

**Resolution – Partial Release of Lease and
Conveyance to Griffiss Local Development
Corporation (Geiger Road Parcel)**

Date: August 21, 2026

At a meeting of the Oneida County Industrial Development Agency (the “Agency”) held at 584 Phoenix Drive, Rome, New York 13441 on August 21, 2026, the following members of the Agency were:

Members Present: Steve Zogby, Aricca Lewis, James Genovese, Tim Reed, Kristen Martin, and Franca Armstrong.

EDGE Staff Present: Marc Barraco, Tim Fitzgerald, and Julie Daskiewich.

Others Present: Thomas Caputo; Sentinel, Laura Ruberto, Linda Romano, Bond Schoeneck & King, Angela Eicholtz; Pennrose, Aaron Tomczak, Amber Mathias; Bonacio Construction, Wade Abraham; Alder Creek, Dwight Vicks; Vicks Lithograph & Printing

Others Present Virtually: Mark Kaucher, Paul Goldman, Jenna Peppenelli, and Mark Levitt; Levitt & Gordon.

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 the release and conveyance of certain lands from Griffiss Local Development Corporation Facilities at Griffiss Business and Technology Park (Geiger Road Parcel).

The following resolution was duly moved, seconded, discussed and adopted with the following members voting:

Voting Aye

Steve Zogby
Aricca Lewis
James Genovese
Tim Reed
Kristen Martin
Franca Armstrong

Voting Nay

RESOLUTION AUTHORIZING THE AGENCY TO EXECUTE A PARTIAL
RELEASE OF LEASE, DEED, AND RELATED DOCUMENTS WITH RESPECT
TO CONVEYING TO GRIFFISS LOCAL DEVELOPMENT CORPORATION A
PORTION OF THE GEIGER ROAD PARCEL LOCATED IN THE GRIFFISS
BUSINESS AND TECHNOLOGY PARK, CITY OF ROME, ONEIDA COUNTY.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended and Chapter 372 of the Laws of 1970 of the State of New York (collectively, the "Act"), Oneida County Industrial Development Agency (the "Agency") was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, the United States of America acting by the through the Secretary of the Air Force conveyed various parcels of land to the Agency all in furtherance of the redevelopment of the former Griffiss Air Force Base; and

WHEREAS, the Agency is the fee owner and lessor, and Griffiss Local Development Corporation ("GLDC") is the lessee and beneficial owner, of that certain 5.998± acre parcel of land located in the Service Campus on Geiger Road in the Griffiss Business & Technology Park, Rome, Oneida County, New York (the "Land") together with all building and improvements situate thereon, if any (the "Improvements" and together with the Land, collectively, the "Geiger Road Property"); and

WHEREAS, the Agency leases the Geiger Road Property to GLDC pursuant to a Lease Agreement dated as of June 1, 2023 (the "Master GLDC Lease") under which the Agency assists GLDC with the development of the Griffiss Business and Technology Park, City of Rome, Oneida County, New York ("Griffiss Park"); and

WHEREAS, GLDC and Indus Hospitality Group Inc. entered into a Real Estate Purchase and Sale Agreement dated June 19, 2025 (the "Contract"), as amended, pursuant to which GLDC will sell, and Indus Hospitality Group Inc. will purchase, the Geiger Road Property; and

WHEREAS, GLDC is now requesting the Agency authorize the release of the Geiger Road Property from the Master GLDC Lease for conveyance to GLDC, for further conveyance to Indus Hospitality Group, Inc.; and

NOW, THEREFORE, BE IT RESOLVED by the Oneida County Industrial Development Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1.

(a) The Agency hereby determines that releasing the Geiger Road Property from the Master Lease and conveyance to GLDC is in furtherance of GLDC's economic development objectives for Griffiss Park.

(b) The Agency hereby authorizes the release of the Geiger Road Property from the Master GLDC Lease and conveyance to GLDC, on the condition that any easements the Agency previously granted through the Geiger Road Property will carry forward with the release and conveyance.

Section 2. In consequence of the foregoing, the Agency hereby determines to: (i) release the Geiger Road Property from the Master GLDC Lease, (ii) execute, deliver and perform a Partial Release of Lease Agreement, (iii) convey the Geiger Road Property to GLDC (together with all related easements) pursuant to a Bargain and Sale Deed for its further conveyance to Indus Hospitality Group, Inc., and (iv) execute, deliver and perform the Bargain and Sale Deed and ancillary documents.

Section 3. The Agency is hereby authorized to release and convey the Geiger Road Property and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition are hereby approved, ratified and confirmed.

Section 4. The form and substance of the Partial Release of Lease Agreement and the Bargain and Sale Deed (each in substantially the forms customary to the Agency and subject to counsel review) are hereby approved.

Section 5.

(a) The Chairman, Vice Chairman, Secretary or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Partial Release of Lease Agreement and the Bargain and Sale Deed, in substantially the forms thereof presented to this meeting with such changes, variations, omissions and insertions as the Chairman, Vice Chairman, Secretary or any member of the Agency shall approve, and such other related documents as may be, in the judgment of the Chairman and Agency Counsel, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the "Closing Documents"). The execution thereof by the Chairman, Vice Chairman, or any member of the Agency shall constitute conclusive evidence of such approval.

(b) The Chairman, Vice Chairman, Secretary or any member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency.

Section 6. 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 Closing 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 Closing Documents binding upon the Agency.

Section 7. This resolution shall take effect immediately.

[illegible]

I, the undersigned Secretary of the Oneida County Industrial Development Agency (the "Agency"), DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Agency, including the resolutions contained therein, held on the 21st day of August 2026 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 resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that (i) all members of the Agency had due notice of said meeting, (ii) pursuant to Sections 103a and 104 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public and public notice of the time and place of said meeting was duly given in accordance with such Sections, (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout.

IN WITNESS WHEREOF, I have hereunto set my hand to be effective this 21st day of August 2026.

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: 
Tim Fitzgerald, Secretary