

**Final Authorizing Resolution  
Mana Properties, LLC  
Facility**

Date: June 14, 2019

At a meeting of the City of Utica Industrial Development Agency, Utica, New York (the "Agency"), held at 8:30 a.m. at One Kennedy Plaza, Utica, New York on the 14th day of June 2019, the following members of the Agency were:

**Members Present:** Vin Gilroy, Mark Curley, John Zegarelli, Emmett Martin

**Member Excused:** John Buffa

**Also Present:** Jack Spaeth (Executive Director)

**Others:** Linda Romano (BS&K – Agency Counsel), Rick Schmalz (Schmalz Realty)

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to acquisition of a leasehold interest in and financing of a certain industrial development facility more particularly described below (Mana Properties, LLC Facility) and the leasing of the facility to Mana Properties, LLC.

The following resolution was duly moved, seconded, discussed and adopted with the following members voting:

Vin Gilroy voting aye;  
Mark Curley voting aye;  
John Zegarelli voting aye;  
Emmett Martin voting aye.

RESOLUTION AUTHORIZING THE AGENCY TO EXECUTE THE LEASE AGREEMENT, LEASEBACK AGREEMENT, THE PILOT AGREEMENT, THE ENVIRONMENTAL COMPLIANCE AND INDEMNIFICATION AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE MANA PROPERTIES, LLC FACILITY LOCATED AT 1004 ERIE STREET IN THE CITY OF UTICA, ONEIDA COUNTY AND MAKING CERTAIN FINDINGS RELATING TO THE FACILITY.

WHEREAS, by Title 1 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 (collectively, the "Act"), the Agency was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, Mana Properties, LLC, on behalf of itself and/or the principals of Mana Properties, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Company") has applied to the Agency to enter into a transaction in which the Agency will assist in the acquisition of a 0.96± acre parcel of land located at 1004 Erie Street, City of Utica, Oneida County, New York (the "Land"); construction on the Land of a new 9,800± square foot building (the "Improvements") and the acquisition and installation of machinery and equipment in the Improvements (the "Equipment"), all for the purpose of providing carpet and upholstery cleaning, water damage restoration, and janitorial services (the Land, Improvements and Equipment collectively, the "Facility" and the acquisition, construction and equipping of the Facility is referred to as the "Project"); and

WHEREAS, the Company has agreed to lease the Facility to the Agency pursuant to a Lease Agreement (the "Lease Agreement") between the Agency and the Company; and

WHEREAS, the Agency has agreed to lease the Facility back to the Company pursuant to a Leaseback Agreement between the Agency and the Company (the "Leaseback Agreement") for its operation; and

WHEREAS, the Company will further lease the Facility to RJD Endeavors, Inc. (the "Sublessee") for its operation pursuant to a Sublease Agreement to be entered into between the Company and the Sublessee (the "Sublease Agreement"); and

WHEREAS, Bank of Utica (the "Bank") has agreed to finance a portion of the costs of the Facility by extending a loan to the Company in the principal amount of \$200,000.00 to be secured by a Mortgage (the "Mortgage") from

the Agency and the Company to the Bank and such other documents the Bank determines to be necessary to secure its interest (the Mortgage and such other documents collectively, the "Loan Documents"); and

WHEREAS, the Agency has adopted a Business Relocation Assistance Uniform Tax Exemption Policy to provide enhanced financial assistance to help mitigate costs of relocation for businesses that will be impacted by the MVHS Downtown Hospital Project (the "Business Relocation Assistance Policy"); and

WHEREAS, based on representations made by the Company in its Application for Financial Assistance dated April 19, 2019 (the "Application"), the Company's existing facility is located at 432 Lafayette Street in the City of Utica (the "Existing Facility") which is situated within the footprint of the MVHS Downtown Hospital Project, and the Company received an offer letter from Mohawk Valley Healthcare Systems ("MVHS") and has entered into an agreement to sell the Existing Facility to MVHS in furtherance of the MVHS Downtown Hospital Project; and

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company in the form of exemptions from mortgage recording taxes, exemptions from sales and use taxes on materials incorporated into the Facility and abatement of real property tax for a period of ten years, which financial assistance is consistent with the Agency's Business Relocation Assistance Policy; and

WHEREAS, based upon representations made by the Company in the Application, the value of the Financial Assistance is described as follows:

Sales and use tax exemptions estimated at \$31,845.27 but shall not exceed \$35,029.80 in the aggregate;

Mortgage recording tax exemptions estimated at \$1,500.00 but shall not exceed \$1,650.00 in the aggregate;

Real property tax abatement estimated at \$135,620.00; and

WHEREAS, the Agency by resolution duly adopted on May 16, 2019 (the "Resolution") decided to proceed under the provisions of the Act to lease the Facility and directed that a public hearing be held so that all persons with views in favor of or opposed to either the financial assistance contemplated by the Agency, or the location or nature of the Facility, could be heard; and

WHEREAS, the Agency conducted a public hearing on June 5, 2019 and has received all comments submitted with respect to the proposed financial assistance and the nature and location of the Facility; and

WHEREAS, the Company has agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities which may arise in connection with the transaction contemplated by the lease of the land and the transfer of a leasehold interest in the Facility.

NOW, THEREFORE, BE IT RESOLVED by the City of Utica Industrial Development Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1. The Agency hereby finds and determines:

(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 Facility constitutes a “project”, as such term is defined in the Act; and

(c) The acquisition, construction and equipping of the Facility and the leasing of the Facility to the Company will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of the City of Utica and the State of New York and improve their standard of living and thereby serve the public purposes of the Act; and

(d) The acquisition, construction and equipping of the Facility is reasonably necessary to induce the Sublessee to maintain and expand its business operation in the State of New York; and

(e) Based upon representations of the Company and the Company's Counsel, the Facility conforms with the local zoning laws and planning regulations of the City of Utica and all regional and local land use plans for the area in which the Facility is located; and

(f) It is desirable and in the public interest for the Agency to acquire a leasehold interest in the Facility and lease the Facility to the Company; and

(g) The SEQRA findings adopted by the Agency on May 16, 2019, encompassed the actions to be undertaken by this resolution and no changes have

been made since that time to the proposed action that would create new or increased adverse environmental impacts; and

(h) The Lease Agreement will be an effective instrument whereby the Company conveys to the Agency a leasehold interest in the Facility; and

(i) the Leaseback Agreement will be an effective instrument whereby the Agency leases the Facility back to the Company; and

(j) The Environmental Compliance and Indemnification Agreement (the "Environmental Compliance and Indemnification Agreement") by and among the Agency, the Sublessee and the Company will be an effective instrument whereby the Company and the Sublessee agree to comply with all Environmental Laws (as defined therein) applicable to the Facility and will indemnify and hold harmless the Agency for all liability under all such Environmental Laws; and

(k) The Payment-In-Lieu-of-Tax Agreement (the "PILOT Agreement") between the Agency and the Company will be an effective instrument whereby the Company agrees to make payments in lieu of taxes for the term of the Leaseback Agreement; and

(l) The Loan Documents will be effective instruments whereby the Agency and the Company grant to the Bank a security interest in their respective interests in the Facility.

Section 2. In consequence of the foregoing, the Agency hereby determines to: (i) acquire a leasehold interest in the Facility from the Company pursuant to the Lease Agreement; (ii) execute, deliver and perform the Lease Agreement; (iii) lease the Facility back to the Company pursuant to the Leaseback Agreement, (iv) execute, deliver and perform the Leaseback Agreement, (v) execute, deliver and perform the Environmental Compliance and Indemnification Agreement, (vi) execute, deliver and perform the PILOT Agreement; (vii) execute, deliver and perform the Loan Documents and (ix) grant the Financial Assistance.

Section 3. The Agency is hereby authorized to accept a leasehold interest in the real property described in Exhibit A to the Lease Agreement and the personal property described in Exhibit B to the Lease Agreement and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition are hereby approved, ratified and confirmed.

Section 4. The form and substance of the Lease Agreement, the Leaseback Agreement, the PILOT Agreement and the Environmental Compliance

and Indemnification Agreement (each in substantially the forms presented to the Agency and which, prior to the execution and delivery thereof, may be redated) are hereby approved. The form and substance of the Loan Documents are hereby approved, subject to the inclusion of the Agency's standard financing provisions and subject to counsel review.

Section 5.

(a) The Chairman, Vice Chairman, Secretary or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Lease Agreement, the Leaseback Agreement, the PILOT Agreement, the Environmental Compliance and Indemnification Agreement and the Loan Documents, all in substantially the forms thereof presented to this meeting with such changes, variations, omissions and insertions as the Chairman, Vice Chairman, Secretary or any member of the Agency shall approve, and such other related documents as may be, in the judgment of the Chairman and Agency Counsel, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the "Closing Documents"). The execution thereof by the Chairman, Vice Chairman, or any member of the Agency shall constitute conclusive evidence of such approval.

(b) The Chairman, Vice Chairman, Secretary or member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Leaseback Agreement).

Section 6. 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 Closing Documents, and to execute and deliver all such additional certificates, instruments and documents, 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 Closing Documents binding upon the Agency.

Section 7. This resolution shall take effect immediately.

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

I, the undersigned Assistant Secretary of the City of Utica Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the City of Utica Industrial Development Agency (the "Agency"), including the resolutions contained therein, held on the 14th day of June 2019 with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

That the Lease Agreement, the Leaseback Agreement, the PILOT Agreement, the Environmental Compliance and Indemnification Agreement and the Mortgage contained in this transcript of proceedings are each in substantially the form presented to the Agency and/or approved by said meeting.

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, (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 as of this 2nd day of June 2020.

CITY OF UTICA INDUSTRIAL  
DEVELOPMENT AGENCY

By:



Jack Spaeth, Assistant Secretary