

LEGAL NOTICE

PLEASE TAKE NOTICE that the New York State Urban Development Corporation, doing business as Empire State Development (“ESD” or the “Corporation”), pursuant to Section 16(2) of the New York State Urban Development Corporation Act (Chapter 174, Section 1, Laws of 1968, as amended) (the “Act”), proposes to sell to Syracuse Development, LLC an approximately 15.44 +/- acre parcel of vacant land known as 8208 Sixty Rd. within the Radisson Community’s residential sector located in Baldwinsville, NY, Town of Lysander, Onondaga County. The property is Town of Lysander Tax Parcel 057.-02-18.0. Purchaser seeks to purchase the land to construct a state-of-the-art training facility which would include two all-purpose artificial fields and a building which would house a concession stand, restrooms, fitness training facility and locker rooms. The proposed sale price is \$115,000, the fair market “as is” value as determined by independent appraisal performed on behalf of ESD.

Copies of the ESD Board Materials authorizing such sale are available without charge to any person who shall make a request for the same at the office of the Corporation. The Corporation will file such Board Materials in the offices of the Onondaga County Clerk at 401 Montgomery St., Syracuse, New York 13202 and Town of Lysander Clerk at 8220 Loop Rd., Baldwinsville, New York 13027. A copy of the Board Materials is available for inspection by request. Send email requests to: quinn.hubbard@esd.ny.gov Subject: Materials – 8208 Sixty Rd.

PLEASE TAKE FURTHER NOTICE, that, a virtual public hearing to consider the proposed sale, open to all persons, will be held remotely by the Corporation on Tuesday, **December 13, 2022, from 2 p.m. to 3 p.m.** utilizing the Zoom video communications and teleconferencing platform. Detailed instructions for participation in the virtual hearing can be viewed at <https://esd.ny.gov/esd-media-center/public-notices>. Additionally, the public is given an opportunity to comment on the proposed sale by submitting comments electronically to quinn.hubbard@esd.ny.gov Subject: Comment – 8208 Sixty Rd. or by mail to Empire State Development, 620 Erie Blvd. W., Syracuse, NY 13204 Attn: Quinn Hubbard by 5:00 p.m. on Tuesday, December 13, 2022.

DATED: November 29, 2022
New York, New York

New York State Urban Development Corporation
By: Deborah Royce, Corporate Secretary



FOR CONSIDERATION

November 17, 2022

TO: Hope Knight

FROM: James Fayle

SUBJECT: Lysander (Onondaga County) – Radisson Community

REQUEST FOR: Authorization to Sell Land to SDA Development, LLC;
Authorization to Hold Public Hearing Thereon; and Authorization to Take
Related Actions

I. Project Summary

Purchaser: SDA Development, LLC
PO Box 2151
Liverpool, NY 13089

Site: An approximately 15.44 acre parcel of vacant land currently owned by
ESD known as 8208 Sixty Rd located in Baldwinsville New York, Town of
Lysander, Onondaga County, also known as Town of Lysander Tax Parcel
057.-02-18.0. See Map at Attachment A.

Purchase Price: \$115,000.

ESD Obligation: Sale of Site only

ESD Funding: None

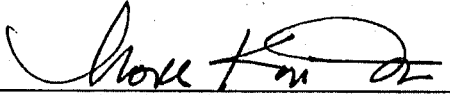
Appraisal: Fair market "as is" value is \$115,000
CNY Pomeroy Appraisers Inc., Manlius, New York
Valuation Date July 25, 2022
See Appraisal at Attachment B

**Construction
Contemplated:** Construct a state-of-the-art training facility which would include two all-
purpose artificial turf fields and a building which would house a
concession stand, restrooms, fitness training facility and locker rooms.

Brokerage Fee: 10% of purchase price, to be paid from sale proceeds

November 17, 2022

APPROVED

A handwritten signature in black ink, appearing to read "Hope Knight", written over a horizontal line.

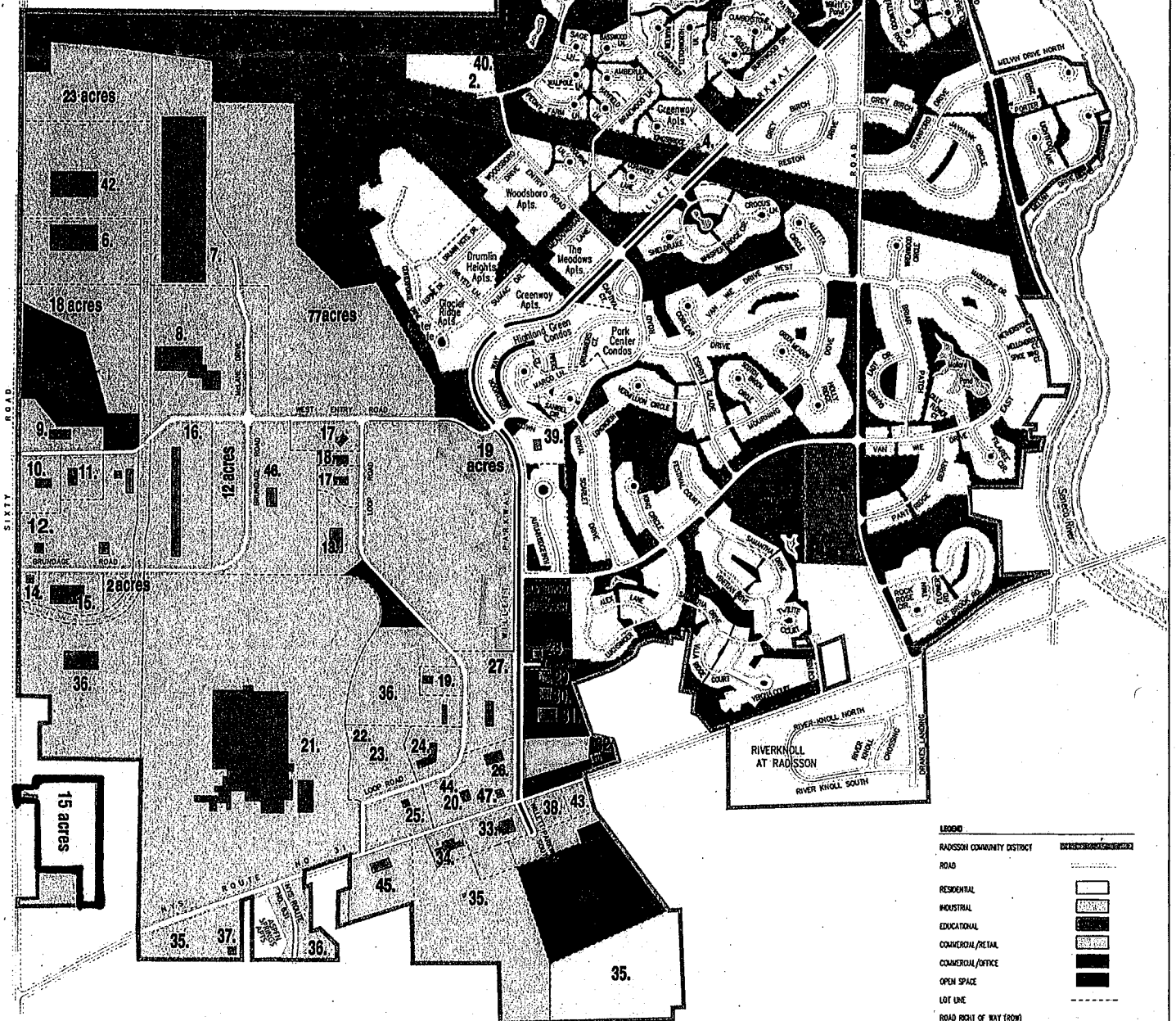
Hope Knight
President and Chief Executive Officer

11/15/2022
(date)

Attachment A – SDA Development, LLC – 15.44 Acres

RADISSON CORPORATE BUSINESS KEY

1. Radisson Greens Golf Club, L.P.
2. Radisson Community Association Maintenance Building
3. Oberon Center / Pool / Onondaga County Sheriff's Mini-Station
4. Radisson Community Association Office
5. Aspen House
6. Giovanni Food Company, Inc.
7. Paper Works Industries, Inc.
8. McLane Northeast
9. Three Rivers Athletic Complex
10. Town Of Lysander Maintenance Bldg.
11. B & C Self Storage
12. Gypsum Express
13. Baco Controls
14. Construction Associates, LLC
15. Ainsley Superior Warehouse
16. Ainsley Superior Warehouse
17. Belgium Cold Springs Fire Dept.
18. Child Time Child Care, Inc.
19. Psychological Health Care
20. Lysander Town Hall
21. Anheuser-Busch, Inc.
22. Bella Casa Builders by Alberici
23. Loop Road Storage
24. Fluid Power Sales
25. Plumley Engineering
26. Diverse Food Products, LLC
27. Freight Management Group, Inc.
28. Little Lukes Childcare Center
- 29 - 31. Radisson Health Center
32. NY State Police
33. Stewart's Express + Sunshine Ice Cream
34. Animal Ark Veterinary Hospital + Kennel
35. Anheuser-Busch, Inc.
36. Gypsum Express
37. Cell Tower
38. NBT Bank
39. Park Terrace At Radisson
40. Cell Tower
41. Radisson Riverpark
42. Agrana Fruit US Inc.
43. DeGroot Auto Detailing
44. Baldwinsville Volunteer Center
45. CountryMax
46. Baldwinsville Central School District Transportation Center
47. B-Share
48. Potters Pub



RADISSON COMMUNITY

EXISTING CONDITIONS AND LAND USE PLAN