

**Jefferson County Civic Facility Development Corporation**

800 Starbuck Avenue, Suite 800

Watertown, New York 13601

Telephone: (315) 782-5865 or (800) 553-4111 Facsimile (315) 782-7915

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**Notice of Board Meeting**

**Date:** October 24, 2024

**To:** William Johnson  
David Converse  
W. Edward Walldroff  
Paul Warneck  
Lisa L'Huillier  
John Condino

**From:** Chairman Robert Aliasso

**Re:** Notice of Board of Directors Meeting

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The Jefferson County Civic Facility Development Corporation will hold its board meeting on **Thursday, November 7, 2024 at 9:00 a.m.** in the board room at 800 Starbuck Avenue, Watertown, NY.

The live stream link will be available at [www.jcida.com](http://www.jcida.com).

**Zoom:**

<https://us02web.zoom.us/j/84355250468?pwd=R0t4VjRPdGJBZDJrL2JQYVVjKytDdz09>

Meeting ID: 843 5525 0468

Passcode: 011440

1-929-205-6099 US (New York)

Please confirm your attendance with Peggy Sampson [pssampson@jcida.com](mailto:pssampson@jcida.com) at your earliest convenience.

pss

c: Marshall Weir, CEO  
Lyle V. Eaton  
Jay Matteson  
Robin Stephenson  
Christine Powers  
Greg Gardner  
Rob Aiken  
Justin S. Miller, Esq.  
Stephen J. Maier, Esq.  
Media

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**BOARD MEETING AGENDA**  
**Thursday, November 7, 2024 - 9 a.m.**

- I. Call to Order**
- II. Minutes – October 3, 2024**
- III. Treasurer’s Report – October 31, 2024**
- IV. Committee Reports**
- V. Unfinished Business**
- VI. New Business**
  - 1. Official Intent Resolution No. 11.07.2024.01 for Advocate Hostels Holding**
- VII. Adjournment**

**Jefferson County Civic Facility Development Corporation  
Board Meeting Minutes  
October 3, 2024**

The Jefferson County Civic Facility Development Corporation held its board meeting on Thursday, October 3, 2024 in the board room at 800 Starbuck Avenue, Watertown, NY.

**Present:** Robert E. Aliasso, Jr., William Johnson, W. Edward Walldroff, Lisa L'Huillier, Paul Warneck, David Converse

**Excused:** None

**Absent:** John Condino

**Also Present:** Marshall Weir, Lyle Eaton, Peggy Sampson, Robin Stephenson, Christine Powers, Ryan Piche (Jefferson County Administrator), Craig Fox (Watertown Daily Times)  
**Zoom:** Justin Miller, Esq. (Harris Beach)

- I. Call to Order:** Chairman Aliasso called the meeting to order at 9:10 a.m.
- II. Minutes:** Minutes of the meeting held June 27, 2024 were presented. A motion to approve the minutes as presented was made by Mr. Warneck, seconded by Mr. Converse. All in favor. Carried.
- III. Treasurer's Report:** Mr. Warneck reviewed the financials for the income statement and balance sheet for the periods ending July 31, 2024, August 31, 2024 and September 30, 2024. He said that we received the annual maintenance fees from the 3 active projects. A motion was made by Mr. Warneck to accept the financial reports as presented, seconded by Mr. Converse. All in favor. Carried.
- IV. Committee Reports:**
  - a. Finance Committee**
    - i. Proposed Budget for 2025** – The only budgeted revenue item is \$10,250 for annual processing fees for the 3 active projects. The Finance Committee recommended the proposed budget. A motion was made by Ms. L'Huillier to approve the budget, seconded by Mr. Johnson. All in favor. Carried.
- V. Unfinished Business:** None.
- VI. New Business:**
  - 1. Proposed Fee Schedule** – Board members agreed to review the fee schedule at the December board meeting.
- VII. Adjournment:** With no further business before the board, a motion to adjourn was made by Mr. Warneck, seconded by Mr. Converse. All in favor. The meeting was adjourned at 9:13 a.m.

Respectfully submitted,  
*Peggy Sampson*

**JEFFERSON CO CIVIC FACILITY DEV CORP**  
**Income Statement**  
**For the Ten Months Ending October 31, 2024**

	Current Month		Year to Date	
Revenues				
Fee Income	\$ 500.00	100.00	\$ 10,750.00	100.00
Interest Income	0.00	0.00	0.00	0.00
Other Income	0.00	0.00	0.00	0.00
Finance Charge Income	0.00	0.00	0.00	0.00
Shipping Charges Reimbursed	0.00	0.00	0.00	0.00
Fee Discounts	0.00	0.00	0.00	0.00
Total Revenues	500.00	100.00	10,750.00	100.00
Cost of Sales				
Cost of Sales	0.00	0.00	0.00	0.00
Cost of Sales-Salaries and Wag	0.00	0.00	0.00	0.00
Total Cost of Sales	0.00	0.00	0.00	0.00
Gross Profit	500.00	100.00	10,750.00	100.00
Expenses				
Advertising Expense	0.00	0.00	0.00	0.00
Bad Debt Expense	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00
Depreciation Expense	0.00	0.00	0.00	0.00
Dues and Subscriptions Exp	0.00	0.00	0.00	0.00
Insurance Expense	0.00	0.00	0.00	0.00
Interest Expense	0.00	0.00	0.00	0.00
Legal and Professional Expense	0.00	0.00	1,010.00	9.40
Licenses Expense	0.00	0.00	0.00	0.00
Maintenance Expense	0.00	0.00	0.00	0.00
Meals and Entertainment Exp	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Postage Expense	0.00	0.00	0.00	0.00
Rent or Lease Expense	0.00	0.00	0.00	0.00
Repairs Expense	0.00	0.00	0.00	0.00
Supplies Expense	0.00	0.00	0.00	0.00
Telephone Expense	0.00	0.00	0.00	0.00
Travel Expense	0.00	0.00	0.00	0.00
Wages Expense	0.00	0.00	0.00	0.00
Utilities Expense	0.00	0.00	0.00	0.00
Other Expense	0.00	0.00	0.00	0.00
Transfer Cash	0.00	0.00	0.00	0.00
Purchase Disc-Expense Items	0.00	0.00	0.00	0.00
Gain/Loss on Sale of Assets	0.00	0.00	0.00	0.00
Total Expenses	0.00	0.00	1,010.00	9.40
Net Income	\$ 500.00	100.00	\$ 9,740.00	90.60

## JEFFERSON CO CIVIC FACILITY DEV CORP

Balance Sheet  
October 31, 2024

## ASSETS

Current Assets		
Regular Checking Account	\$	20,726.22
Accounts Receivable		<u>10,250.00</u>
Total Current Assets		30,976.22
Property and Equipment		<u>                    </u>
Total Property and Equipment		0.00
Other Assets		<u>                    </u>
Total Other Assets		<u>0.00</u>
Total Assets	\$	<u><u>30,976.22</u></u>

## LIABILITIES AND CAPITAL

Current Liabilities		<u>                    </u>
Total Current Liabilities		0.00
Long-Term Liabilities		<u>                    </u>
Total Long-Term Liabilities		<u>0.00</u>
Total Liabilities		0.00
Capital		
Retained Earnings	\$	21,236.22
Net Income		<u>9,740.00</u>
Total Capital		<u>30,976.22</u>
Total Liabilities & Capital	\$	<u><u>30,976.22</u></u>

**JEFFERSON CO CIVIC FACILITY DEV CORP**  
**Cash Receipts Journal**  
**For the Period From Oct 1, 2024 to Oct 31, 2024**

Filter Criteria includes: Report order is by Check Date. Report is printed in Detail Format.

Date	Account ID	Transaction Ref	Line Description	Debit Amnt	Credit Amnt
10/17/24	11000 10200	97365	Invoice: 146 ADVOCATE HOSTELS HOLDING	500.00	500.00
				<u>500.00</u>	<u>500.00</u>

## JEFFERSON CO CIVIC FACILITY DEV CORP

## Aged Receivables

As of Oct 31, 2024

Filter Criteria includes: 1) Includes Drop Shipments. Report order is by ID. Report is printed in Detail Format.

Customer ID Customer Bill To Contact Telephone 1	Invoice/CM #	0-30	31-60	61-90	Over 90 days	Amount Due
JCC FSA JEFFERSON FSA AUXIL	145	2,250.00				2,250.00
JCC FSA JEFFERSON FSA AUXIL		2,250.00				2,250.00
SAMARITAN SAMARITAN MEDICAL C	143	5,000.00				5,000.00
SAMARITAN SAMARITAN MEDICAL C		5,000.00				5,000.00
Samaritan Senior SAMARITAN SENIOR VIL	144	3,000.00				3,000.00
Samaritan Senior SAMARITAN SENIOR VIL		3,000.00				3,000.00
Report Total		10,250.00				10,250.00

**JEFFERSON COUNTY CIVIC FACILITY  
DEVELOPMENT CORPORATION**

**Application for Financial Assistance**

OCT - 7 2024

Applicant (Company) Name:

Advocate Hostels Holding

Applicant Address:

324 County Route 51, Malone, NY 12953

Phone:

518-483-1251

E-mail:

[REDACTED]

Application Date: September 20, 2024

**Internal Use Only**

Staff Signature and Date of Submission: \_\_\_\_\_

Revised Date: \_\_\_\_\_, Revision #: \_\_\_\_\_

Completed Application Date: \_\_\_\_\_ Staff Initial \_\_\_\_\_

Document Date: August 17, 2023



## JEFFERSON COUNTY CIVIC FACILITY DEVELOPMENT CORPORATION APPLICATION

### INSTRUCTIONS

1. Fill in all blanks, using "none", "not applicable" or "N/A" where the question is not appropriate to the Project, which is the subject of this Application (the "Project"). If you have any questions about this application, please call the Jefferson County Civic Facility Development Corporation (the "JCCFDC"), 800 Starbuck Avenue, Suite 800, Watertown, NY 13601 (315) 782-5865.
2. If an estimate is given as the answer to a question, put "(est.)" after the figure or answer, which is estimated.
3. If more space is needed to answer any specific question, attach a separate sheet.
4. When completed, return this application by mail or fax to the JCCFDC at the address indicated on the cover page of this Application. A signed application may also be submitted electronically in PDF format to David Zembiec at (dzembiec@jcida.com), however the application will not be considered by the JCCFDC until the application fee has been received.
5. The JCCFDC will not give final approval for this Application until the JCCFDC receives a completed NYS Full Environmental Assessment Form concerning the Project, which is the subject of this Application.
6. Please note that Article 6 of the Public Officers Law declares that all records in the possession of the JCCFDC (with certain limited exceptions) are open to public inspection and copying. If the Applicant feels that there are elements of the Project which are in the nature of trade secrets which, if disclosed to the public or otherwise widely disseminated, would cause substantial injury to the Applicant's competitive position, this Applicant may identify such elements in writing and request that such elements be kept confidential in accordance with Article 6 of the Public Officers Law.
7. The Applicant will be required to pay the JCCFDC Application fee and, if accepted as a project of the JCCFDC, all administrative fees as stated below, as well as legal fees of the JCCFDC.

Fees. The Development Corporation Application should be submitted with a non-refundable \$500.00 Application Fee to the Jefferson County Civic Facility Development Corporation. The JCCFDC will collect a 1% (.01) administrative fee for the first \$10 million and .25% for any issuance in excess of \$10 million at time of closing based on the value of the bonds issued.

An annual administrative fee in the amount of \$750.00 will be paid for the first five years, with an increase of \$750.00 for each subsequent five year period.

For a reissuance, there is a fee of .25%.

8. A complete application consists of the following:
  - A. The Application
  - B. Attachment II A -- Preliminary or Existing Plans and Sketches
  - C. Attachment IIO -- Financial Information
  - D. Attachment IIP -- NYS Full Environmental Assessment Form
  - E. A check payable to the JCCFDC in the amount of \$500.00

Revised Date: \_\_\_\_\_, Revision #: \_\_\_\_\_

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# JEFFERSON COUNTY CIVIC FACILITY DEVELOPMENT CORPORATION APPLICATION

Please answer all questions by filling in the blanks. Use attachments as necessary.

## I. APPLICANT INFORMATION

DATE: 9/26/2024

<b>Organization Name:</b>	Advocate Hostels Holding				
<b>Mailing Address:</b>	324 County Route 51				
<b>City:</b>	Malone	<b>State:</b>	NY	<b>Zip:</b>	12953
<b>Phone:</b>	518-483-1251		<b>Fax:</b>	518-483-2242	
<b>Contact Person:</b>	Courtney Frank				
<b>Email Address:</b>	[REDACTED]				
<b>FED ID Number:</b>	14-1577715				

### A. Board Chair, CEO and CFO

Name	Title	Business Address	Phone	Email
James Button	CEO	[REDACTED]	518-483-1251	[REDACTED]
Kati Jock	VP of Finance	[REDACTED]	518-483-1251	[REDACTED]
Nicholas Eells	Board Chair	[REDACTED]	518-483-1630	[REDACTED]

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**B. Applicant's Counsel**

Name:	Nathan Race				
Firm:	Law Office of Nathan N. Race, P.C.				
Mailing Address	104 Park Street				
City:	Malone	State:	NY	Zip:	12953
Phone:	518-481-8500	Fax:		518-481-8503	
Email:	[REDACTED]				

**C. Applicant's Accountant**

Name:	Kenneth McGivney				
Firm:	Bonadio & Co., LLP				
Mailing Address	PO Box 657				
City:	Buffalo	State:	NY	Zip:	14240-0657
Phone:	518-250-7751	Fax:		518-464-4087	
Email:	[REDACTED]				

**II. PROJECT INFORMATION**

- A. Describe the proposed acquisitions, construction or reconstruction, including buildings, site improvements and equipment. Also, indicate square feet by usage (e.g., office, classrooms), and type of construction. Attach a copy of preliminary plans or sketches, and/or floor plan of existing facility.

Please see the attached project narrative.

- B. Location of Project, including city, town or village within which it is located. Attach a map showing location of project:

650 State Street  
Watertown, NY 13601

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## Project Narrative – Citizen Advocates, Inc. – Watertown Behavioral Health Urgent Care - 650 State Street, Watertown, NY

B&L provided architectural/engineering services for the Citizen Advocates, Inc. Watertown Behavioral Health Urgent Care. The project replaced a desolate piece of property with a new 11,525 square-foot modern multifunctional crisis center building for children and adults. The new HVAC mechanical equipment and electrical systems were added to bring them up to current code for this type of facility and to meet current energy code standards. The building now provides improved aesthetics as well as meeting current energy code.

This building, like the Ogdensburg Citizen Advocates, Inc. location, has three occupancy classifications including the main institutional area use that will contain 10 resident beds for adults and 4 residential beds (2 rooms double occupancy) for children with associated common living, kitchen/dining areas, nurse's station, bathrooms/showers and offices. The adult and children's areas are separate secure areas in the building. In addition to the main point of service institutional occupancy use for Adult Area and Children Area there will be a support Business Area that contains the main entrance, reception area, office areas, meeting rooms and break rooms for staff and a Maintenance Area serving Citizen Advocates facilities and providing storage.

This new building is equipped with all current ADA standards, local and current New York State building codes. The building is a mixed-use occupancy so appropriate fire rated barriers had to be installed between the occupant uses with smoke partitions between the separated I-occupancy use areas (Adult and Children Areas). The building is fully sprinkled and meets existing egress requirements for the buildings use. The size and quantity of bathroom facilities meets the minimum code requirements and ADA compliance. The building is secure from the exterior as well as between use areas with card access and the facility is fully staffed 24/7. The HVAC Mechanical Equipment and Electrical Systems were completely renovated to bring them up to current code for this type of facility and to meet current Energy Code standards. The building envelope was completely renovated to provide improved aesthetics as well as meet current Energy Code.



## C. Utilities on Site:

Water: ☒ Yes ☐ No  
 Gas: ☒ Yes ☐ No

Electric: ☒ Yes ☐ No  
 Sanitary/Storm Sewer: ☒ Yes ☐ No

## D. Owner of the Project (land, building, improvements and/or personal property)

Advocate Hostels Holding

If other than Applicant, by what means will the applicant utilize the facility:

E. Zoning of Project Site: Current Zoning: comm Proposed Zoning: Comm

F. Are any local land use approvals required: ☐ Yes ☒ No

If Yes, describe:

## G. Principal use of Project upon completion:

Watertown Behavioral Health Campus offers a robust range of outpatient mental health and addiction services including group and ind. therapy, medication-assisted treatment (MAT) and peer support services (all with no appointment needed). The facility also offers 24-hour access to behavioral health urgent care, including crisis stabilization and residence services for adults and children on a completely voluntary basis. The end-users of this facility are those suffering with mental health, addiction, and/or those experiencing a crisis - and is a valuable service for the Watertown community.

## H. Estimated Project Costs. Give an accurate estimate of the following costs:

Land:	\$625,000
Building Construction:	\$6,241,677.55
Site Work:	\$135,000.00
Legal Fees: (other than Company's Attorneys)	N/A
Engineering Fees:	\$280,000.00
Financial Charges:	50,000.00 (Insurances)
Machinery & Equipment:	\$300,000.00 (HVAC, Electrical)
JCCFDC Fee:	N/A
Other (Specify):	N/A
Estimated Total Cost:	\$7,064,757.58

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I. Estimate value of Tax Exempt Bonds that Applicant is requesting JCCFDC issue:

\$ 4.4M

J. Project Schedule:

Give an estimate of the project completion date. April 18, 2023

K. Use of Local Workforce Policy:

The use of 'local labor' will be a factor in evaluating this application. Answers to the following questions will assist us in that evaluation.

'Local labor' for the purpose of this application is defined as residents from Jefferson, St. Lawrence, Lewis and Oswego Counties. If a 'labor workforce plan' has been designed, please include that plan as an addendum to this application. Questions below are applicable for both a construction project and for the operations of a sustaining project.

Please check which best describes your project scope:

( ) Construction Project      ( ) Long-term Operations Project      (X) Both

1. How will the project developer seek out and use the local workforce. (If your workforce is already 'local' by definition, please explain)
2. What is your total expected workforce during the construction phase of the project? What percentage of those are expected to be local? What is the total expected workforce during the operations phase of the project? What percentage of these do you estimate will be local:  
 Total construction workforce 15 on average  
 Percentage of total construction workforce will be 'local' 98%  
 Total workforce once project is in 'operation' \_\_\_\_\_  
 Percentage of the total 'operational' workforce will be local \_\_\_\_\_
3. What specific approaches are to be used in your efforts to identify local workforce candidates if additional project workers are necessary?
4. If additional contractor or subcontractors are to be hired, will you request their use of local labor? If so, give examples of how that request is to be made.

1.) All of our contractors as well as the design firm are local to our area as well as their workforce

3.) We hired all local firms and subs for this project

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The Agency acknowledges that the extensive use of local labor is not always possible. Are there circumstances such as those used in the examples below that will affect the percentage of local labor for your project?

1. Is there is a warrantee issue involved.
2. The work is so highly specialized that local labor cannot be found.
3. You identified a significant cost differential when using local labor.
4. No local labor is available.

We were able to use local vendors, contractor and sub contractors for this project.

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It is the intention of JCIDA to randomly verify the use of the local workforce, using whatever method it determines is most effective. This verification may occur throughout the term of any incentive programs.

**L. Organization Financial Information Attachment:**

1. Copies of two most recent financial statements
2. Copy of most recent Annual Report
3. Strategic Plan

**M. Environmental Information:**

1. The JCCFDC must make a determination of environmental significance for the project. A completed NYS Full Environmental Assessment Form must be submitted.

**III. REPRESENTATIONS BY THE APPLICANT**

The Applicant understands and agrees with the JCCFDC as follows:

- A. Annual Report on Outstanding Bonds. The Applicant understands and agrees that, if the Project receives any Financial Assistance from the JCCFDC, the Applicant agrees to file, or cause to be filed, with the JCCFDC, on an annual basis, any information regarding bonds, if any, issued by the JCCFDC for the project that is requested by the Comptroller of the State of New York.
- B. Absence of Conflicts of Interest. The Applicant has received from the JCCFDC a list of the members, officers and employees of the JCCFDC. No member, officer or employee of the JCCFDC has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

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- C. The Jefferson County Civic Facility Development Corporation reserves the right to ask for additional information as it deems necessary to complete its review of your application.

The Applicant and the individual executing this Application on behalf of the Applicant acknowledge that the Jefferson County Civic Facility Development Corporation will rely on the representations made herein when acting on this Application and hereby represent that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

Advocate Hostels Holding

(Name of Organization)

By: 

Name: James Button

Title: President/CEO

Date: 10/3/2024

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#### IV. HOLD HARMLESS AGREEMENT

Applicant hereby releases Jefferson County Civic Facility Development Corporation and the members, board of directors, officers, servants, agents and employees thereof (the "JCCFDC") from, agrees that the JCCFDC shall not be liable for and agrees to indemnify, defend and hold the JCCFDC harmless from and against any and all liability arising from or expense incurred by (A) the JCCFDC's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax-exemptions and other assistance requested therein are favorably acted upon by the JCCFDC, (B) the JCCFDC's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the JCCFDC with respect to the Project, including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the JCCFDC or the Applicant are unable to reach final agreement with the respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the JCCFDC, its agents or assigns, all costs incurred by the JCCFDC in the process of the Application, including attorneys' fees, if any.

Advocate Hostels Holding

(Name of Organization)

By: 

Name: James Button

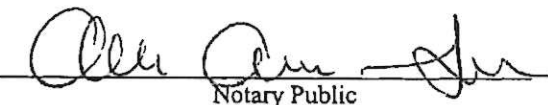
Title: President/CEO

Date: 10/31/2024

STATE OF NEW YORK)  
COUNTY OF Franklin ss.:

On the 31<sup>st</sup> day of October in the year 2024 before me, the undersigned, a notary public in and for the said State, personally appeared satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed this instrument.

Allison Ann Susico  
Notary Public, State of New York  
Registration No. 01SU6389942  
Qualified in Franklin County  
Commission Expires 6/20/27

  
Notary Public

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**OFFICIAL INTENT RESOLUTION**  
*(Advocate Hostels Holding, Inc. Project)*

A regular meeting of the Jefferson County Civic Facility Development Corporation was convened on November 7, 2024.

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

Resolution No. 11.07.2024.01

RESOLUTION OF THE JEFFERSON COUNTY CIVIC FACILITY DEVELOPMENT CORPORATION (THE "ISSUER") (i) TAKING OFFICIAL ACTION TOWARD THE ISSUANCE OF UP TO \$4,400,000 PRINCIPAL AMOUNT OF REVENUE REFUNDING BONDS FOR THE PURPOSE OF FINANCING A CERTAIN PROJECT (AS SET FORTH BELOW) FOR THE BENEFIT OF ADVOCATE HOSTELS HOLDING, INC.; (ii) DETERMINING COMPLIANCE WITH THE STATE ENVIRONMENTAL QUALITY REVIEW ACT WITH RESPECT TO SUCH PROJECT; (iii) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE ISSUER WITH RESPECT TO SUCH PROJECT; AND (iv) AUTHORIZING A PUBLIC HEARING WITH RESPECT TO SUCH FINANCING AND THE UNDERTAKING OF SUCH PROJECT

WHEREAS, pursuant to the purposes and powers contained within Section 1411 of the Not-for-Profit Corporation Law ("N-PCL") of the State of New York (the "State"), as amended (hereinafter, collectively, the "Act"), and pursuant to its Certificate of Incorporation filed on April 25, 2011 (the "Certificate"), the **JEFFERSON COUNTY CIVIC FACILITY DEVELOPMENT CORPORATION** (the "Issuer") was established as a not-for-profit local development corporation of the State with the authority and power to own, lease and sell personal and real property for the purposes of, among other things, acquiring, constructing and equipping certain projects exclusively in furtherance of the charitable or public purposes of relieving and reducing unemployment, promoting and providing for additional and maximum employment, bettering and maintaining job opportunities, instructing or training individuals to improve or develop their capabilities for such jobs, by encouraging the development of, or retention of, an industry in the community or area, and lessening the burdens of government and acting in the public interest; and

WHEREAS, **ADVOCATE HOSTELS HOLDING, INC.** (the "Corporation"), a New York not-for-profit corporation and an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"), has submitted an application to the Issuer in connection with a certain project (the "Project"), which includes the Issuer's issuance of its tax-exempt and/or taxable revenue refunding bonds in one or more series in the aggregate principal amount not to exceed \$4,400,000 (the "Bonds") for the purpose of assisting the Corporation in refinancing all or a portion of the costs of acquiring, reconstructing, renovating, equipping, repairing and otherwise improving a facility located at 650 State Street, Watertown, New York 13601 (the "Land", comprised of approximately 1.37 acres of real property being more particularly described as tax parcel No. 12-05-232.100) and the existing improvements located thereon comprised of an approximately comprised of an approximately 23,000 square foot 1-



story facility and related exterior improvements (the "Existing Improvements"), for the purpose of the Corporation's renovation and conversion of the Existing Improvements into a behavioral health urgent care facility to be operated by the Corporation, including building-wide interior renovations, modifications, and upgrades and exterior building improvements and site work, including roadway improvements, access and egress improvements, storm water improvements, utility improvements, signage, curbage, sidewalks, and landscaping improvements (the "Improvements"), the acquisition of and installation in and around the Existing Improvements and Improvements by the Corporation of machinery, equipment, fixtures and other items of tangible personal property (the "Equipment" and, collectively with, the Land, the Existing Improvements and the Improvements, the "Facility"), and the funding of a debt service reserve fund, if any, and certain costs associated with issuing the Bonds (collectively, the "Project Costs"); and

WHEREAS, all or a portion of the proceeds of the Bonds will be used to refinance a certain line of credit incurred by the Corporation in connection with the Corporation's payment of costs to acquire, construct and rehabilitate the Facility; and

WHEREAS, the Issuer is contemplating providing financial assistance to the Corporation with respect to the Project (the "Financial Assistance") in the form of (i) the issuance of the Bonds in an amount not to exceed the lesser of the Project Costs or \$4,400,000, and (ii) an exemption from all mortgage recording taxes with respect to any qualifying mortgage to secure the Bonds or the Corporation's obligations relating to the Bonds; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto at 6 N.Y.C.R.R. Part 617, as amended (collectively referred to as "SEQRA"), the Issuer must satisfy the applicable requirements set forth in SEQRA, as necessary, prior to making a final determination whether to undertake the Project; and

WHEREAS, the Corporation reasonably expects that it will (1) pay or incur certain capital expenditures in connection with the Project prior to the issuance of the Bonds, (2) use funds from sources other than proceeds of the Bonds which are or will be available on a short-term basis to pay for such capital expenditures, and (3) reimburse itself for the use of such funds with proceeds of the Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE JEFFERSON COUNTY CIVIC FACILITY DEVELOPMENT CORPORATION AS FOLLOWS:

Section 1. The Corporation has presented an application in a form acceptable to the Issuer. Based upon the representations made by the Corporation to the Issuer in the Corporation's application, the Issuer hereby finds and determines that:

(A) By virtue of the Act and the Certificate, the Issuer 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 the Certificate; and

(B) It is desirable and in the public interest for the Issuer to issue its Bonds to finance the Project Costs, together with certain related costs and amounts, in an aggregate amount presently estimated to be \$4,400,000, all in furtherance of the Issuer's purposes; and

(C) The Issuer has the authority to take the actions contemplated herein under the Act and the Certificate; and

(D) The action to be taken by the Issuer will induce the Corporation to undertake the Project, thereby bettering and maintaining job opportunities in Jefferson County, New York, and reducing the burdens of government for Jefferson County and in furtherance of the purposes of the Issuer as set forth in the Act; and

(E) Based upon the review by the Issuer of the Application submitted by the Corporation with respect to the Project, the Issuer finds that the proposed action constitutes a "Type II action" pursuant to 6 N.Y.C.R.R. § 617.5 and therefore is exempt from review under SEQRA; and

(F) The Corporation is not undertaking the Project in place of, on behalf of, for the benefit of, or at the request of the Issuer.

Section 2. This resolution shall authorize the Issuer to hold a public hearing as required by Section 147(f) of the Code.

Section 3. The proposed Financial Assistance being contemplated by the Issuer includes financing a portion of the Project Costs by the issuance of the Bonds in an amount not to exceed the lesser of the Project Costs or \$4,400,000 and an exemption from all mortgage recording taxes with respect to any qualifying mortgage to secure the Bonds or the Corporation's obligations relating to the Bonds.

Section 4. The granting of the Financial Assistance, as contemplated by Paragraph 3 of this Resolution, shall be subject to:

(A) agreement by the Issuer, the Corporation and the purchaser of the Bonds on mutually acceptable terms for the Bonds and for the sale and delivery thereof and mutually acceptable terms and conditions for the security for the payment thereof; and

(B) holding a public hearing as required by Section 147(f) of the Code; and

(C) approval by the Board of Legislators of Jefferson County, New York, of the issuance of the Bonds in accordance with the provisions of Section 147(f) of the Code.

Section 5. The Corporation is hereby authorized to conduct such environmental, engineering, economic, feasibility and other studies and preliminary planning and budgetary processes necessary or convenient to enable the Issuer to make its final determination whether to approve the Financial Assistance, and the Corporation is further authorized to advance such funds as may be necessary for such purpose, subject, to the extent permitted by law, to reimbursement from the proceeds of the sale of the Bonds, if the Bonds are issued.

Section 6. Harris Beach PLLC, as General Counsel and Bond Counsel for the Issuer, is hereby authorized to work with counsel to the Corporation and others to prepare for submission to the Issuer, all documents necessary to effect the authorization, issuance and sale of the Bonds and reimbursement of the cost of all such work prior to the date hereof is hereby authorized to the extent permitted by the Code.

Section 7. This Resolution shall constitute the adoption of "official intent" (within the meaning of the United States Treasury Regulations Section 1.150-2(d)) with respect to issuance of the Bonds and the original expenditures which are reasonably expected to be reimbursed from the proceeds of the Bonds.

Section 8. The Chairman, Vice Chairman and/or Chief Executive Officer of the Issuer are hereby authorized and directed to distribute copies of this Resolution to the Corporation and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 9. This Resolution shall take effect immediately.

<i>Yea</i>	<i>Nay</i>	<i>Abstain</i>	<i>Absent</i>
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Robert E. Aliasso, Jr.  
John J. Condino  
David J. Converse  
Hon. William W. Johnson  
Lisa L'Huillier  
W. Edward Walldroff  
Paul J. Warneck

The Resolutions were thereupon duly adopted.

**CERTIFICATION**

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

I, the undersigned Secretary of the Jefferson County Civic Facility Development Corporation DO HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of the Jefferson County Civic Facility Development Corporation (the "Issuer"), including the resolution contained therein, held on November 7, 2024, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Issuer 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 the board of directors of said Issuer 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 directors of the Issuer 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 Issuer this \_\_\_\_ day of \_\_\_\_\_, 2024.

By: \_\_\_\_\_  
W. Edward Walldroff, Secretary



Jefferson County Civic Facility Develop. Corp.  
800 Starbuck Avenue, Suite 800  
Watertown, NY 13601  
(315-782-5865)

2024 Board Attendance

Name	Jan	Feb	Mar	Apr	May	6-Jun	27-Jun	Aug	Sep	Oct	Nov	Dec
Aliasso, Robert	P	No Mtg.	P	P	No Mtg.	No Mtg.	P	No Mtg.	No Mtg.	P		
Condino, John	P	No Mtg.	P	P	No Mtg.	No Mtg.	P	No Mtg.	No Mtg.	A		
Converse, David	P	No Mtg.	E	P	No Mtg.	No Mtg.	P	No Mtg.	No Mtg.	P		
Johnson, William	P	No Mtg.	P	P	No Mtg.	No Mtg.	P	No Mtg.	No Mtg.	P		
L'Huillier, Lisa	P	No Mtg.	P	P	No Mtg.	No Mtg.	P	No Mtg.	No Mtg.	P		
Walldroff, W. Edward	P	No Mtg.	P	P	No Mtg.	No Mtg.	P	No Mtg.	No Mtg.	P		
Warneck, Paul	P	No Mtg.	E	P	No Mtg.	No Mtg.	P	No Mtg.	No Mtg.	P		
Totals:	7	-	5	7	-	-	7	-	-	6		
P - Present												
E - Excused												
A - Absent												