

MICHAEL PAPARIAN, CHAIRMAN
HON. DENNIS FENNEY, VICE CHAIR
WILLIAM MURPHY, TREASURER
MARLENE MCTIGUE, SECRETARY
ANTON DRESLIN, ASS'T SECRETARY
PAUL NYLIN, MEMBER
HON. WANDA WILLINGHAM, MEMBER



ALBANY COUNTY BUSINESS HUB
111 WASHINGTON AVE
SUITE 100
ALBANY, NEW YORK 12210
(518) 447-5602

Albany County Industrial Development Agency
Board of Directors Meeting

Wednesday, October 7, 2026, at 4:15 p.m.
111 Washington Ave, Suite 100, Albany, NY 12210
Conference Room

AGENDA

- | | |
|---|-------------------------|
| 1. Welcome & Roll Call | Michael Paparian, Chair |
| 2. Meeting Minutes Review – August 5, 2026 p.3-5 | Michael Paparian, Chair |
| 3. Finance Committee Report | Hon. Dennis Feeney, |
| a. Approval of 2027 Budget | Finance Committee Chair |
| i. (action) Resolution 1026-01 p.6-8 | |
| 4. CFO Report | Amy Thompson, CFO |
| a. August 2026 Financials p.10-13 | |
| 5. CEO Report | Kevin O'Connor, CEO |
| 6. Other Business | |
| a. AI Tech Positive Declaration/ Public Hearing | Jeremy Smith |
| i. (action) Resolution 1026-02 p.14-19 | Thomas M Owens, Esq. |
| 7. Public Comments | |
| 8. Executive Session | Michael Paparian, Chair |
| 9. Adjournment | Michael Paparian, Chair |

MICHAEL PAPARIAN, CHAIRMAN
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Albany County Industrial Development Agency
Board of Directors Meeting

Wednesday, October 7, 2026, at 4:15 p.m.
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Conference Room

ROLL CALL

Board Member	Present / Excused / Absent
Michael Paparian, Chairman	
Hon. Dennis Feeney, Vice-Chairman	
Marlene McTigue, Secretary	
William Murphy, Treasurer	
Anton Dreslin, Assistant Secretary	Excused
Paul Nylin, Member	
Hon. Wanda Willingham, Member	

ALBANY COUNTY INDUSTRIAL DEVELOPMENT AGENCY (ACIDA)
REGULAR MEETING MINUTES

August 5, 2026

A regular meeting of the Albany County Industrial Development Agency (ACIDA) Board of Directors was held on Wednesday, August 5, 2026, at 4:00 p.m. at 111 Washington Ave, Suite 100, Albany, New York. Members of the public were able to attend the meeting in person. Additionally, the meeting was livestreamed via the internet.

Attending

Michael Paparian, Chairman; Hon. Dennis Feeney, Vice-Chair; William Murphy, Treasurer; Marlene McTigue, Secretary

Members Excused

Anton Dreslin, Assistant Secretary; Hon. Wanda Willingham, Member; Paul Nylin, Member

Also Present

Kevin O'Connor, CEO; Amy Thompson, CFO; Kevin Catalano, SVP & Dir. of Commercial Lending; Sara Paulsen, Executive Assistant; Antionette Hedge, Economic Development Coord.; Mark Opalka, Controller; Jeremy Smith, Senior Vice President of Real Estate; Alexander Mathes, Consultant; Steve Boisvert, McFarland Johnson Inc. (via webcam); Shannon Wagner, Esq., Hodgson Russ LLP; Nick Laraway, Carver Companies

Call to Order

The meeting was called to order by Chairman Michael Paparian at 4:04 p.m.

Roll Call

Roll was called, and it was noted a quorum was present.

Approval of Meeting Minutes

Mr. Paparian presented the Minutes from July 21, 2026. There were no changes.

Mr. Paparian asked for a motion to approve the Minutes of the July 21, 2026, Meeting.

Motion by William Murphy and Seconded by Hon. Dennis Feeney

Vote: Motion was adopted (4-0)

Motion passed.

CFO Report

Mrs. Thompson presented the June 2026 Financials, reporting that the organization had approximately \$4.4 million in cash, with \$1.5 million invested in Treasury bills earning 3.81%

and maturing December 24. The only outstanding liabilities were approximately \$27,000 in accrued expenses, representing a June payment to the Alliance that was made in early July. Year-to-date revenue totaled \$38,000 compared to a budget of \$452,000, primarily because a \$260,000 federal grant for Al Tech Steel Site expenses has not yet been received or needed. Expenses totaled \$200,000 versus a budget of \$697,000, also due largely to Al Tech site expenses that have not yet been incurred. Overall, the organization reported a \$162,000 net loss, which was better than the budgeted loss of \$244,000.

Mr. Paparian asked for a motion to approve the June 2026 Financials

Motion by Hon. Dennis Feeney and Seconded by William Murphy

Vote: Motion was adopted (4-0)

Motion passed.

CEO Report

Mr. Smith presented that the Al Tech Steel Site environmental review is moving forward following ACIDA's designation as lead agency. AACAA has begun coordinating with the Town of Colonie's Planning Department and Planning Board. McFarland Johnson is developing the scoping document for the Draft Generic Environmental Impact Statement (DGEIS), which will outline the environmental issues and technical studies to be addressed. The Town of Colonie will be consulted before a public hearing is held to gather input on the scope of the review. McFarland Johnson also reported progress with Department of Environmental Conservation (DEC) regarding a revised wetland boundary, with an official response expected soon that could benefit the project.

Public Comments/Open Discussion

None.

Other Business/ Applications for Consideration

Mr. Catalano presented an application for a Coeymans Industrial Park/AProjects project, which involves a 75,000-square-foot facility for a logistics company specializing in large, complex equipment and machinery. The ACIDA's role is limited to approving the financial incentives for the project; the building itself was already approved by the Town of Coeymans in 2020. Following a June 26 public hearing, staff reviewed public feedback and adjusted the proposed PILOT agreement, improving the terms for taxing jurisdictions by approximately \$80,000 over 10 years while remaining within the ACIDA's current UTEP guidelines.

Chairman Paparian presented Resolution 2026-08-01 to accept the 202 SEQRA Determination Motion William Murphy and Seconded by Hon. Dennis Fenney

Vote: Motion was adopted (4-0)

Motion passed.

Chairman Paparian presented Resolution 2026-08-02 for the Approval of the Financial Incentive Package

Motion by Hon. Dennis Fenney and Seconded by Marlene McTigue

Vote: Motion was adopted (4-0)

Motion passed.

Executive Session

There was no Executive Session.

Adjournment

Motion to adjourn the meeting at 4:26 p.m by Hon. Dennis Fenney and Seconded by William Murphy

Vote: Motion was adopted (4-0)

Motion passed.

**RESOLUTION APPROVING THE 2027 BUDGET OF THE
ALBANY COUNTY INDUSTRIAL DEVELOPMENT AGENCY**

A regular meeting of Albany County Industrial Development Agency (the “Agency”) was convened in public session at the offices of the Agency located at 111 Washington Avenue – Suite 100 in the City of Albany, Albany County, New York on October 7, 2026 at 4:15 o’clock p.m., local time.

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

PRESENT:

Michael J. Paparian	Chairperson
Dennis Feeney	Vice Chairperson
Marlene McTigue	Secretary
William Murphy	Treasurer
Anton Dreslin	Assistant Secretary
Paul Nylin	Member
Hon. Wanda Willingham	Member

ABSENT:

AGENCY STAFF PRESENT INCLUDED THE FOLLOWING:

Kevin O’Connor	Chief Executive Officer
Amy Thompson	Chief Financial Officer

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

Resolution No. 1026-01

**RESOLUTION APPROVING THE 2027 BUDGET OF THE ALBANY
COUNTY INDUSTRIAL DEVELOPMENT AGENCY**

WHEREAS, Albany County Industrial Development Agency (the “Agency”) is authorized and empowered by the provisions of Chapter 1030 of 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 178 of the 1975 Laws of New York, as amended, constituting Section 903-b 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, 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 861 of the Act and Section 2801 of the New York State Public Authorities Law, the Agency has proposed a budget for its fiscal year commencing January 1, 2027 (the “2027 Budget”) and the 2027 Annual Budget Report (“2027 Annual Budget Report”); and

WHEREAS, the members of the Agency desire to approve the 2027 Budget and 2027 Annual Report.

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

Section 1. The Agency hereby approves the 2027 Budget and 2027 Annual Budget Report as presented to this meeting.

Section 2. The Agency hereby authorizes the Chair, the CEO and the CFO to take all steps necessary to implement the 2027 Budget.

Section 3. All action taken by the CEO and the CFO of the Agency in connection with the preparation and adoption of the 2027 Budget prior to the date of this Resolution is hereby ratified and confirmed, and the staff is directed to make all appropriate filings and notifications related to the 2027 Budget and 2027 Annual Budget Report, including but not limited to the filing of such document with the Public Authorities Reporting and Information System (“PARIS”).

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:

Michael Paparian	VOTING	_____
Dennis Feeney	VOTING	_____
Marlene McTigue	VOTING	_____
William Murphy	VOTING	_____
Anton Dreslin	VOTING	_____
Paul Nylin	VOTING	_____
Hon. Wanda Willingham	VOTING	_____

The Resolution was thereupon declared duly adopted.

[Remainder of page left blank intentionally]

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

I, the undersigned (Assistant) Secretary of Albany County 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 October 7, 2026 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 as of the 7th day of October, 2026.

(Assistant) Secretary

(SEAL)

ALBANY COUNTY INDUSTRIAL DEVELOPMENT AGENCY
Financial Statement Narrative
For the Period Ending August 31, 2026

This report provides an overview of the P&L and Balance Sheet for the Albany County Industrial Development Agency for YTD August 31, 2026.

The Albany County IDA is committed to fostering economic growth and development in the region by promoting industrial projects and supporting businesses.

The IDA's financial performance remains robust and can be attributed to successful project implementation and prudent financial management. The agency's commitment to sound fiscal policies and investments has contributed to the positive financial outcomes.

Total revenue YTD is \$49,222 of which \$10,069 were fees collected including a modification fee of \$500 from 122 2nd St Associates and Regeneron, an application fee from A-Projects for \$1,500, \$7,500 fee from CHPE and \$69 in FOIL document copy fees. \$39,153 is interest earned for 2026 as of August 31st. Our current cash position is strong at \$4,358,260. Expenditures YTD were \$261,403. Our change in net position YTD is a deficit of \$212,181.

The agency currently has invested approximately \$1.53 million in Treasury Bills at a rate of 3.81%.

The IDA will continue to invest in key projects with private companies aimed at creating employment opportunities and fostering economic development. These initiatives will generate positive economic externalities and contribute to the long-term viability of the region. Going forward, Camoin Associates will produce an economic impact report for all projects to be presented to the board.

Looking ahead, the IDA is poised for continued success, with a robust pipeline of projects and a strategic vision for sustainable development. The agency will remain adaptive to economic trends, regulatory changes, and industry dynamics to ensure its relevance and effectiveness in the years to come.

ALBANY COUNTY INDUSTRIAL DEVELOPMENT AGENCY
Financial Statement Narrative
For the Period Ending August 31, 2026

Profit & Loss

Operating Revenue –

Fees collected as of August 31, 2026, were \$10,069. This includes fees collected from CHPE LLC for \$7,500, application fee for \$1,500 from A-Projects, \$500 modification fees collected from 122 2nd Street Associates and Regeneron and a fee of \$69 related to document research and copy fees for a FOIL request.

Interest income of \$39,153.

Operating Expenses–

Insurance expense of \$1,881 is for D&O insurance

Computer/Internet expense of \$1,021 is the QuickBooks expense.

Dues & Subscriptions expense of \$6,667 is for CEG dues.

Legal & Professional Fees of \$17,299 was payments to BST for audit services and SMPR Title Agency for fees related to AI Tech Steel site.

AACA Management Fee expense of \$222,222.

AI Tech Steel Site expenses of \$4,375 are for property insurance paid to Arthur Gallagher.

Balance Sheet

Assets –

Cash balance as of August 31, 2026 is \$4,358,260. The cash balance includes \$1.53 million in Treasury Bills that mature in December.

Prepaid expense balance of \$10,443 is comprised of an insurance payment to Aurora for the time period of November 2025 to September 2026, and payment to Arthur Gallagher for insurance related to the AI Tech Site.

Accrued investment interest of \$10,093 is interest earned to date on the Treasury Bills that will be paid at maturity.

Liabilities – None

Albany County Industrial Development Agency
Statement of Financial Position
As of August 31, 2026

	Total
Assets	
Current Assets	
Bank Accounts	
204-10 M&T Checking Account	72,976.04
204-20 M&T Money Market	2,750,640.53
204-33 M&T Treasury Bill Maturity Date 12/24/26 3.81%	1,534,643.27
Total for Bank Accounts	\$4,358,259.84
Accounts Receivable	
1200 *Accounts Receivable	68.96
Total for Accounts Receivable	\$68.96
Other Current Assets	
480-00 PREPAID EXPENSES	10,443.49
490-00 Accrued Investment Interest	10,093.07
Total for Other Current Assets	\$20,536.56
Total for Current Assets	\$4,378,865.36
Fixed Assets	
104-00 Office Furniture & Equipment	10,118.37
104-01 Website	14,456.92
105-00 Accumulated Depreciation	-20,559.45
Total for Fixed Assets	\$4,015.84
Total for Assets	\$4,382,881.20
Liabilities and Equity	
Liabilities	
Current Liabilities	
601-00 ACCRUED LIABILITIES	\$0.00
Total for Other Current Liabilities	\$0.00
Total for Current Liabilities	\$0.00
Total for Liabilities	\$0.00
Equity	
3000 Opening Bal Equity	\$0.00
909-00 Retained Earnings	4,595,062.29
Net Revenue	-212,181.09
Total for Equity	\$4,382,881.20
Total for Liabilities and Equity	\$4,382,881.20

Albany County Industrial Development Agency
Statement of Activity
YTD August 2026

	Total
Revenue	
2116-00 FEES	10,068.96
2401-00 INTEREST AND EARNINGS	39,153.24
Total Revenue	\$ 49,222.20
Gross Profit	\$ 49,222.20
Expenditures	
6462-01 INSURANCE	1,881.36
6465-01 COMPUTER/INTERNET	1,020.60
6466-01 DUES & SUBSCRIPTIONS	6,666.64
6467-01 LEGAL & PROFESSIONAL FEES	17,299.06
6470-00 EMPLOYEE BENEFITS	2,486.00
6470-01 BANK CHARGES	2,239.73
6471-11 AACA MGMT FEE	222,222.24
6763-00 DEPRECIATION	3,212.64
7000-0 AL TECH STEEL SITE EXPENSES	4,375.02
Total Expenditures	\$ 261,403.29
Net Revenue	(212,181.09)

Albany County Industrial Development Agency
Budget vs. Actuals
YTD August 2026

	Total			
	Actual	Budget	over Budget	% of Budget
Revenue				
2116-00 FEES	10,068.96	200,000.00	-189,931.04	5.03%
2401-00 INTEREST AND EARNINGS	39,153.24	56,666.68	-17,513.44	69.09%
4788-00 FEDERAL DEVELOPMENT GRANT	0.00	260,000.00	-260,000.00	0.00%
Total Revenue	\$ 49,222.20	\$ 516,666.68	-\$ 467,444.48	9.53%
Gross Profit	\$ 49,222.20	\$ 516,666.68	-\$ 467,444.48	9.53%
Expenditures				
6462-01 INSURANCE	1,881.36	1,666.64	214.72	112.88%
6464-00 OPERATING EXPENSES	0.00	4,666.64	-4,666.64	0.00%
6465-01 COMPUTER/INTERNET	1,020.60	1,000.00	20.60	102.06%
6466-01 DUES & SUBSCRIPTIONS	6,666.64	4,000.00	2,666.64	166.67%
6467-00 LEGAL & PROFESSIONAL FEES	17,299.06	11,111.11	6,187.95	155.69%
6468-00 EMPLOYEE BENEFITS	2,486.00	0.00	2,486.00	0.00%
6469-01 PROFESSIONAL DEVELOPMENT	0.00	2,000.00	-2,000.00	0.00%
6470-00 BANK CHARGES	2,239.73	0.00	2,239.73	100.00%
6471-11 AACA MGMT FEE	222,222.24	222,222.24	0.00	100.00%
6763-00 DEPRECIATION	3,212.64	0.00	3,212.64	100.00%
7000-0 AI Tech Steel Site Expenses	4,375.02	512,108.30	-507,733.28	0.85%
Total Expenditures	\$ 261,403.29	\$ 758,774.93	-\$ 497,371.64	34.45%
Net Operating Revenue	-\$ 212,181.09	-\$ 242,108.25	\$ 29,927.16	87.64%

**RESOLUTION (i) ISSUING A DETERMINATION OF SIGNIFICANCE –
POSITIVE DECLARATION; AND (ii) APPROVING A DRAFT SCOPE AND
SETTING PUBLIC COMMENT AND SCOPING SESSION FOR A DRAFT
GENERIC ENVIRONMENTAL IMPACT STATEMENT**

A special meeting of Albany County Industrial Development Agency (the “Agency”) was convened in public session at the offices of the Agency located at 111 Washington Avenue – Suite 100 in the City of Albany, Albany County, New York on October 7, 2026 at 5:15 o’clock p.m., local time.

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

PRESENT:

Michael J. Paparian	Chairperson
Dennis Feeney	Vice Chairperson
Marlene McTigue	Secretary
William Murphy	Treasurer
Anton Dreslin	Assistant Secretary
Paul Nylin	Member
Hon. Wanda Willingham	Member

ABSENT:

AGENCY STAFF PRESENT INCLUDED THE FOLLOWING:

Kevin O’Connor	Chief Executive Officer
Amy Thompson	Chief Financial Officer

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

Resolution No. 1026-02

**RESOLUTION (i) ISSUING A DETERMINATION OF SIGNIFICANCE –
POSITIVE DECLARATION; AND (ii) APPROVING A DRAFT SCOPE AND
SETTING PUBLIC COMMENT AND SCOPING SESSION FOR A DRAFT
GENERIC ENVIRONMENTAL IMPACT STATEMENT**

WHEREAS, Albany County Industrial Development Agency (the “Agency”) is authorized and empowered by the provisions of Chapter 1030 of 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 178 of the 1975 Laws of New York, as amended, constituting Section 903-b 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, 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, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to reconstruct and equip one or more “projects” (as defined in the Act), to acquire, construct, reconstruct and equip said projects or to cause said projects to be acquired, constructed, reconstructed and equipped, and to convey said projects or to lease said projects (with an obligation to purchase); and

WHEREAS, pursuant to and in accordance with previous Agency resolutions and actions, the Agency is presently the fee title owner of approximately 57 acres of real property formerly known as the Al Tech Specialty Steel site located at 2A Lincoln Avenue (Tax Map No. 44.1-1-7.2) and 201 Spring Street Road (Tax Map No. 44-1-7.1) in the Town of Colonie, Albany County, New York and the appurtenances therein (collectively, the “Premises”) due to unpaid real property taxes; and

WHEREAS, the Premises is a portion of the area known as Al Tech Specialty Steel Site, and the Premises consists of two parcels located at 2A Lincoln Avenue (Tax Map No. 44.1-1-7.2) and 201 Spring Street Road, Colonie (Tax Map No. 44.1-1-7.1), and the Premise operated as a former industrial steel facility from 1910 to 1999 and has undergone partial demolition, and is currently managed under the NYSDEC State Superfund Program as a Class 2 Inactive Hazardous Waste Disposal Site; and

WHEREAS, the Agency, Advance Albany County Alliance Local Development Corporation (“Alliance”) and the New York State Department of Environmental Conservation are parties to a certain agreement (the “NYSDEC Agreement”) pursuant to which both the Agency and Alliance are each provided with significant liability protection as it relates to environmental contamination at the Premises; and

WHEREAS, the Premises, due to its location and existing utility/energy infrastructure, has significant potential to be redeveloped into properties which could contribute to increasing employment and the development of economic activity in the County; and

WHEREAS, the Agency has proposed to undertake the following project/action related to the Premises:

A master planning effort and the preparation of a Generic Environmental Impact Statement (GEIS) for the redevelopment of the Al Tech Specialty Steel Site, an approximately 56.94-acre property owned by ACIDA. The site consists of two parcels located at 2A Lincoln Avenue (Tax Map No. 44.1-1-7.2) and 201 Spring Street Road, Colonie (Tax Map No. 44.1-1-7.1). The property is a former industrial steel facility that operated from 1910 to 1999, has undergone partial demolition, and is currently

managed under the NYSDEC State Superfund Program as a Class 2 Inactive Hazardous Waste Disposal Site. The proposed action includes the preparation of a redevelopment master plan, and development of a SEQRA-compliant GEIS to evaluate the potential environmental impacts of the planning effort and establish parameters for future site development. The redevelopment is targeting to attract high capital, high employment manufacturing opportunities to the site in strategic industries such as advance manufacturing, clean manufacturing, semiconductor supply chain and life sciences. The redevelopment required to support these uses is anticipated to include up to a total of approximately 587,800 square feet of building space and 1,500 parking spaces within areas of the property which were previously developed (the “Project” or “Action”); and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the “SEQR Act”) and the regulations (the “Regulations”) adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively with the SEQR Act, “SEQRA”), and pursuant to earlier Agency Resolutions, the Agency: (i) determined the Action is subject to SEQRA and made a preliminary classification as a Type I; (ii) identified Involved Agencies and by correspondence dated March 20, 2026 (including Part I of a Full Environmental Assessment Form (“EAF”)) to 12 agencies identified by the Agency as "involved agencies" indicated its desire to serve as lead agency; and (iii) pursuant to 6 NYCRR 617.6 was designated to serve as Lead Agency by the NYSDEC Commissioner on June 26, 2026;

WHEREAS, the Agency has: (i) considered the Action in comparison to the definitions contained in 6 NYCRR 617(2)(b) and 617.3(g); (ii) reviewed the EAF and other supporting and related materials concerning the Action; and (iii) analyzed relevant areas of environmental concern and considered the Criteria for Determining Significance found in 6 NYCRR 617.7(c) to determine if the Action may have a significant adverse impact on the environment;

WHEREAS, the identified potential areas of environmental concern associated with the Action may include but not be limited to: (i) soils, geology and topography; (ii) vegetation and wildlife; (iii) wetlands; (iv) floodplains and floodways; (v) groundwater; (vi) climate and air; (vii) traffic and transportation; (viii) drainage; (ix) water service; (x) energy supply; (xi) solid waste; (xii) noise; (xiii) historic, cultural and archaeological resources; (xiv) aesthetic and visual resources; (xv) land use and zoning; (xvi) recreation and open space; (xvii) community character; and (xviii) emergency services;

WHEREAS, the Agency has determined that the Action has the potential to create at least one significant adverse environmental impact and the preparation of a draft Environmental Impact Statement (“DGEIS”) will enable the Agency to comprehensively consider the potential environmental effects;

WHEREAS, the Agency has also prepared a “Draft Scoping Document for Preparation of a Draft Generic Environmental Impact Statement” (“Draft Scope”) and wishes to initiate the Scoping process in accordance with the procedures described in 6 NYCRR 617.8;

WHEREAS, the Agency wishes to provide a reasonable opportunity for public participation in the Scoping process by providing for a public Scoping Session and a written comment period of public comments on the Draft Scope.

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

Section 1. Pursuant to SEQRA, the Agency hereby authorizes, approves, decides and/or determines:

- (i) Based on the Agency's review of the Action, supporting materials including the full EAF, and its own analysis of the Action against the criteria found at 6 NYCRR 617.7, the Agency finds that the Action may have a significant effect on the environment and therefore requires preparation of the DGEIS;
- (ii) This Determination of Significance shall be considered a Positive Declaration and directs the Agency staff to prepare, file and publish notice of this Determination as required in 6 NYCRR 617.12;
- (iii) The Agency approves the Draft Scope, and this approval shall initiate the Scoping Process and the 60-day period for preparation of the final Scope as described in 6 NYCRR 617(8);
- (iv) The Agency establishes a public Scoping session for the DGEIS to be held on Thursday November 12, 2026 at 6:00pm at Watervliet Senior Center located at 1541 Broadway in Watervliet, NY 12189 for the purpose of receiving public comment at the draft Scope.
- (v) The Agency establishes a written comment period for the purpose of receiving written public comments on the Draft Scope and said comment period shall run from November 12, 2026 to November 27, 2026.
- (vi) The Agency directs the staff to circulate the Draft Scope to all Involved Agencies and to any others who may have requested a copy of the Draft Scope, and to prepare, file and publish notice of the Scoping session and comment period as may be required by 6 NYCRR 617.8 and 617.12.

Section 2. The Agency confirms and ratifies all actions taken to date by the Agency related to the Action.

Section 3. The Chairperson, Vice Chairperson or Chief Executive Officer of the Agency is authorized to distribute appropriate notice of this Resolution to all interested agencies and to do such further things or perform such acts as may be necessary, prudent or convenient to implement the provisions of this Resolution.

Section 4. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for, and to execute and deliver all such additional certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing Resolution.

Section 5. 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 Paparian	VOTING	_____
Dennis Feeney	VOTING	_____
Marlene McTigue	VOTING	_____
William Murphy	VOTING	_____
Anton Dreslin	VOTING	_____
Paul Nylin	VOTING	_____
Hon. Wanda Willingham	VOTING	_____

The Resolution was thereupon declared duly adopted.

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

I, the undersigned (Assistant) Secretary of Albany County 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 October 7, 2026 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 as of the 7th day of October, 2026.

(Assistant) Secretary

(SEAL)