

CERTIFICATE OF INCORPORATION

OF

SULLIVAN COUNTY RESORT FACILITIES  
LOCAL DEVELOPMENT CORPORATION

A Not-For-Profit Local Development Corporation  
Under Section 402 and Section 1411 of the Not-For-Profit  
Corporation Law of the State of New York

THE UNDERSIGNED, being over the age of eighteen years, for the purpose of forming a not-for-profit local development corporation pursuant to Section 1411 of the Not-For-Profit Corporation Law of the State of New York, hereby certifies as follows:

FIRST: The name of the corporation shall be "SULLIVAN COUNTY RESORT FACILITIES LOCAL DEVELOPMENT CORPORATION" (hereinafter referred to as the "Corporation").

SECOND: The Corporation will be a corporation as defined in subparagraph (a)(5) of Section 102 of the Not-For-Profit Corporation Law of the State of New York and, as provided in Section 1411 of the Not-For-Profit Corporation Law, will be a charitable corporation as defined in Section 201 of the Not-For-Profit Corporation Law. The Corporation shall serve as public instrumentality of, but operate separate and apart from, the County of Sullivan, New York (the "County").

THIRD: The operations of the Corporation will be principally conducted within the County. The purpose for which the Corporation is to be formed is to acquire, develop, own, construct (or cause to be constructed), maintain (or cause to be maintained), operate (or cause to be operated) certain real and tangible personal property located at the following premises (hereinafter the "Territory"):

<u>Premises</u>	<u>Section</u>	<u>Block</u>	<u>Lot</u>
State Route 42	9	1	18.1
184 Concord Road	9	1	35
State Route 42	13	1	28

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Concord Road	13	3	5
Concord Road	13	3	7
Rock Ridge Drive	13	3	12
Rock Ridge Drive	13	3	17
Rock Ridge Drive	13	3	18
Concord Road	13	3	19.1
Concord Road	13	3	19.3
Rock Ridge Drive	13	3	20.1
Rock Ridge Drive	13	3	20.2
Rock Ridge Drive	13	3	20.3
Rock Ridge Drive	13	3	22
Rock Ridge Drive	13	3	25.1
Rock Ridge Drive	13	3	25.2
Rock Ridge Drive	13	3	25.3
Thompson Road	13	3	26.2
Concord Road	13	3	45
111 Kiamesha Lake Road	15	1	4
103 Kiamesha Lake Road	15	1	5
Kiamesha Lake Road	15	1	11.1
Co. Highway 161	15	1	11.2
107-110 Kiamesha Lake Road	15	1	12.1
107-110 Kiamesha Lake Road	15	1	12.3
Chalet Road	15	1	13.1
Chalet Road	15	1	13.2
Chalet Road	15	1	13.5
218 Concord Road	15	1	14.2
Concord Road	15	1	14.3
Concord Road	15	1	14.6
Chalet Road	15	1	14.7
Thompson Road	15	1	16.1
Thompson Road	15	1	17.1
Thompson Road	15	1	18.1
32 Chalet Road	15	1	19.1
Thompson Road	15	1	22
Thompson Road	15	1	24
Thompson Road	15	1	25
Chalet Road	15	1	35.7
Kiamesha Lake Road	15	1	49
143 Chalet Road	15	1	50.1
Chalet Road	15	1	51
State Route 17	23	1	48.2
State Route 17	23	1	50.2
State Route 17	23	1	51.2
Thompson Road	23	1	52.2
Joyland Road	23	1	55

Joyland Road	23	1	65.1
Thompson Road	23	2	10
Joyland Road	23	2	31
1-3 Towner Road	23	2	32
Cimarron Road	23	2	33
23 Towner Road	23	2	34
State Route 42	13	1	53
Towner Road Ext.	23	2	50.4
888 Resorts World Drive (Parcel 1)	23	1	52.1
888 Resorts World Drive (Parcel 2)	23	1	48.1
750 Resorts World Drive	23	1	54.6
201 Thompson Road	15	1	15

FOURTH: The Corporation will be operated exclusively for charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, or governmental purposes to relieve and reduce unemployment, promote and provide for additional employment, improve and maintain job opportunities, lessen the burden of government and act in the public interest. In furtherance of said purposes, the Corporation's powers shall include:

(a) To foster the creation, retention and expansion of jobs and economic opportunities for the benefit of the County, State and local economies;

(b) To construct, acquire, rehabilitate and improve for use by others, facilities in the Territory in which its operations are principally to be conducted, to assist financially in such construction, acquisition, rehabilitation and improvement, to maintain and/or lease such facilities on its behalf or for others in the Territory; to disseminate information and furnish advice, technical assistance and liaison with federal, state and local authorities with respect thereto;

(c) To acquire by purchase, lease, gift, bequest, devise or otherwise real or personal property or interests therein;

(d) To apply for loans and borrow money without limit as to amount; to make, draw, accept, endorse, execute and issue negotiable bonds, debentures, notes and other obligations therefor, including, without limitation, to issue negotiable bonds, notes or other obligations on behalf of the County in support of economic and community development activities thereby lessening the burdens of the County; provided, however, that in no event shall any such bonds, notes or other obligation be the direct or indirect obligation of the County;

(e) To sell, lease, mortgage or otherwise dispose of or encumber any such facilities or any of its real or personal property or any interest therein upon such terms as it may determine;

(f) To enter into covenants and agreements and to comply with all the terms, conditions and provisions thereof, and otherwise to carry out its corporate purposes and to foster and encourage the location or expansion of facilities and related businesses in the Territory;

(g) To apply for and make grants and loans and to execute any and all documents necessary in connection therewith;

(h) To do any other act or thing incidental to or connected with the foregoing purposes or in advancement thereof, but not for the pecuniary profit or financial gain of its Member, directors, officers or any private person; and

(i) In general, to perform any and all acts and things, and exercise any and all powers which may now or hereafter be lawful for the Corporation to do or exercise under and pursuant to the laws of the State of New York for the purpose of accomplishing any of the foregoing purposes of the Corporation.

FIFTH: The Corporation's mission and public objective, which the Corporation's purposes will achieve, include, but are not limited to, the lessening of the burdens of government by undertaking and promoting economic development initiatives in the County that will include real estate leasing, acquisition, development and management, real estate project finance, and other



community-based economic development activities permissible under the Not-For-Profit Corporation Law; including but not limited to the acquisition of fee title or long term lease of lands within the Territory and acquisition and operation of the buildings, personal property (tangible and intangible), improvements and all other property related assets in the Territory.

SIXTH: Pursuant to the requirements of Section 1411(e) of the Not-For-Profit Corporation Law:

(a) All income and earnings of the Corporation shall be used exclusively for its corporate purposes with the intent being that all income and earnings will be expended or deposited in appropriate reserves for corporate purposes.

(b) The property of the Corporation is irrevocably dedicated to charitable purposes. No part of the income or earnings of the Corporation shall inure to the benefit or profit of, nor shall any distribution of its property or assets be made to, any member, director or officer of the Corporation, or private person, corporate or individual, or to any other private interest, except that the Corporation may repay loans made to it and may repay contributions (other than dues) made to it to the extent that any such contribution may not be allowable as a deduction in computing taxable income under the Internal Revenue Code of 1986, as amended.

(c) If the Corporation accepts a mortgage loan or loans from the New York Job Development Authority, the Corporation shall be dissolved in accordance with the provisions of paragraph (g) of Section 1411 of the Not-For-Profit Corporation Law upon the repayment or other discharge in full by the Corporation of all such loans.

SEVENTH: (a) The Corporation shall not attempt to influence legislation by propaganda or otherwise, or participate in or intervene, directly or indirectly, in any political campaign on behalf of or in opposition to any candidate for public office.

(b) The Corporation shall not engage in any activities not permitted to be carried on by an organization exempt from federal income taxation pursuant to Section

501(c)(3) of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder.

EIGHTH: In the event of the dissolution of the Corporation or the winding up of its affairs, the Board of Directors shall, after paying or making provision for the payment of all debts and liabilities of the Corporation of whatsoever kind or nature, distribute all of the remaining assets and property of the Corporation to the County in furtherance of the public purposes set forth in Section 1411 of the Not-for-Profit Corporation Law.

NINTH: The office of the Corporation shall be located in Sullivan County, New York.

TENTH: The offices of the Corporation shall be functionally separate from those of the County or any of the County's affiliated entities (collectively, the "County Entities"). The Corporation at all times shall:

(a) maintain separate accounting records and other corporate records from those of the County Entities;

(b) not divert the Corporation's funds to any other person or for other than the use of the Corporation and not commingle any of the Corporation's assets with those of the County Entities;

(c) pay any employee, consultant or agent of the Corporation, or any other operating expense incurred by the Corporation, from the assets of the Corporation and not from the assets of any of the County Entities;

(d) maintain its own deposit account or accounts, separate from those of the County Entities, with commercial banking institutions and/or trust companies;

(e) to the extent that the Corporation contracts or does business with vendors or service providers where the goods and services provided are partially for the benefit of any other person or entity, the costs incurred in so doing shall be fairly allocated to or among the Corporation and such persons or entities for whose benefit the goods and services are provided, and the Corporation and each such person or entity shall bear its fair share of such costs;

(f) conduct its business in its own name and conduct all material transactions between the Corporation and the County Entities only on an arm's-length basis;

(g) observe all necessary, appropriate and customary corporate formalities, including, but not limited to, holding all regular and special Member' and directors' meetings appropriate to authorize all corporate action, keeping separate and accurate minutes of such meetings, passing all resolutions or consents necessary to authorize actions taken or to be taken, and maintaining accurate and separate books, records, and accounts, including, but not limited to, intercompany transaction accounts. regular Member' and directors' meetings shall be held at least annually;

(h) ensure that decisions with respect to its business and operations shall be independently made by the Corporation;

(i) act solely in its own corporate name and through its own authorized officers and agents;

(j) other than as expressly provided herein, pay all expenses, indebtedness and other obligations incurred by it;

(k) not enter into any guaranty, or otherwise become liable, with respect to any obligation of the County Entities;

(l) cause any financial reports required of the Corporation to be prepared in accordance with generally accepted accounting principles and be audited annually and be issued separately from any reports prepared for any member of the County Entities; and

(m) ensure that at all times it is adequately capitalized to engage in any contemplated transaction.

ELEVENTH: The sole Member of the Corporation shall be the County acting by and through the County Manager.

TWELFTH: The Corporation shall be managed by a Board of Directors consisting of Nine Directors. The Board of Directors shall be appointed by and serve for terms established by the Member. Any subsequent increase or decrease in the size of the Board of Directors will require the approval of the County Manager and the affirmative vote of a majority of the Directors.

THIRTEENTH: The names and addresses of the initial Directors of the Corporation and the expiration of the term for each initial Director shall be as follows:

Name	Address	Term Ending
Howard Siegel	[REDACTED]	12/31/2025
Kathleen Lara	[REDACTED]	12/31/2025
Joseph B. Perrello	[REDACTED]	12/31/2025
Ira Steingart	[REDACTED]	12/31/2026
Scott Smith	[REDACTED]	12/31/2026
Paul Guenther	[REDACTED]	12/31/2027
Sean Brooks	[REDACTED]	12/31/2027
Philip Vallone	[REDACTED]	12/31/2027



FOURTEENTH: The duration of the Corporation shall be perpetual.

FIFTEENTH: The Corporation shall indemnify each Member, each Director, each officer, and, to the extent authorized by the Board of Directors, each other person authorized to act for the Corporation or on its behalf, to the full extent to which indemnification is permitted under the Not-For-Profit Corporation Law.

SIXTEENTH: The Secretary of State of the State of New York State is designated as agent of the Corporation upon whom process against it may be served. The post office address to which the Secretary of State shall mail a copy of any process against the Corporation served upon him is as follows: 548 Broadway, Monticello, New York 12701

SEVENTEENTH: The By-laws of the Corporation may be adopted, amended or repealed by a majority of the Directors of the Corporation.

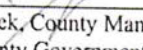
EIGHTEENTH: The Corporation will not do any of the following:

(a) Without the affirmative vote of the Member and the affirmative vote of a majority of the Directors, increase or decrease the number of Members of the Corporation.

(b) Without the affirmative vote of the Member and the affirmative vote of a majority of the Directors, (i) dissolve or liquidate, in whole or in part, or institute proceedings to be adjudicated bankrupt or insolvent, (ii) consent to the institution of bankruptcy or insolvency proceedings against it, (iii) file a petition seeking or consenting to reorganization or relief under any applicable federal or state law relating to bankruptcy or insolvency, (iv) consent to the appointment of a receiver, liquidator, assignee, trustee, sequestrator or other similar official of the Corporation or a substantial part of its property, (v) make a general assignment for the benefit of creditors, (vi) admit in writing its inability to pay its debts generally as they become due or (vii) take any corporate action in furtherance of the actions set forth in clauses (i) through (vi) of this paragraph.

(c) Without the affirmative vote of the Member and the affirmative vote of a majority of the Directors, merge or consolidate with any other corporation, company or entity, sell all or substantially all of its assets or acquire all or substantially all of the assets or capital stock or other ownership interest of any other corporation, company or entity.

IN WITNESS WHEREOF, this certificate has been subscribed this 24 day of April, 2025.

  
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Joshua Potosck, County Manager, Incorporator  
Sullivan County Government Center  
100 North Street  
Monticello, New York 12701

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LOCAL DEVELOPMENT CORPORATION

(Under Section 402 and Section 1411 of the Not-For-Profit  
Corporation Law of the State of New York)

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Filed by: WALTER F. GARIGLIANO P.C.  
449 Broadway  
Monticello, New York 12701  
**Cust Ref# SULLI53114**