RESOLUTION AUTHORIZING PURCHASE OF PROPERTY

A regular meeting of Allegany County Local Development Corporation (the "Corporation") was convened in public session at the office of the Corporation located at Crossroads Commerce & Conference Center located at 6087 State Route 19 North in the Town of Amity, Allegany County, New York on August 13, 2026 at 10:00 o'clock a.m., local time.

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

PRESENT:

Steven Mauro	Chairperson
Joseph Hart	Vice Chairperson
Terri Ross	Secretary
Douglas Frank	Treasurer
Thomas McElheny	Member
William Meunier	Member
John Ricci	Member

ABSENT:

None

CORPORATION STAFF PRESENT INCLUDED THE FOLLOWING:

Craig R. Clark, P.E., Ph.D.	Executive Director
Melissa Pingitore	Assistant Director
Barb Benjamin	Operations Director

The following resolution was offered by Joseph Hart, seconded by William Meunier, to wit:

Resolution No. 0826-01

RESOLUTION AUTHORIZING PURCHASE OF PROPERTY.

WHEREAS, the Corporation is a New York local development corporation authorized and empowered under the New York Not-for-Profit Corporation Law (the "Law") to promote, develop, encourage and assist in the 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 Corporation is authorized and empowered under the Law to buy and sell real estate; and

WHEREAS, the Corporation has located a property for acquisition that would allow the Corporation to partner with the local Land Bank to develop a major workforce homeownership program in Allegany County, which development intends to utilize the United States HUD's innovative CrossMod Grant program to place 15 to 20 high quality, 2- and 3-bedroom manufactured homes on permanent foundations; and

WHEREAS, the Corporation desires to purchase 5239 Maple Lane, Cuba, NY 14727 (the "Property") subject to a foreclosure auction; and

WHEREAS, due to the nature of the foreclosure proceeding entitled *Community Bank, N.A., as successor by merger to Steuben Trust Company, Plaintiff, against Amundson Consulting Service, L.L.C., Defendant, Supreme Court, County of Allegany, Index No. 51899* (the "Foreclosure") the Corporation has agreed that the Corporation will not obtain an appraisal of the Property, conduct any environmental due diligence, or obtain any specific due diligence on the Property from the sellers prior to closing;

WHEREAS, the Corporation agrees to accept a referee deed and related transfer documents (the "Acquisition Documents") for the transfer of title of the Property (the "Acquisition") and will pay $148,188.06 as the purchase price (the "Purchase Price"), inclusive of a $30,000.00 deposit previously authorized and paid upon the successful bid on July 22, 2026, pursuant to the Terms of Sale and related documents (the "Foreclosure Documents") prepared in connection with the Foreclosure;

WHEREAS, the Corporation will authorize the Executive Director to obtain certain title documents, including, but not limited to, a title search, owner's title insurance policy and survey on the Property (the "Property Title Documents");

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 adopted pursuant thereto by the Department of Environmental Conservation of the State of New York, being 6 NYCRR Part 617, as amended (the "Regulations" and collectively with the SEQR Act, "SEQRA"), it appears that the Acquisition constitutes a Type II action under SEQRA; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CORPORATION AS FOLLOWS:

Section 1. Based upon an examination of the Foreclosure Documents, the Corporation hereby makes the following determinations:

(A) The Acquisition constitutes a "Type II action" pursuant to 6 NYCRR 617.5(c)(26), and therefor that, pursuant to 6 NYCRR 617.6(a)(1)(i), the Corporation has no further responsibilities under SEQRA with respect to the Acquisition.

(B) That since the Acquisition is subject to the Foreclosure the Corporation will not obtain an appraisal of the Property, conduct any environmental due diligence, or obtain any specific due diligence items on the Property directly from the sellers prior to closing.

(C) The Purchase Price was established in an arm's length transaction pursuant to the terms of the Foreclosure and the Corporation was the only bidder at the Foreclosure auction.

Section 2. Subject to (A) compliance with the terms and conditions in the Foreclosure Documents and (B) obtaining the Property Title Documents, the Corporation hereby (a) consents to the Acquisition, including payment of the Purchase Price, (b) determines to enter into the Acquisition Documents, as applicable and (c) payment by the Corporation of all fees and expenses related to the Acquisition, including the expenses related to the Property Title Documents and fees related to recording.

Section 3. Subject to the satisfaction of the conditions described in Section 2 hereof, the Chairperson (or Vice Chairperson) or Executive Director of the Corporation (each an "Authorized

Representative") is hereby authorized to execute and deliver the Acquisition Documents, all in substantially the form thereof presented to this meeting, with such changes, variations, omissions and insertions as the Authorized Representative shall approve, the execution thereof by the Authorized Representative to constitute conclusive evidence of such approval.

Section 4. The officers, employees and agents of the Corporation are hereby authorized and directed for and in the name and on behalf of the Corporation to do all acts and things required or provided for by the provisions of the Acquisition Documents, 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 and to cause compliance by the Corporation with all of the terms, covenants and provisions of the Acquisition Documents binding upon the Corporation.

Section 5. 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:

Steven Mauro	VOTING	YES
Joseph Hart	VOTING	YES
Terri Ross	VOTING	YES
Douglas Frank	VOTING	YES
Thomas McElheny	VOTING	YES
William Meunier	VOTING	YES
John Ricci	VOTING	YES

The foregoing Resolution was thereupon declared duly adopted.

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

I, the undersigned Officer/Secretary of Allegany County Local Development Corporation (the "Corporation"), DO HEREBY CERTIFY that I have compared the foregoing annexed extract of the minutes of the meeting of the members of the Corporation, including the Resolution contained therein, held on August 13, 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 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 directors of the Corporation 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 Corporation 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 executed this certificate as of August 13, 2026.

Officer/Secretary