



Angel Incubator - H2V2 Proposal

A project of



PENN NATIONAL
GAMING, INC



The
Cordish
Companies

OCCR Enterprises, LLC, will fund a non profit corporation (hereinafter called “H2V2”), whose mission will be attracting businesses to the Greater Hudson Valley Region, including the Catskills. These businesses will focus on manufacturing, computer science, and research. To qualify for a Hudson Valley Angel Grant, the business applicants must not presently be located in the State of New York. In other words, they must be a new start-up business or one that is located out of state. In order to qualify for H2V2 funding, businesses must commit to locate in the Greater Hudson Valley Region.

The Board of the non profit shall consist of representatives, no more than one per Institution, from New York domiciled Universities and Community Colleges with expertise in one or more of the three business areas in which the non profit will attract new business to the Greater Hudson Valley.

The Board will judge applicant businesses to be grant recipients and after selection, the Board will designate experts at their respective Institution to assist the businesses in their operations. The participating Universities and Community Colleges will be compensated for their efforts out of the funds contributed annually by OCCR Enterprises, LLC, to the non profit.

H2V2 shall have discretion in attracting new businesses to make outright grants, loans, guarantee private loans, equity investments or a combination of the four. All monies accruing to H2V2 from these businesses shall be reinvested by H2V2, along with the annual contribution by OCCR Enterprises, LLC, in attracting additional new business to the Greater Hudson Valley Region. In this regard, H2V2 shall be modeled after the success of the Federal Government's Urban Development Action Grant Program of the 1970's and 1980's.

OCCR Enterprises, LLC, pledges a minimum annual payment of \$1,500,000 to H2V2. Two-thirds of the annual \$1,500,000 shall be allocated to assist the new businesses in locating their businesses in the Greater Hudson Valley Region. One-third of the annual \$1,500,000 shall be allocated to Universities and Community Colleges for their efforts in running the non profit corporation and in rendering technical assistance to the recipient businesses. OCCR Enterprises, LLC, commits to make the annual grant of at least \$1,500,000 to the non profit for the length of time that it is operating a casino in South Blooming Grove, New York.

H2V2, in partnership with OCCR Enterprises, LLC, may elect to build an incubator building in the Hudson Valley to further the goal of attracting businesses to the Greater Hudson Valley and, in particular, start-up businesses. In this eventuality, OCCR Enterprises, LLC, agrees to a one-time additional contribution of one million dollars, in addition to its annual contribution pledge, to construct the incubator space.