

**Resolution Extending Project Inducement
Copper Village Facility**

Date: October 17, 2025

At a meeting of the Oneida County Industrial Development Agency (the "Agency"), held at 584 Phoenix Drive, Rome, New York 13441 on October 17, 2025, the following members of the Agency were:

Members Present:

Staff Present:

Others Present:

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 extending the inducement of a certain industrial development facility more particularly described below (Copper Village Facility) and the leasing of the facilities to 2024 Copper Village 4% LLC and 2024 Copper Village 9% LLC.

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

RESOLUTION EXTENDING THE PROJECT INDUCEMENT WITH
RESPECT TO THE COPPER VILLAGE FACILITY LOCATED IN
THE CITY OF ROME, ONEIDA COUNTY.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended and Chapter 372 of the Laws of 1970 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, 2024 Copper Village 4%, LLC and 2024 Copper Village 9%, LLC, on their behalf and/or their principals and/or an entity or entities formed or to be formed on behalf of any of the foregoing (collectively, the “Company”) has applied to the Agency to enter into a lease-leaseback transaction in which the Agency will assist in a multi-phase mixed-use community which consists of the acquisition of a 10.50± acre parcel of land located at 102 Baptiste Avenue, City of Rome, Oneida County, New York (the “Land”); construction on the Land of 250 one- to three-bedroom residential apartments and 10,000± square feet of commercial space in nine (9) buildings together with amenities, offices, parking, landscaping, sidewalks and related infrastructure to service the same (collectively, the “Improvements”); and acquisition and installation of equipment in the Improvements (the “Equipment”), all for the purpose of providing affordable housing and amenities within the community and to enhance economic development and retain employment in the City of Rome and surrounding areas; and

WHEREAS, the first phase will be undertaken by Copper Village 9% and will consist of construction 68 units and commercial space (the “Copper Village 9% Improvements”) situated on twenty parcels of land located on a portion of 102 Baptiste Avenue, a portion of [no number assigned] Baptiste Avenue, 309 – 311 Jane Street, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 338 and [no number assigned] Jane Street, 108, 110 and 112 – 114 Luquer Street (collectively, the “Copper Village 9% Land”) and all equipment acquired and installed in the Improvements (the “Copper Village 9% Equipment,” and together with the Copper Village 9% Land and Copper Village 9% Improvements, the “Copper Village 9% Facility”); and

WHEREAS, the second phase will be undertaken by Copper Village 4% and will consist of construction of 182 units and commercial space (the “Copper Village 4% Improvements”) situated on four parcels of land located on a portion of 102 Baptiste Avenue, a portion of [no number assigned] Baptiste Avenue and 733 – 735 S. James Street (collectively, the “Copper Village 4% Land) and all equipment acquired and installed in the Improvements (the “Copper Village 4% Equipment, and

together with the Copper Village 4% Land and Copper Village 4% Improvements, the “Copper Village 4% Facility”); and

WHEREAS, the Agency adopted an inducement resolution on September 5, 2024 (the “Inducement Resolution”) and the parties entered into an Inducement Agreement and Project Agreement dated of even date (the “Inducement Agreement”); and

WHEREAS, on September 26, 2024 the Agency emailed notices to all affected taxing jurisdictions providing the date on which a public hearing would be conducted and enclosing a copy of the Agency’s Resolution that described the proposed Financial Assistance the Agency’s reasons for deviating from its Policy, and also providing the date and time of this meeting so that each may have the opportunity to comment on the proposed Financial Assistance; and

WHEREAS, the Inducement Agreement contains a provision that, if for any reason the lease-leaseback transaction does not close on or before twelve (12) months from the execution thereof, the Inducement Agreement shall terminate and be of no further force or effect unless extended by the parties; and

WHEREAS, the Company submitted a letter to the Agency explaining the reasons for the delay in closing and requesting an extension of the Inducement Agreement for a period of twelve (12) months to allow ample time to close the transactions (the “Project Inducement Extension”); and

NOW, THEREFORE, BE IT RESOLVED by the Oneida County 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 Project Inducement Extension will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of Oneida County and the State of New York and improve their standard of living and thereby serve the public purposes of the Act; and

(d) It is desirable and in the public interest for the Agency to grant the Project Inducement Extension; and

(e) The SEQRA findings adopted by the Agency on September 5, 2024 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.

Section 2. In consequence of the foregoing, the Agency hereby determines to: (i) grant the Project Inducement Extension such that the Inducement Agreement is valid through September 5, 2026; and (ii) execute, deliver and perform an Agreement to Extend Inducement Agreement (the "Extension Agreement").

Section 3. The form and substance of the Extension Agreement (in substantially the form presented to the Agency and which, prior to the execution and delivery thereof, may be redated) is hereby approved.

Section 4.

(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 Extension Agreement, in the form satisfactory to the Chairman and Agency Counsel, 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 5. 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 6. This resolution shall take effect immediately.

DRAFT

