

PRELIMINARY RESOLUTION
(Monterey Correction Facility Redevelopment Project)

A regular meeting of the Schuyler County Industrial Development Agency was convened on Wednesday, April 8, 2026.

The following resolution was duly offered and seconded, to wit:

Resolution No. 2026 - 03

RESOLUTION OF THE SCHUYLER COUNTY INDUSTRIAL
DEVELOPMENT AGENCY TAKING PRELIMINARY ACTIONS TOWARD
THE ACQUISITION AND REDEVELOPMENT OF THE FORMER
MONTEREY CORRECTIONAL FACILITY (THE "FACILITY", AS MORE
PARTICULARLY DESCRIBED HEREIN

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law ("GML") of the State of New York, as amended, and Chapter 21 of the Laws of 1971 of the State of New York, as amended (hereinafter collectively called the "Act"), **SCHUYLER COUNTY INDUSTRIAL DEVELOPMENT AGENCY** (the "Agency") was created with the authority and power to own, lease and sell property for the purpose of, among other things, acquiring, constructing and equipping industrial, manufacturing and commercial facilities as authorized by the Act; and

WHEREAS, the former Monterey Shock Incarceration Correctional Facility (the "Facility") is located at 2150 Evergreen Hill Road in the Town of Orange, New York, and situated on an approximately 25 acre portion of tax parcel number 82-1-12.1 (the "Land"), and is comprised of various existing former correctional facility dormitories, administrative buildings, utility improvements and structures, and various security and infrastructure improvements (the "Existing Improvements"); and

WHEREAS, the Facility has been decommissioned as an active correctional facility since 2014, and is owned by the State of New York (the "State"), and under the jurisdiction and control of the New York State Department of Environmental Conservation ("NYSDEC"); and

WHEREAS, in furtherance of the redevelopment of the Facility, the Agency previously entered into a certain Memorandum of Understanding (the "MOU") with NYSDEC, New York State Department of Corrections and Community Supervision ("DOCCS"), Empire State Development Corporation ("ESDC") and Schuyler County (the "County"), wherein the parties agreed to undertake certain studies, feasibility reports and marketing efforts for the sale and redevelopment of the Facility; and

WHEREAS, in furtherance of the spirit and intent of the MOU, the Agency desires to undertake certain preliminary actions in connection with the direct acquisition of the Facility from the State, by and through NYSDEC, New York State Office of General Services ("OGS"), and ESDC, all in furtherance of facilitating the sale of all or portions of the Facility and to enable

private sector investment and employment opportunities within the Facility in the form of one or more acceptable uses, as defined within the MOU; and

WHEREAS, the Agency desires to authorize certain preliminary actions with respect to the acquisition of the Facility (herein, the "Acquisition"), as set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE SCHUYLER COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. The Agency hereby finds and determines that:

(A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(B) The Agency has the authority to take the actions contemplated herein under the Act; and

(C) The preliminary actions to be taken by the Agency will induce the Acquisition and eventual redevelopment of the Facility, thereby increasing employment opportunities in Schuyler County, New York, and otherwise furthering the purposes of the Agency as set forth in the Act; and

(D) The Agency has identified the Facility as a critical asset in need of redevelopment efforts, and the actions authorized herein are in the best interests of the Agency, County and region; and

(E) This resolution is intended to constitute the declaration of the Agency's "official intent" to reimburse expenditures in connection with the Acquisition and any related redevelopment projects at or within the Facility if and to the extent that the Agency and/or any future user of the Facility desire to finance the Acquisition and/or any qualifying redevelopment project(s) with tax exempt bond financings in accordance with the Internal Revenue Code (the "Code"), including with proceeds of obligations issued for those purposes in accordance with Treasury Department Regulation Section 1.150-2.

Section 2. The Agency hereby authorizes the undertaking of preliminary activities in furtherance of the Acquisition, including:

- (i) Working directly with NYSDEC, DOCCS, OGS, ESDC, the County and other stakeholders with respect to the terms of Acquisition, including the negotiation of terms and preparing a Purchase and Sale Agreement ("PSA");
- (ii) Establishing a working budget for the Acquisition, including all costs and fees necessary and appropriate to acquire title to the Facility;
- (iii) Undertaking preliminary actions associated with regulatory approvals required to undertake the Acquisition, including compliance with the Public Authorities Accountability Act ("PAAA"), State Environmental Quality Review Act

- (“SEQRA”), and any other necessary regulatory approvals and permits as necessary to undertake the Acquisition;
- (iv) Applying for and securing Federal, State and Local sources of funds in the forms of grants, loans and other sources of funds to undertake the Acquisition and any related redevelopment efforts to be led by the Agency;
 - (v) Such other actions and undertakings necessary and appropriate to undertake the Acquisition in compliance with all applicable laws.

Section 3. The Chairman, Vice Chairman and/or the Chief Executive Officer of the Agency are hereby authorized, on behalf of the Agency, to negotiate (but not execute or deliver) the PSA and such other agreements required to undertake the Acquisition.

Section 4. 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 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 the foregoing resolutions 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 5. This Resolution shall take effect immediately upon adoption.

The question of the adoption of the foregoing Resolution was duly put to vote on roll call, which resulted as follows:

	Yea	Nay	Absent	Abstain
Kai D’Alleva	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]
Carl Blowers	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]
Erin Shawkey	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]
Laury Ward	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]
Mark Taylor	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]
Chad Hendrickson	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]

The Resolutions were thereupon duly adopted.

STATE OF NEW YORK)
COUNTY OF SCHUYLER) SS:

I, the undersigned (Acting) Secretary of the Schuyler County Industrial Development Agency, DO HEREBY CERTIFY:

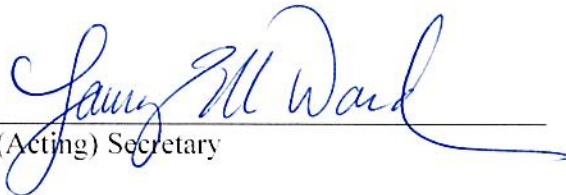
That I have compared the annexed extract of minutes of the meeting of the Schuyler County Industrial Development Agency (the "Agency"), including the resolution contained therein, held on April 8, 2026, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY, that all members of said Agency had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY, that 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 modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Agency this 8th day of April, 2026.


(Acting) Secretary

[SEAL]