A Video Conference Meeting of the Dormitory Authority of the State of New York ("DASNY") among DASNY's Offices in New York City, 28 Liberty Plaza, New York, New York, 515 Broadway, Albany, New York and 6047 Transit Road, Suite 103, East Amherst, New York, was held on Wednesday, October 14, 2026 with proceedings commencing at approximately 9:42 a.m.

CALL TO ORDER / ROLL CALL

The Meeting was called to order by Chair Gomez at 9:42 a.m. Ms. Richards called the roll and a quorum was deemed present.

Board Members Present – NYCO

Lisa Gomez, Chair
Gerard Romski, Esq., Vice Chair
Beryl L. Snyder, Esq., Secretary
Thehbia Hiwot, Board Member
Walter Oden, Board Member
Elizabeth Velez, Board Member

Board Members Present – Albany

Joan M. Sullivan, Board Member
Christina Coughlin, Designated Representative of the Commissioner of Education, Board Member (*ex officio*)
Ken Evans, Designated Representative of the Commissioner of Health, Board Member (*ex officio*)
Adrian Swierczewski, Designated Representative of the Director of Budget, Board Member (*ex officio)* – (Albany)

Board Members Present – Buffalo

Janice McKinnie, Board Member

Outside Bond Counsel Present – Via Teams

Melissa Bennett, Esq., Barclay Damon LLP
Karen Kendrick Brown, Esq., Lewis & Munday, P.C.
Andrew Komaromi, Esq., Harris Beach Murtha Cullina PLLC
Barry D. Lites, Esq., Law Offices of Barry D. Lites, LLP

Senior and Presenting Staff Members Present

Robert J. Rodriguez, President/CEO
Charlie Williams, Vice President
Layla Bahbahani, Managing Director, Construction
Kimberly Ellis, Chief Financial Officer
Portia Lee, Managing Director, Public Finance & Portfolio Monitoring
Jennifer Maglienti, General Counsel
Sara Potter Richards, Managing Director, Executive Direction

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J. Matthew Moore, Deputy General Counsel
Ricardo Salaman, Deputy General Counsel
Jenilee Flinton, Director, Internal Audit
Matthew Bergin, Director, Public Finance
David Ostrander, Assistant Director, Public Finance & Portfolio Monitoring
Stephen Kosier, Assistant Director, Public Finance & Portfolio Monitoring
Alex Sirdine, Senior Financial Analyst

Various Staff Members of the Dormitory Authority of the State of New York and Members of the Public also joined via Teams.

PUBLIC SESSION

Minutes of the September 9, 2026 Board Meeting

Upon a motion from Ms. Velez and a second from Mr. Romski, the minutes of the September 9, 2026 Regular Board Meeting were approved unanimously.

Audit Committee Report

Audit Committee Chair Sullivan reported that the Audit Committee met on Tuesday, October 13, 2026. She stated that the Committee adopted the minutes from the July 8, 2026 Audit Committee meeting and then confirmed its Annual Review of the Internal Audit Department Charter and the Audit Committee Charter with no changes. Ms. Sullivan reported that KPMG presented their Audit Plan for the upcoming Fiscal Year 2026-2027 audit and Internal Audit Director Jenilee Flinton provided an update on their Audit Plan for this year.

Governance Committee Report

Governance Committee Chair Snyder reported that the Governance Committee met on Tuesday, October 13, 2026 and after adopting the minutes from the February 11, 2026 Governance Committee meeting, the Committee undertook the Annual Review of the Governance Committee Charter and Governance Principles. Ms. Snyder reported that no changes are recommended to either document.

Chair Snyder stated that the Committee also confirmed its annual review of two other policies which require full Board approval. She informed the Members that the Committee recommends approving the policies in their current form.

Mr. Oden moved the approval of the following entitled Resolution:

RESOLUTION OF THE MEMBERS OF THE BOARD OF THE DORMITORY AUTHORITY OF THE STATE OF NEW YORK (DASNY) APPROVING THE GUIDELINES PERTAINING TO THE DISPOSITION OF CERTAIN PROPERTY OWNED BY THE DORMITORY AUTHORITY

Ms. Velez seconded the motion and the Resolution was unanimously adopted.

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Ms. Sullivan moved the approval of the following entitled Resolution:

RESOLUTION OF THE MEMBERS OF THE BOARD OF THE DORMITORY AUTHORITY OF THE STATE OF NEW YORK APPROVING THE DORMITORY AUTHORITY OF THE STATE OF NEW YORK MISSION STATEMENT AND METRICS TO QUANTIFY PERFORMANCE GOALS

Ms. Velez seconded the motion and the Resolution was unanimously approved.

Ms. Snyder reported that the Committee Members discussed a draft discretionary spending policy with General Counsel Maglienti.

Finance Committee Report

Finance Committee Chair Romski reported that the Finance Committee met earlier today and after adopting the minutes from the September 9, 2026 Finance Committee meeting, the Committee Members considered Single Approval Financings for the InterAgency Council Pooled Loan Program and WellLife Network Inc., as well as a TELP Resolution for SUNY Upstate Medical University Hospital. He stated that the Finance Committee unanimously recommends full Board approval of these transactions.

InterAgency Council Pooled Loan Program – Single Approval Financing - Resolution

Mr. Kosier stated that the Board is being asked to approve the issuance of one or more series of tax-exempt and/or taxable, fixed and/or variable rate bonds, with maturities not to exceed 26 years, in an amount not to exceed $15,000,000, on behalf of the InterAgency Council Pooled Loan Program.

Mr. Kosier informed the Members that the transaction is a pooled financing on behalf of five participating borrowers with nine combined projects. He stated that eight projects have Prior Property Approvals, or PPAs, and the final PPA is expected to be in place before pricing. Mr. Kosier informed the Members that bond proceeds are expected to refinance taxable loans incurred by participating borrowers to fund the capital projects; to reimburse participating borrowers for cash expended on the capital projects; and/or to fund construction funds to be used to acquire facilities and/or fund renovations.

Mr. Kosier stated that the TEFRA hearing is expected to be held later this month, SEQR was completed on October 13th, and the financing is on the agenda for the October 21st PACB meeting.

Melissa Bennett, Esq., Barclay Damon LLP, and Karen Kendrick Brown, Esq., Lewis & Munday, P.C., co-bond counsel, further described the transaction and presented the financing documents.

Ms. Bennett stated that before the Members for consideration is a proposed IAC Series Resolution authorizing up to $15 million of bonds under the IAC General Resolution. She informed the Members that the General Resolution authorizes DASNY to issue multiple series of bonds on behalf of the non-profit members of IAC to finance facilities serving people with developmental and other disabilities. Ms. Bennett explained that DASNY loans the bond proceeds to one or more IAC members, with a separate loan agreement for each participant.

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Ms. Bennett stated that each Series of IAC bonds is separately secured by payments to be made by the participants under their respective loan agreement, and that each participant grants DASNY a security interest in certain public funds relating to the facilities financed. She further stated that IAC members receive most of their funding through State agencies.

Ms. Kendrick Brown explained that the proposed bonds will finance approximately nine project facilities for five participants. She stated that each project facility is run by an IAC member licensed by one or more State agencies, including OPWDD for all projects. Ms. Kendrick Brown informed the Members that Bond proceeds will also fund a Debt Service Reserve Fund and costs of issuance. She stated that the Bonds will be special obligations of DASNY, payable solely from the Revenues pledged to the Bonds, which are primarily payments made under the applicable Loan Agreements.

Ms. Bennett stated that each project is required to have a PPA, which evidences OPWDD's commitment to pay an amount approximately sufficient to amortize the project's portion of the bonds, subject to State appropriation and operation of the project to State standards. She further stated that these payments constitute Pledged Revenues, and any non-OPWDD reimbursed amounts are anticipated to be paid out of operating revenues. Ms. Bennett informed the Members that as additional security, DASNY will enter into intercept agreements so that if a participant defaults, OPWDD will make payments as directed by DASNY. She stated that the participants' loans are also expected to be secured by mortgages, except that one participant will not mortgage one of its facilities.

Ms. Kendrick Brown stated that the bonds will be separately secured from all other Series by the loans to the participants. She explained that the loans are not cross-collateralized with or cross-defaulted to any other Loans, so that if a Participant defaults on a loan, the default will not constitute a default under the loans made to the other Participants. She noted that the Series Resolution also authorizes customary documents for a negotiated public offering of bonds.

Mr. Romski moved the approval of the following entitled Resolution:

SERIES 2026A RESOLUTION AUTHORIZING UP TO $15,000,000 INTERAGENCY COUNCIL POOLED LOAN PROGRAM REVENUE BONDS, SERIES 2026A

Ms. McKinnie the motion and the Resolution was unanimously approved.

WellLife Network Inc. – Resolution

Mr. Sirdine stated that the Board is being asked to adopt the necessary documents for the financing of one or more series of tax-exempt and/or taxable, fixed and/or variable rate bonds with a maturity not to exceed 30 years in an amount not to exceed $20,000,000 on behalf of WellLife Network, Inc., formerly known as PSCH Inc.

Mr. Sirdine stated that Bond proceeds will refund all or a portion of WellLife's outstanding Series 2015A and 2015B Bonds and finance approximately $3.2 million of renovations and capital improvements at approximately 25 facilities in Queens, Brooklyn and Long Island. He explained that the preliminary restructuring is expected to provide approximately $9.5 million of aggregate cash-flow savings through 2035 and near-term debt-service relief. Mr. Sirdine stated that the Bonds are expected to be directly purchased by TD Public Finance LLC through a private placement agreement with a 10-

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year term and interest-only payments during the first three years. He further stated that the Bonds will be secured by a pledge of WellLife's revenues and mortgages on certain WellLife properties.

Andrew Komaromi, Esq., Harris Beach Murtha Cullina PLLC, and Barry D. Lites, Esq., Law Offices of Barry D. Lites LLP, co-bond counsel, further described the transaction and presented the financing documents.

Mr. Komaromi stated that before the Members for consideration is the adoption of the WellLife Network, Inc. General Resolution authorizing the issuance of revenue bonds to finance or refinance certain facilities for WellLife Network, Inc. and a Series Resolution authorizing the issuance of one or more series of WellLife Network, Inc. Revenue Bonds in a principal amount, for any individual Series and in the aggregate, not to exceed $20,000,000.

Mr. Komaromi stated that the Authorized Bonds are proposed to be issued for the purpose of refinancing all or a portion of Dormitory Authority of the State of the New York Revenue Bonds - Alliance of Long Island Agencies, Inc. (PSCH Inc.) Project, Series 2015A and Dormitory Authority of the State of New York Revenue Bonds - Alliance of Long Island Agencies, Inc. (PSCH Inc.) Project, Series 2015B; the financing of the construction, renovation, equipping, furnishing, and purchasing, including any related demolition, site preparation and improvements and utility work at approximately twenty-five of the Institution's health and human services facilities located throughout Queens, Brooklyn and Long Island; providing for the payment of capitalized interest, if any; and paying all or a portion of the costs of issuance.

Mr. Komaromi informed the Members that the Authorized Bonds will consist of the Series 2026A Bonds, which will be issued as fixed rate, tax-exempt bonds and purchased by TD Public Finance LLC, a qualified institutional buyer, through a private placement.

Mr. Komaromi stated that the General Resolution constitutes the agreement between the Authority and the holders of the Bonds issued under it and contains the basic terms that apply to each Series of Bonds. He further stated that the General Resolution authorizes bonds to be issued as fixed rate bonds, variable rate bonds and in other forms or structures, all in accordance with a related Series Resolution or Certificate of Determination and for the purposes set forth therein.

Mr. Komaromi stated that the Authorized Bonds are special limited obligations of the Authority, and a general obligation of the borrower secured by Revenues consisting of payments made by the Institution under the Loan Agreement, and the moneys and investments held in the funds and accounts established by the General Resolution and the applicable Series Resolution.

Mr. Komaromi informed the Members that the Series Resolution authorizes the issuance of up to $20,000,000 aggregate principal amount of Authorized Bonds in one or more series. He stated that each Series of Authorized Bonds will be secured by the funds and accounts established with respect to such Series (other than the Arbitrage Rebate Fund), the applicable Revenues, the Authority's security interest in any pledged revenues, and such other security, if any, as may be required by TD Public Finance. Mr. Komaromi further stated that it is expected that the Authorized Bonds will be further secured by one or more mortgages on one or more Project sites. He noted that the Series Resolution delegates to authorized officers of the Authority the power, among others, to determine customary matters in connection with the issuance including the aggregate principal amount of Authorized Bonds to be issued; the maturity dates; the rate or rates at which the Authorized Bonds will bear interest; the

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denominations of the Authorized Bonds; and such other matters as are not inconsistent with the terms of the General Resolution and the Series Resolution.

Mr. Komaromi stated that the Series Resolution authorizes various officers of the Authority to execute one or more Loan Agreements; one or more Assignment Agreements; and all other documents that may be necessary or convenient in connection with the sale and issuance of the Authorized Bonds. He reported that in accordance with DASNY's Financing Guidelines, the Series Resolution also contains restrictions on the ownership and transfer of the Authorized Bonds to Qualified Institutional Buyers, or QIBs, as defined in Rule 144A promulgated under the Securities Act of 1933; and in minimum denominations of not less than $100,000.

Mr. Lites described the Loan Agreement. He stated that the Authority and the Institution will enter into a Loan Agreement in connection with the issuance of the Authorized Bonds, and the Loan Agreement will require the Institution to make payments in amounts and at times sufficient to make timely payment of the principal, Sinking Fund Installments, if any, and interest on, the Authorized Bonds.

Mr. Lites stated that the Institution's obligations under the Loan Agreement will be general obligations payable out of any moneys of the Institution legally available to it for such payments and the Institution's obligation to make payments under the Loan Agreement will be absolute and unconditional. He explained that to further secure its obligations under the Loan Agreement, the Institution will grant to the Trustee and the Purchaser one or more mortgages, on one or more Project sites, as well as an all assets pledge, pursuant to Security Agreement by and among the Institution, the Trustee and the Purchaser.

Mr. Lites stated that consistent with the Authority's Financing Guidelines for Independent Institutions, specific security for the Institution's obligations under the Loan Agreement and any financial covenants will be determined by TD Public Finance and the Institution. He added that upon the issuance of the Authorized Bonds, the Authority will assign its rights under the Loan Agreement and the security given therefor to the Trustee pursuant to one or more assignment agreements, subject to certain retained rights of the Authority relating to, among others, the preservation of the tax-exempt status and statutory validity of the Authorized Bonds, indemnification of the Authority by the Institution and the receipt of Authority administrative fees.

Mr. Lites informed the Members that the Authorized Bonds will be privately placed with TD Public Finance by D.A. Davidson & Co. as Placement Agent. He stated that at closing, TD Public Finance will deliver an investor letter as required by DASNY's Financing Guidelines.

Ms. Snyder moved the approval of the following entitled Resolutions:

A RESOLUTION AUTHORIZING THE ISSUANCE BY THE DORMITORY AUTHORITY OF THE STATE OF NEW YORK OF ITS WELLLIFE NETWORK, INC. BONDS; PROVIDING FOR THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON SUCH BONDS; AND PROVIDING FOR THE RIGHTS OF THE HOLDERS THEREOF

SERIES RESOLUTION 2026-1 AUTHORIZING UP TO $20,000,000 WELLLIFE NETWORK, INC. REVENUE BONDS

Ms. Hiwot seconded the motion and the Resolutions were unanimously approved.

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SUNY Upstate Medical University Hospital – TELP – Resolution

Mr. Bergin stated that the Board is being asked to approve a TELP transaction for SUNY University Hospital at Syracuse in an amount not to exceed $51 million. He further stated that the financing will support investments in various hospital equipment as outlined in the equipment list and pay for the costs of issuance.

Ms. Velez moved the approval of the following entitled Resolution:

A RESOLUTION OF THE DORMITORY AUTHORITY OF THE STATE OF NEW YORK (DASNY) AUTHORIZING STAFF AND BOND COUNSEL TO TAKE THE NECESSARY ACTIONS TO PREPARE, AND DASNY TO EXECUTE, ONE OR MORE MASTER LEASE AND SUBLEASE AGREEMENTS AND ANY OTHER APPROPRIATE DOCUMENTS TO MAKE EQUIPMENT AVAILABLE TO SUNY UNIVERSITY HOSPITAL AT SYRACUSE UNDER THE TAX-EXEMPT LEASING PROGRAM

Ms. Sullivan seconded the motion and the Resolution was unanimously approved.

Report of the President

President Rodriguez updated the Members on the Unplug and Play grant program initiative that DASNY is administering. He reported that the Governor announced $67.5 million in awards through the first round of NYPLAYS to fund 89 new or renovated playgrounds across New York State. The President stated that NYPLAYS is the third leg of the New York Unplug and Play initiative, which also includes the NYSWIMS and NYBRICKS programs in making significant investments across the State.

President Rodriguez reported that the Governor signed legislation authorizing DASNY to finance on behalf of the New York Climate Exchange for the development of a new planned campus on Governors Island that has a 2029 targeted completion date. He added that the exchange is a nonprofit consortium led by Stony Brook and focuses on climate research and innovation.

President Rodriguez informed the Members that he visited Utica University and met with President Nesbit and members of her leadership to discuss the university's priorities and opportunities for partnership with DASNY. He stated that they discussed challenges for small and mid-sized universities with limited resources and how DASNY could support infrastructure upgrades and other long-term goals. President Rodrguez reported that he participated in a groundbreaking for a community center in Mott Haven, which has received significant State support through a number of initiatives, including a DASNY-administered grant.

President Rodriguez stated that he participated in several conferences this month including the Bank of America Investors Conference, the CUNY Exchange, and Regional Infrastructure Opportunity Summit. He noted that the Summit provided the opportunity to meet with other issuers to discuss significant infrastructure investments across the New York and New Jersey region and was a panelist for “Building the Bench,” which focused on public sector construction work and the use of design-build and other alternative delivery models in DASNY projects.

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President Rodriguez highlighted employee engagement efforts including the annual all hands meeting, where leadership updated colleagues from across the organization about the work undertaken over the past year and provided a look ahead for the upcoming year. He thanked Sara Richards for her assistance with coordinating Lunch & Learns in recognition of Hispanic Heritage Month where staff heard from a prominent MWBE contractor in Western New York and the Executive Director of the Hispanic Heritage Council of Western New York, a grant recipient.

President Rodriguez stated that Media coverage over the past month was primarily related to the Unplug & Play programs and other grants administered by DASNY. He further stated that the monthly SEQR and Grant reports are included in the board materials along with the upcoming 2027 Board calendar.

Public Finance Report

Ms. Lee provided a brief market update. She reported that since the last board meeting, DASNY priced and closed the $747 million Northwell Obligated Group transaction and the $31.7 Million Barnard College transaction. Ms. Lee informed the Members that despite a challenging market environment, both deals priced well. She stated that total year-to-date new issuance volume for 2026 is approximately $506.3 billion, up 5.3% from last year's comparable volume of $480.6 billion. Ms. Lee reported that primary new issuance this week is anticipated to total approximately $8 billion this week. She noted that Municipal Bond Funds saw inflows last week and outflows the previous week.

Ms. Lee stated that AAA MMD yields closed lower on Tuesday with the 10-year yield decreasing by 8 basis points to 3.90% and the 30-year decreasing by 6 basis points to 5.06%. She further stated that U.S. government bond yields on Tuiesday were lower, with the 10-year Treasury yield decreasing by 3 basis points to 5.21% and the 30-year Treasury yield increasing by 4 basis points to 5.56%. Ms. Lee informed the Members that since the September 9, 2026 Board meeting, the one-year MMD rate has increased by 62 basis points, the 10-year MMD has increased by 41 basis points, and the 30-year MMD has increased by 35 basis points. She noted that during that same period, the 10-year Treasury yield increased by 41 basis points and the 30-year Treasury yield increased by 31 basis points.

Ms. Lee reported that the Bond Sale Summary for the School District pooled financing, including performance metrics, is included with the Board Materials.

Financial Report

Ms. Ellis delivered the Financial Report. She reported that personnel expenses through August 2026 are under projection primarily as a result of salaries, and that non-personnel expenses are slightly under projection due to timing of certain expenses. Ms. Ellis stated that there were no private debt issuances for the month. She further stated that the percentage of direct hours charged to public client programs has held steady at 96.3% but remains slightly over the budget of 94.7% for the year.

Ms. Ellis reported that KPMG completed its annual audit of the 6 individual restricted financial statements and issued a clean audit opinion on September 25, 2026. She stated that KPMG presented their audit plan for 2027 to the Audit Committee at its meeting yesterday afternoon. Ms. Ellis informed the Members that this is the third year of the KPMG contract, and that two 1-year extensions are possible, subject to continued determination that they are a responsible vendor. She noted that after review, DASNY Procurement has found KPMG and its partners to be responsible.

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Construction Report

Ms. Bahbahani delivered the Construction Report. She stated that fourteen projects, valued at over $5 million each, have been added to the construction portfolio consisting of: six CUNY projects; one project each for OPWDD and OASAS; five OMH projects; and one SUNY project totaling approximately $122.5 million. She reported that DASNY completed thirteen projects totaling $146.8 million: nine with CUNY; two with OMH; and two with SUNY. Ms. Bahbahani noted that no projects were dropped this period.

Ms. Bahbahani informed the Members that year-to-date expenditures through August 2026 are approximately $671.9 million, compared to $439.4 million through August 2025, a $232.5 million increase over the same time period last year.

Ms. Bahbahani updated the Members on several SUNY projects. She reported that the SUNY Binghamton project is approximately 40% complete and the design-builder is currently working on the exterior envelope of the building to make it weather-tight before winter. Ms. Bahbahani noted that substantial completion is anticipated in June 2027. She stated that since the last update, concrete masonry walls and precast planks have been completed for all six floors; roofing, windows, air/vapor barrier and brick work are ongoing on the exterior of the building; light gauge metal framing, mechanical, electrical and plumbing rough ins are all ongoing on the interior of the building. Ms. Bahbahani stated that overall, construction continues to advance on schedule with no significant issues to report.

Ms. Bahbahani reported that the contractor for the Gage Hall bathroom renovation project at SUNY New Paltz has been Terminated for Convenience as outlined in the contract. Ms. Bahbahani reported that DASNY has engaged JOCs contractors for the completion work of Phase 1 and the General Contractor for Phase 2 has mobilized to the site. She informed the Members that the anticipated completion date for both phases is Spring 2027, and the anticipated cost of the completion contracts for Phase 1 are $4.5 million.

Ms. Bahbahani stated that site work has begun on the new $45,700 200-bed residence hall at SUNY Cortland. She noted that final design is underway and that this evidences the advantages of the design-build delivery method, as work can begin while the design is finalized.

Ms. Bahbahani stated that all of the SUNY summer projects were completed in time for student occupancy for the Fall 2026 semester.

Ms. Bahbahani reported the DASNY team met with the CUNY team on September 17, 2026 and shared preliminary numbers for the first two quarters spend, which is ahead of forecast. She stated that CUNY and DASNY reviewed all projects that have a budget shortfall and CUNY indicated that several will be funded in the near future. Ms. Bahbahani informed the Members that the monthly CUNY Coordination meeting was held on October 1, 2026, and the next is scheduled for November 5th, 2026.

Ms. Bahbahani stated that the topping off ceremony for the $1.7 billion DOH Life Sciences Project is this afternoon. She reported that the project is on time and on budget. She noted that the project is estimated to be substantially complete in December 2029, with final completion in early 2030.

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Ms. Bahbahani reported that the OCA Capital Project Portfolio consists of 12 active projects with a combined funding value of $16.8 million. She stated that this amount will increase once the designs are finalized. She explained that added that most of the projects are in the pre-design and design development phases, and several are experiencing scope growth which requires additional funding. Ms. Bahbahani informed the Members that the projects are located in several courthouses throughout the five boroughs and Westchester County. She stated that, while portfolio progress is advancing through the design phases, one significant challenge being faced is scope growth in each courthouse and the resulting funding gaps. Ms. Bahbahani noted that NYC OMB and OCA are well advised and have been prompt in providing additional funding as needed.

Ms. Bahbahani reported that the Westchester Raise the Age project is currently on hold pending direction from Westchester County and OCFS regarding a reduced project scope and budget. She explained that discussions are underway to reduce the facility capacity from 58 beds to 48 beds to help lower overall project costs.

Regarding recruitment, Ms. Bahbahani reported that there are currently 11 open procurements, including 3 individuals who have not yet started work, and 8 positions for which interviews are underway.

Ms. Velez commented that DASNY looks forward to a robust year ahead and praised DASNY involvement in events such as the CUNY Exchange and RIOS. She noted that these efforts benefit DASNY directly as well as the New York State policy goals of supporting MWBE and SDVOB firms.

General Counsel Report

Ms. Maglienti stated that before the Board today is a request to adopt a Resolution authorizing DASNY to include a project labor agreement in the bidding documents for the Exterior Concrete and Interior Renovations and Materials Abatement at the Capital District Psychiatric Center. She further stated that the Resolution would authorize execution of a Memorandum of Understanding between DASNY and the Greater Capital Region Building and Construction Trades Council, AFL-CIO.

Ms. Maglienti stated that, as required by the Board's policy on the use of PLAs, a PLA Impact Analysis/Feasibility Analysis was prepared which showed that the inclusion of a requirement to sign a PLA in the contract or contracts for this project would result in the lowest reasonable cost because of the size, complexity and duration of the project. She further stated that the Board's policy also requires the consent of the entity for which DASNY is undertaking the construction project. Ms. Maglienti noted that the Office of Mental Health has requested the use of a PLA.

Ms. Maglienti informed the Members that the MOU and Model PLA are reflective of the Governor's policy of reducing the cost of government, and will also promote the Governor's policy to increase opportunities for MWBE and SDVOB firms in State contracting. She stated that the MOU and Model PLA have both been approved by the Council, and each participating local union has executed the Model PLA.

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Mr. Romski inquired whether the PLA is consistent with other PLAs approved by the Board in the past and Ms. Maglienti responded that it is.

Ms. Velez inquired whether there is a carve out for MWBE participation in the PLA. She stated that it is widely accepted in the construction industry to provide a carveout for MWBE firms, such that for contracts of less than a certain amount would not require the contractor to join a Union. Ms. Velez indicated that she was speaking specifically to MWBE prime contractors and top level subcontractors. Ms. Maglienti stated that the diversity goals are set forth in the document and that contractors must affirm that they are making best efforts to comply with these goals. She noted that the agreement is consistent with applicable law as well as prior PLAs approved by the Board. Ms. Gomez suggested that Ms. Velez provide specific comments model PLA so that the Board and Staff can consider whether changes are needed.

Ms. Snyder moved adoption of the following Resolution:

A RESOLUTION OF THE DORMITORY AUTHORITY OF THE STATE OF NEW YORK AUTHORIZING DASNY TO INCLUDE COMPLIANCE WITH A PROJECT LABOR AGREEMENT AS A REQUIREMENT IN THE PROJECT BIDDING DOCUMENTS FOR THE CAPITAL DISTRICT PSYCHIATRIC CENTER EXTERIOR CONCRETE AND INTERIOR RENOVATIONS PROJECT

Mr. Romski seconded the motion and the Resolution was unanimously adopted.

ADJOURNMENT

Chair Gomez reminded the Members that the next Board Meeting will take place on Tuesday, November 10, 2026.

Ms. Velez moved that the meeting adjourn. Upon a second by Mr. Romski, the Meeting was adjourned at approximately 10:27 a.m.

Respectfully Submitted,

Sara Richards
Assistant Secretary

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