

**INDUCEMENT RESOLUTION
DATED APRIL 15, 2026**

**INDUCEMENT RESOLUTION OF THE TOWN OF BABYLON
INDUSTRIAL DEVELOPMENT AGENCY RELATING TO THE GRANTING OF
PRELIMINARY APPROVAL TO SCHUSS REALTY ASSOCIATES, LLC AND
AMERISOURCEBERGEN DRUG CORPORATION IN CONNECTION WITH
THE POTENTIAL GRANT OF CERTAIN FINANCIAL ASSISTANCE**

WHEREAS, representatives of AmerisourceBergen Drug Corporation, a Delaware corporation, on behalf of itself and/or the principals of AmerisourceBergen Drug Corporation, and/or any entity or entities formed on behalf of AmerisourceBergen Drug Corporation or any of the foregoing (collectively, the **“Company”**) and Schuss Realty Associates, LLC, a New York limited liability company, on behalf of itself and/or the principals of Schuss Realty Associates, LLC, and/or any entity or entities formed on behalf of Schuss Realty Associates, LLC, or any other real estate holding company created in connection with the foregoing or any of the foregoing (collectively, the **“Owner”**) have filed or caused to be filed a preliminary application with the Town of Babylon Industrial Development Agency (the **“Agency”**) concerning a project (the **“Project”**) consisting of the renovation and equipping of an approximately 139,037 square foot building located on that certain approximately 9.55 acre lot, piece or parcel of land located at 5500 New Horizons Boulevard in Amityville, New York 11701 (the **“Facility”**), all for use by the Company as a pharmaceutical distribution facility with offices; and

WHEREAS, in order to induce the Company to retain and grow additional jobs in the Town of Babylon (the **“Town”**), it appears necessary for the Agency to assist the Company by taking leasehold title to or undertaking control of the Facility so as to afford the Company of certain relief from real property taxation, sales and use taxation and mortgage recording taxation with respect to the Facility; and

WHEREAS, in connection with the Agency’s evaluation of the Project for the provision of financial assistance, the Agency has (i) assessed all material information relating to the project included in the Company’s project application (the **“Project Application”**) in order to afford a reasonable basis for the decision of the Agency to provide financial assistance to the Project; (ii) reviewed the Agency’s written cost benefit analysis for the Project which identifies the extent to which (A) the Project will create or retain permanent, private sector jobs; (B) the estimated value of any tax exemption to be provided to the Project, (C) the amount of private sector investment generated or likely to be generated by the Project; (D) reviewed the likelihood of accomplishing the proposed project in a timely fashion; and (E) considered the extent to which the Project will provide additional sources of revenue for the Town and the school district where the Facility is located; and

WHEREAS, in connection with the adoption of this resolution the Agency has reviewed the statement of the Company that the Project at the date of the Project Application, as amended, is in substantial compliance with Article 18-A of the General Municipal Law of the State of New York (the **“Act”**) including Section 862 thereof; and

WHEREAS, there has been submitted to the Agency an environmental assessment form with respect to this proposed action in accordance with the State Environmental Quality Review Act and the regulations promulgated thereunder (“**SEQRA**”); and

WHEREAS, provision of aforesaid financial assistance with respect to the Facility is to be negotiated by the Chief Executive Officer (“**CEO**”) or Chief Financial Officer (“**CFO**”) of the Agency with the result of said negotiations to be presented to a future meeting of the Agency for final approval; and

WHEREAS, the Agency would like to now indicate its intention to provide financial assistance to the Company with respect to the Project and the Facility.

NOW, THEREFORE, BE IT RESOLVED by the Agency as follows:

Section 1. (a) The Agency hereby finds and determines that (i) the Project constitutes a “Project” within the meaning of the Act; and (ii) the granting of real property tax abatements, sales and use tax abatements and mortgage recording tax (collectively the “**Financial Assistance**”) by the Agency with respect to the Facility pursuant to the Act, will promote job opportunities, health, general prosperity and the economic welfare of the inhabitants of the Town and the State of New York and improve their standard of living, and thereby serve the public purposes of the Act.

(b) It is desirable and in the public interest for the Agency to grant Financial Assistance to the Company with respect to the Facility.

Section 2. With respect to the Agency’s evaluation criteria for Manufacturing, Warehousing and Distribution Projects the Agency makes the following determinations:

(a) It has reviewed the information in the Cost Benefit Analysis with respect to the Project.

(b) The Company proposes a capital investment in the land, building, machinery and equipment and capital improvements in the Facility of approximately \$1,948,001.

(c) The wage rates for the approximately 101 full-time and 1 part-time employees at the Facility average \$120,000 per year for management positions, \$75,000 per year for administrative positions, \$51,000 per year for production positions, \$86,000 per year for supervisor positions and \$85,000 per year for laborer positions.

(d) The Project will not have significant impact from local labor construction in the Town.

- (e) The Project will not have a significant effect on in-region purchases or research and development.
- (f) The Project will not have a significant effect on energy efficiency.
- (g) The Project will not affect existing land use or zoning.
- (h) Project is important to the retention of a significant employer of the Town. The Company currently employs 101 full-time and 1 part-time employees. If the Company does not receive financial assistance from the Agency the Company is considering relocating its current operations in the Town to another State, which would achieve substantial costs savings for the Company.

Section 3. The CEO or the CFO of the Agency is hereby authorized to negotiate the terms of agreements between the Agency, the Company which will permit the Company to enjoy the grant of Financial Assistance with respect to the Facility as herein provided.

Section 4. The CEO or the CFO of the Agency shall present substantially final forms of such agreements with the Company incorporating the grant of such Financial Assistance for final approval by the Agency at a future meeting of the Agency.

Section 5. This Resolution shall also constitute a "declaration of official intent" under the Treasury Regulations of the Internal Revenue Code of 1986 as amended.

Section 6. The Agency will not grant any Financial Assistance to be granted hereunder in excess of \$100,000 to the Company until the Agency has held a public hearing with respect to the grant of financial assistance in accordance with the provisions of the Act.

Section 7. In accordance with the State Environmental Quality Review Act and pursuant to Title 6 NYCRR Part 617, it is determined by the Agency that the Project, a proposed action, be classified as an Unlisted Action. The proposed action does not appear to exceed any of the criteria outlined in Title 6 NYCRR Part 617.7 which sets forth thresholds for determining significant effects on the environment. Therefore, based on the information contained within the Environmental Assessment Form filed with the Project Application and associated Project documentation, the Agency makes a determination of non-significance with respect to the Project.

Section 8. This inducement resolution shall take effect immediately.