

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 Victoria Williams and Dominic Lalla, Jr. an approximately 4.50 +/- acre parcel of vacant land known as 18 Phillips St. within the Radisson Community’s industrial sector located in Baldwinsville, NY, Town of Lysander, Onondaga County. The property is Town of Lysander Tax Parcel 005.-02-04.1. Purchaser seeks to purchase the land for personal use. The proposed sale price is \$49,000, the fair market “as is” value as determined by independent appraisal performed on behalf of ESD.

Copies of the CEO 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 CEO 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 CEO Materials is available for inspection by request. Send email requests to: quinn.hubbard@esd.ny.gov Subject: Materials – 18 Phillips St.

PLEASE TAKE FURTHER NOTICE, that, in accordance with Section 16(2) of the Act, as modified by Executive Orders 202.11 and 202.55, the public is given an opportunity to comment on the proposed sale by submitting comments electronically to quinn.hubbard@esd.ny.gov Subject: Comment- 18 Phillips St. or by mail to Empire State Development, 620 Erie Blvd. W., Syracuse, NY 13204 Attn: Quinn Hubbard by 5:00 p.m. on Thursday, December 16, 2020.

DATED: November 20, 2020

New York, New York

New York State Urban Development Corporation

By: Deborah Royce, Corporate Secretary



FOR CONSIDERATION

November 19, 2020

TO: Eric Gertler

FROM: James Fayle

SUBJECT: Lysander (Onondaga County) – Radisson Community

REQUEST FOR: Authorization to Sell Land to Victoria Williams and Dominic Lalla
Authorization to Hold Public Hearing Thereon; and Authorization to Take
Related Actions

I. Project Summary

Purchaser: Victoria Williams & Dominic Lalla
20 Phillips St.
Baldwinsville, NY 13027

Site: An approximately 4.50-acre parcel of vacant land currently owned by ESD known as 18 Phillips St located in Baldwinsville New York, Town of Lysander, Onondaga County, also known as Town of Lysander Tax Parcel 005.-02-04.1.

Purchase Price: \$49,000.

Terms: \$1,000. Deposit, balance due at closing

ESD Obligation: Sale of Site only

ESD Funding: None

Appraisal: Fair market "as is" value is \$49,000
CNY Pomeroy Appraisers Inc., Manlius, New York
Valuation Date July 19, 2019

Construction Contemplated: None, Personal Use

Brokerage Fee: None

II. Background

The Radisson Community ("Radisson") is located on approximately 3,000 acres in the Town of Lysander, County of Onondaga, approximately 12 miles northwest of Syracuse. Approximately 300 acres of industrial land in Radisson remains unsold and in ESD ownership. In Fall 2010, ESD issued a public Request for Proposals soliciting offers to purchase the Radisson industrial properties, including the Site. ESD received no response to that Request. ESD's main web site publicly indicate that Radisson industrial parcels, which include the Site, are for sale. Further, ESD staff advertises industrial park listings on a variety of local and regional listing sites, and ESD staff is in regular contact with area brokers to market these properties.

III. Proposal

Purchaser seeks to purchase the Property from ESD. The proposed sale price is \$49,000, the fair market "as is" value as determined by independent appraisal performed on behalf of ESD.

IV. Public Authorities Law ("PAL") Compliance

In accordance with the PAL, an appraisal of the Property has been prepared. As set forth above, CNY Pomeroy Appraisers Inc., an independent appraiser based in Manlius, New York, appraised the fair market "as is" value at \$49,000 as of July 19, 2019. Such appraisal is retained in ESD records. Also, in accordance with the PAL, ESD has publicly advertised for bids for the Radisson industrial properties. In Fall 2010, ESD issued a public Request for Proposals soliciting offers to purchase the Radisson industrial properties, including the Property. ESD received no response to the Request. ESD's main web site indicates publicly that Radisson industrial properties, inclusive of the Property, are for sale, and no offers to purchase have been received.

V. Environmental Review

The Radisson project has been subject to previous environmental reviews and approvals by the Directors. The proposed disposition of the site does not constitute an action beyond those actions already considered by the Directors pursuant to the State Environmental Quality Review Act. Therefore, no further environmental review is required in connection with this authorization.

VI. Non-Discrimination and Contractor & Supplier Diversity

Purchaser will agree to the following policy, which will appear in the Purchase and Sale Agreement and Deed: Purchaser, and every successor in interest to the Property, shall not discriminate upon the basis of race, creed, color, sex or national origin, or any other basis prohibited by applicable law, in the sale, lease or rental or in the use or occupancy of the Property or any improvements erected or to be erected thereon or any part thereof. This covenant shall run with the land in perpetuity.

VII. Requested Actions

The Directors are requested to authorize ESD to enter into a Purchase and Sale Agreement with Purchaser pursuant to which ESD would sell the Property to Purchaser for a purchase price of

\$49,000 upon the terms and conditions set forth in these materials, and to authorize a public hearing thereon.

VIII. Recommendation

Based on the foregoing, I recommend approval of the requested actions.

IX. Attachments

Resolutions

A – Map

November 19, 2020

Lysander (Onondaga County) – Radisson Community – Authorization to Sell Land to Victoria Williams and Dominic Lalla; Authorization to Hold Public Hearing Thereon; and Authorization to Take Related Actions

RESOLVED, that on the basis of the materials presented to the Directors at this meeting, a copy of which is hereby ordered to be filed with the records of the Corporation (the "Materials"), the Corporation is hereby authorized to sell and convey to Victoria Williams and Dominic Lalla an approximately 4.50 acre parcel of vacant land owned by the Corporation and located within the Radisson Community as shown on the map presented to this meeting (the "Property"), substantially on the terms and conditions set forth in the Materials; and be it further

RESOLVED, that the Corporation hereby finds, pursuant to Section 6(1) of the New York State Urban Development Corporation Act of 1968, as amended (the "Act"), that such sale as proposed and approved herein is "in conformity with a plan or undertaking for the clearance, replanning, reconstruction or rehabilitation of substandard and insanitary areas" within the Town of Lysander and County of Onondaga; and be it further

RESOLVED, that the President and Chief Executive Officer or designee(s) be, and each of them hereby is, authorized in the name and on behalf of the Corporation to take all such actions as are necessary or appropriate to schedule and hold public hearing as required by the UDC Act or other applicable law (which hearings may be held simultaneously); and be it further

RESOLVED, that the President and Chief Executive Officer or designee(s) be, and each of them hereby is, authorized in the name and on behalf of the Corporation to execute and deliver, and affix the seal of the Corporation to, all such agreements, contracts, deeds, certificates and instruments and to take any such action as may be considered to be necessary or proper to effectuate the sale of the Property.

November 19, 2020

APPROVED as to 18 Philips Street Land Sale except as set forth below:



Eric J. Gertler
President and Chief Executive Officer Designate

Returned for further clarification:

Eric J. Gertler
President and Chief Executive Officer

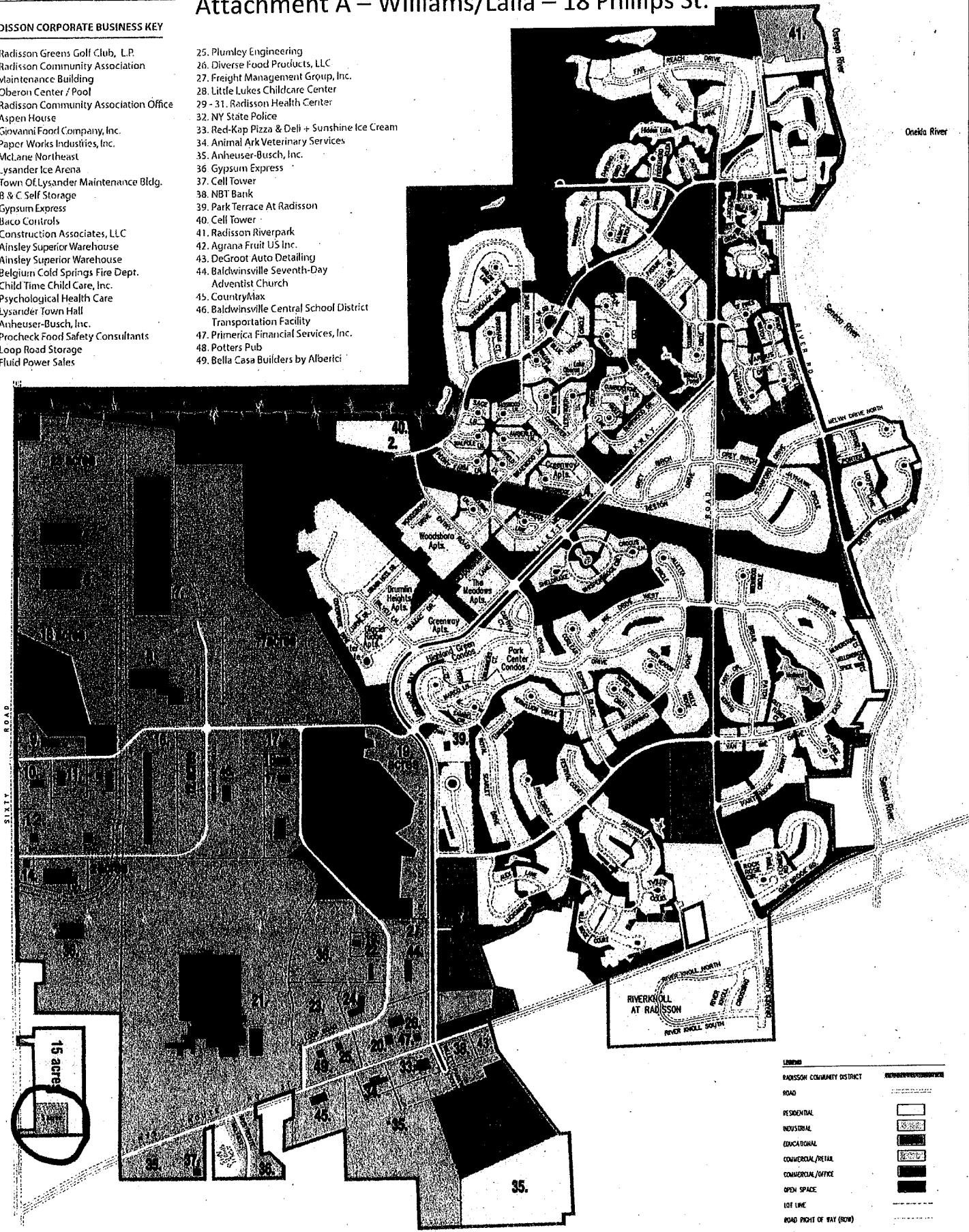
Disapproved:

Eric J. Gertler
President and Chief Executive

Attachment A – Williams/Lalla – 18 Phillips St.

RADISSON CORPORATE BUSINESS KEY

1. Radisson Greens Golf Club, L.P.
2. Radisson Community Association Maintenance Building
3. Oberon Center / Pool
4. Radisson Community Association Office
5. Aspen House
6. Giovanni Food Company, Inc.
7. Paper Works Industries, Inc.
8. McLane Northeast
9. Lysander Ice Arena
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. Procheck Food Safety Consultants
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. Red-Kap Pizza & Deli + Sunshine Ice Cream
34. Animal Ark Veterinary Services
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 Seventh-Day Adventist Church
45. Countryklax
46. Baldwinsville Central School District Transportation Facility
47. Primerica Financial Services, Inc.
48. Potters Pub
49. Bella Casa Builders by Alberici



RADISSON COMMUNITY

EXISTING CONDITIONS AND LAND USE PLAN

REVISED: FEB 2020