

**TC SYRACUSE DEVELOPMENT ASSOCIATES, LLC**

**PUBLIC HEARING AND DEVIATION PROCESS RESOLUTION  
(3101-19-10A)**

At a special meeting of the Onondaga County Industrial Development Agency (the "Agency") convened in public session on September 5, 2019, at 8:00 a.m. at 333 W. Washington Street, Syracuse, New York, the following members were:

**PRESENT:** Patrick Hogan  
Janice Herzog  
Victor Ianno  
Steve Morgan  
Susan Stanczyk  
Kevin Ryan  
Fanny Villarreal

**ABSENT:**

**ALSO PRESENT:** Robert M. Petrovich, Executive Director  
Anthony P. Rivizzigno, Esq., Agency Counsel  
Jeffery W. Davis, Esq., Agency Counsel  
Amanda M. Mirabito, Esq., Agency Counsel

The following resolution was offered by Janice Herzog, seconded by Victor Ianno, to wit:

**RESOLUTION AUTHORIZING A PUBLIC HEARING AND THE  
DEVIATION PROCESS IN CONNECTION WITH THE  
ACQUISITION, CONSTRUCTION AND EQUIPPING OF A  
CERTAIN FACILITY FOR TC SYRACUSE DEVELOPMENT  
ASSOCIATES, LLC**

WHEREAS, Onondaga 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"), 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, 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, TC Syracuse Development Associates, LLC (the “Company”) on behalf of itself and/or entities formed or to be formed on behalf of the foregoing, has submitted an application (the “Application”) to the Agency, a copy of which Application is on file at the office of the Agency, which Application requests that the Agency consider undertaking a project (the “Project”) for the benefit of the Company and/or entities formed or to be formed on its behalf, said Project consisting of the following: (A)(1) the acquisition of a leasehold interest in an approximately 111 acre parcel of land located at 7211 Morgan Road (tax map no. 114.-01-02.3) in the Town of Clay, Onondaga County, New York (the “Land”); (2) the construction of an approximately 3.7 million square foot, approximately five-story building for use as a warehouse and distribution facility (the “Facility”); and (3) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (collectively, the “Equipment”) (the Land, the Facility and the Equipment being collectively referred to as the “Project Facility”); (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 (subject to certain statutory limitations) (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, the Company has requested that the Agency enter into a payment in lieu of tax agreement (the “Proposed PILOT Agreement”) with respect to the Project Facility, the terms of which are described in Schedule A, attached hereto; and

WHEREAS, the terms of the Proposed PILOT Agreement deviates from the Agency’s Uniform Tax Exemption Policy; and

WHEREAS, pursuant to the Act, any approval of the Project contained herein is contingent upon a determination by the members of the Agency to proceed with the Project following satisfaction of the public hearing and notice requirements and other procedural requirements contained in Section 859-a of the Act that relate to the Project, compliance with the process for deviating from the Agency’s Uniform Tax Exemption Policy with respect to the Proposed PILOT Agreement contained in Section 874 of the Act and the New York State Environmental Quality Review Act.

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

Section 1. The Agency hereby authorizes the Executive Director, prior to the granting of any Financial Assistance with respect to the Project, after consultation with counsel to the Agency, (A) to establish a time, date and place for a public hearing of the Agency to hear all persons interested in the location and nature of the Project Facility and the proposed Financial Assistance being contemplated by the Agency with respect to the Project, said public hearing to

be held in the city, town or village where the Project Facility is located; (B) to cause notice of such public hearing to be given to the public by publishing a notice of such hearing in a newspaper of general circulation available to residents of the governmental units where the Project Facility is or is to be located, such notice and publication to comply with the requirements of Section 859-a of the Act; (C) to cause notice of said public hearing to be given to the chief executive officer of the county and each city, town, village and school district in which the Project Facility is or is to be located; (D) to conduct such public hearing; and (E) to cause a report of said public hearing fairly summarizing the views presented at a public hearing to be promptly prepared and cause copies of said report to be made available to the members of the Agency.

Section 2. The Agency hereby further authorizes the Executive Director of the Agency to (A) establish a time, date and place for a meeting of the Agency to consider the approval by the members of the Agency of the Proposed PILOT Agreement; and (B) cause notice of said meeting to be given to the chief executive officer of the county and each city, town, village and school district in which the Project Facility is or is to be located, such notice or notices to comply with the requirements of Section 874 of the Act.

Section 3. The Chairman, Vice Chairman and/or Executive Director of the Agency are hereby authorized and directed to distribute copies of this Resolution to the Company and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

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>
Patrick Hogan	X		
Janice Herzog	X		
Victor Ianno	X		
Steve Morgan	X		
Susan Stanczyk	X		
Kevin Ryan	X		
Fanny Villarreal	X		

The Resolution was thereupon declared duly adopted.

SCHEDULE A

PILOT YEAR	Exemption %	Onondaga County	Town of Clay	Liverpool School District (Clay)	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	90%	\$ 70,086	\$ 36,787	\$ 384,640	\$ 491,513.04	\$ 4,498,413	\$ 4,006,900
2	90%	\$ 71,487	\$ 37,523	\$ 392,333	\$ 501,343.30	\$ 4,588,361	\$ 4,087,038
3	90%	\$ 72,917	\$ 38,274	\$ 400,179	\$ 511,370.16	\$ 4,680,149	\$ 4,168,779
4	90%	\$ 74,376	\$ 39,039	\$ 408,183	\$ 521,597.57	\$ 4,773,752	\$ 4,252,154
5	90%	\$ 75,863	\$ 39,820	\$ 416,347	\$ 532,029.52	\$ 4,869,227	\$ 4,337,197
6	90%	\$ 77,380	\$ 40,616	\$ 424,674	\$ 542,670.11	\$ 4,966,611	\$ 4,423,941
7	90%	\$ 78,928	\$ 41,429	\$ 433,167	\$ 553,523.51	\$ 5,065,943	\$ 4,512,420
8	80%	\$ 153,429	\$ 80,534	\$ 842,039	\$ 1,076,001.57	\$ 5,167,262	\$ 4,091,261
9	70%	\$ 230,878	\$ 121,186	\$ 1,267,093	\$ 1,619,157.35	\$ 5,270,608	\$ 3,651,450
10	60%	\$ 311,365	\$ 163,433	\$ 1,708,812	\$ 2,183,608.95	\$ 5,376,020	\$ 3,192,411
11	50%	\$ 394,978	\$ 207,321	\$ 2,167,693	\$ 2,769,990.96	\$ 5,483,540	\$ 2,713,549
12	40%	\$ 481,811	\$ 262,899	\$ 2,644,245	\$ 3,378,954.81	\$ 5,593,211	\$ 2,214,266
13	30%	\$ 571,960	\$ 300,217	\$ 3,138,993	\$ 4,011,169.21	\$ 5,705,075	\$ 1,693,906
14	20%	\$ 665,521	\$ 349,327	\$ 3,652,473	\$ 4,667,320.60	\$ 5,819,177	\$ 1,151,856
15	10%	\$ 762,697	\$ 400,281	\$ 4,185,236	\$ 5,348,113.58	\$ 5,935,560	\$ 587,447
<b>TOTAL</b>		<b>\$ 4,093,576</b>	<b>\$ 2,148,684</b>	<b>\$ 22,466,105</b>	<b>\$ 28,708,364</b>	<b>\$ 77,792,928</b>	<b>\$ 49,084,564</b>

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 September 5, 2019, 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 5<sup>th</sup> day of September 2019.

(SEAL)

  
Genevieve A. Suits, Secretary