

PROJECT AUTHORIZING RESOLUTION
(Costco Wholesale Corporation Project)

A regular meeting of the Onondaga County Industrial Development Agency was convened on Thursday, September 11, 2025, at 8:00 a.m.

The following Resolution was duly offered by Susan Stanczyk and seconded by Fanny Villarreal, to wit:

Resolution No. 2025 – 3101-25-05A

**RESOLUTION OF THE ONONDAGA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY AUTHORIZING THE EXECUTION AND
DELIVERY OF A CERTAIN FIRST AMENDMENT TO (GROUND LEASE)
RECOGNITION AGREEMENT AND RELATED DOCUMENTS WITH
RESPECT TO THE HINSDALE ROAD GROUP, LLC PROJECT**

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 435 of the Laws of 1970 of the State of New York, as amended (hereinafter collectively called the "Act"), the **ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY** (hereinafter called the "Agency") was created with the authority and power to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial, research and recreation facilities, including industrial pollution control facilities, educational or cultural facilities, railroad facilities and horse racing facilities, among others, as authorized by the Act; and

WHEREAS, the Act authorizes the Agency (1) to promote the economic welfare, recreational opportunities and prosperity of the inhabitants of Onondaga County (the "County"), and (2) to promote, attract, encourage, and develop recreation and economically sound commerce and industry through governmental action for the purpose of preventing unemployment and economic deterioration; and

WHEREAS, by Resolution duly adopted by the Agency on April 19, 2013 (the "Authorizing Resolution"), the Agency appointed **THE HINSDALE ROAD GROUP, LLC** (the "Company"), the true and lawful agent of the Agency to undertake a certain project (the "Project"), consisting of: (A) the acquisition of a leasehold interest in an undeveloped 67-acre parcel of land located at Bennett and Hinsdale Roads in the Town of Camillus, County of Onondaga, New York (the "Land"); (B) the construction on the Land of a mixed-use lifestyle center project with more than 500,000 square feet of space (the "Improvements"); and (C) the acquisition and installation therein, thereon or thereabout of certain machinery, equipment and related personal property (the "Equipment"; and, collectively with the Land and the Improvements, the "Facility"); and

WHEREAS, the Company, acting as landlord, and **COSTCO WHOLESALE CORPORATION**, as its Tenant ("Costco"), entered into a certain Ground Lease, dated as of April 23, 2013 as amended by that certain First Lease Amendment, dated as of July 27, 2015

and as further amended by that certain Second Lease Amendment, dated as of October 25, 2016 (collectively, the "Ground Lease Agreement"), which encumbered approximately 12.853 acres of the Land (the "Costco Premises"); and

WHEREAS, the Company and the Agency thereafter entered into a certain Lease and Leaseback Agreement, dated as of January 29, 2014, as amended by that certain First Amendment to Lease and Leaseback Agreement, dated as of November 1, 2017, as further amended by that certain Second Amendment to Lease and Leaseback Agreement, dated as of November 1, 2017, each by and from the Company to the Agency, (the "IDA Lease") to provide the Company with certain financial assistance in connection with the Project; and

WHEREAS, pursuant to Section 1.1.2 of the Ground Lease Agreement, Costco agreed to subject its leasehold estate created by the Ground Lease Agreement to the IDA Lease provided that the Agency enter into a ground lease recognition agreement in favor of Costco; and

WHEREAS, the Agency executed a certain Ground Lease Recognition Agreement, dated as of February 7, 2014 (the "Ground Lease Recognition Agreement") in favor of the Costco; and

WHEREAS, Costco desires to add to the Costco Premises encumbered by the Ground Lease Recognition Agreement certain land more fully identified on Exhibit A attached hereto for use as an additional parking area (the Additional Parking Area"); and

WHEREAS, the Company is requesting the Agency execute and deliver that certain First Amendment to Ground Lease Recognition Agreement to expand the Costco Premises to include the Additional Parking Area; and

WHEREAS, a First Amendment to Ground Lease Recognition Agreement, to be dated as of September 1, 2025 (or such other date acceptable to Chair or the Executive Director of the Agency) and related documents (collectively, the "Agency Documents") have been or will be negotiated and the Agency desires to authorize the execution of the same; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto at 6 N.Y.C.R.R. Part 617, as amended (collectively referred to as "SEQRA"), the Agency must satisfy the applicable requirements set forth in SEQRA, as necessary, prior to making a final determination whether to undertake the foregoing.

NOW, THEREFORE, BE IT RESOLVED by the Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1. The Agency hereby finds and determines that the Project constitutes a "Type II Action" (as such term is defined in SEQRA); therefore, no further action is required under SEQRA.

Section 2. The Chair or the Executive Director of the Agency are hereby authorized,

on behalf of the Agency, to execute and deliver the Agency Documents in the form acceptable to the Chair or Executive Director of the Agency. The execution of the Agency Documents by the Agency shall constitute conclusive evidence of such approval. The Chair or the Executive Director are further hereby 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 and to execute and deliver the Agency Documents and all such 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 resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents executed for and on behalf of the Agency.

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><i>Yea</i></u>	<u><i>Nay</i></u>	<u><i>Absent</i></u>	<u><i>Abstain</i></u>
Patrick Hogan, Chair	X			
Garard Grannell			X	
Susan Stanczyk	X			
Leslie English			X	
Fanny Villarreal	X			
Cydney Johnson	X			
Elizabeth Dreyfuss			X	

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CERTIFICATION

(Costco Wholesale Corporation Project)

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 annexed extract of the minutes of the meeting of the Onondaga County Industrial Development Agency (the "Agency"), including the resolutions contained therein, held on September 11, 2025, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that public notice of the time and place of said meeting was duly given to the public and the news media in accordance with the New York Open Meetings Law, constituting Chapter 511 of the Laws of 1976 of the State of New York, that all members of said Agency had due notice of said meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand as of the 11th day of September, 2025.



Alexis Rodriguez, Secretary

EXHIBIT A

Parcels I and II:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Camillus, County of Onondaga and State of New York, being more particularly described as follows:

BEGINNING at a point on the westerly highway boundary of Warners Road at its intersection with the property division line between lands N/F of Niagara Mohawk Power Corp., as described in Book 5296 of Deeds at page 571, on the south, and lands N/F of Town of Camillus, as described in Book 4892 of Deeds at page 831 (Parcel 5) & Book 4930 of Deeds at page 214, on the north, thence along said property division line the following two (2) courses and distances:

1. South $60^{\circ} 36' 11''$ West, a distance of 894.92 feet to a point, thence
2. North $25^{\circ} 14' 14''$ West, a distance of 432.32 feet to a point at its intersection between the property division line between lands N/F of Christine Anne Sperduti, as described in Book 3896 of Deeds at page 99, on the north, and said lands of Town of Camillus, on the south, thence North $64^{\circ} 10' 55''$ East, along said property division line between said lands of Christine Anne Sperduti, lands N/F of Sharone W. Tait, as described in Book 4352 of Deeds at page 100, lands N/F of Gregory J. & Traci A. Murphy, as described in Book 3691 of Deeds at page 135, on the north, and said lands of Town of Camillus on the south, a distance of 186.49 feet to a point at its intersection with the property division line between lands N/F of Richard D. Shaughnessy, as described in Instrument #2021-14744, on the east, and said lands of Town of Camillus, on the west, thence along said property division line between said lands of Richard D. Shaughnessy, lands N/F of Matthew C. Aupperle, as described in Book 4793 of Deeds at page 760, on the east and north, and said lands of Town of Camillus, on the west and south, the following three (3) courses and distances:

1. South $25^{\circ} 49' 09''$ East, a distance of 270.00 feet to a point, thence
2. North $64^{\circ} 10' 51''$ East, a distance of 500.25 feet to a point, thence
3. North $26^{\circ} 54' 09''$ West, a distance of 127.82 feet to a point at its intersection with the property division line between lands N/F of Carol Nickerson, as described in Book 4246 of Deeds at page 257, on the north and said lands of Town of Camillus, on the south, thence North $63^{\circ} 05' 51''$ East, along said property division line a distance of 200.00 feet to the first mentioned westerly highway boundary of Warners Road, thence South $26^{\circ} 54' 09''$ East, along said highway boundary a distance of 238.07 feet to the point or place of beginning.