


NEWBURGH
IDA 
INDUSTRIAL DEVELOPMENT AGENCY
BOARD OF DIRECTORS MEETING
Minutes of May 19, 2025

The Board of Directors of the Newburgh IDA met on Monday, May 19 at 6:32 pm at 401 Washington Street, Newburgh, NY 12550.

Present:

Board Members: Michael Nepl, Chair
Vickiana DeMora, Treasurer
Alexandra Church, Vice Chair
Sharonda Powell, Secretary

Staff: Cherisse Vickers, Executive Director
Adriana Huaynalaya, Financial Administrator

Counsel: David Craft, Esq., Whiteman Osterman & Hanna LLP

Guests: William DeRosa, Barton & Loguidice
Tracy Verrier, MRB Group
Erick Cooney, Scobie Industrial Partners LLC

1. **Roll Call:** Michael Nepl, Chair called the meeting to order at 6:32 pm. A quorum was declared to be met.

2. **Proof of Meeting Notice:** Michael Nepl, Chair observed that the Notice of the meeting was properly sent and accepted.

3. **Reading and Approval of April 21, 2025, Meeting Minutes:**

Meeting Minutes from the board meeting of April 21, 2025, were distributed to the board via e-mail.

Motion to approve April 21, 2025, meeting minutes as presented:

Ms. Church: Motion to approve the minutes

May 19, 2025, Board Meeting Minutes

Ms. DeMora: Motion seconded

VOTE: Unanimously passed

4. **Report of the Treasurer; Approval of Payment of Bills:**

Vickiana DeMora presented the April Treasurer's Report to the board.

Motion to approve April 2025 Treasurer's Report

Ms. Church: Motion to approve

Ms. DeMora: Motion seconded

VOTE: Unanimously passed

Motion to approve April 2025 Bill Payments

Ms. Church: Motion to approve (Checks 1342, 1343, 1344, 1345, 1346, 1347)

Ms. DeMora: Motion seconded

VOTE: Unanimously passed

5. **Chairman's Report:**

Mr. Neppel noted that items for the Board will be discussed later in the agenda, namely the engineering report of the Armory building and the UTEP draft.

6. **Counsel's Report:**

Mr. Craft updated the Board on the following:

- The third amendment to the cell tower lease agreement has been finalized and executed. Per the amendment, the Agency has received a one-time payment of \$20,000. The amendment includes an early termination option after 10 years at the Agency's sole discretion. For the 104 Washington St project, which was approved for financial assistance at the April board meeting. Counsel initially anticipated closing in June, however the applicant's attorney has indicated that the closing will be postponed until after June. For Liberty Street Apartments project, which was also approved for financial assistance at the April board meeting, the closing is contingent upon the applicant acquiring title to the property, which is currently uncertain.

7. **Executive Director's Report:**

Ms. Vickers did not have anything to share with the board expect the potential June board meeting to be discussed during New Business.

8. **New Business:**

Resolution # 2025-05-19-01 Scobie Industrial Partners LLC – Authorize Agency to Execute A Fifth Amendment to the Existing Contract of Sale – Sale of 5 Scobie Drive, Newburgh, NY

Mr. Craft summarized that the Agency entered into a Contract of Sale for the Property (the “Agreement”) on or about July 30, 2022 with Scobie Industrial Partners LLC (the “Purchaser”). As part of the Agreement, the Purchaser had to pursue and obtain approvals from the DEC pursuant to a Brownfield Cleanup Agreement and to obtain any other permits that the Purchaser may require to construct and operate a commercial warehouse and light manufacturing industrial facility. Due to additional requirements imposed by DEC under the Brownfield Cleanup Agreement, the Purchaser and Agency have previously executed four (4) amendments to the Agreement to provide the Purchaser additional time to satisfy DEC’s requirements. . The Agency has been requested to entered into a fifth Amendment to the Agreement in substantially the form which was presented to the Board of the Agency at this meeting and would extend the Due Diligence Period, as defined in the Contract of Sale, to December 31, 2025. The extension will allow the Purchaser additional time to obtain SEQRA approval from the City of Newburgh Planning Board.

Ms. Church: Motion to approve

Ms. DeMora: Motion seconded

A roll call was taken for the vote.

Mr. Neppl: Yes

Ms. Church: Yes

Ms. DeMora: Yes

Ms. Powell: Yes

VOTE: Unanimously passed

Resolution # 2025-05-19-02 Award of Video Recording Services

The Agency’s Procurement Policy authorizes the Executive Director to receive written/fax quotations from at least three vendors for public works or services under \$20,000; and the Agency solicited written quotes from qualified firms to provide professional video recording and livestreaming services for Agency meetings; and the Agency received three written quotes from vendors because of the Agency requirement under the Act to livestream all open meetings, the Agency is required to enter into a contract with a vendor as of the date of this Resolution.

Ms. Church: Motion to approve

Ms. DeMora: Motion seconded

A roll call was taken for the vote.

Mr. Neppl: Yes

Ms. Church: Yes

Ms. DeMora: Yes

Ms. Powell: Yes

VOTE: Unanimously passed

Engineering Update – The Armory

Will DeRosa, from Barton and Loguidice (B&L), performed a visual structural inspection of The Armory building pursuant to the contract entered into with the Agency after their selection pursuant to an RFP. B&L assessed visible components of the Armory, including exterior masonry, roofing, subflooring, and wall systems. No testing was conducted. The assessment relied on accessible and exposed structural elements.

Mr. DeRosa's recommendation was to continue monitoring a structural gap that was found. There was no immediate safety threat identified, but ongoing movement could worsen the situation. Also to address the gap in the South wall to prevent further water intrusion, the damaged mortar should be sealed and the missing or heavily deteriorated brick sections should be replaced; there should be an investigation to potentially replace the leaking water supply line; and the internal piping should be evaluated to determine the exact cause of the leak. Mr. DeRosa also recommended considering selective stabilization rather than full-scale remediation, targeting key problem areas to avoid worsening future damage. No additional structural removals are currently needed and all areas accessible during the inspection were included in the assessment. All estimates in the draft report are preliminary. Combining repairs (e.g., phases 1 and 2) may lead to cost savings, especially in terms of equipment rentals. The final cost will depend on contractor experience, local labor rates, and material availability.

Mr. Neppl asked if all the areas in the building were accessed. Mr. DeRosa responded that all accessible areas were inspected, and any areas not accessed were due to lack of entry or obstructions. Ms. Church asked if the building is safe for continued occupancy. Mr. DeRosa responded, based on current conditions, no imminent safety hazards were found. Mr. Neppl asked if the report covers all necessary long-term concerns. Mr. DeRosa said the report addresses stabilization and prevention of future damage, not cosmetic issues or full rehabilitation. Mr. DeRosa also noted this is a draft report and additional comments or concerns from the board are welcome and should be submitted prior to finalization.

UTEP Draft Discussion

Ms. Verrier of MRB gave the report to the Board. She opened with a review of the structure of the standard PILOT (Payment in Lieu of Taxes) schedule that was discussed at the Agency retreat. Projects are allowed for up to three years of construction, during which

they pay full taxes on the original property assessment. Once the project is complete, the PILOT schedule begins with 100% abatement on the added value in the first year and reduces by 10% each subsequent year over a 10-year period. The original pre-development assessment remains fully taxable. Projects located in priority sectors are eligible for an enhanced PILOT schedule which included an extended to 15 years (excluding the construction phase), greater up-front abatements to help offset added costs, such as those associated with adaptive reuse or historic rehabilitation. These priority sectors currently include housing, food-related businesses, tourism destinations and lodging establishments.

Per Mr. Nepl's request, Ms. Verrier provided a brief overview of her background with over 10 years of experience in economic development, previously working with community foundations and local governments and providing advisory support to multiple municipalities and development authorities. Mr. Nepl noted that since the PILOT schedule was adopted in 2020, only one project has utilized it without seeking a deviation which raised concerns over whether the policy was originally ineffective or became more useful over time. This policy revision was timely and appreciated that the update seemed better aligned with current City goals. Mr. Nepl discussed previous IDA projects, particularly regarding the limited public visibility and feedback and highlighted the need for City Council oversight to ensure alignment with community values and to increase transparency and public input. Emphasis was placed on City Council's authority to approve housing projects and the potential to elevate all PILOT decisions through Council approval for more robust governance.

Ms. Church suggested if a project creates a significant number of permanent, well-paying jobs (e.g., 25–30), it should qualify as a priority sector by default—even if not in a listed sector, emphasizing that such job creation has a positive economic and social impact. Ms. Church also recommended adding section and paragraph numbering to the policy document and suggested a structure like “Section 1 – Paragraph A, B, C” for ease of reference and clarity and this would make it easier for board and public review, especially when dealing with legal or complex text. Mr. Nepl acknowledged the importance of aligning incentives with actual public benefit and community values and pointed out that this revised UTEP draft is a strong foundation and expressed gratitude to Ms. Verrier for her guidance in producing this draft.

9. **Old Business:**

Agency Banking

Ms. Vickers let the board know that in September 2023, the Agency voted to make the funds received from the Armory settlement income producing. A CD account was opened initially with Lakeland Bank, which later transitioned to Provident Bank. The account matured in July 2024 and again in April 2025. Ms. Vickers informed the board that the CD could be renewed by email with no penalty from the bank, noting that two

signatures would be required to withdraw the funds. Ms. Vickers presented current interest rates, which had been emailed to the board and included in their meeting packets. The rates were not expected to change significantly between that night and the next day. Given the upcoming summer break, Ms. Vickers sought direction from the board on the CD's term. Ms. Church asked if funds from the account ending in 2847 could be used for emergency expenses. Ms. Vickers confirmed those funds were accessible and funds from the money market account as well. Ms. Church suggested a six-month term may make more sense. Mr. Neppl suggested renewing the CD for 3 months since the interest rate was better. Mr. Neppl asked Ms. Vickers to explain the bank selection process. Ms. Vickers said the Audit/Finance Committee and herself researched local banks. Many banks were unable to accommodate a quasi-governmental agency. Lakeland Bank had the best rates and met agency needs. The move also allowed diversification from TD Bank. Ms. Vickers stated that once the CD is renewed, the board would approve the decision at the June board meeting by resolution. A follow-up resolution may be needed in summer for a 3-month CD.

The June board meeting will be held on Monday June 30, 2025.

10. **Adjournment**

A motion to adjourn was made by Ms. Church and seconded by Ms. DeMora. Unanimously passed at 7:32 pm.

**CITY OF NEWBURGH INDUSTRIAL DEVELOPMENT AGENCY
TREASURER'S REPORT MAY 19, 2025 MEETING
APRIL**

OPERATING Account #2847

Opening Balance As of April 1, 2025 **\$77,681.13**
from bank statement

Deposits

<u>Payor</u>	<u>Amount</u>	<u>Remarks</u>
4/1/2025 T-Mobile	5,416.49	
4/1/2025 AT&T	3,996.71	
4/2/2025 Central Hudson	2,285.51	
4/4/2025 IV5 Newburgh South Logistics Center	214,384.98	Closing Fees
4/29/2025 Dish Network	1,500.00	
4/29/2025 The Cornerstone Residence	200.00	Security Deposit Return for retreat
4/30/2025 Interest Paid	782.47	Interest Rate 3.30%

TOTAL DEPOSITS 2847 **\$228,566.16**

Disbursements

<u>Payee</u>	<u>Amount</u>	<u>Remarks</u>
Check #1342 4/3/2025 City of Newburgh	661.31	Printer
Check #1343 4/8/2025 black dog DESIGNS, LLC	274.88	Invoice 2144
Check #1344 4/9/2025 Veritext	1,700.00	Invoice 8227476 and Invoice 8227467
Check #1345 4/15/2025 MRB Group	2,254.50	Invoice 66867, 66868, 66869
Check #1346 4/17/2025 J&G Law, LLP	157.50	Invoice 322977
ACH 4/21/2025 NYSIF Workers' Compensation	94.93	Audit
Check #1347 4/21/2025 Phanatiks Entertainment	2,000.00	Invoice 04112025
ACH 4/29/2025 QuickBooks Online	70.28	Monthly payment

TOTAL CHECKS & DISBURSEMENTS 2847 **\$7,213.40**

Closing Balance As of April 30, 2025 **\$299,033.89 Op Acct #2847**

PAYROLL Acct #8243

Opening Balance	As of April 1, 2025	\$131,786.52
Debit	4/2/2025 Net Pay (part of gross wages)	3,827.04 03/17/25-03/30/25
Debit	4/2/2025 Employer Payroll Tax + Employee WH (part of gross wages)	1,462.53 03/17/25-03/30/25
Debit	4/3/2025 Payroll Fees March 2025	65.96
Debit	4/8/2025 Gusto Tax	244.64 NY SUI rate change
Debit	4/16/2025 Net Pay (part of gross wages)	3,827.06 03/31/25-04/13/25
Debit	4/16/2025 Employer Payroll Tax + Employee WH (part of gross wages)	1,462.49 03/31/25-04/13/25
Debit	4/30/2025 Net Pay (part of gross wages)	3,827.06 04/14/25-04/27/25
Debit	4/30/2025 Employer Payroll Tax + Employee WH (part of gross wages)	1,462.49 04/14/25-04/27/25
	Total Monthly Payroll Expense	\$16,179.27
Credit	4/30/2025 Interest Paid	330.17 Interest Rate 3.30%
Closing Balance	As of April 30, 2025	\$115,937.42 Payroll Acct #8243

APPLICATIONS FUND Account #2855

Opening Balance	As of April 1, 2025	\$14,151.44
Closing Balance	As of April 30, 2025	\$14,151.44 App Fund Acct #2855

LESSOR/TENANT Account #2863

Opening Balance	As of April 1, 2025	\$2,537.01
Interest Income	4/30/2025 Interest Paid	\$6.78 Interest Rate 3.30%
Closing Balance	As of April 30, 2025	\$2,543.79 Lessor Acct #2863

LABOR MONITORING Account #7072

Opening Balance	As of April 1, 2025	\$15,014.79
Closing Balance	As of April 30, 2025	\$15,014.79 Labor Monitor Acct #7072

MONEY MARKET Account #2871

Opening Balance	As of April 1, 2025	\$1,294,426.75
Interest Income	4/30/2025 Interest Paid	3,457.72 Interest Rate 3.30%
Closing Balance	As of April 30, 2025	\$1,297,884.47 MM Acct #2871

NEWBURGH SOUTH LOGISTICS CENTER Account #6521

Opening Balance	As of April 1, 2025	\$54.79
Deposits		
Interest Income	4/30/2025 Interest Paid	0.15 Interest Rate 3.38%
Disbursements		
Check #1014	4/10/2025 Brookfield Properties	54.79 Interest earned on account
Closing Balance	As of April 30, 2025	\$0.15 NSLC Acct #6521

LABOR MONITORING IV5 Account #5325

Opening Balance	As of April 1, 2025	\$0.00
Deposit		
	4/8/2025 IV5 Newburgh South Logistics Center	\$75,885.00 Labor & Sales Tax Monitoring
Disbursement		
	4/8/2025 Wire Transfer Fee	\$15.00
Closing Balance	As of April 30, 2025	\$75,870.00 Labor Monitor IV5 Acct #5325

PROVIDENT BANK Account #4346

Opening Balance	As of April 1, 2025	\$0.00
Closing Balance	As of April 30, 2025	\$0.00 PROVIDENT BANK Acct #4346

PROVIDENT BANK Account #5683

Opening Balance	As of April 1, 2025	\$4,311,607.60
Interest Income	4/8/2025 Intrest Paid though 4-17-25	\$52,278.24 Interest Rate 4.85%
Interest Income	4/8/2025 Intrest Paid through 4-18-25	\$587.92 Interest Rate 4.85%
Closing Balance	As of April 30, 2025	\$4,364,473.76 PROVIDENT BANK Acct #5683

CITY OF NEWBURGH
INDUSTRIAL DEVELOPMENT AGENCY

Resolution No. 2025-05-19-01

**RESOLUTION AUTHORIZING THE AGENCY TO EXECUTE
A FIFTH AMENDMENT TO THE CONTRACT FOR THE SALE OF THE REAL
PROPERTY LOCATED AT
5 SCOBIE DRIVE, NEWBURGH, NEW YORK**

A regular meeting of the City of Newburgh Industrial Development Agency (the “Agency”) was convened in public session at the Newburgh Activity Center, 401 Washington Street, Newburgh, New York on May 19, 2025, at 6:30 o'clock p.m., local time.

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

PRESENT:

Michael Nepl	Chair
Alexandra Church	Vice Chair
Vickiana DeMora	Treasurer
Sharonda Powell	Acting Secretary

ABSENT:

NONE.

AGENCY STAFF PRESENT INCLUDED THE FOLLOWING:

Cherisse Vickers	Executive Director
Adriana Huaynalaya	Financial Administrator
David Craft, Esq.	Agency Counsel

The following resolution was offered by Alexandra Church, seconded by Vickiana DeMora, to wit:

WHEREAS, the City of Newburgh Industrial Development Agency (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 577 of the 1982 Laws of New York, as amended, constituting Section 913 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, the Agency owns certain real property located at 5 Scobie Drive, Newburgh. New York (the "Property") by deed from the City of Newburgh; and

WHEREAS, the Agency entered into a Contract of Sale for the Property on or about July 30, 2022; and

WHEREAS, the Agency authorized an amendment to the Contract of Sale effective August 12, 2022; and

WHEREAS, the Agency authorized a second amendment to the Contract of Sale effective December 31, 2022; and

WHEREAS, the Agency authorized a third amendment to the Contract of Sale effective June 30, 2023; and

WHEREAS, the Agency authorized a fourth amendment to the Contract of Sale effective May 1, 2024; and

WHEREAS, the Agency has been requested to entered into a fifth Amendment to the Contract of Sale (the "Fifth Amendment to the Contract of Sale" or the "Fifth Amendment") in substantially the form thereof which has been presented to the Board of the Agency at this meeting and would extend the Due Diligence Period, as defined in the Contract of Sale, to December 31, 2025.

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

Section 1. The Agency hereby authorizes the Chair, any Vice Chair and/or the Executive Director of the Agency to execute the Fifth Amendment to the Contract of Sale for the Property substantially in the form placed before the Board at this meeting.

Section 2. This Resolution shall take effect immediately.

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

Michael Neppi	VOTING	<u>YES</u>
Alexandra Church	VOTING	<u>YES</u>
Vickiana DeMora	VOTING	<u>YES</u>
Sharonda Powell	VOTING	<u>YES</u>

The foregoing resolution was thereupon declared duly adopted.

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

I, the undersigned Acting Secretary of City of Newburgh Industrial Development Agency (the “Agency”), do hereby certify that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency held on May 19, 2025 with the original thereof on file in my office, and that the same is a true and correct copy of said original 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 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 27 day of 5, 2025.


Acting Secretary

(SEAL)

CITY OF NEWBURGH
INDUSTRIAL DEVELOPMENT AGENCY

Resolution No. 2025-05-19-02

**AWARD OF VIDEO RECORDING AND LIVESTREAMING SERVICES FOR THE
AGENCY**

A regular meeting of City of Newburgh Industrial Development Agency (the “Agency”) was convened in public session at the Newburgh Activity Center, 401 Washington Street, Newburgh, New York on May 19, 2025, at 6:30 o'clock p.m., local time.

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

PRESENT:

Michael Nepl	Chair
Alexandra Church	Vice Chair
Vickiana DeMora	Treasurer
Sharonda Powell	Acting Secretary

ABSENT:

NONE.

AGENCY STAFF PRESENT INCLUDED THE FOLLOWING:

Cherisse Vickers	Executive Director
Adriana Huaynalaya	Financial Administrator
David Craft, Esq.	Agency Counsel

The following resolution was offered by Alexandra Church, seconded by Vickiana DeMora, to wit:

WHEREAS, the City of Newburgh Industrial Development Agency (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” or the “Act”) and Chapter 577 of the 1982 Laws of New York, as amended, constituting Section 913 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 industrial, manufacturing, warehousing, commercial, and research and recreation 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, under Section 858 of the Act, the Agency is authorized and empowered to make contracts and leases, and to execute all instruments necessary or convenient to or with any person, firm, partnership or corporation, either public or private; and

WHEREAS, the Agency's Procurement Policy authorizes the Executive Director to receive written/fax quotations from at least three (3) vendors for public works or services under \$20,000; and

WHEREAS, the Agency solicited written quotes from qualified firms to provide professional video recording and livestreaming services for Agency meetings; and

WHEREAS, the Agency received three (3) written quotes from vendors.

WHEREAS, because of the Agency requirement under the Act to livestream all open meetings, the Agency is required to enter into a contract with a vendor as of the date of this Resolution.

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

Section 1. The Agency hereby engages EC Media Group (the "Vendor") to provide professional video recording and livestreaming services to the Agency for its meetings commencing with this meeting upon a contract substantially in the form placed before the Board at this meeting.

Section 2. The Chair and the Executive Director of the Agency are each hereby authorized to take all reasonable actions necessary to implement the provisions hereof.

Section 3. This Resolution shall take effect immediately.

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

Michael Neopl	VOTING	<u>YES</u>
Alexandra Church	VOTING	<u>YES</u>
Vickiana DeMora	VOTING	<u>YES</u>
Sharonda Powell	VOTING	<u>YES</u>

The foregoing resolution was thereupon declared duly adopted.

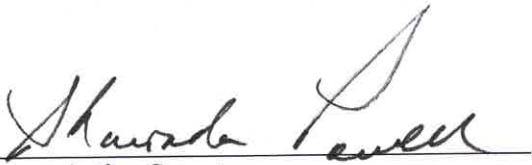
STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

I, the undersigned Acting Secretary of City of Newburgh Industrial Development Agency (the "Agency"), do hereby certify that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency held on May 19, 2025 with the original thereof on file in my office, and that the same is a true and correct copy of said original 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 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 27th day of May, 2025.


Acting Secretary

(SEAL)