

I.PARK 87 LLC EAST CAMPUS RELEASE OF PHASE I DEVELOPMENT PARCELS

In order to facilitate execution of the approved Master Plan and to progress i.Park's development efforts with the commercial and residential projects, we require Parcels C1, C3, R1, R2, R6, R7 and M1 upon tax lots 110, 170, 400, 500, 700, 800, 900 and parts of 270, each as shown on the attached site plan, to be released from the East Campus mortgage held by UCEDA. Notably, all such parcels were approved by UCEDA for release at the April 11, 2023 meeting but for tax lot 400 (which we believe was missed in error). Tax lot 400 is the subject of a lease to a third-party tenant.

Orange Bank & Trust is providing a commercial redevelopment loan, scheduled to close the first week of October 2023, for the renovation of the Main Building (upon tax lots 400, 700, 800 and 900), Building 1 (upon tax lot 110) and Building 5N (upon tax lots 500 and 170) for tenant occupancy. These lots will be the subject of the first Partial Release of Mortgage.

Provident Bank is prepared to finance the development of the first phase of the residential component upon parts of 270, scheduled to close in October 2023. Said parcels will be created by recordation of a commercial condominium declaration or subdivision plat in the land records of the Ulster County Clerk. Once tax lot 270 is subdivided, these lots will be the subject of a second Partial Release of Mortgage.

In light of the current, tight credit markets, lenders are unwilling to allow subordinate debt to exist on collateral. In our discussions, it was always the understanding that the County would work with i.Park to ensure that our lenders would be satisfied to allow them to place financing on the property to facilitate redevelopment.

The map attached shows the parcels being released as well as the remaining parcels that will remain encumbered by the UCEDA mortgage.

I.PARK PAYMENTS – TO DATE

1. Environmental Costs to Date:	\$ 3,500,000
2. Principal Payments to Date:	\$ 1,100,000
Closing Costs / Back Taxes:	\$ 929,000
3. Other Improvements:	<u>\$ 6,000,000</u>
TOTAL	\$ 11,529,000

Note: **The remaining \$3.9M is fully collateralized with the parcels remaining after partial release.**