

**Resolution Modifying Project Description
and Extending Project Inducement
Copper Village Facility**

Date: August 21, 2026

At a meeting of the Oneida County Industrial Development Agency (the "Agency"), held at 584 Phoenix Drive, Rome, New York 13441 on August 21, 2026, the following members of the Agency were:

Members Present: Steve Zogby, Aricca Lewis, James Genovese, Tim Reed, Kristen Martin, and Franca Armstrong.

EDGE Staff Present: Marc Barraco, Tim Fitzgerald, and Julie Daskiewich.

Others Present: Thomas Caputo; Sentinel, Laura Ruberto, Linda Romano, Bond Schoeneck & King, Angela Eicholtz; Pennrose, Aaron Tomczak, Amber Mathias; Bonacio Construction, Wade Abraham; Alder Creek, Dwight Vicks; Vicks Lithograph & Printing

Others Present Virtually: Mark Kaucher, Paul Goldman, Jenna Peppenelli, and Mark Levitt; Levitt & Gordon.

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 and consolidating a multi-phase project into a single-phase project relating to a certain industrial development facility more particularly described below (Copper Village Facility).

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

<u>Voting Aye</u>	<u>Voting Nay</u>	<u>Abstained</u>
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Steve Zogby		
Aricca Lewis		
James Genovese		
Tim Reed		
Kristen Martin		
Franca Armstrong		

RESOLUTION MODIFYING THE PROJECT DESCRIPTION AND
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 (the Land, Improvements and Equipment collectively the "Facility" and the constructing and equipping of the Facility is the "Project"); and

WHEREAS, the first phase was to be undertaken by Copper Village 9% and consisted 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 was to be undertaken by Copper Village 4% and consisted 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, 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, by resolution duly adopted on October 17, 2025 the Agency extended the inducement of the Project; and

WHEREAS, the Company submitted a letter to the Agency dated August 6, 2026 (a) explaining the reasons for the further delay in closing and requesting a further extension of the Inducement Agreement for a period of twelve (12) months to allow ample time to close the transactions; and (b) requesting the "Project" be modified such that the Copper Village 9% Facility and the Copper Village 4% Facility will be consolidated into a single phase 4% LIHTC project (collectively, the "Project Modification and Inducement Extension"); and

WHEREAS, the financial assistance previously authorized with respect to the Copper Village 4% Facility will apply to the entire Project, in the form of abatement of real property tax for a period of thirty-three (33) years during which time fixed PILOT payments will be calculated as follows:

- (i) during years 1 – 3: a fixed amount equal to the taxes that would have been paid based on the current assessment plus a 2.00% annual escalator;
- (ii) during years 4 – 33: a fixed amount equal to \$250.00 per unit plus a 2.00% annual escalator during years 4 – 18, and a minimum 2.00% and maximum 5.00% escalator during years 19 – 33, such amount to be determined by the Agency based on the financial projections of the Project, and

WHEREAS, the Agency wishes to continue its support of the Project and believes it is prudent to request the Company submit an amended application to allow the Agency members to review current budgets and any other updated information relating to the Project (including an updated cost-benefit analysis) and adopt a supplemental resolution; 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 Modification and 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 Modification and 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 Modification and Inducement Extension such that the Inducement Agreement is valid through September 5, 2027, subject to receipt of amended application materials; (ii) execute, deliver and perform an Agreement to Extend Inducement Agreement (the “Extension Agreement”); and (iii) consider a supplemental resolution upon receipt of amended application materials.

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.

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

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

That I have compared the annexed extract of the minutes of the meeting of the Agency, including the resolutions contained therein, held on August 21, 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 resolutions 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 (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 August 21, 2026.

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By:


Tim Fitzgerald, Secretary