

CERTIFICATE OF INCORPORATION
OF

Village of South Glens Falls Local Development Corporation
(Corporation Name)

Under Section 402 and 1411 of the Not-for-Profit Corporation Law

FIRST: The name of the corporation is: Village of South Glens Falls Local Development Corporation.

SECOND: The corporation is a corporation as defined in subparagraph (a)(5) of Section 102 (Definitions) of the Not-for-Profit Corporation Law.

THIRD: The purpose or purposes for which the corporation is formed are as follows:

- a) To be operated for the exclusively charitable or public purposes of relieving and reducing unemployment, promoting and providing for additional and maximum employment, bettering and maintaining job opportunities, instructing or training individuals to improve and develop their capabilities for such jobs, conducting research for the purpose of aiding a community or geographical area by attracting new industry to the community or area, or by encouraging the development of or retention of an industry in the community or area, and lessening the burdens of government and acting in the public interest;

- b) To have such powers as to construct, acquire, rehabilitate or improve for use by others, industrial manufacturing plants in the territory in which operations are to be principally conducted, to assist financially in such construction, acquisition, rehabilitation and improvement, to maintain such plants for others in such territory, to disseminate information and furnish advice, technical assistance and liaison with federal, state and local authorities with respect thereto, to acquire by purchase, lease, gift, bequest, devise or otherwise real property or personal property or interest therein, to borrow money and to issue negotiable bonds, notes and other obligations therefore, and notwithstanding section 510 (disposition of all or substantially all assets) without leave of the court, to sell, lease, mortgage or otherwise dispose of or encumber

any facilities or any of its real property or personal property or any interest therein upon such terms as it may determine, and, in connection with loans from the New York Job Development Authority, to enter into covenants and agreements and to comply with all the terms, conditions and provisions thereof and otherwise to carry out its corporate purposes and to foster and encourage the location or expansion of industrial or manufacturing facilities in the territory in which the operations of such corporation are principally to be conducted, provided, however, that no such corporation shall attempt to enforce legislation by propaganda or otherwise, or participate or intervene, directly or indirectly, in any political campaign on behalf of or in opposition to any candidate for public office;

c) To have all such powers and to do all things that may be necessary to foster, promote, facilitate and provide for local land development within the Village of South Glens Falls, Saratoga County, New York, including, but not limited to, commercial development, industrial development, residential and housing facilities development and/or rehabilitation, streetscape projects, landscaping projects, lighting district, recreational facilities, public assembly facilities, municipal parking facilities, municipal entertainment, parks, recreation and playgrounds and general promotion of land development within the Village of South Glens Falls;

d) To negotiate, contract, invest, loan, grant, encumber, hypothecate, lease, finance, promote or facilitate and do all things necessary to accomplish local land development with the goal and purpose of improving the Village of South Glens Falls tax base and the quality of life and opportunity within the Village of South Glens Falls consistent with zoning and any master plan for development of the municipality;

e) To act in coordination with any public or private entities whose stated purposes, powers, efforts and programs, in cooperation with other entities for the accomplishment of local land development within the Village of South Glens Falls as a joint or cooperative effort; to do all things and have all powers necessary to accomplish the purposes herein specified and as permitted by New York State Not-for-Profit Corporation Law and other applicable statutes, rules and regulations in the furtherance of the purposes and powers hereinabove specified.