

**ADVANCE ALBANY COUNTY ALLIANCE LOCAL DEVELOPMENT CORPORATION  
RESOLUTION ADOPTING A NEGATIVE DECLARATION PURSUANT TO THE NEW YORK  
STATE ENVIRONMENTAL QUALITY REVIEW ACT (“SEQR”)**

A regular meeting of the board of directors (the “Board of Directors”) of the Advance Albany County Alliance Local Development Corporation (the “Alliance”) was convened in public session in the offices of the Alliance located at 111 Washington Avenue in the City of Albany, Albany County, New York on Tuesday, May 12, 2026 at 8:30 am.

The meeting was called to order by the (Vice) Chairperson of the Board of Directors and the following members of the Board of Directors were:

**PRESENT:**

Alan Goldberg	Chairperson
Richard Rosen	Vice Chairperson
Alan Alexander	Treasurer
Michael Cassidy	Director
Jasmine Higgins	Director
Caitlin O’Brien	Ex-Officio, Designee of Chairperson of County Legislature
Michael McLaughlin	Ex-Officio, Designee of County Executive

**EXCUSED:**

Helen Brooks	Secretary
Michael Cinquanti	Director

**ADDITIONAL PERSONS PRESENT INCLUDED THE FOLLOWING:**

Kevin O’Connor	Chief Executive Officer
Amy Thompson	Chief Financial Officer
Jeremy Smith	Senior Vice President
Kevin Catalano	Senior Vice President
Thomas M. Owens, Esq.	Alliance Counsel

The following resolution was offered by Michael Cassidy, seconded by Jasmine Higgins, to wit:

Resolution No. 2026-05-01

**RESOLUTION ADOPTING A NEGATIVE DECLARATION PURSUANT TO THE  
NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW (“SEQR”) ACT**

WHEREAS, pursuant to the provisions of Section 1411 of the Not-For-Profit Corporation Law of the State of New York, as amended (the “Enabling Act”), the members of the County Legislature (the “Legislature”) of Albany County, New York (the “County”) adopted a resolution on November 9, 2020 (A) authorizing the incorporation of Advance Albany County Alliance Local Development Corporation (the “Alliance”) under the Enabling Act and (B) approving the proposed form of certificate of incorporation (the “Certificate”) of the Alliance; and

WHEREAS, in November, 2020, the Certificate was filed with the New York Secretary of State’s Office creating the Alliance; and

WHEREAS, the Alliance is authorized and empowered by the provisions of the Enabling Act to relieve and reduce unemployment, promote and provide for additional and maximum employment, better and maintain job opportunities, and lessen the burdens of government and act in the public interest, and in carrying out the aforesaid purposes and in exercising the powers conferred in the Enabling Act, the Enabling Act declares that the Alliance will be performing essential governmental functions; and

WHEREAS, to accomplish its stated purposes, the Alliance is authorized and empowered under the Enabling Act to acquire real and personal property; to borrow money and issue negotiable bonds, notes and other obligations therefore; to lease, sell, mortgage or otherwise dispose of or encumber any of its real or personal property upon such terms as it may determine; to apply for and make grants and loans and to execute any and all documents necessary in connection therewith; and otherwise to carry out its corporate purposes in the territory in which the operations of the Alliance are principally to be conducted; and

WHEREAS, the Alliance is the owner of the real property and improvements consisting of one (1) tax parcel totaling approximately 1.55 acres located at 106 South Pearl Street, Albany, New York improved by an approximately 3,148 square feet, one-story, slab on grade building (the site is formerly known as the "South End Grocery"); and

WHEREAS, the Alliance is considering an action (the "Proposed Action") involving the renovation of the existing building located at 106 South Pearl Street for the purpose of establishing a new bus facility, including modern interior and exterior improvements to accommodate transit operations and passengers, passenger waiting areas, ticketing, restrooms, and related facilities, with potentially an approx. 1,000 sq. ft. expansion of the building footprint possible; and

WHEREAS, pursuant to SEQR and the regulations adopted pursuant to SEQRA ("Regulations") (SEQR and the Regulations collectively may be referred to as "SEQRA"), the Alliance must satisfy the requirements contained in SEQRA prior to making a final determination whether to undertake the Proposed Action; and

WHEREAS, pursuant to the Regulations, the Alliance has examined the Proposed Action in order to make a determination as to the potential environmental significance of the Proposed Action and the number of agencies that may be involved with respect to the Proposed Action; and

WHEREAS, the Alliance has identified the Proposed Action as an "Unlisted Action" as defined under SEQRA, and although the Proposed Action may involve more than one "involved agency" (as defined under SEQRA), "coordinated review" (as defined under SEQRA) and notification of other involved agencies is strictly optional; and

WHEREAS, the Alliance determines not to undertake a coordinated review of the Proposed Action; and

WHEREAS, the Alliance has completed, reviewed and analyzed the appropriate environmental review documentation, including Parts 1, 2 and 3 of the Full Environmental Assessment Form ("FEAF", attached to this Resolution), and any other supporting materials deemed relevant; and

WHEREAS, the Alliance has reviewed the Proposed Action in accordance with SEQRA, including but not limited to consideration of potential impacts to land, water, air, traffic, noise, community character, disadvantaged communities and historic and archaeological (cultural) resources, and has determined that the work will occur within an existing developed urban site and existing building footprint, with any ground

disturbance limited to previously disturbed areas such as existing greenspace strips and/or paved parking areas; and

WHEREAS, based on the Alliance's hard look at the information contained in the FEAF and the record of review, the Alliance finds that the Proposed Action will not result in any significant adverse environmental impacts as such determination is documented in Part 3 of the FEAF (including the Negative Declaration attached to the FEAF); and

NOW, THEREFORE, BE IT RESOLVED, that the Alliance hereby determines, pursuant to SEQRA, that the Proposed Action will not have a significant adverse impact on the environment and hereby adopts a Negative Declaration (as documented in Part 3 of the FEAF, including the Negative Declaration attached to the FEAF) for the Proposed Action; and be it further

RESOLVED, that the Alliance hereby directs that the Negative Declaration (FEAF, including Part 3 and Negative Declaration) be filed, published, and/or distributed in the manner required by SEQRA, including placement in the Alliance's SEQRA file; and be it further

RESOLVED, that the Chair or CEO (or any other officer) of the Alliance is hereby authorized to executed the FEAF, issue and promulgate the Negative Declaration, and provide/execute any related documents, and to take such other and further actions as may be necessary or appropriate to implement this resolution.

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

Alan Goldberg	VOTING	YES
Richard Rosen	VOTING	YES
Alan Alexander	VOTING	YES
Helen Brooks	VOTING	EXCUSED
Michael Cinquanti	VOTING	EXCUSED
Michael Cassidy	VOTING	YES
Jasmine Higgins	VOTING	YES

The resolution was thereupon declared duly adopted.

Dated: May 12, 2026

  
Secretary

Motion made by: Michael Cassidy

Seconded by: Jasmine Higgins

Vote: 5-0