



**Putnam County Industrial Development Agency**  
2 Route 164, Suite 2B  
Patterson, NY 12563  
845-808-1031 [www.putnamida.com](http://www.putnamida.com)

**RESOLUTION 2024-5-21-1**

**PUTNAM COUNTY INDUSTRIAL DEVELOPMENT AGENCY**

**RESOLUTION EXTENDING THE RESOLUTION 2023-2-21-1  
ADOPTED FEBRUARY 21, 2023, APPROVING  
THE BRAEMAR AT CARMEL 2023 PROJECT STRAIGHT-LEASE TRANSACTION**

WHEREAS, the Putnam County Industrial Development Agency (the "Agency") is authorized under the laws of the State of New York, and in particular under the provisions of the New York State Industrial Development Agency Act, and Chapter 399 of the 1987 Laws of the State of New York, 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 and research facilities and thereby advance the job opportunities, general prosperity and economic welfare of the people of the State of New York (the "State") and to improve their prosperity and standard of living; and

WHEREAS, Fishkill Realty GP LLC and its managing member, FilBen Group LLC (collectively, the "Applicant"), have submitted an Application dated January 21, 2022 (the "Application") to the Agency for financial assistance with respect to the construction of an 152 bed assisted living facility (the "Facility") located at 49 Seminary Hill Road, Carmel, New York 10512 (the "Premises"), consisting of the acquisition, construction, renovation, furnishing, and equipping of the Facility (the "Project"); and

WHEREAS, the Application was accepted by the Agency and after proper review by involved entities, including a public hearing and approval by each of the taxing authorities; and

WHEREAS, the Agency authorized the Project to proceed with the stipulations detailed in the Authorizing Resolution 2023-2-21-1; and

WHEREAS, prior to a closing on Application, the financing arranged for by the Applicant became unavailable; and

WHEREAS, the Applicant has been diligent in efforts to seek alternative financing and has requested, in writing, an extension as provided for in section 16 of the Authorization Resolution;

**NOW THEREFORE BE IT RESOLVED BY THE MEMBERS OF THE  
PUTNAM COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:**

Section 1: The Authorization Resolution 2023-2-21-1 is extended for the period ending on February 21, 2025.

Section 2: Any significant changes (to be determined by the Agency Board) to the Project as describe in the accepted application may require additional review and approval from appropriate entities.

Section 3: The extension is contingent upon the Applicant making a \$10,000.00 payment toward outstanding fees accrued with Agency Project Counsel, Hogan & Rossi Liguori, in anticipation of closing on the Project .

Section 4: This resolution shall take effect immediately and, if necessary, retroactively from the date of the expiration of the initial Approval provided the conditions herein are satisfied.

ADOPTED: May 21, 2024

**Record of Roll Call Vote**

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*Extension end date 2/21/25 - Also must make significant  
 PAYMENT TO ATTORNEYS*

May 21, 2024

PCIDA Conference Room, Patterson, NY

MEETING DATE

MEETING LOCATION

Board Member Joe Downey offered the above resolution and moved its adoption.

The resolution was seconded by Board Member Mike Karlsson and duly put to a vote on roll call, which resulted as follows:

<u>Board Member</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Abby O'Brien	_____	_____	_____	_____ ✓
Simon Carey	_____ ✓	_____	_____	_____
Edward Cooke	_____	_____	_____	_____ ✓
Joe Downey	_____ ✓	_____	_____	_____
Mike Karlsson	_____ ✓	_____	_____	_____
Bill Nulk	_____ ✓	_____	_____	_____
<i>Vacant</i>	_____	_____	_____	_____

AYES: 4 NOES: \_\_\_\_\_ The resolution was declared adopted.

Testified: *Bill Nulk* Title: Chairman

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