

**PILOT DEVIATION APPROVAL RESOLUTION
555-TWO, LLC PROJECT**

A regular meeting of Rensselaer County Industrial Development Agency (the “Agency”) was convened in public session in the 3rd Floor Conference Room at the Quackenbush Building located at 333 Broadway in the City of Troy, Rensselaer County, New York on October 15, 2025 at 4:00 o’clock p.m., local time.

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

PRESENT:

Justin A. Law, Esq.	Chairman
Matthew Polsinello	Vice Chairman
Cory Jones	Secretary/Treasurer
Frank Lewandusky	Member

ABSENT:

Justin Buchanan	Assistant Secretary/Treasurer
Alyssa Otis	Member

AGENCY STAFF PRESENT INCLUDED THE FOLLOWING:

Robert L. Pasinella, Jr.	Executive Director
John Murphy	Deputy Director
Robin LaBrake	Assistant
Melissa Brownell	Secretary Executive Director
Peter R. Kehoe, Esq.	Special Agency Counsel
John E. Sweeney, Esq.	Agency Counsel
Nadene E. Zeigler, Esq.	Special Counsel

The following resolution was offered by Matthew Polsinello, seconded by Cory Jones, to wit:

Resolution No. 1025-09

RESOLUTION AUTHORIZING A DEVIATION FROM THE AGENCY’S UNIFORM TAX EXEMPTION POLICY IN CONNECTION WITH THE PROPOSED PAYMENT IN LIEU OF TAX AGREEMENT TO BE ENTERED INTO BY THE AGENCY IN CONNECTION WITH THE PROPOSED 555-TWO, LLC PROJECT.

WHEREAS, Rensselaer County 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 128 of the 1974 Laws of New York, as amended, constituting Section 903-d 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, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more “projects” (as defined in the Act), or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, in July, 2025, 555-Two, LLC, a New York limited liability company (the “Company”) submitted an application (the “Application”) to the Agency, a copy of which Application is on file at the office of the Agency, which Application requested that the Agency consider undertaking a project (the “Project”) for the benefit of the Company, said Project consisting of the following: (A) (1) the acquisition of an interest in a portion of an approximately 6.770 acre parcel of land located at 101 New Broadway (tax map no. 143.52-1-1.13) in the City of Rensselaer, Rensselaer County, New York (the “Land”), (2) the construction on the Land of an approximately 43,000 square foot building (the “Facility”) and (3) the acquisition and installation of related fixtures, machinery, equipment and other tangible personal property (the “Equipment”) (the Land, the Facility and the Equipment being collectively referred to as the “Project Facility”), all of the foregoing to be owned and operated by the Company as an approximately 34 apartment complex with commercial space and indoor and outdoor amenities and any other directly or indirectly related activities; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the “Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, by resolution adopted by the members of the Agency on August 14, 2025 (the “Public Hearing Resolution”), the Agency authorized a public hearing to be held pursuant to Section 859-a of the Act with respect to the Project; and

WHEREAS, pursuant to the authorization contained in the Public Hearing Resolution, the Executive Director of the Agency (A) caused notice of a public hearing of the Agency (the “Public Hearing”) pursuant to Section 859-a of the Act, to hear all persons interested in the Project and the financial assistance being contemplated by the Agency with respect to the Project, to be mailed on September 9, 2025 to the chief executive officers of the county and of each city, town, village and school district in which the Project Facility is to be located, (B) caused notice of the Public Hearing to be posted on September 10, 2025 at Rensselaer City Hall located at 62 Washington Street in the City of Rensselaer, Rensselaer County, New York, (C) caused notice of the Public Hearing to be published on September 11, 2025 in The Record, a newspaper of general circulation available to the residents of City of Rensselaer, Rensselaer County, New York, (D) conducted the Public Hearing on September 25, 2025 at 10:00 o’clock a.m., local time at the Rensselaer City Hall Conference Room located at 62 Washington Street in the City of Rensselaer, Rensselaer County, New York, (E) prepared a report of the Public Hearing (the “Public Hearing Report”) fairly summarizing the views presented at such Public Hearing and caused copies of said Public Hearing Report to be made available to the members of the Agency, and (F) caused this resolution to be sent via certified mail, return receipt requested to the chief executive officer of the County and of each city, town, village and school district in which the Project Facility is located to comply with the requirements of Section 859-a of the Act; 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”), (A) on July 28, 2009 the City of Rensselaer Planning

Commission (the “Planning Commission”), acting as “lead agency” with respect to a larger project (the “555 Project”) in which this Project is a part of, accepted a final environmental impact statement (the “FEIS”) and a final generic environmental impact statement (the “FGEIS”) with respect to the 555 Project, (B) on August 5, 2009, the notice of completion of FGEIS was filed, (C) on August 26, 2009, the Planning Commission adopted findings with respect to the 555 Project, as required by SEQRA, and filed such findings with the Agency, and (D) by resolution adopted by the members of the Agency on March 17, 2016 (the “SEQR Resolution Adopting Findings of Lead Agency”), the Agency adopted the findings of the Planning Commission with respect to the 555 Project; and

WHEREAS, further, pursuant to SEQRA, by resolution adopted by the members of the Agency on October 15, 2025 (the “SEQR Resolution”), the Agency determined, upon review of the Application, the FEIS, the FGEIS and the Findings Statement that (A) the Project will be carried out in conformance with the conditions and thresholds established for such actions identified in the FGEIS and (B) therefore, pursuant to Section 617.10(d)(1) of the Regulations, the Agency determined that no further SEQR compliance is required with respect to the Project; and

WHEREAS, in connection with the Project, the Company has requested that the Agency deviate from its uniform tax exemption policy (the “Policy”) with respect to the terms of the proposed payment in lieu of tax agreement to be entered into by the Agency with respect to the Project Facility; and

WHEREAS, pursuant to Section 874(4) of the Act, prior to taking final action on such request for a deviation from the Agency’s Policy, the Agency must give the chief executive officers of the County and each city, town, village and school district in which the Project Facility is located (collectively, the “Affected Tax Jurisdictions”) written notice of the proposed deviation from the Agency’s Policy and the reasons therefor no fewer than thirty (30) days prior to the meeting of the Agency at which the members of the Agency shall consider whether to approve such proposed deviation; and

WHEREAS, on August 14, 2025, the members of the Agency adopted a resolution (the “Pilot Deviation Notice Resolution”) which authorized the Executive Director to notify the Affected Tax Jurisdictions of the proposed deviation from the Agency’s Policy in connection with the Project, which proposed deviation is outlined in the letter dated September 9, 2025 (the “Pilot Deviation Letter”), a copy of which Pilot Deviation Letter is attached hereto as Exhibit A; and

WHEREAS, by the Pilot Deviation Letter, the Executive Director notified the chief executive officers of the Affected Tax Jurisdictions of the proposed deviation from the Agency’s Policy and further notified said chief executive officers that the members of the Agency would consider whether to approve such proposed deviation at this meeting;

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

Section 1. The Agency hereby finds and determines as follows:

(A) The Agency has considered any and all responses from the Affected Tax Jurisdictions to the Pilot Deviation Letter.

(B) The Agency has reviewed and responded to all written comments received from any Affected Tax Jurisdiction with respect to the proposed deviation.

(C) The Agency has given all representatives from an Affected Tax Jurisdictions in attendance at this meeting the opportunity to address the members of the Agency regarding the proposed deviation.

Section 2. Based upon (A) the findings and determinations in Section 1 above, (B) any comments received at the Public Hearing, (C) input received at this meeting from the Affected Tax Jurisdictions with respect to the proposed deviation, (D) the Agency's knowledge of the Project, (E) the recommendations of Agency staff, and (F) such further investigation of the Project and the effect of the proposed deviation as the Agency has deemed appropriate, the Agency hereby determines to deviate from the Agency's Policy with respect to the terms of the proposed payment in lieu of tax agreement to be entered into by the Agency with respect to the Project Facility for the reasons set forth in the Pilot Deviation Letter. Based upon the aforementioned, the Agency hereby approves a deviation from the Agency's Policy, the terms of the approved deviation to be as described in the attached Pilot Deviation Letter.

Section 3. Upon preparation by counsel to the Agency of a payment in lieu of tax agreement with respect to the Project Facility reflecting the terms of this resolution (the "Payment in Lieu of Tax Agreement") and approval of same by the Chairman (or Vice Chairman) of the Agency, the Chairman (or Vice Chairman) of the Agency is hereby authorized, on behalf of the Agency, to execute and deliver the Payment in Lieu of Tax Agreement, and, where appropriate, the Secretary (or Assistant Secretary) of the Agency is hereby authorized to affix the seal of the Agency thereto and to attest the same, all in such form as is approved by the Chairman (or Vice Chairman), the execution thereof by the Chairman (or Vice Chairman) to constitute conclusive evidence of such approval.

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 by the provisions of the Payment in Lieu of Tax Agreement, 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 Agency with all of the terms, covenants and provisions of the Payment in Lieu of Tax Agreement binding upon the Agency.

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:

Justin A. Law, Esq.	VOTING	YES
Matthew Polsinello	VOTING	YES
Cory Jones	VOTING	YES
Justin Buchanan	VOTING	ABSENT
Frank Lewandusky	VOTING	YES
Alyssa Otis	VOTING	ABSENT

The foregoing Resolution was thereupon declared duly adopted.


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

I, the undersigned (~~Assistant~~) Secretary of Rensselaer County 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 October 15, 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 15th day of October, 2025.



(Assistant) Secretary

(SEAL)

RENSSELAER COUNTY INDUSTRIAL DEVELOPMENT AGENCY

333 Broadway, 3rd Floor
Troy, New York 12180
Tel: (518) 270-2914
Fax: (518) 270-2981

September 9, 2025

Honorable Steve McLaughlin, County Executive
Rensselaer County
99 Troy Road, 4th Floor
East Greenbush, New York 12061

Joseph Kardash, Superintendent
Rensselaer City School District
25 Van Rensselaer Drive
Rensselaer, New York 12144

Michael Stammel, Mayor
City of Rensselaer
62 Washington Street
Rensselaer, New York 12144

Jennifer Haggerty, Board President
Rensselaer City School District
25 Van Rensselaer Drive
Rensselaer, New York 12144

Shailyn Payton, District Clerk
Rensselaer City School District
25 Van Rensselaer Drive
Rensselaer, New York 12144

RE: Proposed Deviation from Uniform Tax Exemption Policy by
Rensselaer County Industrial Development Agency
in connection with its Proposed 555-Two, LLC Project

Dear Ladies and Gentlemen:

This letter is delivered to you pursuant to Section 874(4)(c) of the General Municipal Law.

Rensselaer County Industrial Development Agency (the "Agency") received an application (the "Application") from 555-Two, LLC (the "Company"), which Application requested that the Agency consider undertaking a project (the "Project") for the benefit of the Company, said Project to consist of the following: (A) (1) the acquisition of an interest in a portion of an approximately 6.770 acre parcel of land located at 101 New Broadway (tax map no. 143.52-1-1.13) in the City of Rensselaer, Rensselaer County, New York (the "Land"), (2) the construction on the Land of an approximately 43,000 square foot building (the "Facility") and (3) the acquisition and installation of related fixtures, machinery, equipment and other tangible personal property (the "Equipment") (the Land, the Facility and the Equipment being collectively referred to as the "Project Facility"), all of the foregoing to be owned and operated by the Company as an approximately 34 apartment complex with commercial space and indoor and outdoor amenities and any other directly or indirectly related activities; (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency.

Honorable Steve McLaughlin, County Executive
 Michael Stammel, Mayor
 Joseph Kardash, Superintendent
 Jennifer Haggerty, Board President
 Shailyn Payton, District Clerk
 September 9, 2025
 Page 2

In connection with the Application, the Company has made a request to the Agency enter into a payment in lieu of tax agreement (the "Proposed Pilot Agreement") which terms would deviate from the Agency's Uniform Tax Exemption Policy (the "Policy"). Capitalized terms not otherwise defined herein are defined in the Policy.

The Proposed Pilot Agreement would not provide any abatements to any special assessments levied on the Project Facility. The Proposed Pilot Agreement will provide that the Company be granted a fifteen (15) year payment in lieu of tax agreement the Facility and any portion of the Equipment assessable as real property pursuant to the New York Real Property Tax Law. Under the terms of the Proposed Pilot Agreement, the Company will make the payments (the "Pilot Payment") in each year to the Affected Tax Jurisdictions as follows:

Year	Pilot Payment
2025	Normal Tax
2026	Normal Tax
2027	\$35,700
2028	\$35,700
2029	\$37,400
2030	\$37,400
2031	\$37,400
2032	\$39,100
2033	\$39,100
2034	\$39,100
2035	\$40,800
2036	\$40,800
2037	\$40,800
2038	\$42,500
2039	\$42,500
2040	\$42,500
2041	\$44,200
2042 and thereafter	Normal Tax

The Policy provides that, for a facility similar to the Project Facility, payments in lieu of taxes will normally be determined as follows: the Company would have the benefit of a 50% abatement in real property taxes on the Facility and any portion of the Equipment assessable as real property pursuant to the New York Real Property Tax Law (collectively with the Facility, the "Improvements") in year one of the payment in lieu of tax agreement with a five percent per year increase over the term of the ten year payment in lieu of tax agreement.

The purpose of this letter is to inform you of such Pilot Request and that the Agency is considering whether to grant the Pilot Request and to approve a Proposed Pilot Agreement conforming to the terms of the Pilot Request. The Agency expects to consider whether to approve the terms of the Proposed Pilot Agreement at its meeting scheduled for October 9, 2025 at 4:00 o'clock p.m., local time at the offices of the Agency located in the 3rd Floor Conference Room at the Quackenbush Building located at 333

Honorable Steve McLaughlin, County Executive
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September 9, 2025
Page 3

Broadway in the City of Troy, Rensselaer County, New York (the "Meeting"). This letter is forwarded to you for purposes of complying with Section 874 of the General Municipal Law of the State of New York, which requires a thirty (30) day notice prior to the Agency taking final action with respect to the Proposed Pilot Agreement (if said Proposed Pilot Agreement may deviate from the provisions of the Agency's Uniform Tax Exemption Policy).

The Agency considered the following factors in considering the proposed deviation:

1. **The nature of the Project:** Construction of an approximately 34 unit apartment complex with additional commercial space and indoor and outdoor amenities.
2. **The present use of the property:** Vacant, commercial.
3. **The economic condition of the area at the time of the request of the Company and the economic multiplying effect that the Project will have on the area:** The downtown area of the City of Rensselaer (the "City") is beginning to revitalize. There is increased demand for residential dwellings in the City, particularly due to the constantly increasing workforce at the nearby Regeneron campus. The proposed Project Facility is located on the DeLaet's Landing Development site adjacent to the Agency's 555-One, LLC project, which closed in 2016 and the Agency's initial 555-Two, LLC project, which closed in 2021.
4. **The extent to which the Project will create or retain permanent, private sector jobs and the number of jobs to be created or retained and the salary range of such jobs:** This Project will create one (1) part time job.
5. **The estimated value of new tax exemptions to be provided:** real property tax exemption: \$1,410,933; sales tax exemption: \$370,000; and mortgage recording tax exemption: \$107,306.74.
6. **The economic impact of the Proposed Pilot Agreement on affected tax jurisdictions:** The Project will generate additional revenue for the affected tax jurisdictions from real estate taxes by the increase value of the property and from sales and use taxes generated by the tenants located at the Project Facility. The affected tax jurisdictions will receive higher payments under the Proposed Pilot Agreement than are currently received on the vacant land. The Proposed Pilot Agreement will increase those amounts over its term, with the final result being substantially higher real estate taxes at the end of the Proposed Pilot Agreement, due to the significant increase in assessed value as a result of the Project. The Project would also result in increased sales and tax revenue from the Project Facility's residents making purchases in the City and Rensselaer County.
7. **The impact of the Proposed Pilot Agreement on existing and proposed businesses and economic development projects in the vicinity:** As mentioned, the Project helps to fulfill a need within the City and within the greater Rensselaer County area (the "County") for residential apartment units. It will also help revitalize the housing options in the City, given that many existing housing options are over 50 years old. Residents residing in the Project Facility will

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September 9, 2025
Page 4

patronize the nearby retail, commercial and professional businesses in the City and the County. The Project furthers the revitalization efforts in the City. It is likely that the Project Facility will have a positive effect on existing and proposed businesses and economic development projects in the City and the County.

8. The amount of private sector investment generated or likely to be generated by the Proposed Pilot Agreement: Approximately \$13,580,674.

9. The effect of the Proposed Pilot Agreement on the environment: While the anticipated effect upon the environment is minimal, the Agency will make its final determination regarding any impact on the environment at the Meeting.

10. Project Timing: The completion of the Project is expected to be by May, 2027.

11. The extent to which the Proposed Pilot Agreement will require the provision of additional services including, but not limited to, additional educational, transportation, police, emergency medical or fire services: It is anticipated the tenants of the residential units will create minimal demand for educational services, with an anticipated mix of approximately 21 studio apartments, 7 one-bedroom apartments and 6 two-bedroom apartments and being geared towards more for young professionals and "empty nester" similar to the marketing for the adjacent 96-unit and 84-unit apartment buildings, which together with this Project will be known as "The Apartments at DeLaet's Landing". The Company expects that many of the tenants of the Project Facility will use their own cars but there may be some increased demand in public transportation to the Project Facility. The building will be sprinkled as required. Minimal demand for police, fire and emergency medical services (EMT) services is anticipated.

12. Anticipated tax Revenues: \$595,000.

13. The extent to which the Proposed Pilot Agreement will provide a benefit (economic or otherwise) not otherwise available within the municipality in which the Project Facility is located: This Project will expand the DeLaet's Landing PDD development site, bringing (34) new market rate apartments, expanding the supply of new energy efficient housing opportunities within Rensselaer County. We estimate the apartments will attract approximately 40 to 50 residents to the City of Rensselaer who will spend money with local businesses. Additionally, the Project will make available a new 1,900 square foot commercial space with waterfront views that will be available for lease to a café/restaurant operator and open new opportunities for commercial activity along the waterfront in the City of Rensselaer. This Project and the continued expansion of the DeLaet's Landing site are representative of the growth and economic development momentum that is being experienced in the City of Rensselaer and all of Rensselaer County.

The Agency will consider the Proposed Pilot Agreement (and the proposed deviation from the Agency's Uniform Tax Exemption Policy) at the Meeting. The Agency would welcome any written comments that you might have on this proposed deviation from the Agency's Uniform Tax Exemption Policy. In accordance with Section 874(4)(c) of the General Municipal Law, prior to taking final action at

Honorable Steve McLaughlin, County Executive
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September 9, 2025
Page 5

the Meeting, the Agency will review and respond to any written comments received from any affected tax jurisdiction with respect to the proposed deviation. The Agency will also allow any representative of any affected tax jurisdiction present at the Meeting to address the Agency regarding the proposed deviation.

If you have any questions or comments regarding the foregoing, please do not hesitate to contact me at the above telephone number.

Sincerely yours,

By: s/ Robert L. Pasinella, Jr.
Robert L. Pasinella, Jr.
Executive Director

AFFIDAVIT OF MAILING
OF PILOT DEVIATION NOTICE LETTER

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

The undersigned, being duly sworn, hereby states:

1. That on September 9, 2025, I mailed to the following individuals a copy of a letter (the "Pilot Deviation Notice Letter") informing said individuals of (A) a proposed deviation (the "Deviation") by Rensselaer County Industrial Development Agency (the "Agency") from the Agency's Uniform Tax Exemption Policy relating to the proposed 555-Two, LLC Project to be undertaken by the Agency for the benefit of 555-Two, LLC (the "Company") and (B) the time and place of the meeting of the members of the Agency at which the question of whether to proceed with said Deviation is scheduled to be considered by the Agency:

Honorable Steve McLaughlin, County Executive
Rensselaer County
99 Troy Road, 4th Floor
East Greenbush, New York 12061

9589 0710 5270 0776 3581 59

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25 Van Rensselaer Drive
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Jennifer Haggerty, Board President
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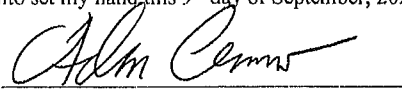
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Shailyn Payton, District Clerk
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Rensselaer, New York 12144

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2. That the letter attached hereto as Exhibit A is a duplicate copy of the Pilot Deviation Notice Letter which was mailed to the above individuals.

IN WITNESS WHEREOF, I have hereunto set my hand this 9th day of September, 2025.



Adam Carson