

COUNTY OF COLUMBIA INDUSTRIAL DEVELOPMENT AGENCY
INDUCEMENT RESOLUTION

At a regular meeting of the County of Columbia Industrial Development Agency held on February 5, 2019 at 4303 Route 9, Hudson, New York, the following Resolution was unanimously adopted:

WHEREAS, Columbia County Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of Laws of 1969 of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 366 of the 1976 Laws of New York, as amended, constituting Section 895-1 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as 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, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to provide certain exemptions from taxation with respect to the Project, including (1) exemption from mortgage recording taxes with respect to any documents recorded by the Agency with respect to the Project in the office of the County Clerk of Columbia County, New York, or elsewhere, (2) exemption from sales and use taxes relating to the acquisition, construction and installation of the Project Facility, (3) exemption from deed transfer taxes and real estate transfer gains taxes on real estate transfers to and from the Agency with respect to the Project, and (4) exemption of real estate taxes (but not including special assessments and special ad valorem levies), if requested, with respect to the Project Facility, subject to the obligation of the Applicant to make payments in lieu of taxes; and

WHEREAS, Drumlin Field Ventures LLC and Drumlin Field Land, LLC (the "Applicants") have presented an application to the Agency in connection with a project involving the establishment of a craft farm distillery focused on the production, aging, marketing and sale of ultra-premium apple and grape brandy produced in New York's Hudson Valley from New York State fruit; and

WHEREAS, the object of the Applicants is to create a sustainable vertically integrated enterprise which controls the process from the first seedlings of the orchard to the pouring of its most premium product a decade or more later, all on site; and

WHEREAS, the Applicants have acquired property in the Town of Claverack, Columbia County, New York located at 2320 County Route 27 consisting of approximately 182 acres of land of which approximately 70 to 100 acres will be planted with fruit orchards and vineyards on

land which was formally orchards and will construct an approximately 20,800 square foot complex of three buildings which will house the distillery, tasting room, offices, winery/cidery and warehouse; and

WHEREAS, the Applicants project the creation of approximately 16 new jobs in connection with this project; and

WHEREAS, the Applicants may hereafter change the structure of their entities to form other related entities, which are included as Applicants for the purpose of this Resolution as long as these other related entities have a common ownership; and

WHEREAS, the Agency has determined that this Project is appropriate, as well as authorized under Article 18-A of the General Municipal Law, and that the Project is also beneficial to the County of Columbia and its residents, including the creation and retention of jobs, the providing of a significant and necessary service for the benefit of the County of Columbia, the facilitation and assistance in connection with economic development for the County of Columbia, which will benefit from this project, all of which conforms to the purposes and powers of the Agency as set forth in Section 858 of the General Municipal Law;

NOW, THEREFORE, BE IT RESOLVED by the County of Columbia Industrial Development Agency as follows:

SECTION 1.

- A. The Project constitutes a "project" within the meaning of the Act; and
- B. The completion of the Project Facility will not result in the removal of a commercial, industrial, manufacturing or other plant or facility of the Applicants or any other proposed occupant of the Project Facility from one area of the State of New York to another area of the State of New York or in the abandonment of one or more plants or facilities of the Applicants or any other proposed occupant of the Project Facility located in the State of New York; and
- C. The financial assistance offered by the Agency will promote the job opportunities, health, general prosperity and economic welfare of the inhabitants of Columbia County, New York and the State of New York and improve their standard of living, and thereby serve the public purposes of the Act.

SECTION 2.

The Agency hereby agrees to consider providing certain financial assistance to the Applicants in connection with this Project to include a proposed lease transaction between the Applicants and the Agency in order to provide certain exemptions from taxation with respect to the Project, including exemption from mortgage recording taxes with respect to any documents recorded by the Agency with respect to the Project in the office of the County Clerk of Columbia County, New York, or elsewhere, the consideration of a Payment In Lieu Of Tax Agreement

("PILOT") in accordance with the Agency's uniform tax exemption policy and the possible exemption from New York State Sales Tax, if applicable.

SECTION 3.

The Agency will make a determination under Article 8 of the Environmental Conservation Law.

SECTION 4.

The Agency will set a time, place and date for a public hearing in connection with this Project and the financial assistance requested pursuant to Section 859-a of the General Municipal Law of the State of New York.

SECTION 5.

The application submitted by the Applicants along with all other documentation submitted by the Applicants in connection with this Project shall be kept by the Agency at its offices located at 4303 Route 9, Hudson, New York 12534, and shall be subject to review by the public at said offices during normal business hours.

SECTION 6.


This Resolution shall take effect immediately.

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

Carmine Pierro	Voting <u>AYE</u>
Sidney D. Richter	Voting <u>AYE</u>
Robert Galluscio	Voting <u>AYE</u>
Sarah Sterling	Voting <u>AYE</u>
William Gerlach	Absent
Brian Keeler	Abstained
Nina Fingar-Smith	Voting <u>AYE</u>

The foregoing Resolution was thereupon declared duly adopted.

The undersigned, being the Secretary of the County of Columbia Industrial Development Agency, does hereby certified that the above is a true and complete copy of a Resolution duly adopted by the County of Columbia Industrial Development Agency at a regular meeting held in the Town of Greenport, New York on February 5, 2019.



Sarah Sterling, Secretary

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