

Exhibit 8

OCIDA Resolution Authorizing Zone Change Application

**RESOLUTION AUTHORIZING APPLICATION TO THE TOWN OF
CLAY FOR A ZONE CHANGE WITH RESPECT TO CERTAIN PARCELS
OF LAND LOCATED AT THE WHITE PINE COMMERCE PARK**

A regular meeting of the Onondaga County Industrial Development Agency (the "Agency") was convened in public session on December 20, 2022, at 8:00 a.m., local time, at 333 West Washington Street, Syracuse, New York.

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

PRESENT: Patrick Hogan
Janice Herzog
Steve Morgan
Susan Stanczyk
Fanny Villarreal

ABSENT: Kevin Ryan
Victor Ianno

ALSO PRESENT: Robert M. Petrovich, Executive Director
Jeffrey W. Davis, Esq., Agency Counsel

The following resolution was offered by Susan Stanczyk, seconded by Janice Herzog, to wit:

**RESOLUTION AUTHORIZING APPLICATION TO THE TOWN OF
CLAY FOR A ZONE CHANGE WITH RESPECT TO CERTAIN PARCELS
OF LAND LOCATED AT THE WHITE PINE COMMERCE PARK**

WHEREAS, Onondaga County Industrial Development Agency (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") and Chapter 435 of the Laws of 1970 of the State of New York and Chapter 676 of the Laws of 1975, 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 (the "State"), to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, the Agency currently owns and is developing White Pine Commerce Park (the "Park") located northeast of the intersection of NYS Route 31 and Caughdenoy Road, including the expansion to areas north and east generally located along NYS Route 31 and the east and west sides of Burnet Road, all in the Town of Clay, Onondaga County, New York; and

WHEREAS, to improve the Agency's ability to market the Park to a larger, more diverse mix of large- and small-scale manufacturing and industrial developers, the Agency expanded the Park to approximately 1,250+/- acres by acquiring additional acreage to the north and east of the original Park footprint, with such additional acreage comprised of certain parcels contiguous to the original Park, and which are generally located along NYS Route 31 and the east and west sides of Burnet Road (the "Project" or "Action"); and

WHEREAS, the Project included the change in zone from residential to industrial zoning for areas of the Park that are not currently zoned industrial ("Zone Change"); and

WHEREAS, the Project, including the Zone Change, was previously studied in accordance with SEQRA; and

WHEREAS, the Project, including the Zone Change, was included in the Agency's SEQRA review of the Project, including the evaluation of relevant impacts, facts, and conclusions associated with the expansion of the Park; and

WHEREAS, the Draft Final Supplemental Generic Environmental Impact Statement ("SGEIS"), SGEIS, Final SGEIS, and Findings Statement adopted by the Agency for the Project evaluated the relevant impacts, facts, and conclusions associated with the acquisition of additional acreage and Zone Change to accommodate the expansion of the Park; and

WHEREAS, by resolution dated July 27, 2021, as a result of its independent examination and review, the Agency found that, on balance, and after due consideration of all relevant documentation and related information, it had more than adequate information to evaluate the relevant benefits and potential impacts of the Project and to issue a Findings Statement concerning the Project; and

WHEREAS, in its Findings Statement, the Agency concluded that any impacts associated with the Project, including the Zone Change, had been avoided, minimized and mitigated to the maximum extent practicable; and

WHEREAS, in its Findings Statement, the Agency identified the process for considering Future Actions to determine if further review is required under SEQRA and determined that no further SEQRA compliance is required if a proposed action will be carried out in conformance with the conditions and thresholds established for such actions in the Final SGEIS and the Findings Statement; and

WHEREAS, in order to support the expansion of the Park, the Agency desires to initiate the application to the Town of Clay requesting the Zone Change.

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

Section 1. Based upon an examination of the EAF prepared for the Project, the criteria contained in 6 NYCRR §617.7(c), and based further upon the Agency's knowledge of the Property, and such further investigation of the Project and its environmental effects as the Agency has

deemed appropriate, the Agency makes the following findings and determinations with respect to the application for Zone Change pursuant to SEQRA:

(a) The Zone Change will be carried out in conformance with the conditions and thresholds established for such actions in the Final SGEIS and the Findings Statement.

(b) No further SEQRA compliance is required..

Section 2. A copy of this Resolution, together with the attachments hereto, shall be placed on file in the office of the Agency where the same shall be available for public inspection during business hours.

Section 3. The Agency's counsel is hereby authorized and directed to distribute and file this Resolution in accordance with the requirements of SEQRA.

Section 4. The Members of the Agency hereby determine to authorize the Executive Director:

(A) proceed with the zone change request to the Town of Clay requesting the Town to change Agency owned and controlled properties at the Park that are currently zoned residential to industrial zoning designation, and

(B) to authorize the mapping, site plan and legal work necessary to submit application to the Town and complete the Town process for the Zone Change.

Section 5. This Resolution shall take effect immediately upon adoption.

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

	<u>AYE</u>	<u>NAY</u>	<u>ABSENT</u>
Patrick Hogan	X		
Janice Herzog	X		
Victor Ianno			X
Steve Morgan	X		
Susan Stanczyk	X		
Kevin Ryan			X
Fanny Villarreal	X		

The Resolution was thereupon declared duly adopted.

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

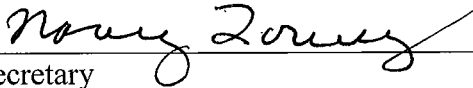
I, the undersigned Secretary of the Onondaga County Industrial Development Agency (the "Agency"), DO HEREBY CERTIFY that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on December 20, 2022 with the original 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 matters 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 29 day of December, 2022

(SEAL)


Secretary