

GERALD W. TRACEY & TRACEY ROAD EQUIPMENT, INC.

**RESOLUTION RATIFYING THE CONSENT TO REFINANCING AND THE
EXECUTION AND DELIVERY OF LENDER DOCUMENTS
(3101-20-03B)**

A regular meeting of the Onondaga County Industrial Development Agency (the "Agency") was convened in public session on July 17, 2025, at 8:30 a.m. located at 335 Montgomery Street, 2nd Floor, Syracuse, New York.

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

PRESENT: Pat Hogan
Janice Herzog
Elizabeth Dreyfuss
Fanny Villarreal
Garard Grannell

ABSENT: Cydney Johnson
Susan Stanczyk

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 Janice Herzog, seconded by Fanny Villarreal, to wit:

**RESOLUTION RATIFYING THE CONSENT TO
REFINANCING AND THE EXECUTION AND DELIVERY
OF LENDER DOCUMENTS IN CONNECTION WITH A
CERTAIN PROJECT FOR GERALD W. TRACEY AND
TRACEY ROAD EQUIPMENT, INC. 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") and Chapter 435 of the Laws of 1970 of the State of New York and Chapter 676 of the Laws of 1975, 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, by resolution adopted by the Agency on or about September 15, 2020 (the “Approving Resolution”), the Agency agreed to undertake a project (the “Project”) on behalf of Tracey Road Equipment, Inc. (the “Operating Company”) and Tracey Holdings LLC (the “Real Estate Holding Company”) consisting of the following: (A)(1) the acquisition of a leasehold interest in approximately 2.75 acres of land located at 6803 Manlius Center Drive (tax map no. 014.-01-05.1) and in approximately 7 acres of land located on Claymaster Drive (tax map nos. 14.-1-7.2, 14.-1-7.4 and 14.-1-7.6) in the Town of Dewitt, Onondaga County, New York (collectively, the “Land”) and the existing building thereon (the “Existing Building”); (2) the construction on the Land of an approximately 27,692 square foot expansion to the Existing Building (the “Expansion” and, collectively, with the Existing Building, the “Facility”) and the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property not part of the Equipment (as such term is defined herein) (collectively, the “Facility Equipment”) (the Land, the Facility and the Facility Equipment being collectively referred to as the “Real Estate Owner Project Facility”), which Real Estate Owner Project Facility is to be leased and subleased by the Agency to the Real Estate Holding Company and further subleased by the Real Estate Holding Company to the Operating Company; and (3) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (collectively, the “Equipment,” and together with the Real Estate Owner Project Facility, the “Project Facility”), such Project Facility to be used as commercial truck repair facilities; (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 Real Estate Holding Company or such other person as may be designated by the Real Estate Holding Company and agreed upon by the Agency and the lease (with an obligation to purchase) or sale of the Equipment to the Operating Company or such other person as may be designated by the Operating Company and agreed upon by the Agency; and

WHEREAS, on or about November 30, 2020, the Real Estate Holding Company informed the Agency that the Land is owned by Gerald W. Tracey (the “Real Estate Owner”), an individual owning One Hundred Percent (100%) of the membership interests of the Real Estate Holding Company either outright or in trust, and would be taking the place of the Real Estate Holding Company with respect to the Project; and

WHEREAS, in connection with the Project and the granting of the Financial Assistance, the Agency, the Operating Company and the Real Estate Owner entered into the following documents: (A) a certain lease to agency dated as of December 1, 2020 (the “Underlying Lease”) by and between the Real Estate Owner, as landlord, and the Agency, as tenant, pursuant to which

the Real Estate Owner leased to the Agency the Land and all improvements then or thereafter located on the Land (collectively, the “Premises”) for a lease term ending on the date of termination of the Payment in Lieu of Tax Agreement, (B) a certain lease to the Real Estate Owner dated as of December 1, 2020 (the “Lease Agreement”) by and between the Agency, as landlord, and the Real Estate Owner, as tenant, pursuant to which the Agency leased back to the Real Estate Owner the Premises for a lease term ending on the date of the termination of the Payment in Lieu of Tax Agreement (C) a bill of sale dated as of December 1, 2020 (the “Bill of Sale to Agency”), which conveyed to the Agency all right, title and interest of the Real Estate Owner in the Facility Equipment, (D) a bill of sale dated as of December 1, 2020 (the “Equipment Bill of Sale to Agency”), which conveyed to the Agency all right, title and interest of the Operating Company in the Equipment, (E) an equipment lease agreement dated as of December 1, 2020 (the “Equipment Lease Agreement”) pursuant to which the Agency leased the Equipment to the Operating Company, (F) a project agreement dated as of December 1, 2020 (the “Project Agreement”), which set forth the terms and conditions under which the Financial Assistance would be provided to the Real Estate Owner and the Operating Company, (G) the form entitled “IDA Appointment of Project Operator or Agent for Sales Tax Purposes” (the form required to be filed pursuant to Section 874(9) of the Act) (the “Thirty-Day Sales Tax Report”) for each of the Real Estate Owner and the Operating Company, filed with the New York State Department of Taxation and Finance by the Agency, (H) a payment in lieu of tax agreement dated as of December 1, 2020 (the “Payment in Lieu of Tax Agreement”), pursuant to which the Real Estate Owner and the Operating Company agreed to pay certain payments in lieu of taxes with respect to the Real Estate Owner Project Facility, and (I) a copy of a New York State Board of Real Property Services Form 412-a (the form required to be filed by the Agency in order for the Agency to obtain a real property tax exemption with respect to the Project Facility under Section 412-a of the Real Property Tax Law) (the “Real Property Tax Exemption Form”) relating to the Project Facility and the Payment in Lieu of Tax Agreement, filed with the assessor and mailed to the chief executive officer of each “affected tax jurisdiction” (within the meaning of such quoted term in Section 854(16) of the Act)

WHEREAS, in order to finance the Project, the Real Estate Owner obtained from Mercedes-Benz Financial Services USA LLC (the “Original Lender”) a mortgage loan (the “Original Loan”) in the maximum amount of \$5,500,000.00; and

WHEREAS, pursuant to a resolution duly adopted by the members of the Agency on June 29, 2021, the Agency joined in the execution of (i) a Construction Mortgage, Security Agreement and Fixture Filing and Assignment of Leases and Rents by the Agency and the Real Estate Owner to the Original Lender dated October 12, 2021 and recorded in the Onondaga County Clerk’s office on October 14, 2021 as Instrument No. 2021-00050134 to secure the Original Loan (as may be amended, modified or assigned from time to time, the “Construction Mortgage”), which Construction Mortgage granted a mortgage lien on and security interest in the Project Facility to the Original Lender; and (ii) an Amended and Restated Mortgage, Security Agreement and Fixture Filing and Assignment of Leases and Rents (the “Original Mortgage” and, together with the Construction Mortgage, the “Existing Mortgages”), by the Agency and the Real Estate Owner to the Original Lender dated October 12, 2021 and recorded on October 14, 2021 in Book 1539, Page 177 as Instrument No. 2021-004061 which Original Mortgage amended and restated a Consolidation, Modification and Extension Agreement dated as of December 30, 2015 and recorded in the Onondaga County Clerk’s Office on January 4, 2016 in Book 17923, Page 516 as Instrument No. 79;

WHEREAS, in connection with the Construction Mortgage, the Real Estate Holding Company entered into (i) an Assignment of Leases and Rents (the “Construction Assignment”) dated October 12, 2021 and recorded on October 14, 2021 in the Onondaga County Clerk’s Office as Instrument No. 2021-00050135 and (ii) a First Amendment to Assignment of Leases and Rents (the “First Amendment” and, together with the Construction Assignment, the “Existing Assignments”), to the Original Lender dated October 12, 2021 and recorded in the Onondaga County Clerk’s Office on October 14, 2021 as Instrument No. 2021-0049062 which First Amendment amended that certain Assignment of Leases and Rents from the Real Estate Owner to the Original Lender dated August 31, 2009 and recorded in the Onondaga County Clerk’s Office on September 4, 2009 in Liber 15939 of Mortgages, Page 179; and

WHEREAS, as of December 1, 2021 the Original Lender assigned the Existing Mortgages and the Existing Assignments to Daimler Truck Financial Services USA LLC (f/k/a DCFS USA LLC) (the “Lender”);

WHEREAS, the Real Estate Owner and the Lender mutually agreed to consolidate the liens of the Existing Mortgages; and

WHEREAS, pursuant to a resolution duly adopted by the members of the Agency on August 10, 2023, the Real Estate Owner and the Agency joined in the execution of (i) a Consolidation, Modification and Extension Agreement with the Real Estate Owner to the Lender dated October 17, 2023 and recorded on November 16, 2023, as Instrument No. 2023-00038378, in the Onondaga County Clerk’s Office; and (ii) an Assignment of Leases and Rents with the Real Estate Owner to the Borrower dated October 17, 2023 and recorded on November 16, 2023, as Instrument No. 2023-00038379, in the Onondaga County Clerk’s Office; and

WHEREAS, the Real Estate Owner has refinanced all or a portion of the Project with a loan to the Lender (the “Refinancing”) and requested that the Agency consent to and join in the execution of (i) a mortgage, security agreement and fixture filing, and assignment of leases and rents from the Real Estate Owner and the Agency to the Lender; (ii) a consolidation, modification and extension agreement from the Real Estate Owner and the Agency to the Lender; and (iii) such other documents as may be required by the Lender in connection with the Refinancing (collectively, the 2025 Lender Documents”); and

WHEREAS, the Agency has NOT granted Financial Assistance in the form a mortgage recording tax exemption with respect to the recording of the 2025 Lender Documents in the Onondaga County Clerk’s office; and

WHEREAS, given the urgency with which the Lender was working to facilitate the Refinancing, the Executive Director of the Agency executed and delivered the 2025 Lender Documents; and

WHEREAS, the members of the Agency desire to ratify the execution and delivery of the 2025 Lender Documents (the “Transaction”); and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the “SEQR Act”) and the regulations

(the “Regulations”) adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively with the SEQR Act, “SEQRA”), the Agency must determine the potential environmental significance of the Transaction.

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

Section 1. Pursuant to SEQRA, the Agency hereby finds and determines that:

(A) Pursuant to Section 617.5(c)(26) of the Regulations, the Transaction is an “Unlisted” action (as said quoted term is defined in the Regulations); and

(B) The action will not have a significant adverse effect on the environment, and the Agency hereby issues a negative declaration pursuant to SEQRA with respect to the Transaction.

Section 2. The Agency, based upon the representations made by the Operating Company and the Real Estate Owner to the Agency, hereby finds and determines that:

(A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(B) Executing the 2025 Lender Documents promotes and maintains the job opportunities, general prosperity and economic welfare of the citizens of the County of Onondaga, New York and the State of New York and improve their standard of living.

Section 3. In consequence of the foregoing, the Agency hereby ratifies the execution and delivery of the 2025 Lender Documents by the Executive Director of the Agency.

Section 4. 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 or provided for by the provisions of the 2025 Lender Documents, 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 to cause compliance by the Agency with all of the terms, covenants and provisions of the 2025 Lender Documents binding upon the Agency.

Section 5. 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		
Garard Grannell	X		
Janice Herzog	X		
Cydney Johnson			X
Elizabeth Dreyfuss	X		
Susan Stanczyk			X
Fanny Villarreal	X		

The Resolution was thereupon declared duly adopted.

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

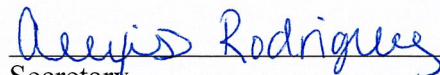
I, the undersigned Secretary of the Onondaga County Industrial Development Agency, DO HEREBY CERTIFY that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on July 17, 2025, with the original thereof on file 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 17, day of July, 2025.

(SEAL)


Secretary