

**MEETING MINUTES
THE GLENDOWER GROUP, INC.,
BOARD OF DIRECTORS' REGULAR BOARD MEETING
360 ORANGE STREET, NEW HAVEN, CT 06511
HELD ON THURSDAY, APRIL 25, 2024, AT 4:00 PM**

Board of Directors present included (conference call):

Karen DuBois-Walton
Shenae Draughn
John Rafferty
Arthur Thomas

Board of Directors not present included:

Others present included (conference call):

**Christine Morgan
Isaac Kelley
Catherine Hawthorne
Haley Vincent**

**Marilyn Correa
Suresh Chachlani
Christina Musante**

**Edward LaChance
LaVonta Bryant
Michael Southam**

At Roll Call: Karen DuBois-Walton, Shenae Draughn, John Rafferty, and Arthur Thomas were present. There was a quorum.

The Regular Meeting of the Board of Directors of The Glendower Group, Inc. was called to order at 4:08 P.M.

Motion: Motion to approve the March 28, 2024, Minutes was made by Director Rafferty and seconded by Director Draughn.

Vote: All in favor.

Resolved: March 28, 2024, Board Minutes were approved with no modifications.

Reviewed:

THE GLENDOWER GROUP, INC.

RESOLUTION NUMBER GG 04-04/24-R

RESOLUTION AUTHORIZING SECOND YEAR OPTION AND AUTHORIZING THE NEXT THREE-YEAR OPTION TO THE INDEFINITE QUANTITIES CONTRACT (“IQC”) WITH RUSSELL AND DAWSON, INC., FOR ARCHITECTURAL SERVICES IN THE AMOUNT OF \$132,850 PER YEAR, WITH A MAXIMUM AMOUNT OF \$664,250 FOR THE FIVE-YEAR CONTRACT TERM

WHEREAS, The Glendower Group, Inc. (Glendower) has a continuing need for Architectural Consulting services. On December 7, 2023, Glendower issued Request for Qualifications #GG-22-RFQ-697 for Architectural Services under an Indefinite Quantities Contract (IQC) whereby one or more qualified firms could be selected to assist Glendower to develop and carry out projects on an as-needed basis per assigned Task Orders. Responses were due December 29, 2022. Glendower received five (5) proposals from:

- Tise Design Associates
- Silver Petrucelli Associates
- Russell and Dawson, Inc.
- Patriquin Architects
- Crosskey Architects, LLC; and

WHEREAS, a four-member scoring committee reviewed and scored the proposals. All firms scored above the RFQ defined “acceptable” or “potentially acceptable” range and were invited to interviews on February 24, 2023, and February 25, 2023; and

WHEREAS, this resolution is seeking authorization to enter into a one-year contract with an option to renew for four additional years. Russell & Dawson IQC contract amount shall not exceed \$132,850; and

WHEREAS, in accordance with HUD Procurement Handbook No. 7460.8 REV-2 regarding Indefinite Quantity contracts, Glendower is recommending contract award to Russell and Dawson, Inc., in the maximum not to exceed amount of \$132,850 for one year, with four one-year options to extend, for a maximum five-year Board authorized contract. The annual contract amount noted here is based on Glendower’s collective projection of the value of architectural and engineering services anticipated for one year; and

WHEREAS, the recommended award is within Glendower’s budget estimate range. collective projection of the value of architectural and engineering services anticipated for one year. Work under this IQC will be on a requested Task Order basis among contracted firms and there is no guarantee that any minimum level of tasks will be assigned to any selected IQC firm; and

WHEREAS, Resolution number GG 03-07/23-R authorized contract award Russell and Dawson,
in the maximum not to exceed amount of \$132,850 for one year, with four one-year options to extend,
for
a maximum five-year Board authorized contract not to exceed \$664,250; and

WHEREAS, This resolution is requesting to extend the contract for next four years for a yearly amount of \$132,850 per year for a total not to exceed amount of \$664,250 for the five-year contract term.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of The Glendower Group, Inc., that:

- 1) Authorizing four year option to the Indefinite Quantities Contract with Russell and Dawson, in the amount of \$132,850 per year and a not to exceed amount of \$664,250 for a maximum of five years for Architectural Services, be and hereby is authorized; and
- 2) The President be and hereby is authorized, empowered and directed to execute and deliver an agreement and expend such funds as authorized herein; and
- 3) The President be and hereby is authorized, empowered and directed to take any and all such ancillary action necessary and appropriate to fulfill the intent of the foregoing; and
- 4) The resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Directors present at a meeting duly called at which a quorum was present, on April 25, 2024.

**Motion was made by Draughn seconded by Rafferty
Ed LaChance presented this resolution.**

Discussions:

The vote was as follows: All in favor.

THE GLENDOWER GROUP, INC.

RESOLUTION NUMBER GG 04-05/24-R

RESOLUTION AUTHORIZING SECOND YEAR OPTION AND AUTHORIZING THE NEXT THREE-YEAR OPTION TO THE INDEFINITE QUANTITIES CONTRACT (“IQC”) WITH TISE DESIGN ASSOCIATES FOR ARCHITECTURAL SERVICES IN THE MAXIMUM NOT TO EXCEED AMOUNT OF \$132,850 PER YEAR, WITH A MAXIMUM AMOUNT OF \$664,250 FOR THE FIVE-YEAR CONTRACT TERM

WHEREAS, The Glendower Group, Inc. (Glendower) has a continuing need for Architectural Consulting services. On December 7, 2023, Glendower issued Request for Qualifications #GG-22-RFQ-

697 for Architectural Services under an Indefinite Quantities Contract (IQC) whereby one or more qualified firms could be selected to assist Glendower to develop and carry out projects on an as-needed basis per assigned Task Orders. Responses were due December 29, 2022. Glendower received five (5) proposals from:

- Tise Design Associates
- Silver Petrucelli Associates
- Russell and Dawson, Inc.
- Patriquin Architects
- Crosskey Architects, LLC; and

WHEREAS, a four-member scoring committee reviewed and scored the proposals. All firms scored above the RFQ defined “acceptable” or “potentially acceptable” range and were invited to interviews on February 24, 2023, and February 25, 2023; and

WHEREAS, this resolution is seeking authorization to enter into a one-year contract with an option to renew for four additional years. Tise Design Associates IQC contract amount shall not exceed \$132,850; and

WHEREAS, in accordance with HUD Procurement Handbook No. 7460.8 REV-2 regarding Indefinite Quantity contracts, Glendower is recommending contract award to Russell and Dawson, Inc., in the maximum not to exceed amount of \$132,850 for one year, with four one-year options to extend, for a maximum five-year Board authorized contract. The annual contract amount noted here is based on Glendower’s collective projection of the value of architectural and engineering services anticipated for one year; and

WHEREAS, the recommended award is within Glendower’s budget estimate range. collective projection of the value of architectural and engineering services anticipated for one year. Work under this IQC will be on a requested Task Order basis among contracted firms and there is no guarantee that any minimum level of tasks will be assigned to any selected IQC firm; and

WHEREAS, work under this IQC will be on a requested Task Order basis among contracted firms and there is no guarantee that any minimum level of tasks will be assigned to any selected IQC firm.

It is anticipated that the maximum contract amount, if the term of the contract is extended for the full four additional years, will have a maximum not to exceed amount of \$664,250. Any such increases and extensions of the term of the contract would require Board authorization; and

WHEREAS, Resolution number GG 03-08/23-R authorized contract award to Tise Design Associates, in the maximum not to exceed amount of \$132,850 for one year, with four one-year options to extend, for a maximum five-year Board authorized contract not to exceed \$664,250; and

WHEREAS, this resolution is seeking authorization of the second-year option and the next three-year option to renew for a yearly amount of \$132,850 and a not to exceed amount of \$664,250 for a maximum of five years.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of The Glendower Group, Inc., that:

- 5) Authorizing four year option to the Indefinite Quantities Contract with Tise Design Associates, in the amount of \$132,850 per year and a not to exceed amount of \$664,250 for a maximum of five years for Architectural Services, be and hereby is authorized; and
- 6) The President be and hereby is authorized, empowered and directed to execute and deliver an agreement and expend such funds as authorized herein; and
- 7) The President be and hereby is authorized, empowered and directed to take any and all such ancillary action necessary and appropriate to fulfill the intent of the foregoing; and
- 8) The resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Directors present at a meeting duly called at which a quorum was present, on April 25, 2024.

Motion was made by Draughn seconded by Rafferty

Ed LaChance presented this resolution.

Discussions:

The vote was as follows: All in favor.

THE GLENDOWER GROUP, INC.

RESOLUTION NUMBER GG 04-06/24-R

RESOLUTION AUTHORIZING INDEFINITE QUANTITIES CONTRACT (“IQC”) CONTRACT AWARD TO CROSSKEY ARCHITECTS, LLC FOR ARCHITECTURAL SERVICES IN THE AMOUNT OF \$132,850 FOR ONE YEAR, WITH FOUR ONE YEAR OPTIONS TO EXTEND, FOR A MAXIMUM OF FIVE YEAR CONTRACT TERM

WHEREAS, The Glendower Group, Inc. (Glendower) has a continuing need for Architectural Consulting services. On December 7, 2023, Glendower issued Request for Qualifications #GG-22-RFQ-697 for Architectural Services under an Indefinite Quantities Contract (IQC) whereby one or more qualified firms could be selected to assist Glendower to develop and carry out projects on an as-needed basis per assigned Task Orders. Responses were due December 29, 2022. Glendower received five (5) proposals from:

- Tise Design Associates
- Silver Petrucelli Associates
- Russell and Dawson, Inc.
- Patriquin Architects
- Crosskey Architects, LLC; and

WHEREAS, a four-member scoring committee reviewed and scored the proposals. All firms scored above the RFQ defined “acceptable” or “potentially acceptable” range and were invited to interviews on February 24, 2023, and February 25, 2023; and

WHEREAS, this resolution is seeking authorization to enter into a one-year contract with an option to renew for four additional years. Crosskey Architects, LLC IQC contract amount shall not exceed \$132,850.00; and

WHEREAS, in accordance with HUD Procurement Handbook No. 7460.8 REV-2 regarding Indefinite Quantity contracts, Glendower is recommending contract award to Russell and Dawson, Inc., in the maximum not to exceed amount of \$132,850 for one year, with four one-year options to extend, for a maximum five-year Board authorized contract. The annual contract amount noted here is based on Glendower’s collective projection of the value of architectural and engineering services anticipated for one year; and

WHEREAS, the recommended award is within Glendower’s budget estimate range. collective projection of the value of architectural and engineering services anticipated for one year. Work under this IQC will be on a requested Task Order basis among contracted firms and there is no guarantee that any minimum level of tasks will be assigned to any selected IQC firm; and

WHEREAS, work under this IQC will be on a requested Task Order basis among contracted

firms and there is no guarantee that any minimum level of tasks will be assigned to any selected IQC firm.

It is anticipated that the maximum contract amount, if the term of the contract is extended for the full four additional years, will have a maximum not to exceed amount of \$664,250. Any such increases and extensions of the term of the contract would require Board authorization; and

WHEREAS, Resolution number GG 03-09/23-R authorized contract award to Crosskey Architects, LLC, in the maximum not to exceed amount of \$132,850 for one year, with four one-year options to extend, for a maximum five-year Board authorized contract not to exceed \$664,250; and

WHEREAS, This resolution is requesting to extend the contract for next four years for a yearly amount of \$132,850 per year for a total not to exceed amount of \$664,250 for the five-year contract term

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of The Glendower Group, Inc., that:

- 9) Authorizing four year option to the Indefinite Quantities Contract with Crosskey Architects, LLC, in the amount of \$132,850 per year and a not to exceed amount of \$664,250 for a maximum of five years for Architectural Services, be and hereby is authorized; and
1. The President be and hereby is authorized, empowered and directed to execute and deliver an agreement and expend such funds as authorized herein; and
2. The President be and hereby is authorized, empowered and directed to take any and all such ancillary action necessary and appropriate to fulfill the intent of the foregoing; and
3. The resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Directors present at a meeting duly called at which a quorum was present, on April 25, 2024.

**Motion was made by Draughn seconded by Rafferty
Ed LaChance presented this resolution.**

Discussions:

The vote was as follows: All in favor.

THE GLENDOWER GROUP, INC.

RESOLUTION NUMBER GG 04-07/24-R

RESOLUTION AUTHORIZING SECOND YEAR OPTION AND AUTHORIZING THE NEXT THREE-YEAR OPTION TO THE INDEFINITE QUANTITIES CONTRACT (“IQC”) WITH PATRIQUIN ARCHITECTS, FOR ARCHITECTURAL SERVICES IN THE MAXIMUM NOT TO EXCEED AMOUNT OF \$132,850 PER YEAR, WITH A MAXIMUM AMOUNT OF \$664,250 FOR THE FIVE-YEAR CONTRACT TERM

WHEREAS, The Glendower Group, Inc. (Glendower) has a continuing need for Architectural Consulting services. On December 7, 2023, Glendower issued Request for Qualifications #GG-22-RFQ-

697 for Architectural Services under an Indefinite Quantities Contract (IQC) whereby one or more qualified firms could be selected to assist Glendower to develop and carry out projects on an as-needed basis per assigned Task Orders. Responses were due December 29, 2022. Glendower received five (5) proposals from:

- Tise Design Associates
- Silver Petrucelli Associates
- Russell and Dawson, Inc.
- Patriquin Architects
- Crosskey Architects, LLC; and

WHEREAS, a four-member scoring committee reviewed and scored the proposals. All firms scored above the RFQ defined “acceptable” or “potentially acceptable” range and were invited to interviews on February 24, 2023, and February 25, 2023; and

WHEREAS, this resolution is seeking authorization to enter into a one-year contract with an option to renew for four additional years. Patriquin Architects contract amount shall not exceed \$132,850; and

WHEREAS, in accordance with HUD Procurement Handbook No. 7460.8 REV-2 regarding Indefinite Quantity contracts, Glendower is recommending contract award to Patriquin Architects, in the maximum not to exceed amount of \$132,850 for one year, with four one-year options to extend, for a maximum five-year Board authorized contract. The annual contract amount noted here is based on Glendower’s collective projection of the value of architectural and engineering services anticipated for one year; and

WHEREAS, the recommended award is within Glendower’s budget estimate range. collective projection of the value of architectural and engineering services anticipated for one year. Work under this IQC will be on a requested Task Order basis among contracted firms and there is no guarantee that any minimum level of tasks will be assigned to any selected IQC firm; and

WHEREAS, work under this IQC will be on a requested Task Order basis among contracted firms and there is no guarantee that any minimum level of tasks will be assigned to any selected IQC firm.

It is anticipated that the maximum contract amount, if the term of the contract is extended for the full four additional years, will have a maximum not to exceed amount of \$664,250. Any such increases and extensions of the term of the contract would require Board authorization; and

WHEREAS, Resolution number GG 03-10/23-R authorized contract award to Patriquin Architects, in the maximum not to exceed amount of \$132,850 for one year, with four one-year options to extend, for a maximum five-year Board authorized contract not to exceed \$664,250; and

WHEREAS, this resolution is seeking authorization of the second-year option and the next three-year option to renew for a yearly amount of \$132,850 and a not to exceed amount of \$664,250 for a maximum of five years.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of The Glendower Group, Inc., that:

- 10) Authorizing four year option to the Indefinite Quantities Contract with Patriquin Architects, in the maximum not to exceed amount of \$132,850 per year and a not to exceed amount of \$664,250 for a maximum of five years for Architectural Services, be and hereby is authorized; and
- 11) The President be and hereby is authorized, empowered and directed to execute and deliver an agreement and expend such funds as authorized herein; and
- 12) The President be and hereby is authorized, empowered and directed to take any and all such ancillary action necessary and appropriate to fulfill the intent of the foregoing; and
- 13) The resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Directors present at a meeting duly called at which a quorum was present, on April 25, 2024.

**Motion was made by Draughn seconded by Rafferty
Ed LaChance presented this resolution.**

Discussions:

The vote was as follows: All in favor.

THE GLENDOWER GROUP, INC.

RESOLUTION NUMBER GG 04-08/24-R

RESOLUTION AUTHORIZING SECOND YEAR OPTION AND AUTHORIZING THE NEXT THREE-YEAR OPTION TO THE INDEFINITE QUANTITIES CONTRACT (“IQC”) WITH SILVER PETRUCELLI ASSOCIATES FOR ARCHITECTURAL SERVICES IN THE AMOUNT OF \$132,850 PER YEAR, WITH A MAXIMUM AMOUNT OF \$664,250 FOR THE FIVE-YEAR CONTRACT TERM

WHEREAS, The Glendower Group, Inc. (Glendower) has a continuing need for Architectural Consulting services. On December 7, 2023, Glendower issued Request for Qualifications #GG-22-RFQ-

697 for Architectural Services under an Indefinite Quantities Contract (IQC) whereby one or more qualified firms could be selected to assist Glendower to develop and carry out projects on an as-needed basis per assigned Task Orders. Responses were due December 29, 2022. Glendower received five (5) proposals from:

- Tise Design Associates
- Silver Petrucelli Associates
- Russell and Dawson, Inc.
- Patriquin Architects
- Crosskey Architects, LLC; and

WHEREAS, a four-member scoring committee reviewed and scored the proposals. All firms scored above the RFQ defined “acceptable” or “potentially acceptable” range and were invited to interviews on February 24, 2023, and February 25, 2023; and

WHEREAS, this resolution is seeking authorization to enter into a one-year contract with an option to renew for four additional years. Silver Petrucelli Associates contract amount shall not exceed \$132,850; and

WHEREAS, in accordance with HUD Procurement Handbook No. 7460.8 REV-2 regarding Indefinite Quantity contracts, Glendower is recommending contract award to Silver Petrucelli Associates, in the maximum not to exceed amount of \$132,850 for one year, with four one-year options to extend, for a maximum five-year Board authorized contract. The annual contract amount noted here is based on Glendower’s collective projection of the value of architectural and engineering services anticipated for one year; and

WHEREAS, the recommended award is within Glendower’s budget estimate range. collective projection of the value of architectural and engineering services anticipated for one year. Work under this IQC will be on a requested Task Order basis among contracted firms and there is no guarantee that any minimum level of tasks will be assigned to any selected IQC firm; and

WHEREAS, work under this IQC will be on a requested Task Order basis among contracted firms and there is no guarantee that any minimum level of tasks will be assigned to any selected IQC firm.

It is anticipated that the maximum contract amount, if the term of the contract is extended for the full four additional years, will have a maximum not to exceed amount of \$664,250. Any such increases and extensions of the term of the contract would require Board authorization; and

WHEREAS, Resolution number GG 03-11/23-R authorized contract award to Silver Petrucelli Associates, in the maximum not to exceed amount of \$132,850 for one year, with four one-year options to extend, for a maximum five-year Board authorized contract not to exceed \$664,250; and

WHEREAS, this resolution is seeking authorization of the second-year option and the next three-year option to renew for a yearly amount of \$132,850 and a not to exceed amount of \$664,250 for a maximum of five years.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of The Glendower Group, Inc., that:

- 14) Authorizing four year option to the Indefinite Quantities Contract with Silver Petrucelli Associates, in the maximum not to exceed amount of \$132,850 per year and a not to exceed amount of \$664,250 for a maximum of five years for Architectural Services, be and hereby is authorized; and
- 15) The President be and hereby is authorized, empowered and directed to execute and deliver an agreement and expend such funds as authorized herein; and
- 16) The President be and hereby is authorized, empowered and directed to take any and all such ancillary action necessary and appropriate to fulfill the intent of the foregoing; and
- 17) The resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Directors present at a meeting duly called at which a quorum was present, on April 25, 2024.

**Motion was made by Draughn seconded by Rafferty
Ed LaChance presented this resolution.**

Discussions:

The vote was as follows: All in favor.

THE GLENDOWER GROUP, INC.

RESOLUTION NUMBER GG 04-09/24-R

RESOLUTION AUTHORIZING SECOND YEAR OPTION AND AUTHORIZING THE NEXT THREE-YEAR OPTION TO THE FINANCIAL UNDERWRITER CONTRACT WITH SYLVA DEVELOPERS, LLC FOR IN THE AMOUNT OF \$190,000 PER YEAR, WITH A MAXIMUM AMOUNT OF \$950,00 FOR THE FIVE-YEAR CONTRACT TERM

WHEREAS, the Glendower Group, Inc. (Glendower) has a continuing need for financial underwriter services. On March 6, 2023, Glendower issued Request for Proposals #GG-23-RFP-738 for Financial Underwriter Services to assist Glendower to develop feasibility analysis the projects revenues, expenses, interest, and profit. Responses were due March 28, 2023. Glendower received two (2) proposals from:

- Sylva Developers
- NW Financial Group, LLC; and

WHEREAS, a three-member scoring committee reviewed and scored the proposals. Sylva Developers, LLC Demonstrated understanding of the requirement, appropriateness of the technical approach in the proposal, technical capabilities, experience in performing similar work; and successful past performance of contract work substantially similar to that required by the solicitation as verified by reference checks or other means; and

WHEREAS, in accordance with HUD Procurement Handbook No.7460.8 REV-2 regarding Indefinite Quantity contracts, Glendower is recommending contract award to Sylva Developers, LLC., in the maximum not to exceed amount of \$190,000 for one year, with four one-year options to extend, for a maximum five-year Board authorized contract; and

WHEREAS, the annual contract amount noted here is based on Glendower's collective projection of the value of financial underwriter services anticipated for one year. It is anticipated that the maximum contract amount, if the term of the contract is extended for the full four additional years, will have a maximum not to exceed amount of \$950,000. Any such increases and extensions of the term of the contract would require Board authorization; and

WHEREAS, Resolution GG 05-14/23-R authorized contract award with Sylva Developers, LLC in the maximum not to exceed amount of \$190,00 for one year, with four one-year options to extend, for a maximum five-year Board authorized contract not to exceed \$950,000; and

WHEREAS, this resolution is seeking authorization of the second-year option and the next three-year option to renew for a yearly amount of \$190,000 and a not to exceed amount of \$950,000 for a maximum of five years.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of The Glendower Group, Inc., that:

- 18) Authorizing four year option to the Financial Underwriter with Sylva Developers, LLC, in the amount of \$190,000 per year, and a not to exceed amount of \$950,000 for a maximum of five years for, be and hereby is authorized; and
- 19) The President be and hereby is authorized, empowered and directed to execute and deliver an agreement and expend such funds as authorized herein; and
- 20) The President be and hereby is authorized, empowered and directed to take any and all such ancillary action necessary and appropriate to fulfill the intent of the foregoing; and
- 21) The resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Directors present at a meeting duly called at which a quorum was present, on April 25, 2024.

**Motion was made by Rafferty seconded by Draughn
Ed LaChance presented this resolution.**

Discussions:

The vote was as follows: All in favor.

**THE GLENDOWER GROUP, INC.
RESOLUTION NUMBER GG 04-10/24-R**

**RESOLUTION RATIFYING THE FORMATION OF
GLENDOWER LEVEL HEIGHTS LIMITED PARTNERSHIP
IN CONNECTION WITH THE REDEVELOPMENT OF
34 LEVEL STREET, NEW HAVEN, CONNECTICUT**

WHEREAS, The Glendower Group, Inc. ("Glendower") is a non-profit instrumentality of the Housing Authority of the City of New Haven (the "Authority"), whose purpose is to undertake certain development activities beneficial to the Authority, the residents of the Authority, and the residents of the City of New Haven; and

WHEREAS, Glendower has determined that it is in the best interest of Glendower, the Authority, the Authority's residents, and the residents of the City of New Haven to form a limited partnership to undertake certain development activities, beneficial to Glendower and the Authority, in connection with the redevelopment (the "Development") of property commonly known as 34 Level Street, New Haven, Connecticut (the "Project Site"); and

WHEREAS, Glendower directed its counsel, McCarter & English, LLP ("Counsel") to take such steps as necessary and appropriate to form a limited partnership as aforesaid; and

WHEREAS, Counsel, in consultation with Glendower, has caused the formation of a limited partnership named "Glendower Level Heights Limited Partnership" (the "LP") for the purpose of, *inter alia*, the real estate development activities associated with the Development on the Project Site and applicable financing applications (the "Development Activities"), with Glendower Level Redevelopment Corporation (the "Corporation"), previously formed by Counsel at the direction of Glendower, serving as the general partner of the LP and Glendower serving as the initial limited partner of the LP.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF GLENDOWER THAT:

1. All actions taken by Glendower for the formation of the LP, as aforesaid, together with the payment of all fees and expenses related thereto, be and hereby are ratified, authorized, empowered and directed, and to the extent necessary, authorized and reauthorized; and
2. Karen DuBois-Walton and/or Shenae Draughn, as the Directors of the Corporation, are hereby authorized, empowered and directed to execute and deliver any and all agreements, documents and instruments necessary in connection with the formation of the LP and the undertaking of the Development Activities, and to take any and all such action necessary, ancillary and incidental thereto to fulfill the foregoing purposes; and

3. This “Resolution” shall take effect immediately.

I hereby certify that the above Resolution was adopted by a majority of the Board of Directors of The Glendower Group, Inc. present at a meeting duly called at which a quorum was present throughout on April 24, 2024.

**Motion was made by Rafferty seconded by Draughn
Ed LaChance presented this resolution.**

Discussions:

The vote was as follows: All in favor.

Other Business:

None

At 4:25 PM, a Motion to adjourn was made by Director John Rafferty and seconded by Director Shenae Draughn.