

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PROJECT AUTHORIZING RESOLUTION
CORNING INCORPORATED (CANTON PLANT EXPANSION PROJECT)
Project Number 4001-21-11
 Resolution No. IDA-21-11-29
 November 12, 2021

A regular meeting of the St. Lawrence County Industrial Development Agency (the “SLCIDA”) was convened on November 12, 2021 at 9:00 AM, local time, in the Main Conference Room of the Ernest J. LaBaff Industrial Building, 19 Commerce Lane, Canton, New York.

The meeting was called to order by the Chairman, and upon roll being called, the following members of the SLCIDA were:

MEMBER	PRESENT	ABSENT
Blevins, Lynn		X
Hall, Mark C.	X	
LaBaff, Ernest (via teleconference)	X	
McMahon, Andrew (via teleconference)	X	
Morrill, Steven (via teleconference)	X	
Reagen, James		X
Staples, Brian W.	X	

The following persons were ALSO PRESENT: IDA Staff (Patrick Kelly, and Bob Ahlfeld); IDA-LDC Staff (John Pinkerton).

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 proposed project for the benefit of Corning Incorporated/Corning Property Management Corporation.

On motion duly made by Mr. Morrill and seconded by Mr. Hall, the following resolution was placed before members of the St. Lawrence County Industrial Development Agency:

- (i) **DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE SLCIDA WITH RESPECT TO THE PROJECT;**
- (ii) **AUTHORIZING THE UNDERTAKING OF FINANCIAL ASSISTANCE TO CORNING PROPERTY MANAGEMENT CORPORATION FOR A PROJECT DESCRIBED HEREIN IN THE FORM OF (a) A SALES TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT, and (b) A PARTIAL REAL PROPERTY TAX ABATEMENT THROUGH A PAYMENT IN LIEU OF TAXES AGREEMENT;**
- (iii) **ADOPTING FINDINGS PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT THAT ACTION TO ACQUIRE, CONSTRUCT AND EQUIP THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT**

WHEREAS, the St. Lawrence County Industrial Development Agency (the "SLCIDA") is authorized and empowered by Title 1 of Article 18-A of the General Municipal Law of the State of New York (the "State") as amended, and Chapter 358 of the Laws of 1971 of the State, as amended (collectively, the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial, research, and recreation facilities, including industrial pollution control facilities, railroad facilities and certain horse racing facilities, for the purpose of promoting, attracting, encouraging and developing recreation and economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State, to improve their recreation opportunities, prosperity and standard of living, and to prevent unemployment and economic deterioration, and

WHEREAS, Corning Incorporated/Corning Property Management Corporation (the "Company") has submitted an application (the "Application") to the SLCIDA requesting the SLCIDA's assistance with the project, the terms and conditions of which are described in **Exhibit A**, attached hereto and made a part thereof, and as may be more thoroughly described within the Application, and

WHEREAS, there has been enacted into law Article 8 of the New York Environmental Conservation Law, Chapter 612 of the 1975 Laws of the State of New York, as amended (the "Environmental Act"), which provides for the review of certain "actions" undertaken by State and local agencies for purposes of regulating such activities in order for proper consideration be given to the prevention of environmental damage,

NOW, THEREFORE, BE IT RESOLVED by the members of the St. Lawrence County Industrial Development Agency as follows:

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

(A) By virtue of the Act, the SLCIDA 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 SLCIDA has the authority to take the actions contemplated herein under the Act; and

(C) The Project will not result in the removal of a civic, commercial, industrial, or manufacturing plant of the Company or any other proposed occupant of the Project from one area of the State of New York (the "State") to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the SLCIDA hereby finds that, based on the Company's application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries.

Section 2. Pursuant to SEQRA, the Agency has been informed that (1) the NYS Department of Environmental Conservation, Region 6 (the "NYSDEC") was designated to act as "lead agency" with respect to the Project, performing a coordinated review, and (2) the NYSDEC issued a Determination Project is an Unlisted Action and will not have a significant impact on the environment. A Negative Declaration is on file in the NYSDEC office.

Section 3. Subject to the execution of an Agency Compliance Agreement and the delivery to the SLCIDA of a binder, certificate or other evidence of liability insurance policy for the Project satisfactory

to the SLCIDA, the SLCIDA hereby authorizes the Company to proceed with the undertaking of the Project and hereby appoints the Company, and their respective agents and other designees, as the true and lawful agent of the SLCIDA: (i) to acquire, construct and equip the Project; (ii) to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agent for the SLCIDA with the authority to delegate such agency, in whole or in part, to agents, subagents, contractors, and subcontractors of such agents and subagents and to such other parties as the Company chooses; and (iii) in general, to do all things which may be requisite or proper for completing the Project, all with the same powers and the same validity that the SLCIDA could do if acting in its own behalf.

Section 4. The form and substance of a proposed Agency Compliance Agreement by and between SLCIDA and the Company with respect to the Sales and Use Tax Exemption is hereby approved, and the Chairman, Vice Chairman and/or Chief Executive Officer is authorized to execute and deliver said Agency Compliance Agreement and related documents.

Section 5. The Agency Compliance Agreement shall expire on **March 31, 2023** unless extended pursuant to the terms of the Agency Compliance Agreement.

Section 6. The public hearing held by the SLCIDA on November 4, 2021, concerning the nature and location of the Facility and the contemplation of the provision of financial assistance was duly held in accordance with the requirements of the Act, including but not limited to the giving of public notice of the meeting a reasonable time before the meeting and affording a reasonable opportunity for persons with views in favor of or opposed to or otherwise relevant to the proposed Financial Assistance to be heard, minutes attached as **Exhibit B**;

Section 7. The SLCIDA hereby authorizes the creation, execution and delivery of any and all Lease Agreements along with the issuance of a Payment in Lieu of Taxes agreement to the Company.

Section 8. The officers, employees and agents of the SLCIDA are hereby authorized and directed for and in the name and on behalf of the SLCIDA 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 SLCIDA with all of the terms, covenants and provisions of the documents executed for and on behalf of the SLCIDA.

Section 9. These Resolutions shall take effect immediately.

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

Member	Aye	Nay	Abstain	Absent
Blevins, Lynn				X
Hall, Mark C.	X			
LaBaff, Ernest (via teleconference)	X			
McMahon, Andrew (via teleconference)	X			
Morrill, Steven (via teleconference)	X			
Reagen, James				X
Staples, Brian W.	X			

The resolution was thereupon declared duly adopted.

EXHIBIT A

1.	Applicant Name/Project Number:	Corning Incorporated (Canton Expansion) Project [#4001-21-11]
2.	Project Description (the “Project”):	The acquisition by the SLCIDA of a leasehold interest to approximately 1 acre of real property located at 334 County Route 16, Canton, New York 13617, Town of DeKalb, St. Lawrence County, New York (the “Town”), (herein, the “Land”). The construction and operation on the Land to include structures that will add approximately 30,925 square feet of space for manufacturing and environmental improvements (the “Improvements”). The acquisition in and around the Land and Improvements and of certain items of equipment and other tangible personal property and equipment (the “Equipment” and, collectively with the Land and the Improvements, the “Facility”), and the lease of the Facility to the Company pursuant to a straight-lease transaction as defined within the Act.
3.	Type of Financial Assistance Requested:	Exemption from sales and use taxes on purchases and rentals of goods and services relating to the undertaking of the “Project” as described, above. Partial Real Property Tax Abatement through a PILOT.
4.	Total Amount of Project:	\$19,600,000
5.	Benefited Project Amount:	\$7,712,398
6.	Estimated value of NYS Sales & local sales and use tax exemption to be provided to the Company for this Project:	\$616,992
7.	PILOT Structure	Standard 10-year IDA PILOT w/an estimated 10-year net exemption of \$556,420
8.	Mortgage Recording Tax Exemption	N/A
9.	Full-time Equivalent Jobs to be Retained as a Result of the Project:	290
10.	Full-Time Equivalent Jobs to be Created as a Result of the Project:	20
11.	Expiration of the Financial Assistance:	12/31/2033

SECRETARY’S CERTIFICATION

STATE OF NEW YORK)
COUNTY OF ST. LAWRENCE) SS.:

The undersigned, being the Secretary of the St. Lawrence County Industrial Development Agency, DOES HEREBY CERTIFY THAT:

I have compared the foregoing extract of the minutes of the meeting of the St. Lawrence County Industrial Development Agency (the “Agency”) including the resolution contained therein, held on November 12, 2021 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 relates to the subject in 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 seal of said Agency this 12th day of November 2021.

Mr. Lynn Blevins

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing (the “Public Hearing”) pursuant to Section 859-a(2) of the General Municipal Law of the State of New York (the “Act”) will be held by the St. Lawrence County Industrial Development Agency (the “SLCIDA”) on the 4th day of November, 2021 at 11:00 o’clock AM, local time, Via Zoom meeting, in connection with the Project, as described below. On September 2, 2021, Governor Hochul signed legislation (S.50001/A.40001) extending virtual access to public meetings under New York State’s Open Meetings Law, which allows New Yorkers to virtually participate in local government meetings during the COVID-19 pandemic. The legislation, which was initially implemented by Executive Order during last year’s State of Emergency, allows state and local government meetings that are normally held in person to be held remotely instead, as long as the public has the ability to view or listen to the meeting and as long as the meeting is recorded and later transcribed. Members of the public may attend by viewing and commenting on the Project and the benefits to be granted to the Company (as defined below) by the Agency during the Public Hearing by logging into the Zoom Meeting:

Join Zoom Meeting

<https://us02web.zoom.us/j/87396852297?pwd=UnV3NDBGUTRHSVB0VEYreWtOWCtGUT09>

Meeting ID: 873 9685 2297

Passcode: 155613

One tap mobile

+19292056099,,87396852297#,,,,*155613# US (New York)

Corning Property Management Corp., (the “Company”), has submitted an application (the “Application”) to the SLCIDA requesting the SLCIDA’s assistance with a certain project (the “Project”) consisting of: (i) the acquisition by the SLCIDA of a leasehold interest to approximately 1 acre of real property located at 334 County Route 16, Canton, New York 13617, Town of DeKalb, St. Lawrence County, New York (the “Town”), (herein, the “Land”), (ii) the construction and operation on the Land to include structures that will add approximately 30,925 square foot of space for manufacturing and environmental improvements (the “Improvements”), (iii) the acquisition in and around the Land and Improvements and of certain items of equipment and other tangible personal property and equipment (the “Equipment” and, collectively with the Land and the Improvements, the “Facility”), and (iv) the lease of the Facility to the Company pursuant to a straight-lease transaction as defined within the Act;

SLCIDA is contemplating providing financial assistance to the Company with respect to the Project (the “Financial Assistance”) in the form of: (i) a sales and use tax exemption for purchases and rentals related to the acquisition, construction and equipping of the Facility, and (ii) a partial real property tax abatement on the improved value of the project through a Payment in Lieu of Taxes Agreement.

A representative of the SLCIDA will be at the above-stated time and place to present a copy of the Company’s Application (including a cost-benefit analysis) and hear and accept written and oral comments from all persons with views in favor of or opposed to or otherwise relevant to the proposed Financial Assistance.

Minutes of the Public Hearing will be transcribed and posted on the Agency’s website (www.slcida.com). Additional information can be obtained from, and written comments may be submitted to the Agency at 19 Commerce Lane, Suite 1, Canton, New York 13617, or at rwilliams@slcida.com and must be received no later than 10:00 A.M, local time, on day prior to Public Hearing. Written statements provided to the SLCIDA regarding the project will also become part of the record of public hearing.

DATED: October 18, 2021

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

By: Patrick J. Kelly
Chief Executive Officer

MINUTES OF PUBLIC HEARING HELD ON NOVEMBER 4, 2021
ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
RE: Corning Property Management Corp. (2021 Expansion)

Richard Williams of the St. Lawrence County Industrial Development Agency called the public hearing to order at 11:00 AM, local time on November 4, 2021, via zoom per legislation (S.50001/A.40001) extending virtual access to public meetings under New York State's Open Meetings Law.

Present for the Hearing: Honorable Larry Denesha, St. Lawrence County Legislator, District 6.

<https://us02web.zoom.us/j/87396852297?pwd=UnV3NDBGUTRHSVB0VEYreWtOWCtGUT09>

Meeting ID: 873 9685 2297

Passcode: 155613

One tap mobile

+19292056099,,87396852297#,,,*155613# US (New York)

Mr. Williams Notes:

We are streaming live via zoom.

Corning Property Management Corp submitted an application to the Agency, a copy of which has been posted to our website and is on file at the office of the Agency. The Application requests the Agency consider undertaking a project (the "Project") for the benefit of the Company,

The Project consists of the (A) (i) the acquisition by the SLCIDA of a leasehold interest to approximately 1 acre of real property located at 334 County Route 16, Canton, New York 13617, Town of DeKalb, St. Lawrence County, (ii) the construction and operation on the Land to include structures that will add approximately 30,925 square feet of space to be used for manufacturing and environmental improvements.

The Agency is contemplating providing financial assistance to the Company with respect to the Project (the "Financial Assistance") in the form of: (i) a sales and use tax exemption for purchases and rentals related to the acquisition, construction and equipping of the Facility, and (ii) a partial real property tax abatement on the improved value of the project through a Payment in Lieu of Taxes Agreement (but not including special assessments and special ad valorem levies), if any, which are subject to the obligation of the Company to make payments separately.

The Agency has not yet made a determination pursuant to Article 8 of the Environmental Conservation Law (the "SEQR Act") regarding the potential environmental impact of the Project. This will be addressed at the next Board meeting of the Agency.

Public Comment: Mr. Denesha is very pleased Corning is moving forward with this project and encourages the Agency to do all they can to encourage continued growth of Corning in Canton.

There being no other comments the Public Hearing closes at 11:13 am.

By: Richard Williams
For: St. Lawrence County Industrial Development Agency