

FINAL AUTHORIZING RESOLUTION
(GPSDC (New York), Inc. 2021 Facility)

At a regular meeting of the Dutchess County Industrial Development Agency (the "Agency") convened in public session at 8:00 a.m., local time at Three Neptune Road, Poughkeepsie, New York on the 10th day of November, 2021, the following members of the Agency were:

PRESENT: Timothy Dean, Chairman
Mark Doyle, Vice Chairman
Donald R. Sagliano
Ronald J. Piccone, II
Amy L. Bombardieri

ABSENT: Kathleen M. Bauer, Secretary/Treasurer
Alfred D. Torreggiani

ALSO PRESENT: Sarah Lee, Executive Director
Jane Denbaum, Chief Financial Officer
Donald Cappillino, Counsel
Elizabeth A. Cappillino, Counsel

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to a certain industrial development facility (GPSDC (New York), Inc. 2021 Facility) and the leasing of the Facility to GPSDC (New York), Inc. (the "Company") as more particularly described below:

**RESOLUTION OF THE DUTCHESS COUNTY INDUSTRIAL
DEVELOPMENT AGENCY APPROVING THE IMPROVEMENT,
REPAIR, REFURBISHING, INSTALLATION, FURNISHING AND
EQUIPPING OF A CERTAIN EXISTING FACILITY AND APPROVING
THE FORM, SUBSTANCE AND EXECUTION OF RELATED
DOCUMENTS.**

RECITALS

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York as amended and Chapter 335 of the Laws of 1977 of the State of New York (collectively the "Act"), the Dutchess County Industrial Development Agency (the "Agency") was created with the authority and power to provide financial assistance for the purpose of, among other things, acquiring, constructing and equipping certain facilities as authorized by the Act; and

WHEREAS, the Agency and the Company entered into a Lease Agreement, dated as of December 1, 1999 (the "1999 Lease Agreement"), and a memorandum of which 1999 Lease Agreement was recorded in the Office of the County Clerk of Dutchess County, New York (the

“County Clerk’s Office”) on December 10, 1999 as Instrument No. 02199911644 with respect to the 1999 Facility (as defined below); and

WHEREAS, in connection with the execution and delivery of the 1999 Lease Agreement, the Agency and the Company entered into an Environmental Compliance and Indemnification Agreement, dated as of December 1, 1999 (the “**1999 Environmental Compliance and Indemnification Agreement**”), pursuant to which the Company agreed to, among other things, comply with all material environmental laws applicable to the acquisition, construction, equipping and operation of the 1999 Facility; and

WHEREAS, in connection with the execution and delivery of the 1999 Lease Agreement, the Agency and the Company entered into a Payment-In-Lieu-Of-Tax Agreement, dated as of December 1, 1999 (the “**1999 PILOT Agreement**”), which 1999 PILOT Agreement provided for payments-in-lieu-of-taxes by the Company with respect to the 1999 Facility; and

WHEREAS, the 1999 Facility consisted of the acquisition, construction and equipping of approximately 2.3 million square feet of buildings in up to three phrases on approximately 189 acres of land located at 100 Merritt Boulevard and 110 Merritt Boulevard, Fishkill, New York 12524 for use by the Company as a warehouse distribution center and fulfillment operations (the “**1999 Facility**”); and

WHEREAS, the Agency and the Company previously amended and restated the 1999 PILOT Agreement pursuant to the terms of an Amended and Restated Payment-in-Lieu-of-Tax Agreement, dated as of December 1, 1999 (the “**Amended and Restated PILOT Agreement**”), to make technical corrections to the 1999 PILOT Agreement and to provide for payments-in-lieu-of-taxes by the Company with respect to the 1999 Facility; and

WHEREAS, the Agency and the Company previously amended the 1999 Lease Agreement pursuant to an Amendment of Lease Agreement, dated as of November 10, 2000 (the “**2000 Lease Amendment**”), in order to reflect that an additional approximately 11 acres of land was conveyed by the Company to the Agency for lease by the Agency to the Company and was included in the definition of “Facility” in the 1999 Lease Agreement (the “**2000 Facility**”), and an Amendment of Memorandum of Lease was recorded in the County Clerk’s Office on November 22, 2000 as Document No. 02200010623; and

WHEREAS, the Agency and the Company previously amended the 1999 Environmental Compliance and Indemnification Agreement pursuant to the terms of an Amendment of Environmental Compliance and Indemnification Agreement, dated as of November 10, 2000 (the “**2000 Amendment to Environmental Compliance and Indemnification Agreement**”), to reflect that the definitions of “Land” and “Facility” in the 1999 Environmental Compliance and Indemnification Agreement included the 2000 Facility; and

WHEREAS, in 2014, the Company requested that the Agency provide financial assistance in connection with the improvement, reconstruction, repair, refurbishing, installation, furnishing and equipping of the 1999 Facility consisting of the expansion and modernization of, and installation of equipment in, the 1999 Facility (the “**2014 Facility**”); and, together with the 1999 Facility and the 2000 Facility, the “**Original Facility**”); and

CAPPILLINO,
ROTHSCHILD
& EGAN LLP
Attorneys at Law
Seven Broad Street
P.O. Box 390
Pawling, New York
12564-0390
(845) 855-5444

WHEREAS, in connection with the undertaking of the 2014 Facility, the Agency and the Company previously amended and restated the Amended and Restated PILOT Agreement, pursuant to the terms of a Second Amended and Restated PILOT Agreement, dated as of September 1, 2014 (the “**Second Amended and Restated PILOT Agreement**”) to provide for payments-in-lieu-of-taxes by the Company with respect to the Original Facility; and

WHEREAS, the Agency and the Company further amended the 1999 Environmental Compliance and Indemnification Agreement, as amended by the 2000 Amendment to Environmental Compliance and Indemnification Agreement, pursuant to the terms of a Second Amendment to Environmental Compliance and Indemnification Agreement, dated as of September 11, 2014 (the “**Second Amendment Agreement**”); and, together with the 1999 Environmental Compliance and Indemnification Agreement and the 2000 Amendment to Environmental Compliance and Indemnification Agreement, the “**Original Environmental Compliance and Indemnification Agreement**”), to reflect that the definition of “Facility” in the 1999 Environmental Compliance and Indemnification Agreement, as amended by the 2000 Amendment to Environmental Compliance and Indemnification Agreement, included the 2014 Facility; and

WHEREAS, the Agency and the Company further amended the 1999 Lease Agreement, as amended by the 2000 Lease Amendment, pursuant to the terms of a Second Amendment of Lease Agreement dated as of September 11, 2014 (the “**Second Amendment of Lease Agreement**”); and, together with the 1999 Lease Agreement and the 2000 Lease Amendment, the “**Original Lease Agreement**”) to reflect (i) that the definition of “Facility” in the 1999 Lease Agreement, as amended by the 2000 Lease Amendment, included the 2014 Facility, (ii) the extension of the term of the 1999 Lease Agreement, as amended by the 2000 Lease Amendment; and (iii) the provision of sales and use tax exemptions with respect to the 2014 Facility; and

WHEREAS, in 2017, the Company requested that the Agency provide financial assistance in connection with the acquisition and installation of equipment (the “**2017 Facility**”) to replace equipment damaged and/or destroyed by a fire at the Original Facility located on approximately 193.351 acres of land at 100 Merritt Boulevard and 110 Merritt Boulevard, Fishkill, New York 12524 consisting of the following ten (10) parcels: Tax Map No. 133001-6255-01-138778-0000, 133001-6255-01-117805-0000, 133001-6255-01-140820-0000, 133001-6255-01-146732-0000, 133001-6255-01-160704-0000, 133001-6255-01-196732-0000, 133001-6255-01-205779-0000, 133001-6255-01-225656-0000, 133001-6255-01-263805-0000, and 133001-6255-00-386780-0000, which 2017 Facility was installed at and used in connection with the Original Facility (the 2017 Facility and the Original Facility being referred to as the “**New Facility**”) and the Company anticipated expenditure of approximately One Hundred Ten Million and 00/100 Dollars (\$110,000,000) on the 2017 Facility; and

WHEREAS, in connection with the undertaking of the 2017 Facility, the Company and the Agency amended the Original Lease Agreement pursuant to the terms of a Third Amendment of Lease Agreement dated as of March 1, 2017 (the “**Third Amendment of Lease Agreement**”); and, together with the Original Lease Agreement, the “**2017 Lease Agreement**”) to reflect (i) that the definition of “Facility” in the Original Lease Agreement includes the 2017

Facility, and (ii) the provision of sales and use tax exemptions with respect to the 2017 Facility; and

WHEREAS, contemporaneously with the execution and delivery of the Third Amendment of Lease Agreement, the Agency and the Company amended the Original Environmental Compliance and Indemnification Agreement pursuant to the terms of a Third Amendment to Environmental Compliance and Indemnification Agreement, dated as of March 1, 2017 (the “**Third Amendment Agreement**”; and together with the Original Environmental Compliance and Indemnification Agreement, the “**2017 Environmental Compliance Agreement**”), to reflect that the definition of “Facility” in the Original Environmental Compliance and Indemnification Agreement included the 2017 Facility; and

WHEREAS, in 2018, the Company requested that the Agency provide financial assistance in connection with the acquisition and installation of additional and/or other more advanced and efficient equipment than delineated in the 2017 Facility (the “**2018 Facility**”) to increase the importance of the New Facility as part of the Company’s logistics network and ensure its viability in the long run, which 2018 Facility was installed at and used in connection with the New Facility (the 2018 Facility and the New Facility hereinafter being referred to as the “**Existing Facility**”) and the Company anticipated expenditure of approximately Fifteen Million and 00/100 Dollars (\$15,000,000) on the 2018 Facility; and

WHEREAS, in connection with the undertaking of the 2018 Facility, the Company and the Agency amended the Original Lease Agreement pursuant to the terms of a Fourth Amendment of Lease Agreement dated as of October 1, 2018 (the “**Fourth Amendment of Lease Agreement**”; and, together with the 2017 Lease Agreement, the “**Lease Agreement**”) to reflect (i) that the definition of “Facility” in the 2017 Lease Agreement includes the 2018 Facility, and (ii) the provision of sales and use tax exemptions with respect to the 2018 Facility; and

WHEREAS, contemporaneously with the execution and delivery of the Fourth Amendment of Lease Agreement, the Agency and the Company amended the 2017 Environmental Compliance and Indemnification Agreement pursuant to the terms of a Fourth Amendment to Environmental Compliance and Indemnification Agreement, dated as of October 1, 2018 (the “**Fourth Amendment Agreement**”; and together with the 2017 Environmental Compliance and Indemnification Agreement, the “**Environmental Compliance Agreement**”), to reflect that the definition of “Facility” in the 2017 Environmental Compliance and Indemnification Agreement included the 2018 Facility; and

WHEREAS, the Company has now requested that the Agency undertake a project (the “**Project**”) to provide financial assistance in connection with the acquisition and installation of equipment (the “**2021 Facility**”; and, together with the Existing Facility, the “**Facility**”) to be installed at and used in connection with the Existing Facility, and the Company anticipates expenditure of approximately Sixty-Eight Million Five Hundred Seventy-Five Thousand and 00/100 Dollars (\$68,575,000.00) on the 2021 Facility; and

WHEREAS, the Company has represented to the Agency that the 2021 Facility will consist of the acquisition and installation of additional advanced equipment and/or specialized material handling machinery and that the 2021 Facility will increase the throughput of the

CAPPILLINO,
ROTHSCHILD
& EGAN LLP
Attorneys at Law
Seven Broad Street
P.O. Box 390
Pawling, New York
12564-0390
(845) 855-5444

distribution center and will increase the importance of the Existing Facility as part of the Company's logistics network and ensure its viability in the long run; and

WHEREAS, in connection with the undertaking of the 2021 Facility, the Company and the Agency intend to amend the Lease Agreement pursuant to the terms of a Fifth Amendment of Lease Agreement dated as of November 1, 2021 (the "**Fifth Amendment of Lease Agreement**") to reflect (i) that the definition of "Facility" in the Lease Agreement includes the 2021 Facility, and (ii) the provision of sales and use tax exemptions with respect to the 2021 Facility; and

WHEREAS, contemporaneously with the execution and delivery of the Fifth Amendment of Lease Agreement, the Agency and the Company intend to amend the Environmental Compliance Agreement pursuant to the terms of a Fifth Amendment to Environmental Compliance and Indemnification Agreement, dated as of November 1, 2021 (the "**Fifth Amendment Agreement**"), to reflect that the definition of "Facility" in the Environmental Compliance Agreement include the 2021 Facility; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law and the regulations adopted by the Department of Environmental Conservation of the State of New York (the laws and regulations hereinafter collectively referred to as "**SEQRA**"), the Agency is required to determine whether the financial assistance (as defined herein) for the 2021 Facility may have a significant effect on the environment and therefore require the preparation of an Environmental Impact Statement; and

WHEREAS, to aid the Agency in whether the financing, construction, installation, furnishing, equipping and improving of the 2021 Facility may have a significant impact on the environment, the Company has prepared and submitted to the Agency, along with the application, a Short Environmental Assessment Form dated September 14, 2021 (the "**EAF**") for the Project; and

WHEREAS, the actions as set forth in the Application and the EAF are Type II actions pursuant to 6 NYCRR §617.5(c)(1) and (2) and will therefore have no significant adverse environmental impact; and

WHEREAS, in compliance with §859-a of the Act the Agency on November 4, 2021 held a public hearing on the grant of financial assistance as set forth herein following publication in the *Poughkeepsie Journal* on October 21, 2021 of a notice of the public hearing; and

WHEREAS, the Company has agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities that may arise in connection with the transaction contemplated herein.

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:

(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) The public hearing held by the Agency on November 4, 2021, concerning the grant of financial assistance as set forth herein and the nature and location of the 2021 Facility was duly held in accordance with the laws of the State of New York, including but not limited to the giving of public notice of the meeting a reasonable time before the meeting and affording a reasonable opportunity for persons with differing views on the location and nature of the 2021 Facility to be heard; and

(c) The improvement, reconstruction, repair, refurbishing, installation, furnishing and equipping of the 2021 Facility and the leasing of the 2021 Facility to the Company will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of Dutchess County and the State of New York and improve their standard of living and thereby serve the public purposes of the Act; and

(d) The improvement, reconstruction, repair, refurbishing, installation, furnishing and equipping of the 2021 Facility is reasonably necessary to induce the Company to maintain and expand its business operations in the State of New York; and

(e) Based upon representations of the Company, the Existing Facility conforms with, and the 2021 Facility will conform with, the local zoning laws and planning regulations of Dutchess County and all regional and local land use plans for the area in which the Facility is located; and

(f) It is desirable and in the public interest for the Agency to approve the requested financial assistance for the 2021 Facility; and

(g) The Fifth Amendment of Lease Agreement is an effective instrument whereby: (i) the Lease Agreement is amended to now include the 2021 Facility; and

(h) The Fifth Amendment Agreement is an effective instrument whereby the Environmental Compliance Agreement is amended to include the 2021 Facility; and

Section 3. Subject to (i) the Company executing the Fifth Amendment of Lease Agreement and the Fifth Amendment Agreement; and (ii) the delivery to the Agency of a binder, certificate or other evidence of liability insurance policy for the Facility satisfactory to the Agency, the Agency hereby authorizes the Company to proceed with the improvement, reconstruction, repair, refurbishing, installation, furnishing and equipping of the 2021 Facility and hereby appoints the Company as the true and lawful agent of the Agency.

Section 4. In consequence of the foregoing, the Agency hereby determines to execute, deliver and perform the Fifth Amendment of Lease Agreement and the Fifth Amendment Agreement.

Section 5. The form and substance of the Fifth Amendment of Lease Agreement and the Fifth Amendment Agreement (each in substantially the forms presented to the Agency and which, prior to the execution and delivery thereof, may be redated) are hereby approved.

Section 6. Pursuant to Section 875(3) of the Act and under the Fifth Amendment of Lease Agreement, the Agency may recover or recapture from the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the 2021 Facility, any sales and use tax exemption benefits taken or purported to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the 2021 Facility, if it is determined that: (i) the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the 2021 Facility, is not entitled to the sales and use tax exemption benefits; (ii) the sales and use tax exemption benefits are in excess of the amounts authorized to be taken by the Company its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the 2021 Facility; (iii) the sales and use tax exemption benefits are for property or services not authorized by the Agency as part of the 2021 Facility; and/or (iv) the sales and use tax exemption benefits are taken in cases where the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the 2021 Facility fails to comply with a material term or condition to use property or services in the manner approved by the Agency in connection with the 2021 Facility (collectively, items (i) through (iv) hereby defined as a “**Recapture Event**”).

As a condition precedent of receiving sales and use tax exemption benefits and real property tax abatement benefits, the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the 2021 Facility, must (i) if a Recapture Event determination is made by the Agency, cooperate with the Agency in its efforts to recover or recapture any sales and use tax exemption benefits, and (ii) promptly pay over any such amounts to the Agency that the Agency demands, if and as so required to be paid over as determined by the Agency.

Section 7. Based upon the representation and warranties made by the Company in its application to the Agency, the Agency hereby authorizes and approves the Company, as its agent, to make purchases of goods and services relating to the 2021 Facility in an amount up to \$68,575,000.00 that would otherwise be subject to New York State and local sales and use tax, which result in New York State and local sales and use tax exemption benefits (“sales and use tax exemption benefits”) not to exceed \$5,571,718.75. The Agency agrees to consider (but it is not required to approve) any requests by the Company for increase to the amount of sales and use tax exemption benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services, and, to the extent required, the Agency authorizes and conducts any supplemental public hearing(s).

Section 8.

(a) The Chairman, Vice Chairman, any member of the Agency or the Executive Director are hereby authorized, on behalf of the Agency, to execute and deliver the Fifth Amendment of Lease Agreement and the Fifth Amendment Agreement, all in substantially the forms thereof presented to this meeting with such changes, variations, omissions and insertions as

the Chairman, Vice Chairman, any member of the Agency or the Executive Director shall approve, and such other related documents as may be, in the judgment of the Chairman, the Executive Director and Agency Counsel, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the “Agency Documents”). The execution thereof by the Chairman, Vice Chairman, any member of the Agency or the Executive Director of the Agency shall constitute conclusive evidence of such approval.

(b) The Chairman, Vice Chairman, any member of the Agency and the Executive Director of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement). The Agency hereby appoints each Member of the Agency and Agency Counsel to serve as an Assistant Secretary of the Agency for purposes of this transaction.

Section 9. 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 Agency Documents, and to execute and deliver all such additional certificates, instruments and documents, 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 Agency Documents binding upon the Agency.

Section 10. This resolution shall take effect immediately.

The following resolution was duly moved by Ronald J. Piccone, II, seconded by Mark Doyle, discussed and adopted with the following members voting:

Timothy Dean, Chairman	VOTING	“Aye”
Mark Doyle, Vice Chairman	VOTING	“Aye”
Kathleen M. Bauer, Secretary/Treasurer	being	ABSENT
Alfred D. Torreggiani	being	ABSENT
Donald R. Sagliano	VOTING	“Nay”
Ronald J. Piccone, II	VOTING	“Aye”
Amy L. Bombardieri	VOTING	“Aye”

The Resolution was thereupon declared duly adopted.

Adopted: November 10, 2021

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

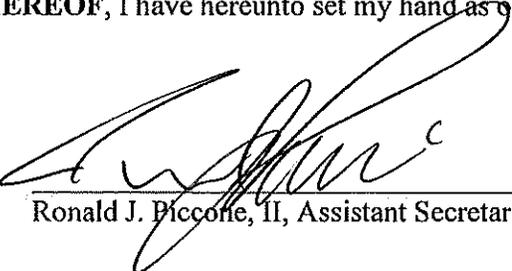
I, the undersigned Assistant Secretary of the Dutchess County Industrial Development Agency, **DO HEREBY CERTIFY:**

That I have compared the annexed extract of minutes of the meeting of the Dutchess County Industrial Development Agency (the “Agency”), including the resolution contained therein, held on November 10, 2021, 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 resolution set forth therein and of the whole of and original insofar as the same related to the subject matters herein referred to.

That the Fifth Amendment of Lease Agreement and the Fifth Amendment Agreement contained in this transcript of proceedings are each in substantially the form presented to the Agency and/or approved by said meeting.

I FURTHER CERTIFY, that all members of said Agency had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (the “Open Meetings Law”), said meeting was open to the general public, and that public notice of the time and place of said meeting was only given in accordance with such Article 7.

IN WITNESS WHEREOF, I have hereunto set my hand as of the 10th day of November, 2021.



Ronald J. Piccone, II, Assistant Secretary

[SEAL]

CAPILLINO,
ROTHSCHILD
& EGAN LLP
Attorneys at Law
Seven Broad Street
P O, Box 390
Pawling, New York
12564-0390
(845) 855-5444