

**TOWN OF GUILDERLAND INDUSTRIAL DEVELOPMENT AGENCY
RESOLUTION REGARDING HOUSING PROJECTS POLICY**

A regular meeting of Town of Guilderland Industrial Development Agency (the “Agency”) was convened in public session in the Town Board Room of the Guilderland Town Hall located on 5209 Western Turnpike in the Town of Guilderland, Albany County, New York on [_____, 2025] at 7:00 o’clock 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:

Shelly Johnston	Chair
Daniel A. Centi	Vice Chair
William H. Smart	Treasurer/Assistant Secretary
Vera Dordick	Secretary/Assistant Treasurer
Christopher Bombardier	Member
Peter McAnearney	Member
Brian Carr	Member

ABSENT:

AGENCY STAFF PRESENT INCLUDED THE FOLLOWING:

Donald Csaposs	Chief Executive Officer
Jessica Montgomery	Administrative Assistant
Christopher C. Canada, Esq.	Agency Counsel

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

Resolution No. ____

**RESOLUTION APPROVING HOUSING PROJECTS POLICY OF THE TOWN OF
GUILDERLAND INDUSTRIAL DEVELOPMENT AGENCY.**

WHEREAS, Town of Guilderland 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 18A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”) and Chapter 146 of the 1973 Laws of New York, as amended, constituting Section 909-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 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 858 of the Act, the Agency has the power to make certain appointments and approve certain administrative matters; and

WHEREAS, the members and staff of the Agency have reviewed the current needs and expectations of the Agency regarding projects involving housing (collectively, "Housing Projects"), and has worked with Agency counsel to review the requirements of the Agency to complete such Housing Projects (the "Review") and, based on such Review, (A) determined that: (1) Housing Projects undertaken by industrial development agencies are becoming more prominent throughout the State of New York and in the Capital Region, and (2) such Housing Projects may apply to the Agency for "financial assistance" as defined in the Act; and (B) desired to consider (1) the issue of the development and support of housing in general in the Town of Guilderland (the "Town"), Albany County, and the State of New York, (2) the various types of Housing Projects and which Housing Projects, if any, would best meet the needs of the Town, and (3) the adoption of policies and procedures with respect to Housing Projects; and

WHEREAS, based on the Review, counsel to the Agency prepared a policy related to any housing projects to be considered by the agency entitled the "Housing Projects Policy" (the "Policy"). A copy of the Policy is attached hereto as Schedule A and has been presented to the members of the Agency at a public meeting of the Agency meeting and is on file at the office of the Agency; and

WHEREAS, the members of the Agency and staff of the Agency have reviewed the Policy with counsel to the Agency; and

WHEREAS, as provided by the Public Authorities Law of the State of New York, and in the Charter of the Governance Committee of the Agency (the "Governance Committee"), the members of the Governance Committee have reviewed the Policy and made certain recommendations to the full board regarding approving the Policy; and

WHEREAS, a final draft of the Policy has been presented to the members of the Agency and the members of the Agency have reviewed the final draft presented at this meeting; and

WHEREAS, the members of the Agency desire to adopt the Policy; and

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

Section 1. The Agency hereby finds and determines that:

(A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(B) The development and support of clean, affordable and safe housing, primarily workforce housing, will promote and maintain the job opportunities, general prosperity and economic welfare of the citizens of the Town and the State of New York and improve their standard of living; and

(C) Based on the Review and the Agency's consideration of (1) the issue of the development and support of housing in general in the Town and the State of New York, and (2) which Housing Projects, if any, would best meet the needs of the Town, it is desirable and in the public interest for the Agency to adopt the Policy.

Section 2. The Agency hereby approves the adoption of the Policy, a copy of which is attached hereto as Schedule A.

Section 3. The Agency hereby authorizes the Chair, Vice Chair, and/or the Chief Executive Officer to take all steps necessary to implement the Records Policies.

Section 4. 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:

Shelly Johnston	VOTING	_____
Daniel A. Centi	VOTING	_____
William H. Smart	VOTING	_____
Vera Dordick	VOTING	_____
Christopher Bombardier	VOTING	_____
Peter McAnearney	VOTING	_____
Brian Carr	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 Town of Guilderland 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 [_____, 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 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 _____, 2025.

(Assistant) Secretary

(SEAL)

SCHEDULE A
HOUSING PROJECTS POLICY
- SEE ATTACHED -