

Minutes of a Regular Meeting of the Town Board of the Town of Thompson held at the Town Hall, 4052 State Route 42, Monticello, New York on **June 07, 2016**.

ROLL CALL:

Present: Supervisor William J. Rieber, Jr., Presiding
Councilman Richard Sush
Councilman Peter T. Briggs
Councilman John A. Pavese
Councilman Scott S. Mace

APPROVED

Also Present: Marilee J. Calhoun, Town Clerk
Michael B. Mednick, Attorney for the Town
Paula E. Kay, Deputy Town Attorney
William D. Culligan, Water & Sewer Superintendent

REGULAR MEETING – CALL TO ORDER

Supervisor Rieber opened the meeting at 7:30 PM with the Pledge to the Flag. He welcomed the Participation in Government students to the meeting.

MONTHLY REPORTS FOR MAY 2016 RECEIVED AND FILED

Building Department & Code Enforcement Officer's Report
Dog Control Officer's Report
Comptroller's Budgetary Report

APPROVAL OF MINUTES:

On a motion made by Councilman Briggs and seconded by Councilman Pavese the minutes of the May 17, 2016 Regular Town Board Meeting were approved as presented.

Vote: Ayes 4 Rieber, Briggs, Pavese and Sush
 Nays 0
 Abstain 1 Mace (He was not present for the meeting.)

PUBLIC COMMENT:

John Pavese, Jr. of Monticello commented on status of the Solar Farm Regulations.

CORRESPONDENCE:

Supervisor Rieber reported on correspondence that was sent or received as follows:

- 1. Letter dated 05/16/2016: Sullivan IDA** – Updated Tax Abatement Policy for Arts Industry Program.
- 2. Letter dated 05/23/2016: Paula E. Kay, Town Attorney** – Letter to Richard Baum, Esq. regarding the Town's policy on SEQRA Lead Agency Designation i/c/w proposed solar projects.

3. **Email dated 05/20/2016: Joyland Acres** - Second letter of complaint and Supervisor's emailed response.
4. **Letter dated 05/19/2016: Sullivan County Agricultural and Farmland Protection Board** – Notice of Agricultural District Public Hearing June 16th at the Government Center hearing room.
5. **Letter dated 05/24/2016: NYS Homes & Community Renewal** – Certificate of Completion Re: Southern Tier Abstract (CDBG) Grant Program, Project # 1135ED548-06.
6. **Letter dated 05/26/2016: Sen. John J. Bonacic** – Municipal Funding Opportunity through the Water Infrastructure Grant Program authorized by the NYS Water Infrastructure Improvement Act of 2015.
7. **Letter dated 05/15/2016: Rhulen Rock Hill Run & Ramble 5K** – 06/18/16 Highway Dept. Assistance of race course.
8. **Two letters dated 05/13/2016: Sullivan County Division of Planning & Environmental Management: GML-239 Review** – Proposed Local Law No's. 2 & 3 of 2016.
9. **Letter dated 05/17/2016: Town Clerk Calhoun** – Letter to Mr. Israel Oster regarding FOIL request for property records on SBL # 13.-1-9 (The Petting Zoo at Breezeway Farms).
10. **Letter dated 05/12/2016: Town Clerk Calhoun** – Letter to Ms. Beth L. Sims, Esq. regarding FOIL request for public police records for David Bisnett.
11. **Letter dated 05/25/2016: Janata, Lacap & Hazen, LLP** – Final Order & Stipulation for JP Morgan Chase Bank, SBL#116.-1-1.
12. **Report dated 05/2016: Kiamesha Artesian Spring Water Co.** – Annual Water Quality Report for 2015.

AGENDA ITEMS:

1. AMEND PARKS AND RECREATION DEPARTMENT EMPLOYEE STATUS FOR MARK VRANICH FROM A PART-TIME MAINTENANCE LABORER 1 TO A FULL-TIME MAINTENANCE LABORER 1

Superintendent Culligan reported that part-time employee, Mark Vranich, is working out quite well. Supt. Culligan is requesting that the Town Board reclassify Mark as a full-time Maintenance Laborer 1 at a pay rate of \$17.72 per hour, which has been budgeted.

The Following Resolution Was Duly Adopted: Res. No. 198 of the Year 2016.

Resolved, that the title classification of Parks & Recreation Department Employee Mark Vranich hereby be amended from a part-time Maintenance Laborer 1 to a full-time Maintenance Laborer 1 at the appropriate contracted salary of \$17.72 per hour to take effect Tuesday, June 14th, 2016.

Moved by: Councilman Sush Seconded by: Councilman Mace
Vote: Ayes 5 Rieber, Pavese, Briggs, Sush and Mace
 Nays 0

2. HARRIS WWTP ENGINEERING AGREEMENT – Review and authorize signature of an Engineering Agreement with MH&E previously approved on September 17, 2013 and never signed. Updates include handling the NYS DEC Consent Order and the Replacement of the Harris Pump Station (closest to the Hospital).

The Following Resolution Was Duly Adopted: Res. No. 199 of the Year 2016.

Resolved, that the Town of Thompson hereby be authorized to enter into an agreement between McGoey, Hauser and Edsall Consulting Engineers, D.P.C. and the Town for Professional Engineering Services related to the Harris Sewer District Wastewater Treatment Plant Project in the amount of \$432,000.00 to be paid in periodic installment payments as well as an increase in the limitation of liability limit from \$50,000 to \$432,000. Further Be It Resolved, that the Town Supervisor hereby be authorized to execute said agreement as presented.

Moved by: Councilman Sush Seconded by: Councilman Briggs
Vote: Ayes 5 Rieber, Pavese, Briggs, Sush and Mace
 Nays 0

3. MELODY LAKE WATER DISTRICT – Review and discuss accepting a Map, Plan and Report prepared by MH&E for the creation of the “Melody Lake Water District”.

RESOLUTION TO ACCEPT MAP, PLAN & REPORT: “MELODY LAKE WATER DISTRICT”

The Following Resolution Was Duly Adopted: Res. No. 200 of the Year 2016.

Resolved, that the Town Board of the Town of Thompson hereby accepts the Map, Plan & Report completed by McGoey, Hauser & Edsall Consulting Engineers D.P.C. Professional Engineers for the Town for the Proposed Creation of the “Melody Lake Water District”.

Moved by: Councilman Sush Seconded by: Councilman Mace
Vote: Ayes 5 Rieber, Pavese, Briggs, Sush and Mace
 Nays 0

4. MELODY LAKE WATER DISTRICT – Establish Date for Public Hearing on 07/19/2016 at 7:30 PM for the Proposed Creation of the “Melody Lake Water District”.

The Following Resolution Was Duly Adopted: Res. No. 201 of the Year 2016.

At a regular meeting of the Town Board of the Town of Thompson, Sullivan County, New York, held at the Town Hall, in Monticello, New York, on the 7th day of June, 2016, at 7:30 o'clock P.M., Prevailing Time.

PRESENT:

William J. Rieber, Jr., Supervisor
Peter T. Briggs, Councilman
Richard Sush, Councilman
Scott S. Mace, Councilman
John A. Pavese, Councilman

In the Matter
of
The Proposed Creation of the
MELODY LAKE WATER DISTRICT
in the Town of Thompson, Sullivan County,
New York.

WHEREAS, a map, plan and report have been duly prepared in such manner and in such detail as has heretofore been determined by the Town Board of the Town of Thompson, Sullivan County, New York, relating to the creation of the **Melody Lake Water District** in said Town to serve the area more particularly described in Schedule “A” annexed hereto and made a part hereof¹, which area is located wholly within the Town of Thompson; and

WHEREAS, said map, plan and report was prepared by McGoey, Hauser and Edsall Consulting Engineers, P.C., dated October 13, 2015 and revised May 13, 2016, which engineers are duly licensed by the State of New York, and which report and plan are on file in the office of

¹ ATTACHMENT: SCHEDULE “A” NARRATIVE DESCRIPTION OF PROPOSED MELODY LAKE WATER DISTRICT BOUNDARY.

the Town Clerk for public inspection; and

WHEREAS, the boundaries of the proposed district are more fully set forth and described in Schedule "A" annexed hereto and made a part hereof²; and

WHEREAS, the improvement proposed for the said Water District as created consists of providing a means by which residential properties may secure water service by becoming part of the said Melody Lake Water District, and

WHEREAS, the maximum amount proposed to be expended for the improvements, as stated in the map, plan and report, is not to exceed \$375,000.00, and the entire amount to be expended for such improvement, including but not limited to, costs of construction, engineering, administrative and legal fees, shall be borne solely and entirely by all property owners of the newly created Water District. The cost to a typical property in the newly created Water District will be \$813.89 per year.

WHEREAS, it is now desired to call a public hearing for the purpose of considering said map, plan and report, and creating said Water District, and to hear all persons interested in the subject thereof and concerning the same in accordance with the provisions of Section 209-d of the Town Law;

NOW, THEREFORE, IT IS HEREBY

ORDERED, by the Town Board of the Town of Thompson, Sullivan County, New York, as follows:

Section 1. That a meeting of the Town Board of the Town of Thompson, Sullivan County, New York, shall be held at the Town Hall, 4052 Route 42, Monticello, New York, in said Town, on the 19th day of July, 2016, at 7:30 P.M., Prevailing Time, to consider said map,

² ATTACHMENT: SCHEDULE "A" NARRATIVE DESCRIPTION OF PROPOSED MELODY LAKE WATER DISTRICT BOUNDARY.

plan and report, and to hear all persons interested in the subject thereof concerning the same and to take such action thereon as is required by law.

Section 2. The maximum amount to be expended for the improvement is \$375,000.00, and the annual cost to the typical one-family home is \$813.89. The method of financing to be employed is funding from a 20 year Town bond.

The map plan and report describing same are on file in the Town Clerk's office for public inspection.

Section 3. That a copy of this order shall be published in the Sullivan County Democrat, the official newspaper of said Town, and posted on the bulletin board maintained by the Town Clerk at the Town Hall in accordance with the provisions of Section 209-d of the Town Law, and such publication and posting to be not less than ten nor more than twenty days before the date designated for the hearing as aforesaid.

Section 4. The Town Clerk shall mail notice of public hearing to each property owner to be included in the said district at the address of such property owner as same appears on the tax roll of the Town of Thompson within the time allowed for publication as provided in Section 2.

Section 5. This order shall take effect immediately.

Motion by: Councilman Richard Sush

Seconded by: Councilman Peter T. Briggs

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

WILLIAM J. RIEBER, JR., SUPERVISOR	VOTING	Aye
PETER T. BRIGGS, COUNCILMAN	VOTING	Aye
RICHARD SUSH, COUNCILMAN	VOTING	Aye
SCOTT S. MACE, COUNCILMAN	VOTING	Aye
JOHN A. PAVESE, COUNCILMAN	VOTING	Aye

The order was thereupon declared duly adopted.

* * * * *

**5. & 6. AWARD BIDS – HIGHWAY DEPARTMENT ITEMS AS FOLLOWS:
PVC DRAIN PRODUCTS AND SERVICE CONNECTIONS**

Highway Superintendent Richard Benjamin, Jr. submitted an email recommending that the PVC Drain Products and Service Connections Bid be awarded to the low bidder Chemung Supply Corp. as per the attached bid price sheets. There were two other bids received in from Town & County Bridge and Rail, Inc. and Schmidt's Wholesale, Inc.

The Following Resolution Was Duly Adopted: Res. No. 202 of the Year 2016.

Resolved, that the bid of Chemung Supply Corp. for PVC Drain Products and Service Connections, in the amount of as per the attached bid price sheets be, and the same hereby is, accepted, and the Town Clerk be and hereby is directed to notify the successful bidder of the award thereof.³

Motion by: Councilman Mace Seconded by: Councilman Briggs
Vote: Ayes 5 Rieber, Pavese, Briggs, Sush, and Mace
 Nays 0

**CURRENT MODEL FREIGHTLINER 108SD 4X4 DIESEL CHASSIS OR APPROVED
EQUAL**

Highway Superintendent Richard Benjamin, Jr. submitted an email recommending that the Town Board award the bid for the Current Model Freightliner 108SD 4X4 Diesel Chassis or Approved Equal to Campbell Freightliner of Orange County, LLC who is the Sole Bidder for this item. He asked that the bid be awarded at this time, but approval to purchase the truck would be made at a later date. The truck would not be ordered until the purchase has been approved.

The Following Resolution Was Duly Adopted: Res. No. 203 of the Year 2016.

Resolved, that the bid of Campbell Freightliner of Orange County, LLC. for a Current Model Freightliner 108SD 4X4 Diesel Chassis or Approved Equal, in the amount of \$109,910.00 including the additional options be, and the same hereby is, accepted, and the Town Clerk be and hereby is directed to notify the successful bidder of the award thereof.

Motion by: Councilman Sush Seconded by: Councilman Briggs
Vote: Ayes 5 Rieber, Pavese, Briggs, Sush, and Mace
 Nays 0

³ ATTACHMENT: PVC DRAIN PRODUCTS & SERVICE CONNECTIONS APPROVED BID PRICE SHEETS.

7. KIAMESHA YESHIVA LIGHTING DISTRICT – Report on change order approved last meeting. The initial cost will be approximately \$713.00 cheaper and \$22.63 cheaper per month according to the proposed changes to the original proposal. Supervisor Rieber executed the Change Order, which was approved pursuant to Resolution No. 196 on May 17, 2016.

9. TAX CERTIORARI SETTLEMENT – TADEUSZ AND TEREAS PUZIO, SBL # 18-1-63.14, YEARS 2012 THROUGH 2015

Attorney Mednick presented a Resolution on the above named property tax settlement proceeding being presented. Attorney Mednick and Assessor Van B. Krzywicki recommended that the settlement be approved as per the provided Resolution. Attorney Mednick explained the settlement agreement. The Town Board took action on the settlement as follows:

The Following Resolution Was Duly Adopted: Res. No. 204 of the Year 2016.

**RESOLUTION AUTHORIZING SETTLEMENT OF A
PROCEEDING INSTITUTED UNDER ARTICLE 7 OF THE REAL
PROPERTY TAX LAW AGAINST THE TOWN OF THOMPSON**

WHEREAS, Tadeusz Puzio and Tereas Puzio have instituted proceedings under Article 7 of the Real Property Tax Law to review the assessment of Tax Map Parcel Section 18, Block 1, Lot 63.14, and which proceedings are pending in the Supreme Court of the State of New York, County of Sullivan, under Index Nos. 2054-2012, 1738-2013, 1749-2014 and 1674-2015; and

WHEREAS, the parties herein have appeared through counsel, to wit, Michael B. Mednick, Esq., on behalf of respondents, and Marvin Newberg, Esq., on behalf of petitioners; and

WHEREAS, negotiations by and between the parties hereto have produced a proposed settlement of the issues and matters in dispute, and

WHEREAS, the proposed settlement will also result in a fair and equitable resolution of the complaint with respect to petitioners' **2012, 2013, 2014 and 2015** assessments, to wit, a reduction in the assessment of petitioners' real property, SBL **18-1-63.14** from \$194,500.00 to \$167,000.00.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Thompson as follows:

1. That the partial settlement of the above referenced proceeding be, and the same hereby is in all respects approved and confirmed.

2. That Michael B. Mednick, Esq., attorney for the Town of Thompson, and Van B. Krzywicki, Assessor, be, and they hereby are authorized, empowered and directed to enter into and execute a formal written stipulation of settlement and to bind the Town thereto, such

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The Following Resolution Was Duly Adopted: Res. No. 206 of the Year 2016.

Resolved, that the Town grant a Waiver to the 30-Day Hold Notice Requirement of the NYS Liquor Authority for the application being submitted by Brother Bruno of Monticello, Inc. Further Be It Resolved, that notification of such waiver shall be issued and sent by the Town Clerk.

Motion by: Councilman Sush

Seconded by: Councilman Mace

Vote: Ayes 5 Rieber, Pavese, Briggs, Sush and Mace

Nays 0

13. NYS LIQUOR AUTHORITY NEW LICENSE APPLICATION, REQUEST & WAIVER OF 30-DAY HOLD NOTICE: SHREE BOWLING CORP/KIAMESHA LANES

Supervisor Rieber reported on a new liquor license application that has been received in for Shree Bowling Corp/Kiamesha Lanes. The application is filed directly with the State for approval. The Town/Local Municipality is not required to respond unless they have objections, which must be made within 30 days. The Town Board has no objections with the application, but the applicant is requesting that the Board authorize a waiver of the 30-Day hold notice requirement.

The Following Resolution Was Duly Adopted: Res. No. 207 of the Year 2016.

Resolved, that the Town grant a Waiver to the 30-Day Hold Notice Requirement of the NYS Liquor Authority for the application being submitted by Shree Bowling Corp/Kiamesha Lanes. Further Be It Resolved, that notification of such waiver shall be issued and sent by the Town Clerk.

Motion by: Councilman Sush

Seconded by: Councilman Briggs

Vote: Ayes 5 Rieber, Pavese, Briggs, Sush and Mace

Nays 0

8. SIGN ORDINANCE COMMITTEE – Discuss three volunteers to sit on a sign committee with Village of Monticello and County of Sullivan Representatives to discuss a sign ordinance with goals common with the Village. The Town Board will consider individuals that might be interested in volunteering to serve on this committee to establish agreeable sign ordinances. This matter will be discussed further at a Work-Session to be scheduled for next Tuesday.

11. DUMPSTER ENCLOSURE CODE REGULATIONS – Discuss proposed local law and determine a public hearing date. There are several additional amendments that were suggested to be made to the proposed/draft local law. There are still concerns that need to be addressed. Attorney Mednick recommended that the Town Board make any significant changes, which are agreeable prior to moving forward. This matter will be discussed further at a Work-Session to be scheduled for next Tuesday.

14. INTER-MUNICIPAL AGREEMENT between the Town and Village on behalf of the Adelaar Resort Water District to provide water service was presented, which was briefly explained by Attorney Mednick and Supervisor Rieber.

AUTHORIZE INTER-MUNICIPAL AGREEMENT BETWEEN THE TOWN OF THOMPSON AND THE VILLAGE OF MONTICELLO ON BEHALF OF THE ADELAAR RESORT WATER DISTRICT FOR WATER SERVICE

The Following Resolution Was Duly Adopted: Res. No. 208 of the Year 2016.

At a Regular Meeting of the Town Board of the
Town of Thompson held at the Town Hall, 4052
Route 42, Monticello, New York on June 07, 2016

RESOLUTION TO AUTHORIZE THE TOWN OF THOMPSON TO ENTER INTO AN INTER-MUNICIPAL AGREEMENT ON BEHALF OF THE ADELAAR RESORT WATER DISTRICT WITH THE VILLAGE OF MONTICELLO FOR THE SUPPLY OF WATER TO SAID DISTRICT

WHEREAS, the Town of Thompson, on behalf of the Adelaar Resort Water District (“Town”), and the Village of Monticello (“Village”) are desirous of entering into an Inter-municipal Agreement for the Village to supply up to 375,000 gallons per day to the newly-formed Adelaar Resort Water District; and

WHEREAS, the Village has previously entered into an agreement with EPT Concord II, LLC dated October 11, 2013 (“Water Supply Agreement”) wherein the Village agreed to reserve water supply up to 375,000 gallons per day from the Village’s water system to the benefit of the development site; and

WHEREAS, it is the parties’ desire to assign the terms of that initial agreement, in part, regarding the water supply terms to the newly-formed Adelaar Resort Water District; and

WHEREAS, the terms and obligations of the parties are specifically spelled out in the Inter-municipal Agreement which is attached to this Resolution in its entirety and made a part hereof.⁴

NOW, THEREFORE, BE IT RESOLVED, that:

1. The Town Board of the Town of Thompson, on behalf of the Adelaar Resort Water District, does hereby ratify and approve the Inter-municipal Agreement, attached hereto, between the Village of Monticello and the Adelaar Resort Water District for the supply of up to 375,000 gallons per day of water, as well as all additional terms as stated in the Inter-municipal

⁴ ATTACHMENT: INTER-MUNICIPAL AGREEMENT BETWEEN THE TOWN OF THOMPSON AND VILLAGE OF MONTICELLO ON BEHALF OF THE ADELAAR RESORT WATER DISTRICT FOR WATER SERVICE.

Agreement; and

2. The Town of Thompson hereby finds it in the best public interest to enter into the attached Inter-municipal Agreement for the supply of water to the Adelaar Resort Water District by the Village; and

3. The Town Board authorizes the Supervisor to execute the Agreement on behalf of the Adelaar Resort Water District.

Adopted the 7th day of June, 2016.

Motion by: Councilman Scott S. Mace

Seconded by: Councilman Peter T. Briggs

The members of the Town Board voted as follows:

Supervisor WILLIAM J. RIEBER, JR.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman PETER T. BRIGGS	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman RICHARD SUSH	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman SCOTT S. MACE	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman JOHN A. PAVESE	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

15. DISCUSSION & ACTION: PROPOSED LOCAL LAWS – 1) Amend Zone Text and District Regulations regarding Animal Hospitals and Kennels on 20,000 square feet rather than 3 acres. 2) Abundance of Care Pet Hospital Zone Change Request – SBL #23.-1-13 for 201 Rock Ridge Road from SR zoning district to HC2 zoning district. The matter was referred to the Planning Board at the last meeting for their review and recommendation. The Planning Board reviewed the zone change request and determined the discrepancy regarding the required lot size of 3 acres. The Planning Board was unable to provide a recommendation to proceed with the zone change request due to the lot size discrepancy so they recommended that the Town Board consider amending the lot size to 20,000 square feet for an Animal Hospital without outdoor Kennels. The use for outdoor Kennels would remain the same. This would apply to both the HC1 and HC2 Zoning Districts. The definition of Veterinarian Offices/Facilities should also be added to the law. The proposed local law will also be amended to reflect Veterinarian Offices/Facilities instead of Animal Hospitals. Attorney Mednick will amend the Proposed Local Law accordingly prior to publication. Attorney Paula E. Kay will bring the Zone Change request back to the Planning Board at tomorrow evenings meeting for their final review and recommendation. Attorney Mednick is recommending that the Town Board set the public hearing dates for July 19th, 2016 to allow sufficient time for completion of the Sullivan County GML-239 Review. Action to establish a date for a public hearing was taken on both proposed local laws as follows:

The Following Resolution Was Duly Adopted: Res. No. 209 of the Year 2016.

At a regular meeting of the Town Board of the
Town of Thompson held at the Town Hall, 4052
Route 42, Monticello, New York on June 07, 2016

**RESOLUTION TO AUTHORIZE A PUBLIC HEARING FOR THE ADOPTION OF A
LOCAL LAW**

WHEREAS, there has been introduced at a meeting of the Town Board of the Town of Thompson held on June 07, 2016, a proposed Local Law No. 04 of 2016, entitled "A local law to amend the Schedule of District Regulations for Highway Commercial-1 and Highway Commercial-2 contained in Chapter 250 of the Town of Thompson Code relating to zoning and planned unit development".

NOW, THEREFORE, BE IT RESOLVED, that a public hearing be held on said proposed local law by the Town Board of the Town of Thompson on July 19, 2016 at 7:30 P.M., or as soon thereafter as said public hearing shall be convened, at the Town Hall, 4052 Route 42, Monticello, New York, and at least three (3) days' notice of such public hearing be given by the Town Clerk of the Town of Thompson by due posting thereof on the bulletin board of the Town of Thompson and by publishing such notice at least once in the official newspaper of said Town.

Moved by: Councilman Scott S. Mace

Seconded by: Councilman Peter T. Briggs

Adopted on Motion June 07, 2016

Supervisor WILLIAM J. RIEBER, JR.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman PETER T. BRIGGS	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman RICHARD SUSH	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman SCOTT S. MACE	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman JOHN A. PAVESE	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Town of Thompson

Proposed Local Law No. 04 of the year 2016

A local law amending the Schedule of District Regulations for Highway Commercial-1 and Highway Commercial-2 contained in Chapter 250 of the Town of Thompson Code relating to zoning and planned unit development

Be it enacted by the Town Board of the

Town of Thompson

1. Schedule 250 Attachment 4:3 (Highway Commercial-1 District) Schedule of District Regulations and Schedule 250 Attachment 5:3 (Highway Commercial-2 District) Schedule of District Regulations are amended as follows and as reflected on Schedule "A" attached hereto and incorporated herein.

Uses Subject to Site Plan Review and Special Use Permit:

"Animal hospitals and kennels" will be amended to read "Animal kennels". The lot areas, density and building height will remain unchanged.

"Animal hospitals" will be added as a separate Use Subject to Site Plan Review and Special Use Permit as follows:

Lot Area: 20,000 sq. ft.
Lot Width (feet): 100
Lot Depth (feet): 125
Front Yard (feet): 40
Rear Yard (feet): 50
One Side Yard (feet): 25
Both Side Yards (feet): 50
Habitable Floor Area (square feet): N/A
Percentage of Lot Coverage: 30%
Building Height (feet): 35

2. Except as herein specifically amended, the remainder of Chapter 250 of such code shall remain in full force and effect.
3. If any clause, sentence, paragraph, subdivision, section or part thereof this local law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment, decree or order shall not affect, impair or invalidate the remainder thereof but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part thereof directly involved in the controversy in which such judgment, decree or order shall have been rendered and the remainder of this local law shall not be affected thereby and shall remain in full force and effect.
4. Except as herein otherwise provided penalties for the violation of this local law, any person committing an offense against any provision of the chapter of the Code of the Town of Thompson shall, upon conviction thereof, be punishable as provided in Chapter 1, General Provisions, Article II, of such Code.
5. This local law shall take effect immediately upon filing with the Secretary of State.

The Following Resolution Was Duly Adopted: Res. No. 210 of the Year 2016.

At a regular meeting of the Town Board of the
Town of Thompson held at the Town Hall, 4052
Route 42, Monticello, New York on June 07, 2016

**RESOLUTION TO AUTHORIZE A PUBLIC HEARING FOR THE ADOPTION OF A
LOCAL LAW**

WHEREAS, there has been introduced at a meeting of the Town Board of the Town of Thompson held on June 07, 2016, a proposed Local Law No. 05 of 2016, entitled "A local law to amend Chapter 250 of the Town of Thompson Code relating to zoning and planned unit development".

NOW, THEREFORE, BE IT RESOLVED, that a public hearing be held on said proposed local law by the Town Board of the Town of Thompson on July 19, 2016 at 7:30 P.M., or as soon thereafter as said public hearing shall be convened, at the Town Hall, 4052 Route 42, Monticello, New York, and at least three (3) days' notice of such public hearing be given by the Town Clerk of the Town of Thompson by due posting thereof on the bulletin board of the Town of Thompson and by publishing such notice at least once in the official newspaper of said Town.

Moved by: Councilman Richard Sush

Seconded by: Councilman Peter T. Briggs

Adopted on Motion June 07, 2016

Supervisor WILLIAM J. RIEBER, JR.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Councilman PETER T. BRIGGS	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Councilman RICHARD SUSH	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Councilman SCOTT S. MACE	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Councilman JOHN A. PAVESE	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Town of Thompson

Proposed Local Law No. 05 of the year 2016

A local law to amend Chapter 250 of the Town of Thompson Code relating to zoning and planned unit development

Be it enacted by the Town Board of the

Town of Thompson

- Chapter 250 of the Code of the Town of Thompson entitled "Zoning and Planned Unit Development", is hereby amended to reclassify the following described real property which is currently classified on the zoning map of the Town of Thompson in the Suburban Residential (SR) district:

Only that portion of real property identified on the Town of Thompson Tax Map as parcel SBL 23-1-16 consisting of 1.25 acres, currently zoned as Suburban Residential (SR) shall be reclassified on such zoning map as Highway Commercial 2 (HC2) and shall hereafter be subject to the schedule of district regulations for such Highway Commercial 2 (HC2) zone.

2. Except as herein specifically amended, the remainder of Chapter 250 of such code shall remain in full force and effect.
3. If any clause, sentence, paragraph, subdivision, section or part thereof this local law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment, decree or order shall not affect, impair or invalidate the remainder thereof but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part thereof directly involved in the controversy in which such judgment, decree or order shall have been rendered and the remainder of this local law shall not be affected thereby and shall remain in full force and effect.
4. Except as herein otherwise provided penalties for the violation of this local law, any person committing an offense against any provision of the chapter of the Code of the Town of Thompson shall, upon conviction thereof, be punishable as provided in Chapter 1, General Provisions, Article II, of such Code.
5. This local law shall take effect immediately.

16. BILLS OVER \$1,250.00 – WATER & SEWER DEPARTMENT

The Following Resolution Was Duly Adopted: Res. No. 211 of the Year 2016.

Resolved, that the following bills over \$1,250.00 for the Water & Sewer Department be approved for payment as follows:

Pine Bush Equipment Co., Inc.	\$3,038.00 TOTAL COST
Invoice # R79905	
1 week rental fee 05/16/16 through 05/22/16	\$1,694.00
Invoice # R80032	
1 week rental fee 05/16/16 through 05/22/16	\$1,344.00
Freight	\$0.00
TOTAL COST=	\$3,038.00

(Note: For equipment rental fees for one Mini Excavator for the Melody Acres Water System.)

Hydra-Numatic Sales Co.	\$1,884.75 TOTAL COST
Invoice # 51113	
1 – HOMNI/XR50-EN Cellular Alarm System	\$1,823.50
Freight	\$61.25

TOTAL COST= \$1,884.75

(Note: For one Complete Cellular Alarm System for the Cold Spring Water Station.)

Northern Tool (Blue Tarp Financial) \$1,352.67 TOTAL COST

Invoice # 35390808

1 – #144623 10 Ton Long Chassis Lift \$1,199.99

Freight \$152.68

TOTAL COST= \$1,352.67

(Note: For one 10 Ton Long Chassis Lift (Jack) for the Water and Sewer Dept.)

Northern Tool (Blue Tarp Financial) \$2,473.86 TOTAL COST

Invoice # 35364250

1 – #157307 Power Washer-Hot Steam \$2,299.99

less Northern Gift Card Discount (\$20.00)

Freight \$193.67

TOTAL COST= \$2,473.86

(Note: For one Hot Steam Geni Pressure Washer for the Water and Sewer Dept.)

USA Bluebook \$2,285.19 TOTAL COST

Invoice # 951280

1 – Honda 4 inch Trash Pump – 11 HP \$2,099.00

Freight \$186.19

TOTAL COST= \$2,285.19

(Note: For one Sewer Trash Pump for the Water and Sewer Dept. Treatment Plant Standby Generator.)

Moved by: Councilman Sush

Seconded by: Councilman Briggs

Vote: Ayes 5 Rieber, Pavese, Briggs, Sush, and Mace

Nays 0

17. ORDER BILLS PAID

The Following Resolution Was Duly Adopted: Res. No. 212 of the Year 2016.

Resolved, that all regular bills for the course of the month, which have been properly audited be approved for payment. A complete list of the regular bills as identified can be found appended to these minutes as per attached.⁵

Motion by: Councilman Pavese Seconded by: Councilman Briggs

Vote: Ayes 5 Rieber, Pavese, Briggs, Sush, and Mace

Nays 0

⁵ ATTACHMENT: ORDER BILLS PAID

SUPERVISOR REPORT: No report provided.

COUNCILMEN & DEPARTMENT HEAD REPORTS:

Councilman Pavese reported on the Monticello Fire Department 200 Club Event to take place on Saturday, 06/18/2016 at the Monticello Fire Department's Firemen's Camp.

Councilman Briggs reported on the Rhulen Rock Hill Run & Ramble 5K Event to take place on Saturday, 06/18/2016. He also advised that he recently attended the Sullivan County Retired Senior Volunteer Program (RSVP) Luncheon and that the Town of Thompson nominee Nellie Culligan received the "Senior of the Year" Award.

Councilman Sush commended Councilman Peter T. Briggs for receiving the 2016 Outstanding Educator Award on behalf of the Sullivan County School Boards Association.

Superintendent Culligan reported that the first phase of the Kiamesha Lake WWTP Improvement/Upgrade Project has commenced.

OLD BUSINESS:

INFRASTRUCTURE SERVICES AGREEMENT on behalf of the five Adelaar Special Districts. The Resolution approving and authorizing execution of the Infrastructure Services Agreement was originally approved on May 3rd, 2016 by the Town Board, Resolution No. 185 of 2016. However there were a few changes made to the agreement, which is reflected in the revised Resolution. The two major changes are to include the total figure of the bonding, which is \$110,075,000.00 and to include the completion of a Tax Certificate, which also requires execution by the Town Supervisor. Supervisor Rieber and Attorney Mednick further explained the amended resolution and the final agreement.

AUTHORIZE INTER-MUNICIPAL AGREEMENT BETWEEN THE SULLIVAN COUNTY LOCAL DEVELOPMENT CORPORATION AND THE TOWN OF THOMPSON FOR ADELAAR INFRASTRUCTURE SERVICES OF ALL ADELAAR SPECIAL DISTRICTS

The Following Resolution Was Duly Adopted: Res. No. 213 of the Year 2016.

At a Regular Meeting of the Town Board of the
Town of Thompson held at the Town Hall, 4052
Route 42, Monticello, New York on June 07, 2016

RESOLUTION AUTHORIZING THE TOWN SUPERVISOR TO EXECUTE PUBLIC INFRASTRUCTURE SERVICES AGREEMENT AND A TAX CERTIFICATE FOR THE TOWN OF THOMPSON ON BEHALF OF THE ADELAAR RESORT SEWER DISTRICT; ADELAAR RESORT WATER DISTRICT; ADELAAR RESORT DRAINAGE DISTRICT; ADELAAR RESORT LIGHTING DISTRICT, AND ADELAAR ROAD IMPROVEMENT DISTRICT WITH THE SULLIVAN COUNTY LOCAL DEVELOPMENT CORPORATION

**Town Board Meeting
June 07, 2016
Page 18 of 21**

WHEREAS, the Town of Thompson has created the Adelaar Resort Sewer District, Adelaar Resort Water District, Adelaar Resort Drainage District, Adelaar Resort Lighting District, and Adelaar Road Improvement District (hereinafter referred to as “Adelaar Districts”) to service the Montreign Casino and Adelaar Resort development at the Adelaar site; and

WHEREAS, the Sullivan County Local Development Corporation (hereinafter referred to as “LDC”) was created to construct and temporarily own all the infrastructure utilized to service the Montreign Casino and Adelaar Resort; and

WHEREAS, it is the understanding of the Town that the LDC will own the aforesaid infrastructure and the Adelaar Districts shall operate and maintain the infrastructure at the cost, inclusive of all debt, operation and maintenance, to be levied against all current property owners within the newly created Adelaar Districts; and

WHEREAS, a small amount of the contemplated improvements to infrastructure that are being paid for through the issuance of bonds will not be owned by the LDC and will be owned by the Town of Thompson. These improvements are to the Kiamesha Lake Sewer District which will service the Adelaar Resort Sewer District. Therefore, the Town will execute a Tax Certificate to make general representations that the usage of these improvements are for a public purpose; and

WHEREAS, the LDC shall issue bonds to pay for the costs of the aforesaid infrastructure to be operated and maintained by the Adelaar Districts, and upon the completion of repayment of the bonds the LDC shall transfer ownership of all infrastructure to the Adelaar Districts; and

WHEREAS, the LDC and the Town, on behalf of the Adelaar Districts, need to enter into an agreement that will memorialize their agreement for the LDC to own and pay for the infrastructure improvements and ultimately turn-over said ownership of the infrastructure once full repayment is completed, and for the Adelaar Districts to operate and maintain the infrastructure during the period of repayment by the developer.

NOW, THEREFORE, BE IT RESOLVED, that:

1. The Town Board hereby authorizes the Town Supervisor to execute the agreement attached hereto as Exhibit “A”⁶ on behalf of the Adelaar Districts, with the LDC, to operate and maintain the infrastructure utilized to service the Montreign Casino and Adelaar Resort.

2. The Town Board hereby authorizes the Town Supervisor to execute the Tax

⁶ ATTACHMENT: PUBLIC INFRASTRUCUTRE SERVICES AGREEMENT FOR THE TOWN OF THOMPSON ON BEHALF OF THE ADELAAR RESORT “SEWER” “WATER” “DRAINAGE” “LIGHTING” DISTRICTS AND THE ADELAAR ROAD IMPROVEMENT DISTRICT WITH THE SULLIVAN COUNTY LOCAL DEVELOPMENT CORPORATION.

Certificate attached hereto as Exhibit "B" ⁷ and to provide same to all parties requesting same for purposes of closing the previously mentioned bond transaction.

This Resolution shall be effective immediately upon its approval by the Town Board.

Adopted the 7th day of June, 2016.

Moved by: Councilman Scott S. Mace
Seconded by: Councilman Richard Sush

The members of the Town Board voted as follows:

Supervisor WILLIAM J. RIEBER, JR.	Yes [X] No []
Councilman PETER T. BRIGGS	Yes [X] No []
Councilman RICHARD SUSH	Yes [X] No []
Councilman SCOTT S. MACE	Yes [X] No []
Councilman JOHN A. PAVESE	Yes [X] No []

NEW BUSINESS:

There was no new business reported on.

PUBLIC COMMENT:

John Pavese, Jr. of Monticello offered to volunteer on the Sign Committee and also thanked the Town for recently mowing the grass on NYS Route 42 North near the NYS Route 17 Exit 105 Inter-changes. He commented on how nice it looks when mowed. Supt. Culligan replied to Mr. Pavese's comment regarding the mowing.

ANNOUNCEMENTS, REMINDERS & FOR YOUR INFORMATION

- June 14th: Town Board Work-Session @ 5PM to discuss formation of sign committee, proposed dumpster enclosure regulations, proposed solar energy regulations and two proposed local laws regarding zoning matters.
- June 21st: Regular Town Board Meeting @ 7:30 PM.
- July 19th: Public Hearing @ 7:30 PM – Proposed Creation of the Melody Lake Water District.
- July 19th: Public Hearing @ 7:30 PM – Proposed Local Law No. 04 of 2016 – Zone/Use Text Change HC1 and HC2 regarding Animal Hospitals and Kennels/Veterinarian Offices/Facility to 20,000 square feet instead of 3-acres.
- July 19th: Public Hearing @7:30 PM – Proposed Local Law No. 05 of 2016 – Zone Change Request by Abundance of Care Pet Hospital Zone Change Request for 201 Rock Ridge Road, Monticello, SBL #23.-1-13 from SR to HC2.

MEETING RECESSED

On a motion made by Councilman Pavese and seconded by Councilman Briggs the meeting was recessed at 8:44 PM until Tuesday, June 14th, 2016 at 5:00 PM for the

⁷ ATTACHMENT: TAX CERTIFICATE OF THE TOWN OF THOMPSON DATED: JUNE 16, 2016.

purpose of holding a Work-Session to discuss agenda item #'s 8, 11, 15, Solar Energy Code Regulations and any other business that might come before the Town Board as deemed necessary.

Respectfully Submitted By:



Marilee J. Calhoun, Town Clerk

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SCHEDULE "A"

**NARRATIVE DESCRIPTION
OF PROPOSED MELODY LAKE WATER DISTRICT BOUNDARY**

Beginning at a Point being the northwest corner of tax parcel 62-1- 6 also being the common boundary of the Melody Lake Sewer District. Thence; traveling in a northerly direction across the right-of-way of Melody Lake Drive to the northerly right-of-way line of Melody Lake Drive as well as the southwesterly corner of tax parcel 62-1- 5.1 and a point along boundary of tax parcel 61-1- 41.3. Thence; in a northerly direction along the westerly boundary of tax parcel 62-1- 5.1 and the easterly boundary of tax parcel 62-1-41.3 to the Northwesterly corner of tax parcel 62-1-5.1. Thence; in a northeasterly direction along the northerly boundary of tax parcel 62-1- 5.1 also the Lakeshore of Melody Lake to the northeasterly corner of tax parcel 62-1- 5.1 also the westerly right-of-way line of Melody Lake Drive. Thence; in a southeasterly direction along the Westerly boundary of Melody Lake Drive and the easterly boundary line of tax parcel 62-1- 5.1 to the northeasterly corner of tax parcel 62-1- 5.2. Thence; in a southeasterly direction along the easterly boundary of tax parcel 62-1- 5.2 to the southeasterly corner of tax parcel 62-1- 5.2 also the westerly boundary line of Melody Lake Drive. Thence; in a southeasterly direction along the easterly boundary of tax parcel 62-1-5.1 to a point on the easterly boundary of tax parcel 62-1-5.1 and the westerly right-of-way line of Melody Lake Drive. Thence; in an easterly direction crossing the right-of-way of Melody Lake Drive to the southwesterly corner of tax parcel 62-1-3. Thence; in a northerly direction along the westerly boundary of tax parcel 62-1- 3 and the easterly right-of-way line of Melody Lake Drive to the northwesterly corner of tax parcel 62-1-3 and the southerly corner of tax parcel 61-1- 41.3. Thence; travelling in a northeasterly direction along the southerly boundary of tax parcel 61-1-41.3 and the northwesterly boundary of tax parcel 62-1-3, 2, 1.2, 1.1, 1.3, & 1.4 to the northwesterly corner of tax parcel 62-1-1.4 also the common boundary with tax parcel 61-1-41.3. Thence; travelling in an easterly direction along the northerly boundary of tax parcel 62-1-1.4 and the southerly boundary of tax parcel 61-1-41.3 to the northeasterly corner of tax parcel 62-1-1.4 and the westerly right of way boundary of Terrace Drive. Thence; travelling in an easterly direction to the centerline of Terrace

Drive. Thence; travelling northerly along the centerline of Terrace Drive to the end of the right of way where same intersects with southerly boundary of tax parcel 61-1-41.3. Thence; in an easterly direction along the right of way to Terrace Drive to the northwesterly corner of tax parcel 62-2-1.5 as well as the southerly boundary of tax parcel 61-1-41.3. Thence; travelling in an easterly direction along the northerly boundary of tax parcel 62-2-1.5 to the northeasterly corner of tax parcel 62-2-1.5 and a point along the southerly boundary of tax parcel 61-1-41.3. Thence; travelling in a southerly direction along the easterly boundary of tax parcel 62-2-1.5 and the westerly boundary of tax parcel 61-1-41.3 as well as along the easterly boundary of tax parcel 62-2-1.4 and 62-2-1.3 to the northeasterly corner of tax parcel 62-2-1.2 also along the westerly boundary of 61-1-41.3. Thence; in an easterly direction along the northerly boundary of tax parcel 62-2-1.2 and 62-2-1.1 to the northeasterly corner of tax parcel 62-2-1.1 also along the southerly boundary of tax parcel 61-1-41.3. Thence; in a southwesterly direction along the easterly boundary of tax parcel 62-2-1.2 to the southeasterly corner of tax parcel 62-2-1.1 and the northerly right of way line of Cherry Lane. Thence; along the easterly boundary of the right of way of Cherry Lane to the northerly boundary of tax parcel 62-5-1. Thence; in a southeasterly direction along the northerly boundary of tax parcel 62-5-1 to the northeasterly corner of tax parcel 62-5-1 also the westerly boundary of tax parcel 61-1-41.3. Thence; in a southwesterly direction along the easterly boundary of tax parcel 62-5-1 to the northwesterly corner of tax parcel 61-1-41.1 continuing along the easterly boundary of tax parcel 62-5-1 to the southeasterly corner of tax parcel 62-5-1 also a point along the westerly boundary of tax parcel 61-1-41.1. Thence; continuing in a southwesterly direction to the northeasterly corner of tax parcel 62-5-2 and the southeasterly corner of tax parcel 62-5-1. Thence; in a southwesterly direction along the easterly boundary of 62-5-2, 62-5-3 and 62-5-4 also with the common boundary along 61-1-41.1 to the southeasterly corner of tax parcel 62-5-4 and the southwesterly corner of tax parcel 61-1-41.1 and the northerly right of way of Melody Lake Drive. Thence; in a southwesterly direction to the centerline of Melody Lake Drive. Thence; in a southeasterly direction along the centerline of Melody Lake Drive to the centerline of Rose Valley Road (Town Road 83) at a point opposite the easterly corner of tax parcel 62-6-8. Thence; following the centerline of Rose Valley

Road in a southwesterly direction to the intersection of Hemlock Lane. Thence; continuing in a southwesterly direction along the centerline to Rose Valley Road to a point where Rose Valley Road intersects with the Town of Forestburgh town line opposite the southeasterly corner of tax parcel 62-7-5. Thence; in a westerly direction along the common boundary with the Town of Forestburgh and the Town of Thompson to the westerly right of way line of Rose Valley Road and the southeasterly corner of tax parcel 62-7-5. Thence; in a westerly direction along the southerly boundary of tax parcel 62-7-5 and 62-7-6 also the common boundary with the Town of Forestburgh to the southwesterly corner of tax parcel 62-7-6 and the easterly right of way line of Maple Tree Lane. Thence; in a westerly direction along the southerly right of way line of Maple Tree Lane to the southeasterly corner of tax parcel 62-8-8 now or formerly the Town of Thompson and the common boundary with the Town of Forestburgh. Thence; continuing along the common boundary with the Town of Forestburgh in the Town of Thompson as well as the southerly boundary line of tax parcel 62-8-8 to the easterly right of way line of Pine Lane and the southwesterly corner of tax parcel 62-8-8. Thence; continuing westerly along the common boundary with the Town of Forestburgh to the westerly right of way line of Pine Lane and the southeasterly corner of tax parcel 62-1-11 now or formerly of the Town of Thompson. Thence; in a northerly direction along the westerly right of way line of Pine Lane along the easterly boundary of tax parcel 6-1-11 to the southeasterly corner of tax lot 62-1-15. Thence; in a northwesterly direction along the southerly boundary of tax parcel 62-1-15 to a point along the easterly boundary of tax parcel 62-1-11 now or formerly of the Town of Thompson. Thence; in a northeasterly direction along the westerly boundary of tax parcel 62-1-15 to the southwesterly corner of tax parcel 62-1-13 and the southeasterly corner of tax parcel 62-1-12. Thence; in a northwesterly direction along the southerly boundary of tax parcels 62-1-12 to the southwesterly corner of tax parcel 62-1-12 and its common boundary with tax parcel 62-1-11. Thence; westerly along a portion of tax parcel 62-1-11 to the southeasterly corner of tax parcel 62-1-10.2. Thence; in a northwesterly direction along the common boundary with tax parcel 62-1-11 and 62-1-10.2 to a point along the westerly boundary of tax parcel 62-1-10.2. Thence; in a northerly direction along the westerly boundary of tax parcel 62-1-10.2 and the common boundary with tax

parcel 62-15.1 to the northwesterly corner of tax parcel 62-1-10.2 and the southwesterly corner of tax parcel 62-1-10.1. Thence; in a northerly direction along the common boundary with tax parcel 62-1-5.1 and the westerly boundary of tax parcels 62-1-10.1, 62-1-9, 62-1-8, 62-1-7, and 62-1-6 to the northwesterly corner of tax parcel 62-1-6 and the southerly right of way line of Melody Lake Drive also the Point or Place of Beginning.

The undersigned certifies that the bid is submitted in full conformance with the specifications. If non-conformant an attachment to the bid shall be submitted detailing items of non-conformance and detailed specifications for the non-conforming items shall be attached. If, in the sole opinion of the undersigned, it is the opinion of Thompson that non-conformance affects the durability of function of the bid item, the bid will be rejected.

COMPANY

Chemung Supply Corp.

PRINTED NAME

Carl H. Perine

SIGNATURE

ADDRESS

PO Box 527

Elmira, NY 14902

TELEPHONE

607-733-5506

FAX

607-732-5379

EMAIL

cperine@chemungsupply.com

DATE

5/24/16

DO NOT WRITE BELOW THIS LINE.

ACCEPTED

()

DATE: _____

REJECTED

()

COMMENTS:

SIGNATURE: _____

DRAIN BASINS:

1. 18" diameter X 36" tall with up to two outlets 4" to 15" diameter with standard H - 20 grate / Road Hwy. 2'x2' square H-25 grate.	\$ 1018.00 / 1088.00 ✓
2. 18" diameter X 36" tall with up to two outlets 4" to 18" diameter with standard H - 20 grate / Road Hwy. 2'x2' square H-25 grate.	\$ 1018.00 / 1088.00 ✓
3. 24" diameter X 36" tall with up to two outlets 4" to 18" diameter with standard H - 20 grate / Road Hwy. 2'x3' rectangular H-25 grate.	\$ 1244.00 / 1354.00 ✓
4. 24" diameter X 36" tall with up to two outlets 4" to 24" diameter with standard H - 20 grate / Road Hwy. 2'x3' rectangular H-25 grate.	\$ 1244.00 / 1354.00 ✓
5. 30" diameter X 36" tall with up to two outlets 4" to 24" diameter with standard H - 20 grate.	\$ 1897.00 ✓
6. 30" diameter X 36" tall with up to two outlets 4" to 30" diameter with standard H - 20 grate.	\$ 1897.00 ✓

INSERTA TEE & WYE

4" Tee #4P26FB8P35	\$ 87.00 ✓
6" Tee #6P26FB8P35	\$ 100.00 ✓
8" Tee #8P26FB24P35	\$ 123.00 ✓
10" Tee #10P26FB24P35	\$ 260.00 ✓
12" Tee #12P25FB24P35	\$ 280.00 ✓
15" Tee #15P26FB30P35	\$ 399.00 ✓
4" Wye	\$ 131.00 ✓
6" Wye	\$ 159.00 ✓

PRICE INCLUDES DELIVERY ON ALL ITEMS TO THE TOWN OF THOMPSON HIGHWAY DEPT.
JEFFERSON ST. MONTECELLO, NY, 12701. AND THERE IS NO MINIMUM FOR DELIVERY.

OPTIONAL RISERS SECTIONS FOR DRAIN BASINS:

18 inch riser	per foot	\$ 158.00 ✓
24 inch riser	per foot	\$ 174.00 ✓
30 inch riser	per foot	\$ 227.00 ✓

CURB INLET STRUCTURE:

1. 18" diameter X 36" tall with up to outlets 4" to 15" diameter with standard H-20 grate.	\$ 1468.00 ✓
2. 18" diameter X 36" tall with up to outlets 4" to 18" diameter with standard H-20 grate.	\$ 1468.00 ✓
3. 24" diameter X 36" tall with up to outlets 4" to 18" diameter with standard H-20 grate.	\$ 1673.00 ✓
4. 24" diameter X 36" tall with up to outlets 4" to 24" diameter with standard H-20 grate.	\$ 1673.00 ✓

INLET DRAINS:

1. 18" with standard H - 20 grate.	\$ 496.00 ✓
2. 24" with standard H - 20 grate.	\$ 828.00 ✓
3. 30" with standard H - 20 grate.	\$ 991.00 ✓

INTERMUNICIPAL AGREEMENT

THIS AGREEMENT, made and entered into on June 9, 2016 (the "Effective Date") between the TOWN OF THOMPSON (the "Town"), a municipal corporation, with an office and principal place of business located at 4052 Route 42, Monticello, New York 12701, acting for and on behalf of the Adelaar Resort Water District (the "Water District") within the Town, and the VILLAGE OF MONTICELLO (the "Village"), a municipal corporation, with an office and principal place of business located at 2 Pleasant Street, Monticello, New York 12701 (the Town and the Village collectively referred to herein as the "Parties").

WHEREAS, the Water District was duly formed in the Town pursuant to Article 12 of the Town Law in connection with development of a master planned destination resort community in the Town (the "Adelaar Project"); and

WHEREAS, the Adelaar Project will be built on approximately 1,700 acres of real property in the Town of Thompson, Sullivan County, New York on the site of the former Concord Resort (the "Project Site"); and

WHEREAS, the Project Site is coterminous with the Water District; and

WHEREAS, the Village operates and maintains a public water supply system near the Project Site (the "Village Water System"); and

WHEREAS, the Parties are desirous of the Village supplying water to the Water District subject to the terms and conditions of this Agreement; and

WHEREAS, the Village is authorized pursuant to Article 11 of the Village Law of the State of New York to extend its mains and pipes outside the Village and to sell water to users outside the Village; and

WHEREAS, the Village has determined, after consultation with a professional engineering firm (the “Engineer”) that the Village Water System has adequate supply of water to sell water up to 375,000 per day to the Water District; and

WHEREAS, the Village of Monticello entered into an agreement with EPT Concord II, LLC dated October 11, 2013 (the “Water Supply Agreement”) to provide a Reserved Water Supply (as defined in the Water Supply Agreement) of up to 375,000 gallons per day from the Village’s water system to the benefit of the Project Site; and

WHEREAS, the Village has agreed to provide, and as of the date of this Agreement has already begun providing, for the exclusive use of the properties comprising the Water District and for the initial phases of the Adelaar Project, up to Three Hundred Seventy-Five Thousand (375,000) gallons per day as described in the Water Supply Agreement (the “Initial Water Supply”); and

WHEREAS, the Reserved Water Supply of up to 375,000 gallons per day referenced in the Water Supply Agreement and the Initial Water Supply of up to 375,000 gallons per day defined herein are the same as referenced in the Water Supply Agreement and are not supplemental thereto; and

WHEREAS, as provided herein, the Water District may request, and the Village has agreed to use best efforts to provide, an additional Four Hundred and Two Thousand (402,000) gallons per day of potable water for future phases of the Adelaar Project (the “Additional Supply”), bringing the total average daily supply up to 777,000 gallons per day of water to the Water District (the Additional Supply together with the Initial Water Supply to be referred to herein as the “Town Water District Supply”), provided that the Water District pays for all of the Village’s costs incidental thereto related to the development and connection of the Additional

Supply into the Village water system, including but not limited to, reasonable administrative, legal, planning, engineering and development expenses actually incurred by the Village; and

WHEREAS, upon written request by the Water District to provide additional supply of water, the Town shall also provide or request be provided additional storage to satisfy Average Daily Demands plus Fire Flows for the entire Adelaar Project, or Maximum Daily Demands for the entire project, whichever is greater, less any volume of usable storage already constructed to serve the demands requested. Usable Water Storage shall be provided, or requested to be constructed by the Village (Additional Water Storage) provided the Water District pays for all of the Village's costs incidental thereto related to the development and connection of the Additional Water Storage, including, but not limited to, those costs related to the administrative, legal, planning, engineering, development and connection of the Additional Water Storage into the Village Water System; and

WHEREAS, in the event the Village is able to provide Additional Supply or Additional Water Storage, the Village shall complete the Additional Supply and Additional Water Storage projects in a time period to be agreed upon by the Parties; and

WHEREAS, the entire Town Water District Supply shall be allocated for use by the Water District as defined in the Map, Plan and Report prepared by the Town Engineer McGoey, Hauser & Edsall Consulting Engineers and filed in the Town Clerks Office on March 17, 2015; and

WHEREAS, the Parties agree that the Village's provision of the Initial Water Supply, Additional Supply and/or Town Water District Supply, as applicable, for use by the Water District under the terms provided herein, will accrue to the mutual public benefit of both the Village and the Water District; and

WHEREAS, the Parties desire that all provisions in the Water Supply Agreement except those modified herein shall remain in full force and effect; and

WHEREAS, the Town and Village desire that this Agreement govern the Parties' respective obligations with regard to the Village's provision of the Initial Water Supply, Additional Supply and/or Town Water District Supply, as applicable, to the Water District.

NOW, THEREFORE, in consideration of the promises herein, and other good and valuable consideration the receipt and sufficiency of which is duly acknowledged, the Parties agree as follows:

1. For a period of forty (40) years from October 1, 2015 (the "Service Term"), the Village agrees to provide the Water District with the Initial Water Supply (up to 375,000 gallons per day of water) from the Village Water System for the benefit of the Water District, and to permit one or more interconnections to the Village Water System for the supply of such water pursuant to this Agreement.

2. During the Service Term, the Village agrees that upon written request from the Water District, it shall promptly undertake and conduct best efforts to obtain, so long as it is able to develop, and provide within a time period to be agreed upon by the parties, the Additional Supply to the Water District, provided that the Water District pays for all of the Village's costs incidental thereto related to the development and connection of the Additional Supply to the Water District, including but not limited to, reasonable administrative, legal, planning, engineering and development expenses actually incurred by the Village, and costs of connecting the Additional Supply into the Village Water System and the Town Water District and for Additional Water Storage, if requested by the Water District.

3. This agreement is entered into subject to the provisions of the Village Law of the

State of New York, Section 11-1120, and that the Village is willing to permit the Water District's use of water if the supply for the Village or its inhabitants will not become insufficient. If the Village discovers at any time that the continued use of water pursuant to Village Law Section 11-1120 would thereby render the supply of water for the Village or its inhabitants insufficient, then the Village may suspend, cancel, and terminate this agreement due to insufficient water supply only upon advance written notice, not less than twelve (12) months, without any prejudice.

4. Beginning with October 1, 2015 and continuing for a period of ten (10) years, the Village will charge the Water District a wholesale rate that is equal to the per gallon rate charged to "in-Village" customers as may be changed or amended by the Village Board, for water supplied to the Water District. Commencing on the eleventh (11th) anniversary of the Effective Date, the Village will charge the Water District a wholesale rate that is equal to One Hundred Twenty-Five (125%) percent of the per-gallon rate charged to "in-Village" customers, then in effect, for water supplied to the Water District. The Water District shall have a meter(s) installed at the point(s) of interconnection(s) with the Village's transmission system. The Village will submit a quarterly statement(s) of consumption to the Water District coincident with the regular Village water billing. Within thirty (30) days of the Village sending such statement, the Water District shall pay to the Village the amount the Village computes to be due. Should the Water District fail to make such payment within such 30 day period, a late payment charge of .5% per month will commence 30 days after the Village's consumption statement was received, and such late payment charge shall become part of the amount due and owing from the Water District to the Village.

5. The Water District will operate and maintain all of the facilities on the Town's side of any interconnections or meters. The Water District shall also be responsible for

complying with all sanitary code and reporting requirements related to the facilities that it is responsible for under this Agreement. The Village will own, operate and maintain all facilities on the Village's side of any interconnections or meters, as well as be responsible for complying with all sanitary code and reporting requirements related thereto. The Water District's jurisdiction shall end at the valve on the Water District's side of the meter. An easement has been developed for the meter and meter pit for the benefit of the Village, which as the purveyor of water shall control, operate and maintain the meter in compliance with all applicable legal requirements. The Water District shall have the right at all times to inspect the meter to ensure that it is being properly operated and maintained by the Village. In the event that the Water District determines that the meter is not being properly operated and maintained, and/or is in need of repair, the Water District shall so notify the Village in writing, and the Village shall perform all necessary repairs. In addition, each Party shall make available for review all of its relevant records and maintenance schedules at the request of the other Party with respect to any of the facilities or infrastructure impacting upon the other Party's system functionality.

6. The Parties agree that every year, the Water District shall develop an annual calendar year water audit program conforming to IWA/AWWA Water Audit Methodology (AWWA Water Loss Control Committee (WLCC) Water Audit Software) and corresponding AWWA Guidance. Water Audits must be submitted annually to the Village by March 1st.

7. The Parties agree that every year, the Water District shall satisfy annual capacity and conservation reporting requirements in the form and manner prescribed by NYSDEC's Division of Water in accordance with NYCRR Part 601.5(a) for the Distribution System.

8. The Water District's operational and repair records shall be made available for inspection by the Village upon reasonable notice.

9. The parties agree that the Village is not responsible for the water quality, including age, chlorine residual, or any treatment above and beyond that for which it provides its Village users in compliance with NYSDOH Regulations governing public water systems (Subpart 5-1 water standards), and that any lack of consumptive use by the Water District does not relieve the Village from receiving compensation for use.

10. The Parties mutually acknowledge that as of the Effective Date of this Agreement, the Village has an application pending before the Delaware River Basin Commission (“DRBC”) for a water supply docket (“Docket”). The Water District shall comply with requirements under such DRBC Docket as imposed on the Village in addition to any other conditions or limitations on the Village’s Water Supplies to the extent that such requirements apply to the Water District.

11. The Water District agrees that in the event of a drought emergency declared by either the Governor of the State of New York or the DRBC, it shall limit its use of water under this Agreement to only essential uses, or as otherwise in accordance with any other emergency resolutions or orders adopted hereafter by the State or DRBC, as applicable.

12. To the maximum extent permitted by law, each of the Parties (the “Indemnifying Party”) agrees to indemnify and save harmless the other Party (the “Indemnified Party”) and its directors, officers, shareholders, partners, members, agents, affiliates and employees against any claim for any loss, injury, death and/or damage against any claim for compensation for which the Indemnified Party may or shall be liable by reason of any acts or omissions by the Indemnifying Party in connection with the subject matter of this Agreement.

An Indemnifying Party shall have the right to defend an Indemnified Party by counsel (including insurance counsel) of the Indemnifying Party’s selection reasonably

satisfactory to the Indemnified Party, with respect to any claims within the indemnification obligations hereof. Each Party shall give the other prompt written notice of any asserted claims or actions indemnified against hereunder and shall cooperate with each other in the defense of any such claims or actions. No Indemnified Party shall settle any such claims or actions without prior written consent of the Indemnifying Party, which consent shall not be unreasonably withheld, and no Indemnifying Party shall settle any such claims without the Indemnified Party's prior consent unless the settlement includes a full and unconditional release of all claims against the Indemnified Party.

13. Each Party agrees that it will reasonably cooperate with each other to perform the provisions of this Agreement. The Village shall use diligent efforts to promptly undertake all necessary filings and applications to all appropriate governmental agencies having jurisdiction over the supply of water to the Water District or necessary to carry out the terms of this Agreement.

14. If, at any time after the date hereof, any Party shall consider or be advised that any conveyances, certificates, filings, instruments, documents or any other things are necessary to consummate any of the transactions contemplated by this Agreement, the other Party shall, upon request, promptly execute and deliver all such proper deeds, easements, licenses, assignments, certificates, filings, instruments and other documents, as well as do all things reasonably necessary and proper to carry out the purposes of this Agreement.

15. The Supervisor of the Town has executed this Agreement pursuant to a Resolution adopted by the Town Board of the Town of Thompson at a meeting thereof held on June 7, 2016, and William J. Rieber, Jr., Supervisor, whose signature appears thereafter, is both duly authorized and empowered to execute this instrument and enter into such an

unless the same shall be in writing and signed by the party waiving the said breach. No such waiver shall in anywise affect any other term or condition of this Agreement or constitute a cause or excuse for a repetition of such or any other breach unless the waiver shall include the same.

21. This Agreement may not be amended, changed, modified, or altered except by a writing signed by the Parties. All prior discussions, agreements, understandings or arrangements, whether oral or written, are merged herein and this document represents the entire understanding between the Parties.

22. In the event the Village has capacity in addition to the agreed upon Town Water District Supply, the Water District and the Village may enter into good faith negotiations to reach an agreement providing for the Water District to secure such surplus capacity from the Village for the benefit of the Water District in excess of the initial or Town Water District Supply referenced herein.

23. This Agreement constitutes the complete understanding of the Parties. No modification of any provisions thereof shall be valid unless in writing and signed by all parties.

24. This Agreement is governed by the laws of the State of New York. Any litigation arising out of this Agreement shall be filed in the appropriate court of jurisdiction in Sullivan County, New York.

25. The terms and provisions of this Agreement may be enforced by any of the Parties hereto in an action in law or equity, including an action for specific performance and/or other injunctive relief to give full force and effect to the letter and intent of this agreement.

26. If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions hereof shall continue in full force and effect as if this Agreement had been executed with the invalid provision eliminated, including but not limited to contradiction with conditions of approval of any of the Village's regulatory water withdrawal permits and allocations, Village Law of the State of New York and the laws governing public water supplies in the State of New York.

27. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, and all of which together shall be deemed to be one and the same instrument.


(intentionally left blank)


IN WITNESS WHEREOF, the Town of Thompson has caused its corporate seal to be affixed hereto and these presents to be signed by William J. Rieber, Jr., its Supervisor, duly authorized to do so, and to be attested by Marilee J. Calhoun, Town Clerk, and the said Village of Monticello has caused its corporate seal to be affixed hereto and these presents to be signed by Douglas Solomon, its Mayor, duly authorized so to do, and to be attested to by Janine Gandy, Village Clerk, the day of year first above written.

(Seal)

TOWN OF THOMPSON, ON BEHALF
OF THE ADELAAR RESORT WATER
DISTRICT

Attest:


Marilee J. Calhoun
Marilee J. Calhoun, Town Clerk

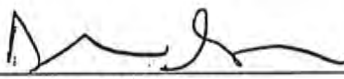
By: 
William J. Rieber, Jr.
Supervisor

(Seal)

VILLAGE OF MONTICELLO

Attest:

Janine Gandy
Janine Gandy, Village Clerk

By: 
Douglas Solomon
Mayor

TOWN OF THOMPSON

Voucher Detail Report

Voucher No.	Stub- Description	Req. No.	Req. Date	Vendor Name	Fisc Year	Check ID	Voucher Amt.	Pay Due	Approved
Invoice Date	Batch	Recur Months	Refund Year	PO Date	Period	Contract No.	Check No.	Non Disc.	Cash Account
Invoice No.	Invoice No.			Ref No	Approved By	Contract No.	Check Date	Disc. %	Disc. Amt.

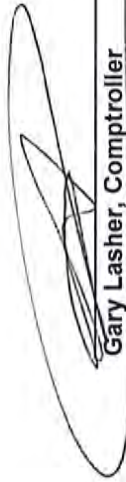
I hereby certify that the vouchers listed on the attached abstracts of prepaid and

claims payable have been duly audited and are presented for payment to the Town

Board of the Town of Thompson at the regular meeting there of, held on the 7th day

of June 2016 in the amounts respectively specified. Authorization is hereby

given and direction is made to pay each of the claimants in the amount as specified upon each claim stated.


 Gary Lasher, Comptroller


 William J. Rieber Jr., Supervisor

TOWN OF THOMPSON Voucher Detail Report

Voucher No.	Stub- Description	Batch	Invoice No.	Req. No.	Recur Months	Req. Date	Refund Year	Vendor Code	Vendor Name		Fisc Year	Check ID	Check No.	Check Date	Voucher Amt.	Pay Due		Approved
									PO No.	Taxable						Ref No.	PO Date	
									Regular	Prepaid	Wire Transfer	Outstanding	Direct Pay	Paid	Total			
A - GENERAL FUND TOWN WIDE						TOWN			136,376.93	156,758.92	0.00	0.00	0.00	0.00	293,135.85			
B - GENERAL TOWN OUTSIDE						TOWN			103,157.95	12,836.84	0.00	0.00	0.00	0.00	115,994.79			
DA - HWY#3 / 4 - TOWN WIDE						TOWN			10,604.39	0.00	0.00	0.00	0.00	0.00	10,604.39			
DB - HWY#1 - TOWN OUTSIDE						TOWN			82,095.14	46,858.14	0.00	0.00	0.00	0.00	128,953.28			
H - CAPITAL PROJECTS						TOWN			45,559.10	0.00	0.00	0.00	0.00	0.00	45,559.10			
SHW - HARRIS WOODS SEWER						TOWN			1,148.95	290.09	0.00	0.00	0.00	0.00	1,439.04			
SL1 - ROCK HILL LIGHTING						TOWN			540.26	0.00	0.00	0.00	0.00	0.00	540.26			
SL10 - EMERALD CORP. PARK L/D#10						TOWN			241.00	0.00	0.00	0.00	0.00	0.00	241.00			
SL2 - LUCKY LAKE LIGHTING						TOWN			142.32	0.00	0.00	0.00	0.00	0.00	142.32			
SL3 - LAKE LOUISE MARIE						TOWN			391.27	0.00	0.00	0.00	0.00	0.00	391.27			
SL4 - PATIO HOMES LIGHTING						TOWN			993.26	0.00	0.00	0.00	0.00	0.00	993.26			
SL5 - KIAMESHA SHORES LIGHTING						TOWN			121.24	0.00	0.00	0.00	0.00	0.00	121.24			
SL6 - EMERALD GREEN LIGHTING						TOWN			4,528.07	0.00	0.00	0.00	0.00	0.00	4,528.07			
SL7 - TREASURE LAKE LIGHTING						TOWN			29.73	0.00	0.00	0.00	0.00	0.00	29.73			
SL8 - CONGERO ROAD LIGHTING						TOWN			93.73	0.00	0.00	0.00	0.00	0.00	93.73			
SL9 - YESHIVA/KIAM. LIGHTING DISTRICT						TOWN			720.08	0.00	0.00	0.00	0.00	0.00	720.08			
SRH - ROCK HILL AMBULANCE DIST						TOWN			7,213.91	0.00	0.00	0.00	0.00	0.00	7,213.91			
SSA - ANAWANA SEWER DISTRICT						TOWN			194.07	301.36	0.00	0.00	0.00	0.00	495.43			
SSD - DILLON SEWER DISTRICT						TOWN			1,073.91	77.13	0.00	0.00	0.00	0.00	1,151.04			
SSG - EMERALD GREEN SEWER						TOWN			32,434.88	9,505.41	0.00	0.00	0.00	0.00	41,940.29			
SSH - HARRIS SEWER DISTRICT						TOWN			2,119.06	3,133.19	0.00	0.00	0.00	0.00	5,252.25			
SSK - KIAMESHA SEWER DISTRICT						TOWN			14,649.40	13,021.12	0.00	0.00	0.00	0.00	27,670.52			
SSM - MELODY LAKE SEWER DISTR.						TOWN			4,716.08	674.14	0.00	0.00	0.00	0.00	5,390.22			
SSR - ROCK HILL SEWER DISTRICT						TOWN			116.24	301.36	0.00	0.00	0.00	0.00	417.60			
SSS - SACKETT LAKE SEWER DISTR						TOWN			3,338.10	4,146.65	0.00	0.00	0.00	0.00	7,484.75			
SWC - COLD SPRING WATER						TOWN			1,583.58	77.13	0.00	0.00	0.00	0.00	1,660.71			
SWD - DILLON WATER DISTRICT						TOWN			32.92	77.13	0.00	0.00	0.00	0.00	110.05			
SWL - LUCKY LAKE WATER DISTR						TOWN			319.40	77.20	0.00	0.00	0.00	0.00	396.60			
SWM - MELODY LAKE WATER						TOWN			2,083.97	0.00	0.00	0.00	0.00	0.00	2,083.97			
T - TRUST & AGENCY FUND						TOWN			1,703.14	12,817.21	53,761.39	0.00	0.00	0.00	68,281.74			

TOWN OF THOMPSON

Voucher Detail Report

Voucher No.	Stub- Description	Batch	Invoice No.	Req. No.	Recur Months	Req. Date	Refund Year	Vendor Code	Vendor Name	PO No.	PO Date	Ref No	Ordered By	Fisc Year	Check ID	Period	Contract No.	Voucher Amt.	Check No.	Check Date	Pay Due		Approved	
																					Non Disc.	Cash Account		Disc. Amt.
																					----- Direct Pay -----			
																			Outstanding	0.00				
																			Prepaid	260,953.02				
																			Wire Transfer	53,761.39				
																			Regular	458,322.08				
																			<u>773,036.49</u>					
Grand Totals																					Paid	0.00	Total	773,036.49
Grand Total Regular, Prepaid, Wire Transfer and Direct Pay																								

4

PUBLIC INFRASTRUCTURE SERVICES AGREEMENT

Dated as of June 16, 2016

by and between

THE TOWN OF THOMPSON, NEW YORK,
ON ITS BEHALF AND ON BEHALF OF
ADELAAR RESORT SEWER DISTRICT
ADELAAR RESORT WATER DISTRICT
ADELAAR RESORT DRAINAGE DISTRICT
ADELAAR RESORT LIGHTING DISTRICT and
ADELAAR ROAD DISTRICT

and

THE SULLIVAN COUNTY INFRASTRUCTURE
LOCAL DEVELOPMENT CORPORATION

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<u>EXHIBIT A</u>	-	List of Affected Improvement Districts within the Town
<u>EXHIBIT B</u>	-	Description of Additional Public Infrastructure Improvements
<u>EXHIBIT C</u>	-	Rate and Method of Apportionment of Special Assessments
<u>EXHIBIT D</u>	-	Description of Existing Public Infrastructure Improvements

THIS PUBLIC INFRASTRUCTURE SERVICES AGREEMENT, dated as of June 16, 2016 (this "Agreement"), by and among the Town of Thompson, New York (the "Town"), a municipal corporation of the State of New York having its office at 4052 Route 42, Monticello, New York 12701, for and on behalf of itself and the Improvement Districts (as hereinafter defined) and The Sullivan County Infrastructure Local Development Corporation, a not-for-profit local development corporation of the State of New York having its office at One Cablevision Center, Ferndale, New York 12734 (the "Corporation").

WITNESSETH:

WHEREAS, the Town is concerned with the need for the affordable provision of certain public infrastructure services within the Town and, specifically, to Persons within the various Improvement Districts within the Town, as described in Exhibit A annexed hereto and made a part hereof; and

WHEREAS, EPT Concord II, LLC, a limited liability company organized under the laws of the State of Delaware and authorized to transact business in the State of New York ("EPT"), EPR Concord II, L.P., a limited partnership organized under the laws of the State of Delaware and authorized to transact business in the State of New York ("EPR") and Adelaar Developer, LLC, a limited liability company organized under the laws of the State of Delaware and authorized to transact business in the State of New York ("Adelaar"; and, together with EPT and EPR, the "Developer") has proposed a comprehensive destination resort development project (Adelaar Resort) which requires, among other things, the Public Infrastructure Improvements (as hereinafter defined); and

WHEREAS, in accordance with the Public Infrastructure Construction and Funding Agreement, dated as of June 16, 2016 (the "Construction and Funding Agreement"), by and among the Corporation, EPT, EPR and Adelaar, the Developer has the obligation convey the Existing Public Infrastructure Improvements (as hereinafter defined) to the Corporation and to design, engineer, construct and equip the Additional Public Infrastructure Improvements (as hereinafter defined); and

WHEREAS, the Developer has proposed, and the County (as hereinafter defined) has agreed to, the creation of the Corporation as a funding mechanism and to facilitate the acquisition of the Existing Public Infrastructure Improvements and the design, engineer, construction and equipping of the Additional Public Infrastructure Improvements; and

WHEREAS, the Corporation has, pursuant to the Construction and Funding Agreement, agreed to purchase the Existing Public Infrastructure Improvements and cause the Developer to design, engineer, construct and equip the Additional Public Infrastructure Improvements; and

WHEREAS, the parties propose to enter into this Agreement in order that the Corporation may cause the Public Infrastructure Improvements to be provided to the Improvement Districts and that the Town, on behalf of the Improvement Districts, may accept and pay for such Public Infrastructure Improvements; and

WHEREAS, so long as the Corporation provides the Public Infrastructure Improvements, the Town, on behalf of the Improvement Districts, shall be obligated to pay the Service Fee (as hereinafter defined), all as is more particularly set forth herein; and

WHEREAS, in consideration of the premises and the respective provisions and agreements hereinafter contained and other good and valuable consideration, receipt of which is hereby acknowledged, the Corporation agrees to provide, and the Town, on behalf of the Improvement Districts, agrees to accept and pay for, the Public Infrastructure Improvements on the following terms and conditions:

ARTICLE 1.

DEFINITIONS

All terms which are defined in the Indenture and not defined herein shall have the same meanings herein as such terms are given in the Indenture. In addition, as used herein, unless the context shall otherwise require, the following terms shall have the following meanings:

"Adelaar" means Adelaar Developer, LLC, together with its successors and assigns.

"Additional Indebtedness" means Additional Bonds as defined in the Indenture.

"Additional Indebtedness Service Fee" means, collectively, the Sewer District Additional Indebtedness Service Fee, the Water District Additional Indebtedness Service Fee, the Drainage District Additional Indebtedness Service Fee, the Lighting District Additional Indebtedness Service Fee and the Road District Additional Indebtedness Service Fee.

"Additional Public Infrastructure Improvements" means those certain improvements on the Land to be designed, engineered, constructed and equipped by the Developer on behalf of the Corporation, as such are described in Exhibit B annexed hereto and made a part hereof.

"Administrative Expenses Service Fee" means, collectively, the Sewer District Administrative Expenses Service Fee, the Water District Administrative Expenses Service Fee, the Drainage District Administrative Expenses Service Fee, the Lighting District Administrative Expenses Service Fee and the Road District Administrative Expenses Service Fee.

"Administrator" shall have the meaning ascribed to such term in Section 2.2(j) hereof.

"Bonds" means, collectively, the Series 2016A Bonds, the Series 2016B Bonds, the Series 2016C Bonds, the Series 2016D Bonds and the Series 2016E Bonds and any Additional Indebtedness issued pursuant to the Indenture related to the Public Infrastructure Improvements.

"Bonds Service Fee" means, collectively, the Sewer District Bonds Service Fee, the Water District Bonds Service Fee, the Drainage District Bonds Service Fee, the Lighting District Bonds Service Fee and the Road District Bonds Service Fee.

"Business Day" means any day (other than Saturday or Sunday) during which (a) commercial banks located in the State or in any of the cities in which the Principal Office of the

Trustee is located are not required or authorized by law to close; and (b) The New York Stock Exchange, Inc. is not closed.

"Closing Date" means the date of delivery of the Bonds.

"Completion Date" means that date upon which the engineer for the Developer certifies that the Public Infrastructure Improvements are complete and operational.

"Condemnation" means the lawful taking of the Public Infrastructure Improvements or any part thereof by a governmental body.

"Corporation" means The Sullivan County Infrastructure Local Development Corporation, together with its successors and assigns.

"County" means Sullivan County, a municipal corporation of the State, together with its successor and assigns.

"Developer" means, collectively, EPT, EPR and Adelaar, together with their respective successors and assigns.

"Drainage District Additional Indebtedness Service Fee" means the amount of principal of, interest on and redemption premium, if any, for the Additional Indebtedness, less amounts on deposit in the accounts for any Additional Indebtedness in the Bond Fund created and maintained pursuant to Section 7.1 of the Indenture, if any, in the event that principal of, interest on and the redemption premium for, if any, any Additional Indebtedness relating to the Adelaar Resort Drainage District is coming due during the calculation period under the Indenture, if any, and calculated in accordance with the Rate and Method.

"Drainage District Administrative Expenses Service Fee" means the amount, if any, required to be deposited during the calculation period in the Administrative Expense Fund established under Section 7.1 of the Indenture relating to the Adelaar Resort Drainage District and calculated in accordance with the Rate and Method. For the avoidance of doubt, Administrative Expenses Services Fee includes all Ordinary Expenses and Extraordinary Expenses of the Corporation.

"Drainage District Bonds Service Fee" means the amount of principal of, interest on and premium for, if any, the Bonds relating to the Adelaar Resort Drainage District becoming due during any calculation period under the Indenture, if any, less amounts on deposit in the accounts for payment on the Bonds in the Bond Fund created and maintained pursuant to Section 7.1 of the Indenture, if any, less any monies in the Capitalized Interest Account allocated to the interest due on the Bonds for the applicable calculation period, as more fully set forth in the Indenture and payable from the Special Assessments calculated in accordance with the Rate and Method.

"Drainage District Reserve Fund Service Fee" means the amount, if any, required to be deposited during the calculation period in the Debt Service Reserve Fund established under the Indenture relating to the Adelaar Resort Drainage District and payable from the Special Assessments calculated in accordance with the Rate and Method.

"EPR" means EPR Concord II, L.P., together with its successors and assigns.

"EPT" means EPT Concord II, LLC, together with its successors and assigns.

"Event of Default" means an event of default provided in Article 11 of this Agreement.

"Existing Public Infrastructure Improvements" means such portion of the Public Infrastructure Improvements, if any, designed, constructed and equipped by the Developer, in whole or in part, and in accordance with the Plans as of the date hereof and as more particularly set forth in Exhibit D annexed hereto and made a part hereof.

"Extraordinary Expenses" means all reasonable, out-of-pocket expenses incurred by the Corporation under this Agreement or any other Project Document other than Ordinary Expenses including, but not limited to, the services rendered and expenses reasonably incurred by the Corporation with respect to any (i) claim made in connection with the transactions contemplated by the Project Documents, (ii) Event of Default under the Project Documents, or (iii) the happening of an occurrence which, with the passage of time or the giving of a notice, would ripen into an Event of Default, in all cases, including the attorneys' fees and disbursements.

"Governmental Authority" means the United States, the State, and any other state or any political subdivision thereof, and any agency, department, commission, board, bureau or instrumentality of any of these, having jurisdiction over the construction, equipping, ownership, leasing, operation and/or maintenance of the Public Infrastructure Improvements, including, without limitation, the Town.

"Governmental Requirements" means federal, State and local laws, rules, regulations and ordinances applicable at the time to the acquisition, construction, operation and maintenance of the Public Infrastructure Improvements.

"Improvement Districts" means, collectively, the Improvement Districts located within the Town as set forth in Exhibit A annexed hereto and made a part hereof, and, as provided in this Agreement, any extensions thereto approved by the Town and any new Improvement Districts established by the Town relating to Adelaar Resort after the execution and delivery of this Agreement.

"Indenture" means the Trust Indenture, dated as of June 1, 2016, by and between the Corporation and Manufacturers and Traders Trust Company, as trustee, as the same may be amended from time to time.

"Initial Term" means the period commencing on the Closing Date and terminating on the earlier of (a) the date of maturity of the Bonds, provided the Bonds are paid in full on such date; or (b) the date on which the Bonds are paid or provision for the payment thereof has been made as provided in the Indenture.

"Lien" means any sale, transfer, assignment, disposition, mortgage, pledge, security interest, lien, judgment lien, easement or other encumbrances on title.

"Lighting District Additional Indebtedness Service Fee" means the amount of principal of, interest on and redemption premium, if any, for the Additional Indebtedness, less amounts on deposit in the accounts for any Additional Indebtedness in the Bond Fund created and maintained pursuant to Section 7.1 of the Indenture, if any, in the event that principal of, interest on and the redemption premium for, if any, any Additional Indebtedness relating to the Adelaar Resort Lighting District is coming due during the calculation period under the Indenture, if any, and calculated in accordance with the Rate and Method.

"Lighting District Administrative Expenses Service Fee" means the amount, if any, required to be deposited during the calculation period in the Administrative Expense Fund established under Section 7.1 of the Indenture relating to the Adelaar Resort Lighting District and calculated in accordance with the Rate and Method. For the avoidance of doubt, Administrative Expenses Services Fee includes all Ordinary Expenses and Extraordinary Expenses of the Corporation.

"Lighting District Bonds Service Fee" means the amount of principal of, interest on and premium for, if any, the Bonds relating to the Adelaar Resort Lighting District becoming due during any calculation period under the Indenture, if any, less amounts on deposit in the accounts for payment on the Bonds in the Bond Fund created and maintained pursuant to Section 7.1 of the Indenture, if any, less any monies in the Capitalized Interest Account allocated to the interest due on the Bonds for the applicable calculation period, as more fully set forth in the Indenture and payable from the Special Assessments calculated in accordance with the Rate and Method.

"Lighting District Reserve Fund Service Fee" means the amount, if any, required to be deposited during the calculation period in the Debt Service Reserve Fund established under the Indenture relating to the Adelaar Resort Lighting District and payable from the Special Assessments calculated in accordance with the Rate and Method.

"Ordinary Expenses" means those reasonable, out-of-pocket expenses normally incurred by a Person under instruments similar to this Agreement and the other Project Documents and as more particularly set forth in the Rate and Method.

"Parts" means tangible and intangible chattels incorporated into the Public Infrastructure Improvements.

"Person" means an individual, a corporation, a partnership, an association, a joint stock company, a trust, any unincorporated organization, a limited liability company, a governmental body, political subdivision, municipality or authority or any other group or entity.

"Plans" means the plans and specifications as incorporated into the construction contracts for the Public Infrastructure Improvements.

"Public Infrastructure Improvements" means, collectively, the Existing Public Infrastructure Improvements and the Additional Public Infrastructure Improvements.

"Rate and Method" means the Rate and Method of Apportionment of Special Assessments for each of the Improvement Districts attached to this Agreement as Exhibit C.

"Renewal Term" means the Renewal Term provided in Article 6 of this Agreement.

"Reserve Fund Service Fee" means, collectively, the Sewer District Reserve Fund Service Fee, the Water District Reserve Fund Service Fee, the Drainage District Reserve Fund Service Fee, the Lighting District Reserve Fund Service Fee and the Road District Reserve Fund Service Fee.

"Road District Additional Indebtedness Service Fee" means the amount of principal of, interest on and redemption premium, if any, for the Additional Indebtedness, less amounts on deposit in the accounts for any Additional Indebtedness in the Bond Fund created and maintained pursuant to Section 7.1 of the Indenture, if any, in the event that principal of, interest on and the redemption premium for, if any, any Additional Indebtedness relating to the Adelaar Road District is coming due during the calculation period under the Indenture, if any, and calculated in accordance with the Rate and Method.

"Road District Administrative Expenses Service Fee" means the amount, if any, required to be deposited during the calculation period in the Administrative Expense Fund established under Section 7.1 of the Indenture relating to the Adelaar Road District and calculated in accordance with the Rate and Method. For the avoidance of doubt, Administrative Expenses Services Fee includes all Ordinary Expenses and Extraordinary Expenses of the Corporation.

"Road District Bonds Service Fee" means the amount of principal of, interest on and premium for, if any, the Bonds relating to the Adelaar Road District becoming due during any calculation period under the Indenture, if any, less amounts on deposit in the accounts for payment on the Bonds in the Bond Fund created and maintained pursuant to Section 7.1 of the Indenture, if any, less any monies in the Capitalized Interest Account allocated to the interest due on the Bonds for the applicable calculation period, as more fully set forth in the Indenture and payable from the Special Assessments calculated in accordance with the Rate and Method.

"Road District Reserve Fund Service Fee" means the amount, if any, required to be deposited during the calculation period in the Debt Service Reserve Fund established under the Indenture relating to the Adelaar Road District and payable from the Special Assessments calculated in accordance with the Rate and Method.

"Series 2016A Bonds" means the \$[] The Sullivan County Infrastructure Local Development Corporation Revenue Bonds (Adelaar Project), Series 2016A.

"Series 2016B Bonds" means the \$[] The Sullivan County Infrastructure Local Development Corporation Revenue Bonds (Adelaar Project), Series 2016B.

"Series 2016C Bonds" means the \$[] The Sullivan County Infrastructure Local Development Corporation Revenue Bonds (Adelaar Project), Series 2016C.

"Series 2016D Bonds" means the \$[] The Sullivan County Infrastructure Local Development Corporation Revenue Bonds (Adelaar Project), Series 2016D.

"Series 2016E Bonds" means the \$[] The Sullivan County Infrastructure Local Development Corporation Revenue Bonds (Adelaar Project), Series 2016E.

"Service Fee" means, collectively, the Bonds Service Fee, the Reserve Fund Service Fee, the Additional Indebtedness Service Fee and the Administrative Expenses Service Fee, all to be paid by the Town on behalf of the Improvement Districts to the Corporation subject to annual appropriation by the Town Board of the Town and pursuant to Section 5.2 of this Agreement.

"Service Fee Payment Date" means February 15 and May 15 of each year.

"Sewer District Additional Indebtedness Service Fee" means the amount of principal of, interest on and redemption premium, if any, for the Additional Indebtedness, less amounts on deposit in the accounts for any Additional Indebtedness in the Bond Fund created and maintained pursuant to Section 7.1 of the Indenture, if any, in the event that principal of, interest on and the redemption premium for, if any, any Additional Indebtedness relating to the Adelaar Resort Sewer District is coming due during the calculation period under the Indenture, if any, and calculated in accordance with the Rate and Method.

"Sewer District Administrative Expenses Service Fee" means the amount, if any, required to be deposited during the calculation period in the Administrative Expense Fund established under Section 7.1 of the Indenture relating to the Adelaar Resort Sewer District and calculated in accordance with the Rate and Method. For the avoidance of doubt, Administrative Expenses Services Fee includes all Ordinary Expenses and Extraordinary Expenses of the Corporation.

"Sewer District Bonds Service Fee" means the amount of principal of, interest on and premium for, if any, the Bonds relating to the Adelaar Resort Sewer District becoming due during any calculation period under the Indenture, if any, less amounts on deposit in the accounts for payment on the Bonds in the Bond Fund created and maintained pursuant to Section 7.1 of the Indenture, if any, less any monies in the Capitalized Interest Account allocated to the interest due on the Bonds for the applicable calculation period, as more fully set forth in the Indenture and payable from the Special Assessments calculated in accordance with the Rate and Method.

"Sewer District Reserve Fund Service Fee" means the amount, if any, required to be deposited during the calculation period in the Debt Service Reserve Fund established under the Indenture relating to the Adelaar Resort Sewer District and payable from the Special Assessments calculated in accordance with the Rate and Method.

"Special Assessments" shall mean the benefit assessments to be levied on the parcels in the Improvement Districts relating to the Service Fee and in accordance with in the Rate and Method, and as may be approved by the Town.

"State" means the State of New York.

"Stipulated Interest Rate" means the rate of interest provided in Section 3-a of the General Municipal Law of the State, as the same may be amended from time to time.

"Term" means, collectively, the Initial Term and any Renewal Term.

"Town" means the Town of Thompson, a municipal corporation of the State, its successor and assigns.

"Trustee" means Manufacturers and Traders Trust Company, together with its successors and assigns.

"Water District Additional Indebtedness Service Fee" means the amount of principal of, interest on and redemption premium, if any, for the Additional Indebtedness, less amounts on deposit in the accounts for any Additional Indebtedness in the Bond Fund created and maintained pursuant to Section 7.1 of the Indenture, if any, in the event that principal of, interest on and the redemption premium for, if any, any Additional Indebtedness relating to the Adelaar Resort Water District is coming due during the calculation period under the Indenture, if any, and calculated in accordance with the Rate and Method.

"Water District Administrative Expenses Service Fee" means the amount, if any, required to be deposited during the calculation period in the Administrative Expense Fund established under Section 7.1 of the Indenture relating to the Adelaar Resort Water District and calculated in accordance with the Rate and Method. For the avoidance of doubt, Administrative Expenses Services Fee includes all Ordinary Expenses and Extraordinary Expenses of the Corporation.

"Water District Bonds Service Fee" means the amount of principal of, interest on and premium for, if any, the Bonds relating to the Adelaar Resort Water District becoming due during any calculation period under the Indenture, if any, less amounts on deposit in the accounts for payment on the Bonds in the Bond Fund created and maintained pursuant to Section 7.1 of the Indenture, if any, less any monies in the Capitalized Interest Account allocated to the interest due on the Bonds for the applicable calculation period, as more fully set forth in the Indenture and payable from the Special Assessments calculated in accordance with the Rate and Method.

"Water District Reserve Fund Service Fee" means the amount, if any, required to be deposited during the calculation period in the Debt Service Reserve Fund established under the Indenture relating to the Adelaar Resort Water District and payable from the Special Assessments calculated in accordance with the Rate and Method.

Words of masculine gender shall mean and include correlative words of feminine and neuter genders. Words importing the singular number shall mean and include the plural number, and vice versa.

ARTICLE 2.

REPRESENTATIONS AND WARRANTIES

SECTION 2.1. Representations and Warranties of the Town. The Town, on behalf of the Improvement Districts represents and warrants as follows:

(a) The Town is a municipal corporation of the State, constituting a political subdivision thereof,

(b) The Town has duly established within the Town the Improvement Districts pursuant to and in accordance with provisions and requirements of the Town Law, each being duly created and each validly existing under the Constitution and laws of the State.

(c) The Town has the right and lawful authority and power to execute and deliver this Agreement, on behalf of itself and on behalf of the Improvement Districts, to perform the obligations and covenants contained herein and to consummate the transactions contemplated hereby.

(d) The Town has duly authorized, by all necessary actions, the execution and delivery hereof and the performance of the obligations and covenants hereunder and the consummation of the transactions contemplated hereby.

(e) This Agreement constitutes a legal, valid and binding obligation of the Town, enforceable against the Town in accordance with its terms, except as enforcement may be limited by bankruptcy, insolvency, reorganization or other laws relating to the enforcement of creditors' rights generally or the availability of any particular remedy.

(f) To the best knowledge of the Town, this Agreement, the execution and delivery hereof and the consummation of the transactions contemplated hereby (i) do not and will not in any material respect conflict with or constitute on the part of the Town, a breach of or default under any existing law, administrative regulation, judgment, order, decree or ruling by or to which it or its revenues, properties or operations are bound or subject or any agreement or other instrument to which the Town is a party or by which it or any of its revenues, properties or operations are bound or subject, and (ii) except as expressly set forth herein or authorized hereby, will not result in the creation or imposition of any Lien, charge or encumbrance of any nature whatsoever upon any of the Town's revenues, properties or operations.

(g) All consents, approvals, authorizations or orders of, or filings, registrations or declaration with, any court, Governmental Authority, legislative body, board, agency or commission which are required for the due authorization of, which would constitute a condition precedent to, or the absence of which would materially adversely affect the due performance by the Town of its obligations hereunder or the consummation of the transactions contemplated hereby, have been duly obtained and are in full force and effect.

(h) Except as may be set forth in the offering prospectus, official statement or other disclosure document prepared by the Corporation with respect to the issuance of the Bonds, no action, suit, proceeding or investigation, in equity or at law, before or by any court or governmental agency or body, is pending or, to the best knowledge of the Town, threatened, wherein an adverse decision, ruling or finding might adversely affect the transactions contemplated hereby or the validity or enforceability hereof or of any agreement or instrument to which the Town is a party or any revenues or properties of the Town and which is used or is contemplated for use in the consummation of the transactions contemplated hereby.

SECTION 2.2. Representations and Warranties of the Corporation. The Corporation represents and warrants as follows:

(a) The Corporation is a not-for-profit local development corporation established under the laws of the State, duly organized and existing as such under the Constitution and the laws of the State.

(b) The Corporation will be the lawful owner of the Public Infrastructure Improvements.

(c) The Corporation has the right and lawful authority and power to execute and deliver this Agreement, to perform the obligations and covenants contained herein and to consummate the transactions contemplated hereby.

(d) The Corporation has duly authorized, by all necessary actions, the execution and delivery hereof and the performance of its obligations and covenants hereunder and the consummation of the transactions contemplated hereby.

(e) This Agreement constitutes a legal, valid and binding obligation of the Corporation, enforceable against the Corporation in accordance with its terms, except as enforcement may be limited by bankruptcy, insolvency, reorganization or other laws relating to the enforcement of creditors' rights generally or the availability of any particular remedy.

(f) To the best knowledge of the Corporation, this Agreement, the execution and delivery hereof and the consummation of the transactions contemplated hereby (i) do not and will not in any material respect conflict with or constitute on the part of the Corporation, a breach of or default under (a) any existing law, administrative regulation, judgment, order, decree or ruling by or to which it or its revenues, properties or operations are bound or subject or (b) any agreement or other instrument to which the Corporation is a party or by which it or any of its revenues, properties or operations are bound or subject, and (ii) except as expressly set forth herein or authorized hereby, will not result in the creation or imposition of any Lien, charge or encumbrance of any nature whatsoever upon any of the Corporation's revenues, properties or operations.

(g) All consents, approvals, authorizations or orders of, or filings, registrations or declarations with, any court, Governmental Authority, legislative body, board, agency or commission which are required for the due authorization of, which would constitute a condition precedent to, or the absence of which would materially adversely affect the due performance by the Corporation of its obligations hereunder or the consummation of the transactions contemplated hereby, have been duly obtained and are in full force and effect.

(h) Except as may be set forth in the offering prospectus, official statement or other disclosure document prepared by the Corporation with respect to the issuance of the Bonds, no action, suit, proceeding or investigation, in equity or at law, before or by any court or governmental agency or body, is pending or, to the best knowledge of the Corporation, threatened wherein an adverse decision, ruling or finding might adversely affect the transactions contemplated hereby or the validity or enforceability hereof or of any agreement or instrument to which the Corporation is a party or any revenues or properties of the Corporation and which is used or is contemplated for use in the consummation of the transactions contemplated hereby.

(i) The Corporation agrees to comply with the continuing disclosure requirements set forth in the Issuer's Continuing Disclosure Agreement.

(j) The Corporation shall engage a professional administrator qualified and experienced in the administration of assessment districts to oversee its financial affairs (the

"Administrator") and shall have an annual audit of the Corporation's finances made by independent certified public accountants. Copies of such annual audit and all other reports required by the Trustee for the Bonds will be prepared by the Administrator and shall be furnished to the Town as soon as they are available.

(k) The Corporation hereby determines that it is in the best interest of the Corporation to purchase and acquire the Existing Public Infrastructure Improvements from the Developer and to provide for the completion of the Additional Public Infrastructure Improvements by the Developer and the acquisition of such Additional Public Infrastructure Improvements by the Corporation pursuant to this Agreement.

ARTICLE 3.

PROVISION AND PURCHASE OF SERVICES; OPERATION AND MAINTENANCE

SECTION 3.1. Public Infrastructure Improvements: Corporation's Obligations. Upon the terms and conditions hereof, including, specifically and without limitation, Articles 4 and 5 hereof, the Corporation shall provide to the Town, on behalf of the Improvement Districts, and the Town, on behalf of the Improvement Districts, shall, by its payment of the Service Fee in accordance herewith, accept and pay for, the Public Infrastructure Improvements.

SECTION 3.2. Operation and Maintenance of Public Infrastructure Improvements. The Town acknowledges and agrees that the Corporation shall have no obligation to operate and maintain the Public Infrastructure Improvements. The Town agrees that during the term of this Agreement it will (i) operate and maintain the Public Infrastructure Improvements in good and safe condition, repair, working order and condition, ordinary wear and tear excepted, (ii) promptly make all necessary repairs, replacements and renewals to the Public Infrastructure Improvements (whether ordinary or extraordinary, structural or nonstructural, foreseen or unforeseen), (iii) protect the Public Infrastructure Improvements against deterioration, other than that attributable to ordinary wear and tear and (iv) comply in all material respects with such standards and periodic maintenance inspections as shall be required to enforce warranty and similar claims against the Developer or any contractors for the Public Infrastructure Improvements.

ARTICLE 4.

INSURANCE

SECTION 4.1. Insurance Required. At all times during the term of this Agreement, the Town, on behalf of the Improvement Districts, shall maintain or cause to be maintained at least the following minimum insurance coverage, naming the Corporation as an insured or additional insured, as the case may be, with respect to the Public Infrastructure Improvements:

(a) property damage insurance with respect to any at or above-ground physical structures of the Public Infrastructure Improvements insuring against loss or damage from all risks customarily insured against by persons of established reputation under "all-risk" policies with respect to public infrastructure improvements similar to the Public Infrastructure

Improvements, including, without limitation, insurance against loss or damage from all risk of physical damage;

(b) "boiler and machinery" property damage insurance with respect to damage (not insured against pursuant to paragraph (a) above) to the machinery, plants, equipment, storage facilities and similar apparatus included in the Public Infrastructure Improvements from risks customarily insured against under "boiler and machinery" policies in an amount equal to the amount established from time to time known as the "maximum probable loss" that may result from the damage insured against under this paragraph (b);

(c) automobile liability coverage, with limits of not less than One Million Dollars (\$1,000,000) for each occurrence;

(d) comprehensive general public liability insurance applicable to the Public Infrastructure Improvements, including, without limitation, blanket contractual, personal injury, property damage (including broad form property damage and explosion, collapse, and underground property damage) and damage to property of others, including resultant loss of use therefrom, with limits of One Million Dollars (\$1,000,000) per occurrence, Two Million Dollars (\$2,000,000) for primary coverage and Five Million Dollars (\$5,000,000) for excess coverage. All such policies listed in this subparagraph (d) shall list the Corporation, the Town, the Improvement Districts and the Trustee as an insured or additional insured, as the case may be;

(e) Workers' Compensation insurance in the statutory amount, covering employees, if any, of the Corporation, provided, however, the parties hereto acknowledge that at the time of the execution and delivery of this Agreement, the Corporation has no employees and will use commercially reasonable efforts to notify the Town in the event that it intends to hire any employees; and

(f) To the extent reasonably requested by the Corporation, such other insurance with respect to the Public Infrastructure Improvements in such amounts and against such hazards as is customarily carried by persons of established reputation operating public infrastructure improvements similar to the Public Infrastructure Improvements.

(g) All premiums with respect to the foregoing insurance shall be paid when due by the Improvement Districts.

SECTION 4.2. Additional Provisions Respecting Insurance.

(a) All insurance required by Section 4.1 hereof shall be procured and maintained in financially sound and generally recognized responsible insurance companies selected by the Town, on behalf of the Improvement Districts, and authorized to write such insurance in the State. Such insurers shall have a minimum policy holders rating of no less than "A" pursuant to the latest rating publication of Property and Casualty Insurers by A.M. Best Company and have a financial strength rating of no less than "10". Such insurance may provide deductible amounts in such maximum amounts as may be recommended by an independent insurance consultant retained by the Town, on behalf of the Improvement Districts. All insurance policies carried in accordance with Section 4.1 hereof and all policies taken out in substitution or replacement for any such policies shall provide that the insurance shall not be invalidated by any action or

inaction of any Person and shall insure the Corporation regardless of any breach or violation by any Person of any warranties, declarations or conditions contained in such policies; shall provide that as against the Corporation, the Town or the Improvement Districts, the insurers shall waive any rights of subrogation, any right of set-off and counterclaim and any other right of deduction whether by attachment or otherwise (except for claims arising out of the willful misconduct or gross negligence of such insured); and shall provide that if such insurance is canceled for any reason whatever, or is changed in any material respect or if such insurance is allowed to lapse for nonpayment of premium, such cancellation, change or lapse shall not be effective for thirty (30) days after receipt by the Corporation, the Town or the Improvement Districts of written notice from such insurers of such cancellation, change or lapse; provided, however, that if it is not commercially practicable at the time of contracting for such insurance to obtain the requirements specified above, such policies shall provide for such requirements for as long a period as shall then be commercially practicable to obtain, if any. Each insurance policy required under Section 4.1 hereof shall be primary without right of contribution from any other insurance which is carried by or on behalf of the Corporation.

SECTION 4.3. Certificates. Etc.

(a) On or before the Closing Date, and annually on or before each date that is no later than fifteen (15) days prior to the expiration of any such insurance policies thereafter, the Town, on behalf of the Improvement Districts, will furnish to the Corporation and to the Trustee a certificate of a firm of independent insurance brokers (i) certifying that the insurance then carried and maintained on the Public Infrastructure Improvements complies with the terms hereof, (ii) identifying underwriters, type of insurance, insurance limits and policy term, and (iii) specifically listing the special provisions enumerated for such insurance required by Section 4.2 hereof. Upon request the Town, on behalf of the Improvement Districts, will furnish to the Corporation and to the Trustee copies of all insurance policies, binders and cover notes or other evidence of such insurance relating to the Public Infrastructure Improvements. The Town, on behalf of the Improvement Districts, will cause such firms to advise the Corporation, the Town and the Trustee in writing promptly of any default in the payment of any premium and of any other act or omission of which they have knowledge and which might invalidate or render unenforceable, in whole or in part, any insurance on the Public Infrastructure Improvements.

ARTICLE 5.

TERM; SERVICE FEES AND SPECIAL ASSESSMENTS

SECTION 5.1. Term. This Agreement shall be in effect during the Initial Term and, if the Town shall elect on the terms and conditions of Section 6.1 of this Agreement, during any Renewal Term.

SECTION 5.2. Service Fee.

(a) The Town, on behalf of each of the Improvement Districts, shall pay, subject to annual appropriation by the Town Board of the Town, directly to the Trustee for the account of the Corporation on each Service Fee Payment Date a Service Fee, if any, equal to the sum of: (i) the Bonds Service Fee; (ii) the Additional Indebtedness Service Fee; (iii) the Administrative

Expenses Service Fee; and (iv) the Reserve Fund Service Fee. For purposes of this Section, a calculation period shall be for payments due under the Indenture, amounts payable on any Interest Payment Date or Principal Payment Date (each as defined in the Indenture), occurring during the period commencing on a Service Fee Payment Date and ending the Business Day preceding the next following Service Fee Payment Date.

(b) Without limiting its obligation under Section 5.2(a) above to pay the Service Fee, the Town hereby further covenants and agrees during the Term to raise moneys through the levy of Special Assessments in the Improvement Districts to pay all or any portion of the Service Fees due under this Agreement, including, without limitation, the payment of the principal amount of, interest on and redemption premium, if any, for the Bonds, and any Additional Indebtedness, becoming due, under the Indenture, if any. Notwithstanding anything to the contrary contained herein, neither the faith nor credit of the Town are pledged to the payment of the principal amount of, interest on and redemption premium, if any, for the Bonds or any Additional Indebtedness, if any.

SECTION 5.3. Payment on Business Days. If any date on which payment of a Service Fee becomes due and payable is not a Business Day, then such payment need not be made on such scheduled date but may be made on the next succeeding Business Day with the same force and effect as if made on such scheduled date and no interest shall accrue on the amount of such payment from and after such scheduled date so long as such payment is made on the next succeeding Business Day.

SECTION 5.4. Place of Payment. All Service Fees shall be paid by the Town in immediately available funds before noon, local time, on the due dates therefor at any banking institution in the State with wire transfer facilities which the Corporation or the Trustee may designate.

SECTION 5.5. Late Payment. If any Service Fee shall not be paid at the place and time provided in Section 5.4 hereof, the Town shall pay to the Corporation interest (to the extent permitted by law) on such overdue amount from and including the due date thereof to but excluding the date of payment thereof (unless such payment shall be made after noon, local time, at the place of payment on such date of payment, in which case such date of payment shall be included) at the Stipulated Interest Rate. If any Service Fee shall be paid on the date when due, but after noon, local time, at the place of payment, interest shall be payable as aforesaid for one day.

SECTION 5.6. Nature of Obligations. Notwithstanding any other provision of this Agreement, the Town, on behalf of the Improvement Districts, shall pay, subject to annual appropriation by the Town Board of the Town, all Service Fees without notice or demand and without abatement, suspension, deferment, diminution, reduction, counterclaim, setoff, deduction or defense (except the defense of prior payment), provided, however, the Town's obligation to pay Service Fees hereunder shall not exceed in any Town fiscal year, the amount it shall have collected from Special Assessments lawfully levied therefor in accordance with Section 5.2(b) hereof. The obligations of the Town hereunder shall not be released, discharged or otherwise affected for any reason, including without limitation (i) any defect in the design, condition, quality, merchantability or fitness for use of the Public Infrastructure Improvements or any part

thereof, (ii) any damage to, or removal, abandonment, salvage, loss, scrapping, reduction, Condemnation, requisition or taking of the Public Infrastructure Improvements or any part thereof, or any commercial frustration of purpose, (iii) any restriction, prevention or curtailment of or interference with any use of the Public Infrastructure Improvements or any part thereof, (iv) any defect in title to the Public Infrastructure Improvements or any Lien on such title or on the Public Infrastructure Improvements, (v) any change, waiver, extension, indulgence or other action or omission in respect of any obligation or liability of the Corporation or the Developer, (vi) any bankruptcy, insolvency, reorganization, composition, adjustment, dissolution, liquidation or other like proceeding relating to the Town, the Corporation, the Trustee, or any other Person, or any action taken with respect to this Agreement by any custodian, trustee or receiver of any of the foregoing Persons or by any court in any such proceeding, (vii) any claims that the Town has or might have against any Person, including without limitation the Corporation or the Trustee, (viii) any change in Governmental Requirements or any failure on the part of the Corporation to perform or comply with any term hereof or of any other agreement.

SECTION 5.7. Special Assessments.

(a) *Request for Special Assessments.* In accordance with the terms of the Rate and Method, the Corporation shall notify the Town by written notice to the Town Supervisor not later than August 1 of each year, commencing in the calendar year following the date of issuance of the Bonds, of the amount of Special Assessments to be collected by the Town on all parcels within the Improvement Districts that are subject to Special Assessments (which amount may be zero to the extent funds are available under the Indenture to pay the amounts then due on the Bonds and any Additional Indebtedness and other costs of the Corporation and the Town). The Corporation agrees that, so long as the Bonds remain outstanding, each year it will request the Special Assessments to be collected by the Town in the Town Fiscal year following the year in which the notice and request is submitted. Contemporaneously with the above request to collect the Special Assessments, the Corporation shall deliver to the Town Supervisor a schedule showing the applicable portion of the Special Assessments for each parcel in the Improvement Districts as of January 1 of that year (the "Assessment Roll"). In making the above request, the Corporation shall provide such information as the Town may request to enable it to collect the Special Assessments, including, but not limited to, for each parcel within the Improvement Districts that is subject to the Special Assessments: (1) the parcel identification number, (2) the proposed amount of Special Assessments and (3) such other information reasonably requested by the Town or required by law.

(b) *Billing and Collection of Special Assessments.* The Town shall bill the Special Assessments in accordance with law at such times as it sends bills for its regular real estate taxes. Based on the information provided by the Corporation in paragraph (a) immediately above, the amount of the Special Assessments for each parcel will be recorded by the Town on the Town tax rolls in the same manner as any other assessments levied for the benefit of the Improvement Districts. Penalties and interest on delinquent payments of the Special Assessments shall be charged as provided by law. The Special Assessments shall be billed annually and collected and enforced in the same manner as other Town real property taxes. Payments of the Special Assessments collected by the Town shall be segregated from all other funds of the Town and may not be used for any other purpose by the Town.

ARTICLE 6.

RENEWAL OPTIONS

SECTION 6.1. Renewal.

(a) Unless an Event of Default shall have occurred and be continuing, at the time of the notice given pursuant to Section 6.1(b) hereof or at the end of the Initial Term or any Renewal Term during which such notice is given, the Town shall have the right, at its option and in its sole judgment, to renew this Agreement (i) at the end of the Initial Term, commencing at the end of the Initial Term (the "First Renewal Term"), and (ii) if it shall have exercised its option to renew at the end of the Initial Term, at the end of the First Renewal Term for such additional periods each as the Town, in its sole judgment and in accordance with law, may determine, commencing at the end of any such Renewal Term (each renewal being an "Additional Renewal Term").

(b) To exercise any option to renew this Agreement for any Renewal Term, the Town shall give the Corporation and the Trustee written notice of its election to so renew at least six (6) months (which notice shall be tentative) and at least one (1) month (which notice shall be irrevocable) prior to the commencement date of such Renewal Term or Additional Renewal Term.

(c) All the provisions of this Agreement shall be applicable during the First Renewal Term or any Additional Renewal Term.

ARTICLE 7.

DISCLAIMER OF WARRANTIES

NEITHER THE CORPORATION NOR THE TRUSTEE HAS MADE OR SHALL BE DEEMED TO HAVE MADE TO THE TOWN OR ANY OTHER PERSON, REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, AS TO THE TITLE, MERCHANTABILITY, COMPLIANCE WITH SPECIFICATIONS, CONDITION, DESIGN, OPERATION, FREEDOM FROM PATENT OR TRADEMARK INFRINGEMENT, ABSENCE OF LATENT DEFECTS OR FITNESS FOR USE OF THE PUBLIC INFRASTRUCTURE IMPROVEMENTS (OR ANY PART THEREOF), OR ANY OTHER REPRESENTATION OR WARRANTY WHATSOEVER, EXPRESS OR IMPLIED, WITH RESPECT TO THE PUBLIC INFRASTRUCTURE IMPROVEMENTS (OR ANY PART THEREOF). ADDITIONALLY, NO WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE OR MERCHANTABILITY IS MADE BY THE CORPORATION OR THE TRUSTEE. THE PROVISIONS OF THIS PARAGRAPH HAVE BEEN NEGOTIATED, AND, EXCEPT TO THE EXTENT OTHERWISE EXPRESSLY STATED IN THIS AGREEMENT, THE FOREGOING PROVISIONS ARE INTENDED TO BE A COMPLETE EXCLUSION AND NEGATION OF ANY REPRESENTATION OR WARRANTY BY EITHER THE CORPORATION OR THE TRUSTEE, EXPRESS OR IMPLIED, WITH RESPECT TO THE PUBLIC INFRASTRUCTURE IMPROVEMENTS,

THAT MAY ARISE PURSUANT TO ANY LAW NOW OR HEREINAFTER IN EFFECT OR OTHERWISE.

ARTICLE 8.

INFORMATION AND INSPECTION

The Corporation shall direct the Developer to furnish to the Town and the Trustee such information concerning the design, engineering, construction and installation of the Public Infrastructure Improvements as the Town, the Corporation and the Trustee may reasonably request. Additionally, pursuant to the Construction and Funding Agreement, the Corporation shall direct the Developer to permit any authorized representative of the Town, the Corporation and the Trustee, at such person's risk and expense, to visit and inspect the Public Infrastructure Improvements and the records maintained in connection therewith, provided that such visits and inspections do not interfere with the construction and installation of the Public Infrastructure Improvements or the Developer, and are scheduled at the reasonable request of the Town, the Corporation and the Trustee at times mutually convenient to such person and the Developer. Neither the Town, the Corporation nor the Trustee shall have any duty to make any such inspection nor shall any of them incur any liability or obligation hereunder by reason of not making any such inspection.

ARTICLE 9.

LICENSE CONVEYED TO TOWN

The Corporation hereby grants to the Town, and the Town, on behalf of the Improvement Districts hereby accepts, a license to operate and maintain the Public Infrastructure Improvements. The Corporation may not terminate this license during the term of this Agreement without the consent of the Town. Upon the termination of this Agreement, the Corporation hereby agrees to convey its right and interest in the Public Infrastructure Improvements to the Town and further agrees to execute any documents and provide additional assurances as the Town may reasonably request as may be necessary to convey, sell or transfer its interest in the Public Infrastructure Improvements to the Town.

ARTICLE 10.

ASSIGNMENT

Neither the Corporation nor the Town, on behalf of the Improvement Districts, shall assign any of its right, interest or duties hereunder except as provided in Section 13.2 hereof. Any purported assignment not made in conformance with Section 13.2 hereof shall be void. In any event, no such assignment by the Town, on behalf of the Improvement Districts, shall release the Town, on behalf of the Improvement Districts, from any of its obligations or liabilities of any nature whatsoever arising under this Agreement. The rights and obligations of the Corporation, and the Town hereunder shall inure to the benefit of, and be binding upon, the permitted successors and assigns of the Corporation and the Town, respectively.

ARTICLE 11.

EVENTS OF DEFAULT

The following events shall be Events of Default (whether any such event shall be voluntary or involuntary or come about or be effected by operation of law or pursuant to or in compliance with any judgment, decree or order of any court or any order, rule or regulation of any administrative or governmental body):

(a) the Town, on behalf of the Improvement Districts, shall fail to make any payment of a Service Fee within fifteen (15) days of the date due thereof; or

(b) the Town, on behalf of the Improvement Districts or the Corporation shall fail to perform or observe any covenant, condition or agreement to be performed or observed by it hereunder, and such condition shall materially impair the ability of the Town, on behalf of the Improvement Districts or the Corporation, as the case may be, to perform any material obligation hereunder and such failure shall continue unremedied for a period of thirty (30) days after written notice thereof from another party hereto (unless a different time period is established hereunder) or, if such covenant, condition or agreement is capable of cure but cannot be cured within such thirty (30) day period, the failure of the Town, on behalf of the Improvement Districts or the Corporation, as the case may be, to commence to cure within such thirty (30) day period and to prosecute the same with due diligence and, in any event, to cure such default within sixty (60) days after such written notice is given; or

(c) any representation or warranty made by the Town, on behalf of the Improvement Districts or the Corporation herein proves to be false or misleading in any material respect, and such condition shall materially impair the ability of the Town, on behalf of the Improvement Districts or the Corporation, as the case may be, to perform any material obligation hereunder and shall continue unremedied for a period of thirty (30) days after written notice thereof from another party hereto or, if such condition is capable of cure but cannot be cured within such thirty (30) day period, the failure of the Town, on behalf of the Improvement Districts or the Corporation, as the case may be, to commence to cure within such thirty (30) day period and to prosecute the same with due diligence and, in any event, to cure such default within sixty (60) days after such written notice is given; or

(d) the Town, on behalf of the Improvement Districts or the Corporation shall (i) file any petition for dissolution or liquidation, or (ii) commence a case under any applicable bankruptcy, insolvency or other similar law now or hereafter in effect, or (iii) have consented to the entry of an order for relief in a case under any such law, or (iv) generally fail to pay its debts as such debts become due, or (v) fail promptly to satisfy or discharge any execution, garnishment or attachment of such consequences as may impair its ability to carry out its obligations under this Agreement, or (vi) a receiver, custodian or trustee (or other similar official) for the Town, on behalf of the Improvement Districts or the Corporation or any substantial part of its property shall have been appointed or taken possession thereof, or (vii) make a general assignment for the benefit of its creditors, or (viii) enter into an agreement or composition with its creditors, or (ix) take any action in furtherance of any of the foregoing, or (x) have filed against it a petition in bankruptcy which results in an order for relief being entered or, notwithstanding that an order for

relief has not been entered, the petition is not dismissed within ninety (90) days of the date of the filing of the petition, or (xi) have filed against it under any federal or State law relating to bankruptcy, insolvency or relief of debtors of a petition for reorganization, composition, extension or arrangement with creditors which either (A) results in a finding or adjudication of insolvency of the Town or the Corporation, as the case may be, or (ii) is not dismissed within ninety (90) days of the date of the filing of such petition.

ARTICLE 12.

ENFORCEMENT

SECTION 12.1. Remedies. Upon the occurrence of an Event of Default, and at any time thereafter so long as the same shall be continuing, each of the Town, on behalf of the Improvement Districts and the Corporation, as the case may be, may, at its option, by notice to the defaulting party declare this Agreement to be in default, and thereupon or at any time thereafter the non-defaulting may take whatever action at law or in equity as may appear necessary or desirable to recover damages for the breach hereof or to enforce performance or observance of any obligations, agreements or covenants of defaulting party under this Agreement.

It is understood that neither the Corporation nor the Trustee may accelerate the payment of Service Fees upon the occurrence of any Event of Default. It is also understood that nothing in this Section 12.1 or any other section of this Agreement is intended to relieve the Town, on behalf of the Improvement Districts, from its obligation to collect the amounts necessary to pay the Service Fee and to pay the Service Fee directly to the Trustee for the account of the Corporation.

SECTION 12.2. Survival of Obligations. Subject to Section 5.2(b) hereof, the Town, on behalf of the Improvement Districts, shall remain and be liable for any and all unpaid Service Fees due hereunder before, after or during the exercise of any of the foregoing remedies. Each party hereto which shall be in default hereunder shall remain and be liable to the other parties hereto and the Trustee for all reasonable legal fees and other costs and expenses incurred by such parties and the Trustee by reason of the occurrence of any Event of Default or the exercise of the remedies with respect thereto.

SECTION 12.3. Remedies Not Exclusive, etc. No remedy referred to in this Article 12 is intended to be exclusive, but each shall be cumulative and in addition to any other remedy referred to above or otherwise available to any party hereto at law or in equity; and the exercise or beginning of exercise by any party hereto of any one or more of such remedies shall not preclude the simultaneous or later exercise by such party of any or all of such other remedies. No express or implied waiver by any party hereto of any Event of Default shall in any way be, or construed to be, a waiver of any future or subsequent Event of Default.

ARTICLE 13.

MISCELLANEOUS

SECTION 13.1. Notices. Unless otherwise specifically provided by law or stated herein, all notices, consents, directions, approvals, instructions, requests and other communications required or permitted by the terms hereof to be given to any Person shall be given in writing and sent to the address specified in the Preamble hereto (or to such other address provided by one party hereto to all other parties hereto after the date of the execution and delivery hereof) and shall become effective three (3) Business Days after being deposited in the mails, certified or registered with appropriate postage prepaid for first-class mail or, if delivered by hand or in the form of a telex or telegram, when received, and shall be directed to the address of such Person. From time to time any such Person may designate a new address for purposes of communications hereunder by notice to the Corporation, the Town and the Trustee.

SECTION 13.2. Assignment.

(a) In order to secure the obligations of the Corporation under the Indenture, the Indenture provides for the assignment to the Trustee of the Corporation's interest in this Agreement, subject to the reservations and conditions therein set forth. The Town hereby acknowledges receipt of a copy of the Indenture, consents to the assignment effected thereby and (i) agrees that all of its obligations and liabilities under this Agreement inure to the benefit of may be enforced by the Trustee pursuant to the Indenture, to the extent assigned to the Trustee, and (ii) agrees to pay directly to the Trustee all amounts under such Sections of this Agreement to the extent required to discharge the Corporation's obligations to the Trustee as are then due and owing pursuant to this Agreement and the Indenture.

(b) Nothing contained in this Agreement shall prevent the consolidation of the Town with, or merger of the Town into, or transfer of all or substantially all the Town's property and assets as an entirety to, any other political subdivision of the State which has the legal authority to perform the obligations of the Town hereunder, or prevent the division of the Town into one or more political subdivisions, provided that (i) the exempt status of the interest on the Bonds for federal tax purposes shall not be adversely affected thereby, (ii) immediately after giving effect to such consolidation, merger, transfer or division, no Event of Default shall have occurred and be continuing, (iii) upon any such consolidation, merger, transfer or division, the due and punctual performance and observance of all the agreements and conditions of this Service Agreement to be kept and performed by the Town shall be expressly assumed in writing or by operation of law by the political subdivision or subdivisions resulting from such consolidation or surviving such merger or to which such property and assets shall be transferred or resulting from such division, and (iv) the Town shall have given notice in reasonable detail to the Corporation and the Trustee of any such consolidation, merger, transfer or division reasonably in advance of the consummation thereof.

SECTION 13.3. Performance of Obligations to Corporation and Trustee. The provisions of this Agreement which require or permit action by, the consent, approval or authorization of, the furnishing of any notice, document, paper or information to, or the performance of any other obligation to, the Trustee shall not be effective, and the Sections hereof containing such

provisions shall be read as though there were no such requirement or permissions, after all the Bonds shall have been paid in full (or after provision for payment thereof has been made in accordance with the Indenture).

SECTION 13.4. Continuing Disclosure. The Town, on behalf of the Improvement Districts, agrees to provide to the Corporation and the Developer such information as is necessary or desirable to meet the requirements contained in the Limited Offering Memorandum relating to the Bonds under the heading "Continuing Disclosure".

SECTION 13.5. Force Majeure. In case by reason of force majeure any party hereto shall be rendered unable wholly or in part to carry out its obligations under this Agreement, then except as otherwise expressly provided in this Agreement, if such party shall give notice and full particulars of such force majeure in writing to the other parties within a reasonable time after occurrence of the event or cause relied on, the obligations of the party giving such notice, so far as they are affected by such force majeure, shall be suspended during the continuance of the inability then claimed which shall include a reasonable time for the removal of the effect thereof, but for no longer period, and such party shall endeavor to remove or overcome such inability with all reasonable dispatch. The term "force majeure", as employed herein, shall mean acts of God, strikes, lockouts or other industrial disturbances, acts of the public enemy, acts of terrorism, orders of any kind of the Government of the United States or of the State or any civil or military authority, insurrections, riots, epidemics, landslides, lightning, earthquakes, fires, hurricanes, storms, floods, washouts, droughts, arrest, restraining of government and people, civil disturbances, explosions, partial or entire failure of utilities, shortages of labor, material, supplies or transportation, or any other similar or different cause not reasonably within the control of the party claiming such inability. It is understood and agreed that the settlement of existing or impending strikes, lockouts or other industrial disturbances shall be entirely within the discretion of the party having the difficulty and that the above requirements that any force majeure shall be reasonably beyond the control of the party and shall be remedied with all reasonable dispatch shall be deemed to be fulfilled even though such existing or impending strikes, lockouts and other industrial disturbances may not be settled but could have been settled by acceding to the demands of the opposing person or persons.

SECTION 13.6. Binding Effect: Successors and Assigns. The terms and provisions of this Agreement, and the respective rights and obligations hereunder of the Town, the Corporation and the Trustee, shall be binding upon their respective successors and assigns and inure to the benefit of their respective permitted successors and assigns.

SECTION 13.7. Construction and Applicable Law. The section headings in this Agreement and the table of contents are for convenience of reference only and shall not control, affect the meaning of or be taken as an interpretation of any provision hereof. This Agreement has been negotiated and delivered in the State and shall in all respects be governed by and construed in accordance with the laws of the State, including matters of construction, validity and performance.

SECTION 13.8. Amendment. This Agreement may be amended, from time to time by written amendment hereto and executed by the Town and the Corporation and obtaining the prior written consent of the Trustee, not to be unreasonably withheld, conditioned or delayed.

SECTION 13.9. Severability. In case any one of more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions of this Agreement, and this Agreement shall be construed as if such invalid or illegal or unenforceable provision had never been contained herein or therein.

SECTION 13.10. No Personal Liability. Notwithstanding anything in this Agreement to the contrary, the obligations and agreements of the Corporation and the Town contained herein and any other instrument or document executed in connection herewith, and any other instrument or document supplemental hereto, shall be deemed the obligations and agreements of the Corporation and the Town and not of any member, director, officer, agent or employee of the Corporation or the Town in his/her individual capacity, and the members, officers, agents and employees of the Corporation and the Town shall not be liable personally hereon or thereon or be subject to any personal liability or accountability based upon or in respect hereof or of any transaction contemplated hereby.

SECTION 13.11. Counterparts. This Agreement may be executed in any number of counterparts, each of which, when so executed and delivered, shall be an original; but such counterparts shall together constitute but one and the same Agreement.

SECTION 13.12. Entire Agreement. THE PARTIES HERETO EXPRESSLY ACKNOWLEDGE AND AGREE THAT, WITH REGARD TO THE SUBJECT MATTER OF THIS AGREEMENT AND THE TRANSACTIONS CONTEMPLATED HEREIN (a) THERE ARE NO ORAL AGREEMENTS BETWEEN THE PARTIES HERETO AND (b) THIS AGREEMENT, INCLUDING THE DEFINED TERMS AND ALL EXHIBITS AND ADDENDA, IF ANY, ATTACHED HERETO AND ALL OTHER DOCUMENTS REFERRED TO HEREIN, (i) EMBODIES THE FINAL AND COMPLETE AGREEMENT BETWEEN THE PARTIES; (ii) SUPERSEDES ALL PRIOR AND CONTEMPORANEOUS NEGOTIATIONS, OFFERS, PROPOSALS, COMMITMENTS, PROMISES, ACTS, CONDUCT, COURSE OF DEALING, REPRESENTATIONS, STATEMENTS, ASSURANCES, AND UNDERSTANDINGS, WHETHER ORAL OR WRITTEN RELATED TO THE TRANSACTIONS CONTEMPLATED HEREIN; AND (iii) MAY NOT BE VARIED OR CONTRADICTED BY EVIDENCE OF ANY SUCH PRIOR OR CONTEMPORANEOUS MATTER OR BY EVIDENCE OF ANY SUBSEQUENT ORAL AGREEMENT OF THE PARTIES HERETO.

[Signature Page Follow]

IN WITNESS WHEREOF, the Corporation and the Town have each caused this Agreement to be duly executed by their duly authorized representatives as of the day and year first above written.

THE SULLIVAN COUNTY
INFRASTRUCTURE LOCAL
DEVELOPMENT CORPORATION

By: _____
Edward T. Sykes, President

TOWN OF THOMPSON, NEW YORK,
On behalf of itself and the Adelaar Resort
Sewer District, the Adelaar Resort Water
District, the Adelaar Resort Drainage
District, the Adelaar Resort Lighting District
and the Adelaar Road District

By: _____
William J. Rieber, Jr., Supervisor

EPR CONCORD II, L.P.
By: EPR TRS Holdings, Inc.,
a Missouri corporation,
its general partner

By: _____
Gregory K. Silvers, President

EPT CONCORD II, LLC
a Delaware limited liability company

By: _____
Gregory K. Silvers, Manager and
President

ADELAAR DEVELOPER, LLC
a Delaware limited liability company

By: _____
Gregory K. Silvers, Manager and
President

STATE OF NEW YORK)
) ss:
COUNTY OF SULLIVAN)

On this _____ day of _____ in the year 2016 before me, the undersigned, a notary public in and for said State, personally appeared Edward T. Sykes, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

STATE OF NEW YORK)
) ss:
COUNTY OF SULLIVAN)

On this _____ day of _____ in the year 2016 before me, the undersigned, a notary public in and for said State, personally appeared William J. Rieber, Jr., personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

STATE OF)
) ss:
COUNTY OF)

On this _____ day of _____ in the year 2016 before me, the undersigned, a notary public in and for said State, personally appeared Gregory K. Silvers, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

TRUSTEE'S CONSENT AND APPROVAL

The Trustee hereby approves, consents to and agrees to be bound by all of the terms and provisions of the foregoing Agreement insofar as such terms or provisions, directly or indirectly, relate to, apply to, require or prohibit action by or deal with the Trustee.

MANUFACTURERS AND TRADERS
TRUST COMPANY, as Trustee

By: _____
Maureen A. Auld

STATE OF NEW YORK)
) ss:
COUNTY OF _____)

On this ____ day of _____ in the year 2016 before me, the undersigned, a notary public in and for said State, personally appeared Maureen A. Auld, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

EXHIBIT A

Adelaar Resort Sewer District
Adelaar Resort Water District
Adelaar Resort Drainage District
Adelaar Resort Lighting District
Adelaar Road District

EXHIBIT B

Additional Public Infrastructure Improvements

Water District

Installation of approximately 5,833 linear feet of water utility piping
Installation of 14 fire hydrants
Design, construction and installation of water storage tank(s)
1 meter pit

Sewer District

Installation of approximately 1,692 linear feet of gravity main
Installation of approximately 6,005 linear feet of force main
Installation of 17 gravity sanitary manholes
Installation of 22 force main manholes
Design, construction and installation of three sewer pump stations
Installation of sewer treatment plant upgrades

Drainage District

Installation of approximately 10,803 linear feet of storm drainage pipes
Installation of 9 storm drainage manholes
Installation of approximately 100 catch basins
Installation of 4 box culvert structures
Construction of 24 drainage ponds
Installation of approximately 39,150 linear feet of grass swales
Construction of approximately 10.4 acres of wetland mitigation areas

Road District

Excavation of approximately 20,894 cubic yards of soil
Placement of 9,809 cubic yards of fill material
Installation of approximately 34,619 tons of hot mix asphalt
Installation of 1 stream crossing structure
Installation of guide rails, traffic signals, signage, pavement markings, curbs, sidewalks and boardwalks

Lighting District

Construction of approximately 429 light poles

Installation of approximately 38,261 linear feet of conduit

EXHIBIT C

**Rate and Method of Apportionment of Special Assessments
for the Town of Thompson, New York**

[To Come]

EXHIBIT D

Existing Public Infrastructure Improvements

Water District

26,346 linear feet of water utility piping
46 fire hydrants
1 meter pit

Sewer District

4,100 linear feet of sewer gravity main piping
5,500 linear feet of sewer force main piping
22 gravity sanitary manholes
29 force main manholes
1 pump station

Drainage District

11,084 linear feet of storm drainage pipes
15 storm drainage manholes
151 catch basins
6 box culverts
16 drainage ponds
1,000 linear feet of grass swales

Road District

Excavation of approximately 112,180 cubic yards of fill material
Placement of approximately 85,647 cubic yards of new fill material
Installation of approximately 14,425 tons of hot asphalt
Installation of 1 stream crossing structure
Installation of 1000 linear feet of guide rail

Lighting District

Installation of 20 light poles
Installation of 31,629 feet of electrical conduit

EXHIBIT B

TAX CERTIFICATE OF THE TOWN OF THOMPSON

DATED JUNE 16, 2016

In connection with the issuance by The Sullivan County Infrastructure Local Development Corporation (the "Issuer") of its \$110,075,000 Revenue Bonds Adelaar Project Series 2016 (the "Bonds") and in recognition of the fact that the information contained herein will be relied upon by (1) the Issuer in issuing the Bonds and in executing a Tax Certificate and Agreement, dated June 16, 2016 (the "Tax Certificate") and (2) Harris Beach PLLC in providing its opinion with respect to the tax-exempt status of the Bonds, the undersigned authorized representative of the TOWN OF THOMPSON (the "Town") HEREBY CERTIFIES, on behalf of itself and the Improvement Districts, to the Issuer and Harris Beach PLLC as provided herein and with the understanding that it is being provided solely in connection with Town's use of certain facilities financed with the proceeds of the Bonds (collectively, the "Facility"). All terms not otherwise defined herein shall be as defined in the Tax Certificate to which this certificate is attached as Exhibit F.

1. Exempt Status. The Town hereby represents and warrants that it is a municipal corporation of the State of New York and a political subdivision thereof.

2. No Private Use or Private Loan. So long as the Bonds are outstanding, the Town will not use the Facility in a "private business use" within the meaning of Section 141 of the Internal Revenue Code of 1986, as amended (the "Code"). The Town has not and shall not enter into any contract or arrangement or cause or permit any contract or arrangement to be entered into with persons or entities that are not state or local governmental units, if such contract or arrangement would confer upon such persons or entities any right to use the Facility other than as members of the general public. The Town will not use any proceeds of the Bonds to make a private loan within the meaning of Section 141(c) of the Code.

3. Management or Service Contracts. Neither the Town nor any related persons (within the meaning of Section 147(a) of the Code and/or Section 1.150-1(e) of the Treasury Regulations) will enter into and have not entered into, any contract, agreement or arrangement with any nongovernmental person which provides for such person or organization to manage, operate or provide services with respect to the Facility (or any portion thereof), unless such contract, agreement or arrangement complies with one of the safe harbors of Revenue Procedure 97-13, as amplified by Notice 2014-67.

4. Solicitation of Funds. Neither the Town nor any person acting on its behalf has solicited, or will solicit, any funds specifically to be used for the payment of the costs of the Facility expected to be paid from the proceeds of the Bonds. In the event that, subsequent to the date of issuance of the Bonds, the Town receives funds from a grant, the use of which is restricted to paying costs of the Facility, the Town shall pay such funds to the Issuer to retire or redeem the applicable portion of the Bonds at the first available date. The Town has not set aside other funds to finance the Facility (or any portion thereof).

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IN WITNESS WHEREOF the undersigned authorized representative of the Town has caused this certificate to be signed as of the date first written above.

TOWN OF THOMPSON

By: _____
Name: William J. Rieber, Jr.
Title: Supervisor