

**COUNTY OF ROCKLAND INDUSTRIAL DEVELOPMENT AGENCY
INDUCEMENT AND AUTHORIZING RESOLUTION**

Regarding the

AutoPro LLC Project

WHEREAS, the New York State Industrial Development Agency Act and the Agency's enabling legislation, respectively constituting Article 18-A and Section 925-1 of the General Municipal Law (Chapter 24 of the Consolidated Laws of New York) (the "Act") authorizes the Agency (1) to promote the economic welfare, recreational opportunities and prosperity of its inhabitants, 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, an application dated January 8, 2024, has been submitted to the Agency by or on behalf of AutoPro LLC. (together with the applicant and other project sponsor or any related legal entity, if different, the "Company") requesting assistance in financing a proposed project in the Town of Clarkstown, New York, consisting of the renovations to include warehouse racking, forklift, pallets jacks, building of pick up counter and show room as well as corporate offices, computer equipment, software and furnishings and the acquisition of machinery and equipment related thereto, all to be used for a warehouse and distribution facility with administrative offices, as more fully described in the application and supplemental materials all at a cost of approximately \$330,000.00 (the "Project"); and

WHEREAS, in its application, the Company has represented that the Project is expected to increase employment in the State of New York and in the Town of Clarkstown and has made additional factual representations concerning itself and the Project upon which the Agency is relying in adopting this resolution; and

WHEREAS, in its application for assistance, the Company has made further representations with respect to the qualification of the Project as a commercial project under the Agency's guidelines, and the Company has represented and the Agency has determined that such qualification is supported by the information presented in the application; and

WHEREAS, the Agency intends to induce the Company to proceed with the Project pending completion of arrangements by the Company and the Agency for the financing for the Project as a "straight lease" transaction.

NOW, THEREFORE, the County of Rockland Industrial Development Agency hereby resolves as follows:

Section 1. Qualification of Project.

(A) The Agency hereby determines that the Project will be located in the Town of Clarkstown, New York and will involve the operation and renovation of a warehouse and

distribution facility with administrative offices and office space and the equipping of this facility at 206 and 510 Airport Executive Park, Nanuet, New York 10954. The Agency further determines that the undertaking and completion of the Project and the financing thereof by the Agency is authorized by the Act and will be in furtherance of the policy of the State of New York as set forth therein.

(B) Any Authorized Representative of the Agency is authorized to execute, acknowledge and deliver the Project Agreement with such changes, insertions and omissions as may be approved by the Authorized Representative. The execution of the Project Agreement by an Authorized Representative will be conclusive evidence of any approval required by this Section. Where required, the Secretary or any Assistant Secretary is authorized to affix the seal of the Agency to any document executed by an Authorized Representative and to attest to the same.

(C) All covenants, stipulations, obligations and agreements of the Agency contained in this resolution and the Project Agreement are deemed to be the covenants, stipulations, obligations and agreements of the Agency to the full extent authorized or permitted by law. Except as otherwise provided in this resolution, all rights, powers and privileges conferred and duties and liabilities imposed upon the Agency or the members thereof by the provisions of this resolution or the Project Agreement shall be exercised or performed by the Agency or by such members, officers, board or body as may be required by law to exercise such powers and to perform such duties.

(D) No covenant, stipulation, obligation or agreement contained in this resolution or the Project Agreement or other documents executed in connection with this transaction will be deemed to be a covenant, stipulation, obligation or agreement of any member, officer, Authorized Representative, agent or employee of the Agency or the County of Rockland in his or her individual capacity and neither the members of the Agency nor any officer executing such documents shall be liable personally on such documents or be subject to any personal liability or accountability by reason of the issuance thereof.

(E) The members of the Agency and the Executive Director of the Agency (as used in this resolution, each an "Authorized Representative") are each designated the Authorized Representative of the Agency and each of them is hereby authorized and directed to cause the execution and delivery of the documents set forth herein and to execute and deliver any and all papers, instruments, opinions, certificates, affidavits and other documents, and to do and cause to be done any and all acts and things necessary or proper for carrying out this resolution or the Project Agreement, including such changes or revisions in the forms of such documents as may be requested.

(F) The members of the Agency are also each designated as an Assistant Secretary of the Agency, authorized to perform all of the duties of the Secretary of the Agency under the Act and the By-Laws of the Agency with respect to the transactions authorized by this resolution.

Section 2. Commercial Project Determinations.

The Agency hereby further specifically determines, in accordance with its guidelines for commercial projects and based on the representations and information presented by the Company in the application, that:

1. The Project will generate a direct economic impact on the County of a positive nature.
2. The Project will involve the operation and renovation of a warehouse and distribution facility with administrative offices and office space in existing buildings and the acquisition of machinery and equipment for installation in the facility.
3. The Project will allow the property to continue to generate ratables for the County and the other taxing jurisdictions.
4. The Project will lead to the generation of employment in the County.

Section 3. SEQRA.

The Agency further determines that the Project involves the re-use of an existing facility and is a Type II action.

Section 4. Authorization to Proceed.

The Company is authorized to undertake and complete the Project and to finance the same through equity or third-party loans. Any action heretofore taken by the Company in initiating the Project is hereby ratified, confirmed and approved.

Section 5. Assistance of Company.

The members, representatives, and agents of the Agency are hereby authorized and directed to take all actions deemed appropriate to assist the Company in commencing and carrying out the Project to include the providing of an exemption from sales tax of up to \$26,381.25 for qualified purchases totaling no more than \$315,000.00 for amounts expended as costs for the renovations, improvements, and for equipping of the facility.

Section 6. Reimbursement of Costs of Expenses.

Any expenses incurred by the Agency with respect to the Project and the financing thereof, including attorney's fees and disbursements, shall be reimbursed by the Applicant. By acceptance hereof, the Applicant agrees to pay such expenses and further agrees to indemnify the Agency, its members, employees and agents and hold the Agency and such persons harmless against claims for losses, damage or injury or any expenses or damages, including attorney's fees and disbursements, incurred as a result of action taken by or on behalf of the Agency in good faith with respect to the Project and the financing thereof.

Section 7. Recourse or Personal Liability.

No provision of this resolution or any other related document shall constitute or give rise to a charge upon the general credit of the Agency or impose upon the Agency a pecuniary liability except as may be payable from the limited sources set forth above. No recourse shall be had for the payment of or performance of any obligation in connection therewith against any employee, officer, member, representative or agent of the Agency, nor is or shall any such person become personally liable for any such payment or performance.

Section 8. Effect of Resolution.

In adopting this resolution, notwithstanding any other provision hereof, the Agency assumes no responsibility for obtaining or assisting the Company in obtaining financing for the Project. This resolution is not a contract between the Agency and the Company and it shall not be construed as such.

Section 9. Counsel to the Agency.

The law firm of Bleakley Platt & Schmidt, LLP is appointed Counsel to the Agency for the Project.

Section 10. Delivery of Resolution.

The Secretary of the Agency or his designee is hereby authorized and directed to deliver a certified copy of this resolution to the County Executive of the County of Rockland for review in accordance with the Act.

Section 11. Expiration Date of Resolution.

This resolution may be deemed by the Agency to have expired at any time after twelve months from the date hereof.

Section 12. Labor Policy

Commencing with the adoption of this Inducement and Authorizing Resolution, the Company hereby agrees to comply with the provisions of the Agency's Labor Policy.

Section 13. Effective Date.

The resolution shall take effect immediately upon approval by the County Executive of the County of Rockland and its acceptance by the Company.

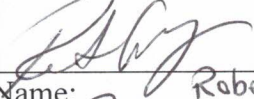
Adopted: January 18, 2024

VOTE:

Aye 3 Nay 0

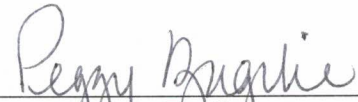
CERTIFIED to be a true and correct copy of the resolution adopted on January 18, 2024, by the Members of the County of Rockland Industrial Development Agency.

AUTOPRO LLC

By: 
Name: Robert G. Mayer
Title: President

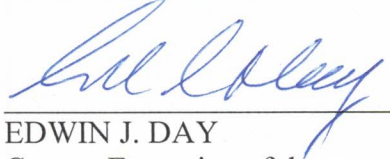
Approved: January 18, 2024

COUNTY OF ROCKLAND INDUSTRIAL DEVELOPMENT AGENCY

By: 
Name: Peggy Zugibe
Title: Secretary

Approved: January 18, 2024

COUNTY OF ROCKLAND

By: 
EDWIN J. DAY
County Executive of the
County of Rockland



EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

DATE (MM/DD/YYYY)
2/6/2024

THIS EVIDENCE OF COMMERCIAL PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

PRODUCER NAME, CONTACT PERSON AND ADDRESS Acisure Insurance Partners Services of NY, LLC 90 S. Ridge Street Rye Brook, NY 10573	PHONE (A/C, No, Ext): (914) 937-1230	COMPANY NAME AND ADDRESS The Phoenix Insurance Company One Tower Square Hartford, CT 06183	NAIC NO: 25623
Contact name:		IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH	
FAX (A/C, No):	E-MAIL ADDRESS:	POLICY TYPE Commercial Package	
CODE: X4727	SUB CODE:	LOAN NUMBER	POLICY NUMBER 6301T224473PHX23
AGENCY CUSTOMER ID #: AUTOLLC-07		EFFECTIVE DATE 4/1/2023	EXPIRATION DATE 4/1/2024
NAMED INSURED AND ADDRESS AutoPro, LLC 303 Roosevelt Ave. Spring Valley, NY 10977		<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED	
ADDITIONAL NAMED INSURED(S)		THIS REPLACES PRIOR EVIDENCE DATED:	

PROPERTY INFORMATION (ACORD 101 may be attached if more space is required) BUILDING OR BUSINESS PERSONAL PROPERTY

LOCATION / DESCRIPTION

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION	PERILS INSURED	BASIC	BROAD	<input checked="" type="checkbox"/> SPECIAL
COMMERCIAL PROPERTY COVERAGE AMOUNT OF INSURANCE: \$ 6,410,388				DED: 2,500
<input checked="" type="checkbox"/> BUSINESS INCOME	<input checked="" type="checkbox"/> RENTAL VALUE	YES NO N/A	If YES, LIMIT: 3,330,000	Actual Loss Sustained; # of months:
BLANKET COVERAGE		<input checked="" type="checkbox"/>	If YES, indicate value(s) reported on property identified above: \$	
TERRORISM COVERAGE			Attach Disclosure Notice / DEC	
IS THERE A TERRORISM-SPECIFIC EXCLUSION?				
IS DOMESTIC TERRORISM EXCLUDED?				
LIMITED FUNGUS COVERAGE			If YES, LIMIT:	DED:
FUNGUS EXCLUSION (If "YES", specify organization's form used)				
REPLACEMENT COST		<input checked="" type="checkbox"/>		
AGREED VALUE				
COINSURANCE			<input checked="" type="checkbox"/> If YES, %	
EQUIPMENT BREAKDOWN (If Applicable)		<input checked="" type="checkbox"/>	If YES, LIMIT:	DED:
ORDINANCE OR LAW - Coverage for loss to undamaged portion of bldg			If YES, LIMIT:	DED:
- Demolition Costs			If YES, LIMIT:	DED:
- Incr. Cost of Construction			If YES, LIMIT:	DED:
EARTH MOVEMENT (If Applicable)			If YES, LIMIT:	DED:
FLOOD (If Applicable)			If YES, LIMIT:	DED:
WIND / HAIL INCL <input type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:			If YES, LIMIT:	DED:
NAMED STORM INCL <input type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:			If YES, LIMIT:	DED:
PERMISSION TO WAIVE SUBROGATION IN FAVOR OF MORTGAGE HOLDER PRIOR TO LOSS				

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

CONTRACT OF SALE	LENDER'S LOSS PAYABLE	LOSS PAYEE	LENDER SERVICING AGENT NAME AND ADDRESS
MORTGAGEE			
NAME AND ADDRESS Rockland County IDA 254 South Main Street Suite 410 New City, NY 10956			AUTHORIZED REPRESENTATIVE

