

REQUEST FOR PROPOSALS RESOLUTION

A regular meeting of the Onondaga County Industrial Development Agency (the “Agency”) was convened in public session on March 5, 2026, at 8:30 a.m., local time, at 335 Montgomery Street, Floor 2M, Syracuse, New York.

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

PRESENT: Randy Wolken
Leslie English
Elizabeth Dreyfuss
Mark Muthumbi
Alan Marzullo

ABSENT: Garard Grannell
Cydney Johnson

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 Elizabeth Dreyfuss, seconded by Alan Marzullo to wit:

RESOLUTION AUTHORIZING ISSUANCE OF A REQUEST FOR PROPOSALS FOR PURCHASE AND DEVELOPMENT OF REAL PROPERTY

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, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, the Agency owns, or will own pursuant to its ongoing eminent domain proceedings, approximately 65.607 acres of land at the intersection of Kinne Road and Erie Boulevard in the Town of Dewitt, County of Onondaga, New York (Tax Map Numbers: 063.-01-02.1, 063.01-02.2, 063.-01-02.3, 063.-01-02.4, 063.-01-02.5) including portions of an

approximately 750,000 square foot mall building and multiple outbuildings and related parking (collectively, the “Development Site”); and

WHEREAS, the Agency desires to engage a developer with a proposal for the purchase and development of the Development Site which such development shall enhance quality of life for residents of the County of Onondaga including increase the ability of the Development Site to generate sales tax and property tax revenue, job creation, potential integration of housing that services a variety of market segments, construction of public amenities such as greenspace and civic space and resilient design features including improved stormwater (the “Development”); and

WHEREAS, the Agency desires to have the Executive Director prepare and distribute a Request for Proposals for Professional Services (the “RFP”) pursuant to its Procurement Policy to invite proposals from qualified developers to undertake the Development;

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

Section 1. The Agency hereby authorizes and directs the Executive Director: (i) to prepare the RFP, (ii) to distribute the RFP, (iii) to review responses to the RFP, (iv) to coordinate with those entities submitting responses to the RFP for such follow-up information as the Executive Director deems necessary or appropriate, and (v) to provide responses to the RFP to the Agency for the Agency’s review and consideration at a future meeting. All such actions are to be consistent in all cases with the Procurement Policy of the Agency.

Section 2. This Resolution shall take effect immediately.

The question of the adoption of the foregoing resolution was duly put to vote on a roll call, which resulted as follows:

	<u>AYE</u>	<u>NAY</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Randy Wolken	X			
Leslie English	X			
Elizabeth Dreyfuss	X			
Garard Grannell			X	
Mark Muthumbi	X			
Alan Marzullo	X			
Cydney Johnson			X	

The foregoing resolution was thereupon declared duly adopted.

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

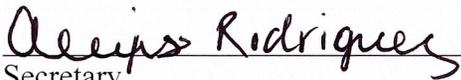
I, the undersigned Secretary of the Onondaga County Industrial Development Agency, DO HEREBY CERTIFY that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on March 5, 2026, with the original thereof on file 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 5th day of March 2026.

(SEAL)


Secretary