

City of Albany Industrial Development Agency

21 Lodge Street
Albany, New York 12207
Telephone: (518) 434-2532

Elizabeth Staubach, Chair
Lee Eck, Vice Chair
Darius Shahinfar, Treasurer
Anthony Gaddy, Secretary
Joseph Better
John Maxwell
Christopher Betts

Ashley Mohl, Interim CEO
Andrew Corcione, COO/Interim CFO
Marisa Franchini, Agency Counsel
A. Joseph Scott, Special Counsel

To: Elizabeth Staubach
Lee Eck
Darius Shahinfar
Christopher Betts

Joseph Better
Anthony Gaddy
John Maxwell

CC: Ashley Mohl
Marisa Franchini
Joseph Scott
Maria Lynch

Andrew Corcione
Cassidy Roberts
Andrew Biggane
Olivia Sewak

Date: September 13, 2024

IDA REGULAR BOARD MEETING

A Regular Meeting of the City of Albany Industrial Development Agency will be held on
Thursday, September 19th, 2024 at 12:15 pm at 21 Lodge St. Albany, NY 12207

AGENDA

Roll Call, Reading & Approval of the Minutes of Regular Board Meeting of August 22, 2024

Report of Chief Financial Officer

- A. Financial Report

Unfinished Business

- A. None

New Business

- A. Centre Square, LLC (1233-35 Broadway)
 - i. Public Hearing Resolution

Other Business

- A. Agency Update
- B. Compliance Update
- C. Capitalize Albany Corporation (Liberty Park Acquisition Assistance)

Adjournment

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Andrew Corcione, Chief Operating Officer
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MINUTES OF THE IDA REGULAR BOARD MEETING

Thursday, August 22, 2024

Attending: Elizabeth Staubach, Darius Shahinfar, Lee Eck, Joseph Better, Anthony Gaddy and John Maxwell

Absent: Christopher Betts

Also Present: Ashley Mohl, Andrew Corcione, Maria Lynch, Renee McFarlin, Cassidy Roberts, Olivia Sewak, A. Joseph Scott, Brett Williams and Tom Libertucci.

Public Present: Paul Goldman, Elizabeth Young Jojo, Cian Hamill and Angela Lai

Chair Elizabeth Staubach called the Regular Board Meeting of the IDA to order at 12:16 p.m.

Roll Call, Reading and Approval of Minutes of the July 18th, 2024, Board Meeting

A roll call of the Board members present was held. Chair Elizabeth Staubach reported that all members were present with the exception of Christopher Betts. Since the minutes of the previous meeting had been distributed to Board members in advance for review, Chair Staubach made a proposal to dispense with reading and approve the minutes of the Regular Board meeting of July 18, 2024. A motion was made by Darius Shahinfar and seconded by Joseph Better to accept the minutes as presented. The motion was passed with all present members voting aye.

Report of Chief Financial Officer

BST provided the Board with a report on the Agency's monthly cash position for July 2024, which had been distributed to the board prior to the meeting.

Unfinished Business

Colvin Avenue Commons, LLC

Staff reviewed the proposed *Colvin Avenue Commons, LLC* project located at 60 Colvin Ave. Staff noted the project had been discussed in detail at the August Finance Committee meeting and at the public hearing held on August 14th during which no public comments were received. The project involves the construction of two buildings totaling +/- 71,870 SF. The proposed mixed-use development will include 63 units, comprising 49 one-bedroom and 14 two-bedroom units, alongside a ground floor commercial space of +/- 4,800 SF intended to house a children's daycare facility. Staff noted that as a part of the project review an extensive cost benefit analysis was completed for this project as part of the review. Paul Goldman, counsel for the project, was present to answer any questions.

Chair Elizabeth Staubach asked for a motion to approve the *Resolution Confirming SEQR Determination for Colvin Avenue Commons, LLC* project. A motion was made by Darius Shahinfar and seconded by Anthony Gaddy. A vote being taken, the resolution passed unanimously with all members voting aye.

Chair Elizabeth Staubach asked for a motion to approve the *Pilot Deviation Approval Resolution* for the *Colvin Avenue Commons, LLC* project. A motion was made by Darius Shahinfar and seconded by John Maxwell. A vote being taken, the resolution passed unanimously with all members voting aye.

Chair Elizabeth Staubach asked for a motion to approve the *Commercial Retail Finding Resolution* for the *Colvin Avenue Commons, LLC* project. A motion was made by Darius Shahinfar and seconded by Joseph Better. A vote being taken, the resolution passed unanimously with all members voting aye.

Chair Elizabeth Staubach asked for a motion to approve the *Approving Resolution* for the *Colvin Avenue Commons, LLC* project. A motion was made by Darius Shahinfar and seconded by Lee Eck. A vote being taken, the resolution passed unanimously with all members voting aye.

Project representative Paul Goldman left the meeting at 12:20 p.m.

New Business

21 Erie Assoc., LLC

Staff reviewed the request for the *Resolution Consenting to Agency Straight Lease Restructuring & Uniform Agency Project Agreement Confirmation*. The Project, completed on December 1, 2021, entered into a Lease Agreement with the Agency dated December 31, 2021, and was approved for sales and mortgage recording tax exemptions. The project involved the \$65M historic renovation and conversion of a +/- 225,000 SF warehouse on Erie Blvd into +/- 260 market rate apartments and +/- 48,000 SF of commercial/retail space. A representative for the Applicant was present to answer questions from Board members. The Company is now seeking to terminate their Lease and Underlying Lease with the IDA early to refinance their existing mortgage debt with a new mortgage loan provider. Staff noted that the Uniform Agency Project Agreement and all obligations, representations and reporting requirements would remain intact. IDA Counsel added no further benefits from the IDA remain to be disbursed and there is no PILOT Agreement in place.

Chair Elizabeth Staubach asked for a motion to approve the *Resolution Consenting to Agency Straight Lease Restructuring & Uniform Agency Project Agreement Confirmation* for the 21 Erie Assoc., LLC project. A motion was made by Darius Shahinfar and seconded by Joseph Better. A vote being taken, the resolution passed unanimously with all members voting aye.

Project representative Elizabeth Young Jojo left the meeting at 12:24 p.m.

1211 Western Avenue Property Associates, LLC

Staff reviewed the request for the *Resolution Consenting to Refinancing & 3rd Modification of Basic Documents for the 1211 Western Ave Property Associates, LLC*. The Project, which was approved by the Agency for STE, MRTE and RPTE in 2021, involves the construction of 136 residential market rate apartment units totaling +/- 190,000 SF with parking for +/- 150 cars and approx. 1,800 SF of ground floor retail/commercial space. Staff noted that the project was thoroughly discussed at the August Finance Committee meeting, during which the Committee requested that project representatives attend today's Board meeting to provide updates and address questions concerning site conditions, safety issues, and the lack of progress on the project. On August 7, 2024, CAIDA received a letter from the Project Beneficiary's Counsel requesting an additional extension to the Completion Date and the expiration of the Sales Tax Exemption Letter through April 30, 2025.

Project representatives provided a brief project status update followed by a discussion including recommendations from the Board and IDA counsel.

Upon the recommendation of Staff, a motion was made by Darius Shahinfar for the Board to enter Exempt Session for the purposes of seeking the opinion of the CAIDA Counsel. The motion was seconded by Joseph Better. A vote being taken, the motion passed with all members voting aye. The Committee entered Executive Session at 12:33 p.m.

A motion to exit the Executive Session was made by Darius Shahinfar and seconded by Anthony Gaddy. A vote being

taken, the motion passed with all members voting aye. The Board exited Executive Session at 12:45 p.m. No official action was taken.

It was reported that the Board will proceed with the Resolution, amended to include the condition that a recovery plan must be submitted to the City of Albany by Friday, August 30, 2024. The plan must address road and sidewalk conditions to the City's satisfaction, as outlined in the letter from Corporation Counsel dated July 30, 2024. Upon the City's approval of the recovery plan, all necessary work must be completed within 30 days. The extension of both the Completion Date and Sales Tax Exemption Expiry date will be extended to October 31, 2024. Any subsequent extent will be at the discretion of the Board.

Chair Staubach called for a motion to positively recommend the *Resolution Consenting to the Third Amendment to the Basic Documents for the 1211 Western Ave. Property Associates, LLC* project with the revisions, which was seconded by Joseph Better. The motion passed unanimously.

Project representatives Cian Hamill and Angela Lai left the meeting at 12:50 p.m.

Other Business

Agency Update

None.

Compliance Update

None.

There being no further business, a motion to adjourn the meeting was made by Darius Shahinfar and seconded by Joseph Better. A vote being taken with all present members voting aye, the meeting was adjourned at 12:51 p.m.

Respectfully submitted,

Anthony Gaddy, Secretary

City of Albany IDA
2024 Monthly Unrestricted Cash Position
August 2024

	<i>Actual</i>	<i>Actual</i>	<i>Actual</i>	<i>Actual</i>	<i>Actual</i>	<i>Actual</i>	<i>Actual</i>	<i>Actual</i>	<i>Projected</i>	<i>Projected</i>	<i>Projected</i>	<i>Projected</i>	
	January	February	March	April	May	June	July	August	September	October	November	December	YTD Total
Beginning Balance	\$ 3,669,238	\$ 3,563,138	\$ 3,518,914	\$ 3,457,380	\$ 3,368,897	\$ 3,468,100	\$ 3,415,154	\$ 3,299,058	\$ 3,270,879	\$ 3,232,568	\$ 3,562,731	\$ 3,816,225	\$ 3,669,238
Revenue													
Fee Revenue													
Application Fee	\$ -	\$ 1,500	\$ -	\$ 1,500	\$ -	\$ 3,000	\$ 1,500	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ 9,000
Agency Fee	43,000	-	-	35,000	154,911	-	-	24,373	18,894	440,848	306,179	60,000	\$ 1,083,205
Administrative Fee	500	11,500	-	11,000	-	1,000	-	500	1,000	-	-	-	25,500
Modification Fee / consulting service fee	7,650	-	500	6,000	500	-	-	-	3,480	4,500	-	-	22,630
Subtotal - Fee Revenue	\$ 51,150	\$ 13,000	\$ 500	\$ 53,500	\$ 155,411	\$ 4,000	\$ 1,500	\$ 26,373	\$ 23,374	\$ 445,348	\$ 306,179	\$ 60,000	\$ 1,140,335
Other Revenue													
AFP 107 Corp. Community Development Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9% LIHTC Fee(LV Apart, Housing Visions)	10,000	-	-	-	-	-	-	-	-	-	-	-	10,000
Interest Income	1,920	1,790	1,878	1,764	1,801	1,738	1,797	1,781	-	-	-	-	14,469
CRC	515	-	-	-	-	-	-	-	-	-	-	-	515
Misc	-	-	-	-	611	-	-	-	-	-	-	-	611
Misc CAC escrow for legal fees	-	-	-	-	-	-	67,664	-	-	-	-	-	67,664
Subtotal - Other Revenue	\$ 12,435	\$ 1,790	\$ 1,878	\$ 1,764	\$ 2,412	\$ 1,738	\$ 69,461	\$ 1,781	\$ -	\$ -	\$ -	\$ -	\$ 93,259
Total - Revenue	\$ 63,585	\$ 14,790	\$ 2,378	\$ 55,264	\$ 157,823	\$ 5,738	\$ 70,961	\$ 28,154	\$ 23,374	\$ 445,348	\$ 306,179	\$ 60,000	\$ 1,233,594
Expenditures													
Management Contract	\$ 52,685	\$ 52,685	\$ 52,686	\$ 52,686	\$ 52,686	\$ 52,685	\$ 52,685	\$ 52,685	\$ 52,685	\$ 52,685	\$ 52,685	\$ 52,685	\$ 632,223
Consulting Fees	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Strategic Activities	10,800	5,700	499	12,000	499	5,760	499	-	9,000	-	-	-	44,757
Cyber Security and IT Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Audits	-	-	-	8,600	-	-	-	-	-	-	-	-	8,600
Agency Counsel	42,000	-	-	-	-	-	-	-	-	-	-	-	42,000
ED Support	62,500	-	-	62,500	-	-	62,500	-	-	62,500	-	-	250,000
Sub-lease AHCC	-	-	10,150	6,767	3,383	-	3,434	3,434	-	-	-	-	27,168
NYSEDC	1,500	-	-	-	-	-	-	-	-	-	-	-	1,500
Insurance	-	-	-	-	1,773	-	-	-	-	-	-	-	1,773
Misc.	200	515	577	1,194	279	239	275	214	-	-	-	-	3,493
Legal Expenses	-	114	-	-	-	-	67,664	-	-	-	-	-	67,778
SBAP Grant Awards	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Total - Expenditures	\$ 169,685	\$ 59,014	\$ 63,912	\$ 143,747	\$ 58,620	\$ 58,684	\$ 187,057	\$ 56,333	\$ 61,685	\$ 115,185	\$ 52,685	\$ 52,685	\$ 1,079,292
Ending Balance	\$ 3,563,138	\$ 3,518,914	\$ 3,457,380	\$ 3,368,897	\$ 3,468,100	\$ 3,415,154	\$ 3,299,058	\$ 3,270,879	\$ 3,232,568	\$ 3,562,731	\$ 3,816,225	\$ 3,823,540	\$ 3,823,540

City of Albany IDA
 Fee Detail by Month
 August 2024

	Name	Application Fee	Agency Fee	Administration Fee	Modification Fee / consulting fee	TOTAL FEE
<i>January</i>	Midtown Albany		\$ 43,000		\$ 2,250	\$ 45,250
	40 Steuben Freedom Springs			\$ 500	5,400	500 5,400 - -
	TOTAL	\$ -	\$ 43,000	\$ 500	\$ 7,650	\$ 51,150
<i>February</i>	Sheridan Hollow			\$ 10,000		\$ 10,000
	324 State Street 413 North Pearl TR Hackett Tamarock	1,500		500 500 500		\$ 500 \$ 500 \$ 500 \$ 1,500 -
	TOTAL	\$ 1,500	\$ -	\$ 11,500	\$ -	\$ 13,000
<i>March</i>	745 Broadway Apartments, LLC				\$ 500	\$ 500
	TOTAL	\$ -	\$ -	\$ -	\$ 500	\$ 500
<i>April</i>	144 State Street		\$ 35,000			\$ 35,000
	575 Broadway Holdings, LLC Home Leasing II Forty-Eightcc LLC 745 Broadway Holland Ave OZ LLC	\$ 1,500		\$ 10,000 500 500	\$ 6,000	\$ 1,500 10,000 6,000 500 500
	TOTAL	\$ 1,500	\$ 35,000	\$ 11,000	\$ 6,000	\$ 53,500
<i>May</i>	TRPS Lark, LLC 1221 Western		\$ 49,000	\$ 500		\$ 49,000 \$ 500
	Forty-Eightcc, LLC		105,911			\$ 105,911 \$ - \$ -
	TOTAL	\$ -	\$ 154,911	\$ 500	\$ -	\$ 155,411
<i>June</i>	Regan development - PILOT application	\$ 1,500				\$ 1,500
	Man Realty 745 Broadway Fairbanks Property	1,500		500 500		\$ 500 \$ 500 \$ 1,500
	TOTAL	\$ 3,000	\$ -	\$ 1,000	\$ -	\$ 4,000
<i>July</i>	Colvin Commons	1,500				\$ 1,500 \$ - \$ -
	TOTAL	\$ 1,500	\$ -	\$ -	\$ -	\$ 1,500
<i>August</i>	705 Broadway		24,373			\$ - 24,373 -
	563 New Scotland Freedom Springs Redburn partners TR Hackett Guido Development	\$ 1,500		\$ 500	\$ -	500 - - - 1,500
	TOTAL	\$ 1,500	\$ 24,373	\$ 500	\$ -	\$ 26,373
<i>September</i>	21 Erie Associates LLC Tr Hackett Freedom Springs Redburn 1211 Western Avenue		13,397 5,497	500 -	600 2,880	13,397 5,997 600 2,880 500 -
	TOTAL	\$ -	\$ 18,894	\$ 1,000	\$ 3,480	\$ 23,374
<i>October</i>	Freedom Springs, LLC Equity Residential partners		\$ 440,848		4500	- 440,848 4,500
	TOTAL	\$ -	\$ 440,848	\$ -	\$ 4,500	\$ 445,348
<i>November</i>	Colvin Avenue Commons LLC		\$ 306,179			\$ 306,179
	TOTAL	\$ -	\$ 306,179	\$ -	\$ -	\$ 306,179
<i>December</i>	Holland Ave OZ		\$ 60,000			- 60,000
	TOTAL	\$ -	\$ 60,000	\$ -	\$ -	\$ 60,000
	2024 TOTAL	\$ 9,000	\$ 1,083,205	\$ 26,000	\$ 22,130	\$ 1,140,335

**PUBLIC HEARING RESOLUTION
CENTRE SQUARE LLC PROJECT**

A regular meeting of City of Albany Industrial Development Agency (the “Agency”) was convened in public session at the office of the Agency located at 21 Lodge Street in the City of Albany, Albany County, New York on September 19, 2024 at 12:15 p.m., local time.

The meeting was called to order by the (Vice) Chair of the Agency and, upon roll being called, the following members of the Agency were:

PRESENT:

Elizabeth Staubach	Chair
Lee E. Eck, Jr.	Vice Chair
Darius Shahinfar	Treasurer
Joseph Better	Member
Christopher Betts	Member
John F. Maxwell, Esq.	Member

ABSENT:

AGENCY STAFF PRESENT INCLUDED THE FOLLOWING:

Ashley Mohl	Interim Chief Executive Officer
Andrew Corcione	Chief Operating Officer
Andrew Biggane	Director of Finance and Operations, Capitalize Albany Corporation
Renee McFarlin	Senior Economic Developer, Capitalize Albany Corporation
Michael Bohne	Communications and Marketing Manager, Capitalize Albany Corporation
Cassidy Roberts	Program Assistant, Capitalize Albany Corporation
Maria Lynch	Executive Assistant
Olivia Sewak	Program Assistant, Capitalize Albany Corporation
Marisa Franchini, Esq.	Agency Counsel
A. Joseph Scott, III, Esq.	Special Agency Counsel
Christopher C. Canada, Esq.	Special Agency Counsel

The following resolution was offered by _____, seconded by _____, to wit:

Resolution No. 0924-_____

RESOLUTION AUTHORIZING THE INTERIM CHIEF EXECUTIVE OFFICER OF CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY TO HOLD A PUBLIC HEARING REGARDING A PROPOSED PROJECT TO BE UNDERTAKEN FOR THE BENEFIT OF CENTRE SQUARE LLC.

WHEREAS, the Agency is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of

the Consolidated Laws of New York, as amended (the “Enabling Act”) and Chapter 325 of the 1974 Laws of New York, as amended, constituting Section 903-a of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the “Act”) to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, warehousing, research, commercial and industrial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more “projects” (as defined in the Act), or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, Centre Square LLC, a Delaware State limited liability company (the “Company”), submitted an application (the “Application”) to the Agency, a copy of which Application is on file at the office of the Agency, requesting that the Agency consider undertaking a project (the “Project”) for the benefit of the Company, said Project consisting of the following: (A) (1) the acquisition of an interest in an approximately .09 acre parcel of land located at 1233 Broadway (tax map no.: 66.29-2-59) and 1235 Broadway (tax map. No.: 66.29-2-58) in the City of Albany, Albany County, New York (collectively, the “Land”), (2) the construction on the land an approximately 10,200 square foot building (the “Facility”) and (3) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (the “Equipment”) (the Land, the Facility and the Equipment being collectively referred to as the “Project Facility”), all of the foregoing to be owned and operated by the Company as a twelve (12) unit market-rate residential facility and other directly and indirectly related activities; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the “Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, pursuant to Section 859-a of the Act, prior to the Agency providing any “financial assistance” (as defined in the Act) of more than \$100,000 to any project, the Agency, among other things, must hold a public hearing pursuant to Section 859-a of the Act with respect to said project; and

WHEREAS, the Agency desires to provide for compliance with the provisions of Section 859-a of the Act with respect to the Project;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY, AS FOLLOWS:

Section 1. The Agency hereby authorizes the Interim Chief Executive Officer of the Agency, after consultation with the members of the Agency and Agency Counsel, (A) to establish the time, date and place for a public hearing of the Agency to hear all persons interested in the Project (the “Public Hearing”); (B) to cause the Public Hearing to be held in a city, town or village where the Project Facility is or is to be located, and to cause notice of such Public Hearing to be given to the public by publishing a notice or notices of such Public Hearing in a newspaper of general circulation available to the residents of the governmental units where the Project Facility is or is to be located, such notice or notices to comply with the requirements of Section 859-a of the Act; (C) to cause notice of the Public Hearing to be given to the chief executive officer of the county and of each city, town, village and school district in which the Project

Facility is or is to be located to comply with the requirements of Section 859-a of the Act; (D) to conduct such Public Hearing; (E) to cause a report of the Public Hearing fairly summarizing the views presented at such Public Hearing (the "Report") to be prepared; (F) to cause a copy of the Report to be made available to the members of the Agency; and (G) to cause this resolution to be sent via certified mail, return receipt requested to the chief executive officer of the County and of each city, town, village and school district in which the Project Facility is to be located to comply with the requirements of Section 859-a of the Act.

Section 2. The Chair, Vice Chair and/or Interim Chief Executive Officer of the Agency is hereby authorized and directed to distribute copies of this Resolution to the Company and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 3. All action taken by the Interim Chief Executive Officer of the Agency in connection with the Public Hearing with respect to the Project prior to the date of this Resolution is hereby ratified and confirmed.

Section 4. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Elizabeth Staubach	VOTING	_____
Lee E. Eck, Jr.	VOTING	_____
Darius Shahinfar	VOTING	_____
Anthony Gaddy	VOTING	_____
Joseph Better	VOTING	_____
Christopher Betts	VOTING	_____
John F. Maxwell	VOTING	_____

The foregoing Resolution was thereupon declared duly adopted.

STATE OF NEW YORK)
) SS.:
COUNTY OF ALBANY)

I, the undersigned Secretary of the City of Albany Industrial Development Agency (the “Agency”), DO HEREBY CERTIFY that I have compared the foregoing annexed extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on September 19, 2024 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution contained therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the “Open Meetings Law”), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this _____ day of September, 2024.

Secretary

(SEAL)