

**Minutes of Franchise Oversight Board
Meeting of August 13, 2019**

A meeting of the Franchise Oversight Board was conducted in Albany, New York. A publicly noticed and accessible audio-video conference location was also maintained in Hilton Head Island, South Carolina. Two-way audio and video communications were maintained between locations for the duration of the meeting.

1. Call to Order

Chairman Robert Williams called the meeting to order at 4:06 p.m. Establishment of a quorum was noted. In attendance were Board Members Joseph Rabito, James Towne and Robert Williams.

2. Consideration of Minutes from March 7, 2019

The Board considered previously circulated draft minutes of the meeting conducted on March 7, 2019. The minutes were accepted as circulated.

3. Belmont Land Re-Development Project Consideration

The Franchise Oversight Board considered several actions and resolutions related to redevelopment at Belmont Park.

- a. State Environmental Quality Review Act Compliance. The Board considered adoption of the N.Y.S. Urban Development Corporation d/b/a Empire State Development's SEQR Findings Statement.

ON A MOTION BY: Member Rabito
APPROVED: 3-0

- b. RESOLUTION 19-02: Final Project Award for the Developer and Project Relative to the Belmont Park Redevelopment. The Board considered confirmation of the designation of New York Arena Partners, LLC as developer of the certain property at Belmont Park for the purposes of developing their Alternative Plan, as amended, consistent with the Request for Proposals for the Long-Term Lease of Property at Belmont Park issued on July 31, 2017.

ON A MOTION BY: Member Rabito
APPROVED: 3-0

- c. RESOLUTION 19-03: Amended and Restated Ground Lease Agreement for Belmont Park. The Board considered approval of an Amended and Restated Ground Lease Agreement for Belmont Park redefine the licensed premises and establish the obligations of NYRA and the Franchise Oversight Board for the remainder of the franchise term.

ON A MOTION BY: Member Rabito
APPROVED: 3-0

- d. RESOLUTION 19-04: Parking License Agreement. The Board considered adoption of a Parking License Agreement governing the Belmont Park property to ensure NYRA and NYAP's parking needs are accommodated.

ON A MOTION BY: Member Towne
APPROVED: 3-0

- e. RESOLUTION 19-05: Consideration of Easements. The Board considered approval of easements at Belmont Park for New York Belmont Partners, LLC on, over, under, across, through and along certain portions of land at Belmont Park.

ON A MOTION BY: Member Rabito
APPROVED: 3-0

- f. RESOLUTION 19-06: Consideration of the Transfer of the Subject Property from the Franchise Oversight Board to Empire State Development. The Board considered approval of the transfer of the development parcels and some additional acreage from the custody of the Franchise Oversight Board to Empire State Development for the purpose of facilitating the approved development.

ON A MOTION BY: Member Rabito
APPROVED: 3-0

4. New Business

No new business was presented.

5. Adjournment

The meeting was adjourned at 4:31 p.m.