§ 2676-b. Definitions. As used or referred to in this title, unless a different meaning clearly appears from the context:

1. "Authority" shall mean the Albany county pine hills land authority created by this title.

2. "City" shall mean the city of Albany.

3. "The college of Saint Rose facilities" shall mean any facility or land including but not limited to any athletic facility, educational facility, performing arts facility, or residential facility owned or operated by the college of Saint Rose, and shall include such other facilities, equipment, property, structures and appurtenances as may be necessary or convenient in the operation, maintenance, development or improvement of, leased by the authority to persons, engaged in the production or development of the facilities or land.

4. "Bonds" shall mean the bonds, notes or other evidences of indebtedness issued by the authority pursuant to this title and the provisions of this title relating to bonds and bond holders which shall apply with equal force and effect to notes and note holders unless the context otherwise clearly requires.

5. "Construction" shall mean the acquisition, erection, building, alteration, repair, improvement, increase, enlargement, extension, installation, reconstruction, renovation or rehabilitation of a project including any appurtenances thereto which may be necessary or desirable to promote the efficiency or effectiveness of such project; the inspection and supervision thereof; and the engineering, consulting, architectural, legal, fiscal and economic and environmental investigations and studies, surveys, designs, plans, working drawings, specifications, procedures and other actions incidental thereto and claims arising therefrom.

6. "Cost", as applied to any project, shall include the cost of the acquisition of all property both real and personal, improved and unimproved, the cost of demolishing, removing or relocating any

buildings or structures on lands so acquired, including the cost of relocating tenants or other occupants of the buildings or structures on such land and the cost of acquiring any lands to which such buildings or structures may be moved or relocated, the cost of all systems, facilities, machinery, apparatus and equipment, financing charges, interest prior to, during and after construction to the extent not paid or provided for from revenues or other sources, the cost of construction, the cost of engineering and architectural surveys, plans and specifications, the cost of consultants and legal services, the cost of lease, guarantees, credit enhancement or bond insurance, other expenses necessary or incidental to the construction of such project, and the financing of the construction thereof, including the amount authorized in the resolution of the authority providing for the issuance of bonds to be paid into any reserve or other special fund from the proceeds of such bonds and the financing of the placing of any project in operation, including reimbursement, to any public corporation, the state, the federal government, or any other person for expenditures, that would be costs of such project had they been made directly by the authority.

7. "County" shall mean the county of Albany.

8. "Facility" shall include, but not be limited to, properties, structures, appurtenances, utilities, and such other works.

9. "Federal government" shall mean the United States of America, and any department, board, commission, bureau, division, corporation, agency, or instrumentality thereof.

10. "Joint service arrangements" shall mean agreements between or among the authority and any person, the state, the county, any other public corporation including the advance Albany county alliance, the federal government, any other state or agency or instrumentality thereof, relating to property, buildings, structures, facilities, services, rates, classification, divisions, allowances or charges, or rules or regulations pertaining thereto.

11. "Minority and women-owned business enterprise" or "minority or women-owned business enterprise" shall mean a minority-owned business enterprise and/or a women-owned business enterprise, as such terms are defined by section three hundred ten of the executive law.

12. "Municipality" shall mean a county, city, town, village, or school district.

13. "Person" shall mean any natural person, firm, partnership association, joint venture, or corporation, exclusive of a public corporation.

14. "Personal property" shall mean chattels and other tangible things of a moveable or removable nature.

15. "Property" shall mean both real and/or personal property.

16. "Project" shall mean any property or improvements located within the state of New York and within or outside or partially outside the county of Albany, including, but not limited to, machinery, equipment, and other facilities deemed necessary or desirable in connection therewith, or incidental thereto, whether or not in existence or under construction upon the effective date of this title, which shall be necessary or suitable for purposes and redevelopment of the college of Saint Rose facilities provided, however, the authority shall not use its funds in respect of any part of a project located wholly or partially outside the county without the prior consent thereto by the governing body of any other county in which a part or parts of such project is, or is to be located.

17. "Public corporation" shall mean a county, city, town, village, school district or special district, any public benefit corporation, agency or instrumentality of the state or of any municipality, or two or more of any of the foregoing acting jointly.

18. "Real property" shall mean lands, structures, franchises and interests in land, airspace, waters, lands under water, riparian rights,

rights, any fixtures, equipment and articles of personal property affixed to or used in connection therewith, and any and all things and rights included within such term and includes not only fees simple absolute but also any and all lesser interests including but not limited to easements, rights of way, uses, leases, licenses and all other incorporeal hereditaments and every estate, interest or right, legal or equitable, including terms for years and liens thereon by way of judgments, mortgages, or otherwise.

19. "Revenues" shall mean all rates, fees, rents, revenues, charges, and other income derived by the authority from the operation, leasing, sale, or other disposition of the college of Saint Rose related facilities.

20. "State" shall mean the state of New York.