occur subsequent to the date hereof by any cause whatsoever in relation to the Facility including the failure to comply with the provisions of Article 3.05 hereof, or arising, directly or indirectly, out of the ownership, partial demolition, rehabilitation, renovation, equipping, acquisition, operation, maintenance, repair or financing of the Facility, and including, without limitation, any expenses incurred by the Agency in defending any claims, suits or actions which may arise as a result of the foregoing.

(c) The defense and indemnities provided for in this Article 3 shall apply whether or not the claim, liability, cause of action or expense is caused or alleged to be caused, in whole or in part, by the activities, acts, fault or negligence of the Agency, its members, officers, employees and agents, anyone under the direction and control of any of them, or anyone for whose acts or omissions the Agency or any of them may be liable, and whether or not based upon the breach of a statutory duty or obligation or any theory or rule of comparative or apportioned liability, subject only to any specific prohibition

relating to the scope of indemnities imposed by law, provided that any such claim, liability, cause of action or expense of the Agency is not incurred or does not result from the gross negligence or intentional or willful wrongdoing of the Agency, or any of its directors, members, agents (except the Company) or employees. Without limiting the generality of the foregoing, the foregoing indemnifications shall apply to and encompass any action (or alleged failure to act) of the Agency pursuant to the SEQRA Act.

(d) The Company shall provide and carry workers' compensation and disability insurance as required by law and comprehensive liability insurance with such coverages (including, without limitation, owner's protective for the benefit of the Agency and contractual coverage covering the indemnities herein provided for), with such limits and with such companies as may be approved by the Agency. Upon the request of the Agency, the Company shall provide certificates of insurance in form satisfactory to the Agency evidencing such insurance.

3.06. With the exception of the authorizations required to be adopted by the Agency for the Agency to enter into the lease-leaseback transaction, the Company agrees that, as agent for the Agency or otherwise, it will comply with all the requirements of all federal, state and local laws, rules and regulations of whatever kind and howsoever denominated applicable to the Agency and/or the Company with respect to the Facility, the acquisition, partial demolition, rehabilitation, renovation and equipping thereof, the operation and maintenance of the Facility and the financing thereof. Every provision required by law to be inserted herein shall be deemed to be set forth herein as if set forth in full; and upon the request of either party, this AGREEMENT shall be amended to specifically set forth any such provision or provisions. The Company certifies, under penalty of perjury, that it is in substantial compliance with all local, state and federal tax, worker protection and environmental laws, rules and regulations.

3.07. The Company will take such further action and adopt such further proceedings as may be required to implement its aforesaid undertakings or as it may deem appropriate in pursuance thereof.

3.08. If it should be determined that any State or local sales or compensatory use taxes or similar taxes however denominated are payable with respect to the acquisition, purchase or rental of machinery or equipment, materials or supplies in connection with the Project, or are in any manner otherwise payable directly or indirectly in connection with the Project, the Company shall pay the same and defend and indemnify the Agency from and against any liability, expenses and penalties arising out of, directly or indirectly, the imposition of any such taxes.

3.09. The Company shall file with the New York State Department of Taxation and Finance Form ST-340 (Annual Report of Sales and Use Tax Exemptions Claimed by Agent/Project Operator of Industrial Development Agency/Authority), for as long as the Company claims a sales tax exemption, an annual statement of the value of all sales and use tax exemptions claimed in connection with the Facility, in compliance with

Section 874(8) of the New York State General Municipal Law. The Company shall provide the Issuer with a copy of such annual statement at the time of filing with the State Department of Taxation and Finance. Based upon representations made by the Company in the Application, the value of the sales tax to be abated relating to the Project is estimated at \$787,980.00. The Company acknowledges that the financial assistance currently authorized by the Agency is limited to \$787,980.00, and the Agency is required by law to recapture the New York State portion of sales tax of any exemptions claimed by the Company that exceed this amount.

3.10. If the Facility is leased to another party by the Agency and subleased to the Company, then in such event, the Company guarantees all of the covenants, undertakings and indemnities of such other party as set forth in this Article 3.

3.11. The Company shall provide annually, to the Agency, a certified statement and documentation: (i) enumerating the full time equivalent jobs retained and the full time equivalent jobs created as a result of the Financial Assistance, by category, including full time equivalent independent contractors or employees of independent contractors that work at the Project location, and (ii) indicating that the salary and fringe benefit averages or ranges for categories of jobs retained and jobs created that was provided in the application for Financial Assistance is still accurate and if it is not still accurate, providing a revised list of salary and fringe benefit averages or ranges for categories of jobs retained and jobs created. Exhibit C contains the form of annual certification as well as additional Project assessment information that the Agency requires, on an annual basis, to be submitted to the Agency by the Company.

3.12. In accordance with Section 875(3) of the General Municipal Law, the policies of the Agency, and the Resolution, the Company covenants and agrees that it may be subject to recapture of any and all Financial Assistance if it is determined by the Agency that:

(a) the Company or its subagents, if any, authorized to make purchases for the benefit of the Project is not entitled to the sales and use tax exemption benefits; or

(b) the sales and use tax exemption claimed is in excess of the amounts authorized by the Agency to be taken by the Company or its subagents, if any; or

(c) the sales and use tax exemption claimed is for property or services not authorized by the Agency as part of the Project; or

(d) the Company has knowingly made a material false or misleading statement in its in its Application for Financial Assistance or knowingly omitted any information in its Application for Financial Assistance which, if included, would have rendered any information in the Application or supporting documentation false or misleading in any material respect; or



(e) the Company fails to meet and maintain the Employment Obligation or Project Obligation; or

(f) the Company failed to submit to the Agency its annual report so that the Agency can confirm that the Project is achieving the Employment Obligation or Project Obligation and other objectives of the Project.

If the Agency determines to recapture any Financial Assistance, the Company agrees and covenants that it will (i) cooperate with the Agency in its efforts to recover or recapture any or all Financial Assistance obtained by the Company and (ii) promptly pay over any or all such amounts to the Agency that the Agency demands in connection therewith. Upon receipt of such amounts, the Agency shall then redistribute such amounts to the appropriate affected tax jurisdiction(s), unless agreed to otherwise by any tax jurisdiction(s). The Company further understands and agrees that in the event that the Company fails to pay over such amounts to the Agency, the New York State Tax Commissioner may assess and determine the New York State and local sales and use tax due from the Company, together with any relevant penalties and interest due on such amounts.

3.13. The Company acknowledges that the Agency's Financial Assistance is considered to be public funds under Section 224-a of the New York State Labor Law ("Prevailing Wage Requirements"). The Agency has determined that the Financial Assistance amounts to \$1,593,362.00 in the aggregate, and no part of the Financial Assistance is excluded under Subdivision (3) of the Prevailing Wage Requirements. The Company is obligated under Subdivision 8(a) of the Prevailing Wage Requirements to certify under penalty of perjury within five (5) days of commencement of construction work whether the Project is subject to the provisions of the Prevailing Wage Requirements. Compliance with Prevailing Wage Requirements, if required, is wholly the obligation of the Company, and failure to comply may result in a stop-work order.

#### Article 4. General Provisions.

4.01. This AGREEMENT sets forth the terms and conditions under which Financial Assistance shall be provided to the Company; no Financial Assistance shall be provided to the Company prior to the effective date of this Agreement. This AGREEMENT shall remain in effect until the Leaseback Agreement becomes effective. It is the intent of the Agency and the Company that this AGREEMENT be superseded in its entirety by the Leaseback Agreement, except for the indemnities and guarantee of indemnities contained herein, which shall survive.

4.02. It is understood and agreed by the Agency and the Company that entering into the lease-leaseback transaction and the execution of the Leaseback Agreement and related documents are subject to (i) obtaining all necessary governmental approvals, (ii) approval of the members of the Company, (iii) approval of the members of the Agency, (iv) satisfactory completion of the environmental review of the Facility by the Agency in

compliance with the State Environmental Quality Review Act, (v) agreement by the Agency and the Company upon mutually acceptable terms and conditions for the Leaseback Agreement and other documentation usual and customary to transactions of this nature, (vi) the condition that there are no changes in New York State Law which prohibit or limit the Agency from fulfilling its obligation and commitment as herein set forth to enter into the lease-leaseback transaction, (vii) receipt by the Agency of a revised cost-benefit analysis satisfactory to the members of the Agency, and (viii) payment by the Company of the Agency's transaction fee and the fees and disbursements of bond counsel or transaction counsel. The transaction fee for this project is estimated at \$31,721.00 which will be payable in full at closing.

4.03. The Company agrees that it will reimburse the Agency for all reasonable and necessary direct out-of-pocket expenses that the Agency may incur as a consequence of executing this AGREEMENT or performing its obligations hereunder. Examples of such expenses include, but are not limited to, photocopies, phone and fax charges, postage and other shipping charges incurred in connection with closing the lease-leaseback transaction or complying with any requests after closing relating to the lease-leaseback transaction.

4.04. If for any reason the lease-leaseback transaction does not close on or before twelve (12) months from the execution hereof, the provisions of this AGREEMENT (other than the provisions of Articles 3.05, 3.06, 3.07 and 3.08 above, which shall survive) shall, unless extended by agreement of the Agency and the Company (whether before or after such original expiration date), terminate and be of no further force or effect, and following such termination neither party shall have any rights against the other party except:

(a) The Company shall pay the Agency for all expenses which were incurred by the Agency in connection with the acquisition, rehabilitation, renovation and equipping of the Facility;

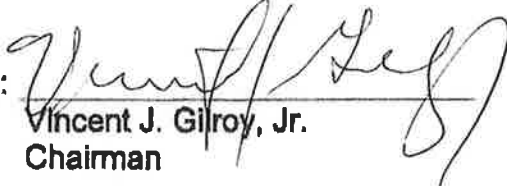
(b) The Company shall assume and be responsible for any contracts for construction or purchase of equipment entered into by the Agency at the request of or as agent for the Company in connection with the Project; and

(c) The Company will pay the out-of-pocket expenses of members of the Agency, counsel for the Agency and Transaction Counsel incurred in connection with the Project and will pay the reasonable fees of counsel for the Agency and Transaction Counsel for legal services relating to the Project or the proposed financing thereof.

[signature page follows]

IN WITNESS WHEREOF, the parties hereto have entered into this AGREEMENT to be effective as of June 7, 2023.

CITY OF UTICA INDUSTRIAL  
DEVELOPMENT AGENCY

By:   
Vincent J. Gilroy, Jr.  
Chairman

HOTEL STREET OWNER LLC

By:   
Timothy M. Lynn  
Member

[ADDITIONAL SIGNATURE ON NEXT PAGE]

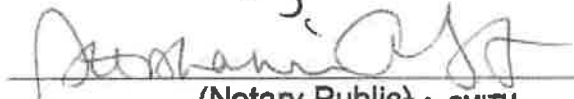
STATE OF NEW YORK )  
COUNTY OF ONONDAGA) ss.:

Timothy M. Lynn, being first duly sworn, deposes and says:

1. That I am a Member of Hotel Street Owner LLC (the "Company") and that I am duly authorized on behalf of the Company to bind the Company and to execute this Agreement.
2. That the Company confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the Project is in substantial compliance with all applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.

  
\_\_\_\_\_  
Timothy M. Lynn

Subscribed and affirmed to me under penalties of perjury  
this 17 day of ~~June~~ July 2023.

  
\_\_\_\_\_  
(Notary Public)  
STEPHANIE A. SMITH  
Notary Public, State of New York  
No. 01SM4995504  
Qualified in Madison County  
My Commission Expires April 27, 2026

**EXHIBIT A**

**PILOT AGREEMENT**

Transcript Document No. [ ]

**HOTEL STREET OWNER LLC**

**and**

**CITY OF UTICA INDUSTRIAL DEVELOPMENT AGENCY**

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**PAYMENT-IN-LIEU-OF-TAX AGREEMENT**

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**City of Utica Industrial Development Agency  
2023 Real Estate Lease  
(Hotel Street Owner LLC Facility)**

**Oneida County, City of Utica, Utica City School District**

**Tax Account Nos.: 318.43-2-33  
318.43-2-34  
318.43-2-35  
318.43-2-36.1  
318.43-2-36.2  
318.43-2-37**

## **PAYMENT-IN-LIEU-OF-TAX AGREEMENT**

THIS PAYMENT-IN-LIEU-OF-TAX AGREEMENT, dated as of \_\_\_\_\_, 2023, is by and between the **CITY OF UTICA INDUSTRIAL DEVELOPMENT AGENCY**, a public benefit corporation of the State of New York, with offices at One Kennedy Plaza, Utica, New York 13502 (the "Agency"), and **HOTEL STREET OWNER LLC**, a limited liability company duly organized, validly existing and in good standing under the laws of the State of New York, with offices at 449 S. Salina Street, Suite 200, Syracuse, New York 13202 (the "Company").

### **WITNESSETH:**

WHEREAS, the Agency is authorized and empowered by the provisions of Title 1 of Article 18-A of the General Municipal Law, Chapter 99 of the Consolidated Laws of New York, as amended, (the "Enabling Act"), and Chapter 710 of the Laws of 1981 of the State of New York, as amended, constituting Section 901 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, among others, industrial facilities for the purpose of promoting, attracting and developing economically sound commerce and industry in order 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, the Company desires to undertake a project consisting of the acquisition, partial demolition, historic rehabilitation and renovation of three connected, vacant and blighted historic industrial buildings measuring 70,000± square feet in the aggregate into a mixed-use building with 72 market rate residential units and 3,988± square feet of retail/commercial space with on-site parking and common area amenities (collectively, the "Improvements") situated on seven (7) parcels of land measuring 0.768± acres in the aggregate located at 119 – 137 Hotel Street, City of Utica, Oneida County, New York (the "Land"), and the acquisition and installation of equipment in the Improvements (the "Equipment"), all for the adaptive reuse of the Improvements to lease to commercial and/or retail and/or residential tenants in furtherance of the Downtown Revitalization Initiative, the Oneida County Vision2020 initiative and the City of Utica Housing Study, and to enhance economic development and retain employment in downtown Utica (the Land, the Improvements and the Equipment referred to collectively as the "Facility" and the partial demolition, renovation, historic rehabilitation and equipping of the Facility referred to collectively as the "Project"); and

WHEREAS, in order to induce the Company to develop the Facility, the Agency is willing to accept a leasehold interest in the Facility pursuant to a Lease Agreement dated of even date herewith and lease the Facility back to the Company

pursuant to the terms and conditions contained in a Leaseback Agreement dated of even date herewith; and

WHEREAS, the Company will further sublease portions of the Facility to residential tenants, to be identified from time to time (the "Residential Sublessees"); and

WHEREAS, the Company will further sublease portions of the Facility to commercial and/or retail tenants, to be identified (the "Commercial Sublessees" and together with the Residential Sublessees, the "Sublessees"); and

WHEREAS, \_\_\_\_\_ (the "Bank") intends to finance a portion of the costs of the Facility by way of a loan to the Company in the maximum principal amount of \$ \_\_\_\_\_ [not to exceed \$14,569,000.00] to be secured by a Mortgage (the "Mortgage") from the Agency and the Company to the Bank; and

WHEREAS, the Agency has agreed to accept a leasehold interest in the Facility in order to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, the Facility will be exempt from real property taxes, general property taxes, general school district taxes, general assessments, service charges or other governmental charges of a similar nature levied and/or assessed upon the Facility or the interest therein of the Company or the occupancy thereof by the Company commencing March 1, 2024, the taxable status date, (the "Exempt Taxes"), because the Agency has a leasehold interest in the Facility and the Facility is used for a purpose within the meaning of the applicable Constitutional and statutory provisions, including the Enabling Act, provided, however, such exemption does not extend to special assessments or ad valorem levies; and

WHEREAS, the Company understands that it, as lessee of the Facility leased by the Agency, will, in fact, have Exempt Taxes to pay under the provisions of the Leaseback Agreement from the first date of the Exemption Term (as that date is determined by the parties and described herein) through the term of the Leaseback Agreement (the "Exemption Term"); and

WHEREAS, each year of the Exemption Term is more particularly set forth on Schedule B attached hereto (each year being referred to as an "Exemption Year"); and

WHEREAS, the Agency and the Company deem it necessary and proper to enter into an agreement making provision for payments-in-lieu-of-taxes and such assessments by the Company to the City of Utica, or any existing incorporated village or any village which may be incorporated after the date hereof, within which the Facility is or may be, wholly or partially located, Oneida County, Utica City School

District and appropriate special districts (hereinafter each a "Taxing Authority" and collectively the "Taxing Authorities") in which any part of the Facility is or is to be located; and

WHEREAS, the PILOT Payments (as defined below) represent a deviation from the Agency's Uniform Tax Exemption Policy (the "Policy"); and

WHEREAS, pursuant to Section 874 of the Act, the Agency sent a notice to the chief executive officer of each Taxing Authority providing a description of the PILOT Payments, the Agency's reasons for deviating from the Policy as well as the time and location of the meeting during which the Agency would consider a resolution approving the deviation from its Policy and the PILOT Payments; and

WHEREAS, all defined terms herein as indicated by the capitalization of the first letter thereof and not otherwise defined herein shall have the meanings ascribed to such terms as set forth in the Leaseback Agreement.

NOW, THEREFORE, to provide for certain payments to the Taxing Authorities, and for other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. The Company shall pay to each Taxing Authority:

(a) all taxes that are due with respect to the Facility prior to the Exemption Term, no later than the last day during which such payments may be made without penalty; and

(b) all special assessments and ad valorem taxes coming due and payable during the term of the Leaseback Agreement and the Leaseback Agreement for which the Facility is not exempt, no later than the last day during which such payments may be made without penalty.

2. (a) The Company shall pay to each Taxing Authority as set forth on Schedule A attached hereto and made a part hereof an amount in lieu of the Exempt Taxes (the "PILOT Payments") during each Exemption Year as follows:

Exemption Year 1	No Exempt Taxes
Exemption Years 2 – 8	100% of Exempt Taxes on the assessed value on March 1, 2023 (the "Base Assessment")
Exemption Year 9	100% of Exempt Taxes on the Base Assessment plus 20% of Exempt Taxes on increase between Base Assessment and



	assessed value of the Facility upon completion of Project as determined by City of Utica Assessor (the "Final Assessment")
Exemption Year 10	100% of Exempt Taxes on the Base Assessment plus 40% of Exempt Taxes on increase between Base Assessment and Final Assessment
Exemption Year 11	100% of Exempt Taxes on the Base Assessment plus 60% of Exempt Taxes on increase between Base Assessment and Final Assessment
Exemption Year 12	100% of Exempt Taxes on the Base Assessment plus 80% of Exempt Taxes on increase between Base Assessment and Final Assessment
Exemption Year 13 and thereafter	100% of Exempt Taxes

(b) Anything herein to the contrary, notwithstanding, this Agreement shall terminate on the date on which the Leaseback Agreement shall terminate and the Agency shall terminate its leasehold interest in the Facility pursuant to the Leaseback Agreement.

(c) Anything herein to the contrary, notwithstanding, upon the failure of the Company in making any payment when due hereunder and upon failure to cure such default within thirty (30) days after receipt of notice as herein provided, shall constitute an Event of Default under Section 7.1(a)(vi) of the Leaseback Agreement, and the Agency may take any one or all remedial steps afforded it in Section 7.2 of the Leaseback Agreement; provided, however, nothing herein contained shall be deemed to limit any other rights and remedies the Agency may have hereunder or under any other Transaction Document.

3. The Company will make PILOT Payments to each Taxing Authority hereunder for each Exemption Year by making the required payment to such Taxing Authority no later than the last day during which such Exempt Taxes could otherwise be made without penalty as if the Agency did not have a leasehold or other interest in the Facility. PILOT Payments that are delinquent under this Agreement shall be subject to a late penalty of five percent (5%) of the amount due which shall be paid by the Company to the affected Taxing Authority at the time the PILOT Payment is paid.

For each month, or part thereof, that the PILOT Payment is delinquent beyond the first month, interest shall accrue to and be paid to the affected Taxing Authority on the total amount due plus a late payment penalty in the amount of one percent (1%) per month until the payment is made. Anything herein to the contrary, notwithstanding, upon the failure of the Company in making any payment (or causing any payment to be made) when due hereunder and upon failure to cure such default within thirty (30) days after receipt of notice as herein provided, the Agency shall have the right to terminate the Leaseback Agreement and this PILOT Agreement, and the Company shall henceforth pay one hundred (100%) percent of the Exempt Taxes, together with all costs of collection, including but not limited to reasonable attorneys' fees. Nothing herein contained shall be deemed to limit any other rights and remedies the Agency may have hereunder or under any other Transaction Document.

4. The PILOT Payments to be made by the Company pursuant to this Agreement are intended to be in lieu of all Exempt Taxes that would have to be paid on the Facility leased to the Company by the Leaseback Agreement if the Agency did not have a leasehold or other interest in the Facility.

5. If by reason of a change in the Constitution or laws of the State of New York, or an interpretation of the Constitution or the laws of the State of New York by the Court of Appeals (or such lower court from which the time to appeal has expired) of the State of New York, or for any other reason, the Company is required to pay any tax which the payments specified herein are intended to be in lieu of, the Company may deduct the aggregate of any such payments made by it from the amount herein agreed to be paid in lieu of such taxes and need only pay the difference. Furthermore, inasmuch as the PILOT Payments herein agreed to be made by the Company are intended to be in lieu of all Exempt Taxes, it is agreed that said payments shall not, as to any Exemption Year, be in an amount greater than would be payable for such year for such Exempt Taxes, in the aggregate, by a private corporation on account of its ownership of the Facility.

6. This Agreement shall be binding upon the successors and assigns of the parties.

7. It is the intent of the parties that the Company will have all the rights and remedies of a taxpayer with respect to any real property or other tax, service charge, special benefit, ad valorem levy, assessment or special assessment or service charge because of which, or in lieu of which, the Company is obligated to make a payment hereunder, as if and to the same extent as if the Agency did not have a leasehold or other interest in the Facility. It is the further intent of the parties that the Company will have all of the rights and remedies of a taxpayer as if and to the same extent as if the Agency did not have a leasehold or other interest in the Facility with respect to any proposed assessment or change in assessment concerning the property, or any portion thereof, whether through an assessor, board of assessment review, court of law, or otherwise and likewise will be entitled to protest before and be heard by such assessor, board of assessment review, court of law or otherwise and will be entitled

to take any and all appropriate appeals or initiate any proceedings to review the validity or amount of any assessment or the validity or amount of any taxes that would have been payable but for the provisions hereof provided however the Company must provide written notice to the Agency at least forty-five (45) days in advance of initiating such proceedings. In the event, however, that a court of competent jurisdiction shall enter an order or judgment determining or declaring that, by reason of the Agency's interest in the Facility, the Company does not have the right to bring a proceeding to review such assessment under the Real Property Tax Law or any other law, then the Company shall have the right to contest such assessment in the name and as the agent of the Agency, and the Agency agrees to cooperate with the Company in all respects in any such proceeding at the sole cost and expense of the Company. The Company hereby unconditionally and irrevocably waives its rights, if any, to apply for and/or receive the benefit of, any other real property tax exemption including, without limitation, any real property tax exemptions that may be available under Section 485-b and Section 485-e of the Real Property Tax Law for so long as the PILOT Agreement is in effect. Notwithstanding anything herein to the contrary, for so long as this Agreement is in effect, the Company shall not consolidate any other tax parcels into the tax parcels that are the subject of this Agreement, without the prior written consent of the Agency in each instance.

8. All amounts payable by the Company hereunder will be paid to the respective Taxing Authority and will be payable in such lawful money of the United States of America as at the time of payment is legal tender for the payment of public and private debts, including a check payable in such money.

9. (a) If any term or provision hereof should be for any reason held or adjudged to be invalid, illegal or unenforceable by any court of competent jurisdiction, such term or provision will be deemed separate and independent and the remainder hereof will remain in full force and effect and will not be invalidated, impaired or otherwise affected by such holding or adjudication.

(b) This Agreement may not be effectively amended, changed, modified, altered or terminated except by an instrument in writing executed by the parties hereto.

(c) All notices, certificates or other communications hereunder shall be in writing and shall be sufficiently given and shall be deemed given (i) when mailed by United States registered or certified mail, postage prepaid, return receipt requested or (ii) when delivered by a commercial overnight courier that guarantees next day delivery and provides a receipt, to the Agency, the Company or the Bank, as the case may be, addressed as follows:

If to the Agency:

City of Utica Industrial Development Agency  
One Kennedy Plaza

Utica, New York 13502  
Attn.: Executive Director

With a Copy to:

Bond, Schoeneck & King, PLLC  
501 Main Street  
Utica NY 13501  
Attn.: Linda E. Romano, Esq.

If to the Company:

Hotel Street Owner LLC  
449 S. Salina Street, Suite 200  
Syracuse, New York 13202  
Attn.: Timothy M. Lynn, Member

With a Copy to:

Lynn D'Elia Temes & Stanczyk LLC  
449 S. Salina Street, Suite 200  
Syracuse, New York 13202  
Attn.: Anthony D'Elia, Esq.

If to the Bank:

With a Copy to:


provided, that the Agency, the Bank or the Company may, by notice given hereunder to the other, designate any further or different addresses to which subsequent notices, certificates or other communications to them shall be sent.

(e) This Agreement shall be governed by and construed in accordance with the laws of the State of New York.

[Signature page follows]

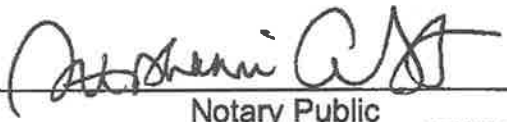
IN WITNESS WHEREOF, the parties have executed this **PILOT Agreement** as of the date first above written.

HOTEL STREET OWNER LLC

By:   
Timothy M. Lynn  
Member

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

On the 17<sup>th</sup> day of July 2023 before me, the undersigned a notary public in and for said state, personally appeared **Timothy M. Lynn**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public  
STEPHANIE A. SMITH  
Notary Public, State of New York  
No. 01SM4995504  
Qualified in Madison County  
My Commission Expires April 27, 2024

SECOND SIGNATURE PAGE TO PILOT AGREEMENT  
(HOTEL STREET OWNER LLC FACILITY)

CITY OF UTICA INDUSTRIAL  
DEVELOPMENT AGENCY

By: \_\_\_\_\_  
Vincent J. Gilroy, Jr.  
Chairman

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

On the \_\_\_ day of \_\_\_\_\_ 2023 before me, the undersigned a notary public in and for said state, personally appeared **Vincent J. Gilroy, Jr.**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

\_\_\_\_\_  
Notary Public

**SCHEDULE A**

**COUNTY OF ONEIDA  
Receiver of Taxes  
800 Park Avenue  
Utica, New York 13501**

**CITY OF UTICA  
Receiver of Taxes  
City Hall  
One Kennedy Plaza  
Utica, New York 13502  
Attn.: City Treasurer**

**UTICA CITY SCHOOL DISTRICT  
Receiver of Taxes  
929 York Street  
Utica, New York 13502**

**SCHEDULE B**

<b>Exemption Year</b>	<b>Taxable Status Date</b>	<b>School Tax Year</b>	<b>County Tax Year</b>	<b>Clty Tax Year</b>
1	03/01/24	07/01/24 - 06/30/25	01/01/25 - 12/31/25	04/01/25 - 03/31/26
2	03/01/25	07/01/25 - 06/30/26	01/01/26 - 12/31/26	04/01/26 - 03/31/27
3	03/01/26	07/01/26 - 06/30/27	01/01/27 - 12/31/27	04/01/27 - 03/31/28
4	03/01/27	07/01/27 - 06/30/28	01/01/28 - 12/31/28	04/01/28 - 03/31/29
5	03/01/28	07/01/28 - 06/30/29	01/01/29 - 12/31/29	04/01/29 - 03/31/30
6	03/01/29	07/01/29 - 06/30/30	01/01/30 - 12/31/30	04/01/30 - 03/31/31
7	03/01/30	07/01/30 - 06/30/31	01/01/31 - 12/31/31	04/01/31 - 03/31/32
8	03/01/31	07/01/31 - 06/30/32	01/01/32 - 12/31/32	04/01/32 - 03/31/33
9	03/01/32	07/01/32 - 06/30/33	01/01/33 - 12/31/33	04/01/33 - 03/31/34
10	03/01/33	07/01/33 - 06/30/34	01/01/34 - 12/31/34	04/01/34 - 03/31/35
11	03/01/34	07/01/34 - 06/30/35	01/01/35 - 12/31/35	04/01/35 - 03/31/36
12	03/01/35	07/01/35 - 06/30/36	01/01/36 - 12/31/36	04/01/36 - 03/31/37



**EXHIBIT B**  
**FORM OF ANNUAL REPORT TO AGENCY**

2022

ANNUAL PROJECT REPORT



DUE BY: Friday, February 17, 2023
Utica Industrial Development Agency

A. Business Information: Please fill in blanks or change as necessary

Organization Name: Organization Name Change: (if applicable)\*
Project Address: Address Change (if applicable)\*
Contact Person: Contact Person Change: (if applicable)
Name: Name:
Phone: Phone:
Fax: Fax:
E-mail: E-mail
Mailing Address (if different from Organization Address): Mailing Address Change: (if applicable)

B. Project Information:

Project Name: Project ID:
Project Description:

C. Tax Exemptions: Please fill in blanks

If you claimed exemption from New York State Sales Tax or Mortgage Tax during 2022, please answer the following questions. If not applicable to your project, please indicate by responding with an "N/A" in the blanks provided.

Total Sales Tax exemption from 1/1/22 -12/31/22 (Actual tax savings, NOT total purchases): Attach a copy of NYS Form ST-340 on which you reported the value of sales and use tax exemptions for your project. New York State requires that a company receiving sales tax exemptions file an ST-340 no later than the end of February following the year in which the exemption was claimed.

Value of 2022 Mortgage Recording Tax Exemption (0.75% of the mortgage amount):

D. Employment Data: 2022 employment (only for the location that is receiving UIDA benefits) PLEASE REFER TO the definition of Full-Time Equivalent Jobs.

Table with 5 columns: Job Classification, Number of Full-Time Equivalent Employees (as of 12/31/22), Indicate Owner (O) or Tenant (T) jobs, Average annual salary of Full-Time Equivalent employees (Reported in prior column), Average annual salary range of Full-Time Equivalent employees. Rows include Executive Management, Production / Manufacturing, Clerical / Administrative, and Other.

Definition of Full Time Equivalent Jobs: Full-time jobs, plus the combination of two or more part-time jobs that, when combined together, constitute the equivalent hours of a full-time position (35 or more hours).

Please attach copies of your NYS-45 Quarterly Combined Withholding, Wage Reporting & Unemployment Insurance for each quarter in 2022. (Please note that benefits will be terminated if these reports are not submitted.) Report the total number of full-time and part-time covered employees for the third month of the fourth quarter as shown on the NYS-45: \_\_\_\_\_.

If you are a new Company and a NYS-45 is not available, please check here \_\_\_\_\_

Number of Full-Time Equivalent Construction Jobs created during 2022: \_\_\_\_\_

**If the NYS-45 includes multiple locations, please attach a separate sheet that certifies the job information specific to the project location.**

**E. Housing Projects:** Please complete this section if your project involves housing.

Number of rental/housing units projected in original application: \_\_\_\_\_

Number of rental/housing units actually created as a result of the project: \_\_\_\_\_

**F. Capital Investments:**

Please list investments directly related to the project described in Section B made during the period of January 1 – December 31, 2022. Do not include investments from previous reporting periods or operating expenses.

	As Reported on original Application	Actual Expense in 2022 (Related to the project defined in section B)		As Reported on original Application	Actual Expense in 2022 (Related to the project defined in section B)
<b>Building Cost:</b> <i>(Construction)</i>			<b>Other:</b> <i>(Renovations of existing space)</i>		
<b>Land &amp; Building:</b> <i>(Real Estate)</i>			<b>Total Investment:</b>		
<b>Production Equip.:</b> <i>(Not Sales Taxable)</i>			<b>Total Amount Financed:</b>		
<b>Other Equipment:</b> <i>(Sales taxable equip.)</i>			<b>Mortgage Amount:</b>		

Please reference the original project application and explain any variances from the original project estimates: \_\_\_\_\_

Do you anticipate relocating, expanding your business or purchasing equipment within the next 12 months?  
YES \_\_\_\_\_ NO \_\_\_\_\_

If yes, please explain \_\_\_\_\_

**G. Signature:** Report will not be considered complete unless signature is provided

An Authorized Company Official must certify the information provided by completing the following:

Termination of benefits is possible if the information submitted is determined to be incorrect or if the information is not submitted by the requested date. The UIDA reserves the right to complete an examination of back-up documentation related to the company's reported project information at any time should the UIDA have reasonable cause to do so.

**I hereby attest that the information contained in this report is true and correct to the best of my knowledge.**

Signature (Authorized Company Official) \_\_\_\_\_

Date \_\_\_\_\_

Please Print (Name and Title) \_\_\_\_\_