



**RESOLUTION No. 20250717-1 OF THE WARREN COUNTY LOCAL DEVELOPMENT CORPORATION  
AUTHORIZING THE ALLOCATION OF FUNDS TO A RESIDENTIAL PRE-DEVELOPMENT LOAN FUND  
FOR PROJECTS LOCATED INSIDE AND OUTSIDE THE BLUE LINE**

**Introduced by:** Mark Smith **Seconded by:** Robert Landry

WHEREAS, the Warren County Local Development Corporation (the "Corporation") is committed to fostering sustainable economic growth and community development within Warren County, and

WHEREAS, there exists a critical need for increased residential development throughout Warren County, including both within the Adirondack Park boundary (the "Blue Line") and outside of it, and

WHEREAS, many potential residential development projects face financial challenges during the pre-development phase, including costs related to site planning, feasibility studies, permitting, environmental assessments, and related soft costs, and

WHEREAS, the Corporation has earned and continues to earn income through investments that can be used to support its mission-related activities, and

WHEREAS, the Corporation seeks to support the development of new housing opportunities using the Residential Pre-Development Fund to provide funding to qualifying pre-development projects located within Warren County, whether inside or outside the Blue Line,

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Warren County Local Development Corporation as follows:

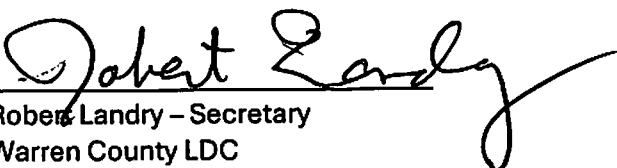
1. **Purpose:** The Fund shall be used to provide financial assistance for eligible pre-development activities, including but not limited to: site analysis, engineering, architectural planning, environmental review, permitting, and financial feasibility studies.
2. **Funding Source:** The Corporation hereby authorizes the allocation of an initial amount of (fifty thousand dollars) from its unrestricted investment income to capitalize the Fund. Additional allocations may be made from time to time by Board action, subject to availability and need.
3. **Geographic Scope:** The Fund shall be available to projects located both inside and outside of the Adirondack Park Blue Line.
4. **Administration and Guidelines:** The Corporation's staff shall abide by the terms established in WCLDC Resolutions Nos. 20240815-2 and 20240815-3 for the administration of the Fund, including eligibility criteria, application procedures, funding limits, and approval processes, subject to Board review and approval.
5. **Reporting:** The Corporation shall monitor the use and effectiveness of the Fund and shall report annually to the Board of Directors on Fund allocations, project outcomes, and any recommendations for changes to the Fund's scope or structure.

Members of the Board of Directors voting as indicated below:

Michael Wild	Yes	Robert Landry	Yes
Nathan Etu	Yes	Mark Smith	Yes
David Strainer	Yes	Peter McDevitt	Yes
Nancy Turner	Absentt		

I, Robert Landry Secretary of the Warren County Local Development Corp, (WCLDC) hereby certify that this resolution was duly adopted by the Board of Directors of said Corporation, at a meeting of said Board duly called and held on the 17<sup>th</sup> day of July 2025, at which a quorum of said Board was present, and that the same is true and correct of the transcript of said resolution, entered in the regular book of minutes of proceedings of WCLDC.

In witness where, I have hereunto set my hand on the 17<sup>th</sup> day of July 2025.

  
Robert Landry – Secretary  
Warren County LDC



**RESOLUTION No. 20250717-2 OF THE WARREN COUNTY LOCAL DEVELOPMENT CORPORATION AUTHORIZING THE ALLOCATION OF FUNDS TO SUPPORT THE ENTREPRENEURIAL ECOSYSTEM IN WARREN COUNTY**

Introduced by: Mark Smith      Seconded by: Robert Landry

WHEREAS, the Warren County Local Development Corporation (the "Corporation") is a not-for-profit local development corporation whose mission is to promote economic growth, support business development, and enhance community vitality within Warren County, and

WHEREAS, entrepreneurship is a critical driver of economic development, innovation, and job creation within Warren County and the broader region, and

WHEREAS, the Corporation recognizes the importance of fostering a supportive entrepreneurial ecosystem, including access to capital, technical assistance, mentorship, co-working space, training programs, and other support services that help entrepreneurs and small businesses launch, grow, and thrive, and

WHEREAS, the Corporation has earned investment income that can be directed toward mission-aligned initiatives, and

WHEREAS, the Board of Directors wishes to allocate a portion of such investment income to strengthen the entrepreneurial ecosystem in Warren County through strategic programs, partnerships, and investments,

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Warren County Local Development Corporation as follows:

1. **Purpose and Intent:** The Corporation affirms its commitment to supporting the development and sustainability of a vibrant entrepreneurial ecosystem throughout Warren County.
2. **Funding Allocation:** The Corporation hereby authorizes the allocation of \$15,000 (fifteen thousand dollars) from its unrestricted investment income to support entrepreneurship-related initiatives, programs, and services.
3. **Eligible Activities:** Funds may be used to support, either directly or through partnerships with public, private, or nonprofit entities, a variety of initiatives, including but not limited to:
  - o Entrepreneurial training and workshops;
  - o Access to professional services and technical assistance;
  - o Entrepreneurial networking events and mentorship programs;
  - o Regional collaboration efforts to enhance innovation capacity.

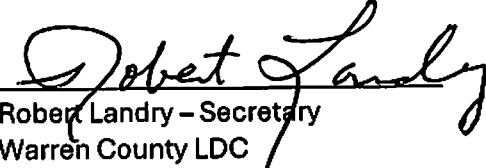
4. **Program Administration:** The Corporation's staff shall develop guidelines for administering the entrepreneurial ecosystem fund, including eligibility requirements, application and evaluation procedures, and performance metrics, subject to Board review and approval.
5. **Reporting Requirements:** The Corporation shall report annually to the Board on the use and outcomes of the allocated funds, including impacts on new business creation, job growth, and other key indicators.
6. **Future Allocations:** Additional funding may be allocated in future years from investment income or other sources, as determined by the Board of Directors based on program effectiveness and availability of funds.

Members of the Board of Directors voting as indicated below:

Michael Wild	Yes	Robert Landry	Yes
Nathan Etu	Yes	Mark Smith	Yes
David Strainer	Yes	Peter McDevitt	Yes
Nancy Turner	Absent		

I, Robert Landry Secretary of the Warren County Local Development Corp, (WCLDC) hereby certify that this resolution was duly adopted by the Board of Directors of said Corporation, at a meeting of said Board duly called and held on the 17<sup>th</sup> day of July 2025, at which a quorum of said Board was present, and that the same is true and correct of the transcript of said resolution, entered in the regular book of minutes of proceedings of WCLDC.

In witness where, I have hereunto set my hand on the 17<sup>th</sup> day of July 2025.

  
Robert Landry – Secretary  
Warren County LDC



**RESOLUTION No. 20250717-3 OF THE WARREN COUNTY LOCAL DEVELOPMENT CORPORATION  
AUTHORIZING THE EXTENSION OF THE CURRENT LOAN MODIFICATION TERMS FOR BOTH  
LUMAZU LLC'S LOANS (2017 AND 2024)**

Introduced by: Mark Smith Seconded by: Peter McDevitt

WHEREAS, the Warren County Local Development Corporation (WCLDC) previously approved loan modifications for LuMaZu LLC by Resolutions Nos. 20250213-3 and 20250213-4, relating to loans dated 2017 and 2024 respectively; and

WHEREAS LuMaZu LLC has submitted a formal request to extend the period of interest-only payments under the terms of the modified loans; and

WHEREAS, the WCLDC has reviewed the request and determined that extending the interest-only payment period through **January 2026**, is in the best interest of all parties and will support the continued viability of the business;

**NOW THEREFORE BE IT RESOLVED**, that the WCLDC hereby approves the extension of interest-only payments on the 2017 and 2024 loans for LuMaZu LLC through **January 2026**, pursuant to the terms of the existing loan modifications authorized by Resolutions No. 20250213-2 and 20250213-4; and;

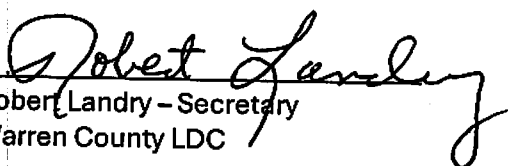
**BE IT FURTHER RESOLVED**, that the date of resumption of full principal and interest payments will be determined at a later date

Members of the Board of Directors voting as indicated below:

Michael Wild	Yes	Robert Landry	No
Nathan Etu	Absent	Mark Smith	Yes
David Strainer	Yes	Peter McDevitt	Yes
Nancy Turner	Absent		

I, Robert Landry Secretary of the Warren County Local Development Corp, (WCLDC) hereby certify that this resolution was duly adopted by the Board of Directors of said Corporation, at a meeting of said Board duly called and held on the 17<sup>th</sup> day of July 2025, at which a quorum of said Board was present, and that the same is true and correct of the transcript of said resolution, entered in the regular book of minutes of proceedings of WCLDC.

In witness where, I have hereunto set my hand on the 17 day of July 2025.

  
Robert Landry – Secretary  
Warren County LDC