

COUNTY OF ROCKLAND INDUSTRIAL DEVELOPMENT AGENCY

AUTHORIZING RESOLUTION

Regarding the Authorization of a Straight Lease Transaction
Professional Disposables International Project

WHEREAS, the County of Rockland Industrial Development Agency (the “Agency”) is authorized under the laws of the State of New York, and in particular under the provisions of the New York State Industrial Development Agency Act and the Agency’s enabling legislation, respectively constituting Article 18A and Section 925-1 of the General Municipal Law (Chapter 24 of the Consolidated Laws of New York), as amended (the “Act”), to provide financial assistance for purposes of promoting economic development within the County of Rockland; and

WHEREAS, Professional Disposables International, Inc. (“PDI”), which specializes in the manufacture and distribution of infection prevention products, and Prochain, LLC (along with PDI, collectively the “Company”) have submitted an Application for Financial Assistance (the “Application”) to the Agency for financial assistance with respect to the acquisition of land and the partial reconstruction of an approximately 2,387,088 square foot building located thereon (the “Project”), to serve as PDI’s raw material storage and additional distribution facility as well as providing expansion manufacturing capacity which is located at 108 Route 303, Tappan, in the Town of Orangetown, New York (the “Premises”); and

WHEREAS, the Application sets forth certain information with respect to the Company, including that Agency financial assistance is needed for the Company to move forward with the Project in Rockland County and New York State; and

WHEREAS, the Agency proposes to provide financial assistance to the Company in developing the Project by entering into a straight-lease transaction (as such term is defined in the Act); and

WHEREAS, in order to provide financial assistance to the Company for the Project, the Agency intends to enter a lease/leaseback arrangement with respect to the Premises, the improvements and the equipment, to enter into a payment in lieu of taxes agreement, and to issue a sales tax letter (the lease/leaseback arrangement, payment in lieu of taxes agreement and sales tax letter together being the “Project Documents”); and

WHEREAS, based on the Company’s Application the Agency has made certain findings and determinations in its inducement resolution regarding the Project adopted on January 18, 2026, which by this reference are adopted and confirmed as though made on the date hereof; and

WHEREAS, the Company estimates in its application that approximately 45 full-time equivalent jobs will be retained in the County of Rockland and that approximately 64 full-time equivalent jobs will be created within three (3) years after Project completion as a result of the Project; and

WHEREAS, on February 9, 2026, the Agency published in *The Journal News* a notice of a public hearing for the Project to be held on February 20, 2026, which public hearing

was duly held at the Town of Orangetown Town Hall, 26 Orangeburg Road, Orangeburg, New York 10962; and

WHEREAS, the Agency has reviewed the Application in accordance with its Uniform Project Evaluation Criteria; and

WHEREAS, the Agency has notified the affected taxing jurisdictions of the proposed project as required by the Act and the Uniform Tax Exemption Policy;

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

Section 1. The Agency has reviewed various environmental documents submitted by the Company with respect to the Project and determines that based on such documents and other supporting documentation the action of the Agency requested by the Company will not result in any significant adverse environmental impacts.

Section 2. The Agency hereby finds and determines that undertaking and providing Financial Assistance to the Company in connection with the Project is an industrial and commercial project and that, based upon representations made by the Company, the financing of the Project will retain approximately 45 full-time equivalent jobs and create approximately 64 full-time equivalent jobs within three (3) years after Project completion, and that the constructing, installing and equipping of the Project and will promote additional industrial and commercial efforts within the County of Rockland, and therefore satisfy the criteria of being an industrial and commercial project within the meaning of the Act, and will be in furtherance of the policy of the State as set forth in said Act, and will promote and maintain the industrial and commercial health, general prosperity and economic welfare of the citizens of the County of Rockland and the State of New York and improve their standard of living, as well as prevent economic deterioration.

Section 3. The Agency hereby approves Agency financial assistance in connection with the Project in the form of: (i) sales tax exemptions with respect to the cost of using or acquiring materials and equipment in the approximate amount of \$217,750 with respect to the \$2,600,000 cost of construction materials for the Project, (ii) exemptions from mortgage recording tax with respect to an aggregate not-to-exceed amount of \$75,000,000 mortgage or mortgages securing the financing for the Project (to the extent permitted by applicable law) and (iii) payment in lieu of tax benefits in amounts to be determined by the taxing jurisdictions. The Agency shall appoint the Company as the Agency's agent for purposes of acquiring and installing the Project.

Section 4. The substance and form of the Project Documents, substantially in the forms of the Agency's typical straight-lease documents, payment in lieu of taxes agreements and sales tax agreements, modified as necessary to properly reflect the distinct interests in the Project of the Company, (such forms being the Agency's "Project Agreement") are hereby approved, with such changes as may be approved by an Authorized Representative of the Agency. Any Authorized Representative of the Agency is hereby authorized to execute, acknowledge and deliver the Project Documents in final form with such changes as may be approved by the executing party. The execution of any such agreement by the duly authorized executing party shall constitute conclusive evidence of any approval by this Section. The

CERTIFIED to be a true and correct copy of the resolution adopted on February 24, 2026 by the Members of the County of Rockland Industrial Development Agency.

By: _____
Name: Peggy Zugibe
Title: Secretary

STATUTORY APPROVAL

I, Edwin J. Day, the elected County Executive of the County of Rockland and serving a term as County Executive of the County of Rockland, hereby approve the foregoing resolution adopted by the County of Rockland Industrial Development Agency pursuant to and for all purposes of Chapter 925-1 of the New York General Municipal Law.

Date: _____, 2026

By: _____
Edwin J. Day
County Executive of the
County of Rockland