

AUTHORIZING RESOLUTION
(Acquisition of 430 Canisteo Street, Hornell, NY)

A regular meeting of the City of Hornell Industrial Development Agency was convened on Thursday, September 18, 2025.

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

Resolution No. 09/2025-____

RESOLUTION AUTHORIZING THE CITY OF HORNELL INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") TO (i) ACCEPT FEE TITLE TO CERTAIN REAL PROPERTY LOCATED AT 430 CANISTEO STREET IN THE CITY OF HORNELL, STEUBEN COUNTY, NEW YORK; (ii) NEGOTIATE, EXECUTE AND DELIVER A LAND TRANSFER AGREEMENT BETWEEN THE AGENCY AND ST. JAMES HOSPITAL AND ANY RELATED DOCUMENTS RELATED TO THE SAME

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 670 of the Laws of 1974 of the State of New York, as amended (hereinafter collectively called the "Act"), the **CITY OF HORNELL INDUSTRIAL DEVELOPMENT AGENCY** (hereinafter called "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 civic, industrial, manufacturing and commercial facilities as authorized by the Act; and

WHEREAS, **ST. JAMES HOSPITAL** ("St. James") currently holds fee title to certain real property and improvements located at 430 Canisteo Street in the City of Hornell, Steuben County, New York (the "Land"); and

WHEREAS, located on the Land is the former Hornell Medical Center, an approximate 11,000 square foot commercial building (the "Improvements") which currently sits vacant; and

WHEREAS, St. James desires to convey the Land and Improvements by deed from St. James to the Agency (the "Deed"); and

WHEREAS, the Agency desires to pay the reasonable legal fees incurred by St James in connection with the conveyance of the Land and Improvements and preparation of the Deed and related documents; and

WHEREAS, the Agency desires to acquire fee title to the Land and Improvements to make it available for future economic development in the City of Hornell, New York in furtherance of the purposes set forth in the Act; and

WHEREAS, the Agency desires to (i) authorize the acquisition of the Land and Improvements (the "Acquisition") from St. James, (ii) authorize the execution and delivery of all

documents necessary to undertake the Acquisition, including a Land Transfer Agreement and related title documents; (iii) authorize the payment of St. James's reasonable legal fees incurred in connection with the Acquisition.

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

Section 1. Based upon the representations made by St. James to the Agency, 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) It is desirable and in the public interest for the Agency to (i) acquire an interest in the Land; and

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

(D) The action to be taken by the Agency will provide the Land for future economic development, otherwise furthering the purposes of the Agency as set forth in the Act.

Section 2. The Agency hereby authorizes the undertaking of the Acquisition of the Land and Improvements from St. James subject to a Land Transfer Agreement to be negotiated with St. James (the "Land Transfer Agreement"). The form and content of the Land Transfer Agreement shall be subject to review and approval by the Chairman, Vice Chairman and/or Chief Executive Officer of the Agency, along with counsel to the Agency prior to execution of same.

Section 3. The Agency hereby authorizes the payment of reasonable legal fees incurred by St James in connection with the Acquisition.

Section 4. The Chairman, Vice Chairman and/or Chief Executive Officer of the Agency are hereby authorized, on behalf of the Agency, to negotiate, execute and deliver (A) the Deed, (B) the Land Agreement, and (C) any and all other necessary documents.

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 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 6. These Resolutions shall take effect immediately.

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

	<i>Yea</i>	<i>Nay</i>	<i>Absent</i>	<i>Abstain</i>
David Parmley	[X]	[]	[]	[]
John Carbone	[]	[]	[X]	[]
Ed Flaitz	[X]	[]	[]	[]
John Buckley	[]	[]	[X]	[]
Richard Andolina Jr.	[X]	[]	[]	[]

The Resolutions were thereupon duly adopted.

CERTIFICATION

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

I, the undersigned, Secretary, of the City of Hornell Industrial Development Agency, DO
HEREBY CERTIFY:

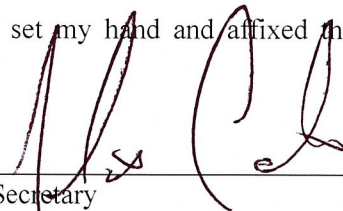
That I have compared the annexed extract of minutes of the meeting of the City of Hornell Industrial Development Agency (the "Agency"), including the resolution contained therein, held on September 18, 2025, with the original thereof on file in my office, and that the same is a true and correct copy 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 18th day of September, 2025.



Secretary