

**RESOLUTION AUTHORIZING SALE AND/OR LEASE OF PROPERTY SUBJECT TO
COMPLIANCE WITH PUBLIC AUTHORITIES LAW**

A regular meeting of the Onondaga County Industrial Development Agency (the "Agency") was convened in public session on November 13, 2025, at 8:30 a.m., local time, at 335 Montgomery Street, 2nd Floor, Syracuse, New York.

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

PRESENT: Pat Hogan
Cydney Johnson
Susan Stanczyk
Elizabeth Dreyfuss
Leslie English

ABSENT: Garard Grannell
Fanny Villarreal

ALSO PRESENT: Robert M. Petrovich, Executive Director
Jeffrey W. Davis, Esq., Agency Counsel
Amanda M. Fitzgerald, Esq., Agency Counsel

The following resolution was offered by Susan Stanczyk, seconded by Leslie English, to wit:

**RESOLUTION APPROVING THE SALE AND/OR LEASE OF PROPERTY
IN THE TOWN OF CLAY AND AUTHORIZING THE EXECUTION OF
DOCUMENTS IN CONNECTION THEREWITH, SUBJECT TO
COMPLIANCE WITH THE REQUIREMENTS OF THE PUBLIC
AUTHORITIES LAW, AND DETERMINING OTHER MATTERS IN
CONNECTION THEREWITH**

WHEREAS, 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"), Chapter 435 of the Laws of 1970 of the State of New York and Chapter 676 of the Laws of 1975 of the State of New York, as amended, constituting Section 895 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 (the "State"), 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, the Agency currently owns approximately 52.86 acres of land located at 5064 State Route 31, in the Town of Clay, County of Onondaga, and State of New York (the “Land”); and

WHEREAS, the Agency has received an appraisal of a portion of the Land (the “Appraisal”) from Colliers Valuation & Advisory Services, which appraises the fair market value of approximately 2.7 acres of the Land at a value of \$2.72 per square foot; and

WHEREAS, the Agency desires to lease and/or sell a portion of the Land to the County of Onondaga – Department of Water Environment Protection (“WEP”), a municipal corporation of the State of New York on behalf of itself and/or entities formed or to be formed on its behalf, consisting of approximately 1.318 acres and located at the corner of Caughdenoy Road and New York State Route 31, as further described in Exhibit “A” attached hereto and incorporated herein by this reference (the “Leased Land”), together with any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Leased Land (collectively, the “Premises”); and

WHEREAS, the corresponding fair market value of the Premises, based on the Appraisal, is approximately \$156,208; and

WHEREAS, WEP desires to lease and/or purchase all or a portion of the Premises for a period of fifteen (15) years (the “Term”) with an option to purchase the Premises during or at the end of the Term for the price of \$192,933 (the “Purchase Price”); and

WHEREAS, during the Term, WEP shall pay the Agency rent which shall be credited against the Purchase Price; and

WHEREAS, the Agency has determined that (i) the Premises is not needed by the Agency for its purposes, (ii) the lease and/or sale of all or a portion of the Premises to WEP will promote economic development in that it will further large planned development in and around the Premises which will provide the benefits to the Town of Clay and County of Onondaga; and (iii) it is in the best interests of the Agency to dispose of the Premises; and

WHEREAS, the lease and/or sale of all or a portion of the Premises to WEP is within the purpose, mission or governing statute of the Agency; and

WHEREAS, prior to the lease and/or sale of all or a portion of the Premises, the Agency is required to comply with the applicable requirements of Article 5-A of the Public Authorities Law (the “Act”), and the Agency’s Property Disposition Policy.

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

Section 1. The Agency hereby approves the lease and/or sale of all or a portion of the Premises to WEP for the amount of \$192,933; provided, however, that the Agency shall not convey all or a portion of the Premises to WEP until such time as the Agency has complied with the requirements of the Act and the Policy. The Agency hereby authorizes and directs the Executive Director to take such actions as may be required to comply with requirements of the Act and the Policy, including but not limited to preparation and delivery of an explanatory statement of disposal by negotiation as required by Section 2897 of the Act not less than ninety (90) days in advance of such disposal, and the preservation of a copy of such explanatory statement in the Agency files.

Section 2. (A) Subject to the limitation in Section 1, the Chairperson (or Vice Chairperson) and/or Executive Director of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver such documents as may be necessary to convey all or a portion of the Premises to WEP (collectively, the "Agency Documents"), 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.

(B) The Chairperson (or Vice Chairperson) and/or Executive Director of the Agency are hereby further authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency.

Section 3. 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 in order to convey all or a portion of the Premises to WEP, 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 the provisions of the Agency Documents.

Section 4. 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:

	<u>AYE</u>	<u>NAY</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Patrick Hogan	X			
Garard Grannell			X	
Cydney Johnson				X
Elizabeth Dreyfuss	X			
Susan Stanczyk	X			
Leslie English	X			
Fanny Villarreal			X	

The Resolution was thereupon declared duly adopted.

STATE OF NEW YORK)
) ss.:
COUNTY OF ONONDAGA)

I, the undersigned Secretary of the Onondaga County Industrial Development Agency, DO HEREBY CERTIFY that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on November 13, 2025, with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of the Agency and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matter 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 this 14th day of November, 2025.

(SEAL)

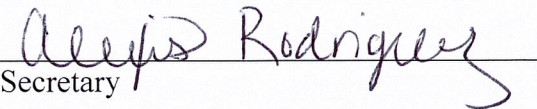

Secretary

EXHIBIT A

Legal Description Of The Land

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Clay, County of Onondaga and State of New York; being part of Farm Lot 39 and more particularly bounded and described as follows:

BEGINNING at a point on the southerly line of New York State 31 at its intersection with the easterly line of Caughdenoy Road; thence along the said southerly line of New York State Route 31, the following two (2) courses and distances: 1. North 88 deg. 57 min. 37 sec. East a distance of 136.03 feet to a point and 2.) South 79 deg. 43 min. 47 sec. East a distance of 38.68 feet to a point; thence through the lands now or formerly of Onondaga County Industrial Development Agency as described in Instrument No. 2023-00006322, the following two (2) courses and distances: 1. South 03 deg. 49 min. 01 sec. West a distance of 332.75 feet to a point; and 2.) North 84 deg. 50 min. 45 sec. West a distance of 173.93 feet to a point on the said easterly line of Caughdenoy Road; thence North 03 deg. 48 min. 00 sec. East along said easterly line of Caughdenoy Road, a distance of 321.52 feet to the Point of Beginning. Containing 1.318 acres of land, more or less.