

**RESOLUTION AUTHORIZING
DISPOSAL OF PERSONAL PROPERTY**

A regular meeting of the Onondaga County Industrial Development Agency convened in public session on May 11, 2023, at 8:30 a.m., local time, at 335 Montgomery Street, 2nd Floor, Syracuse, New York.

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

PRESENT: Patrick Hogan
Janice Herzog
Susan Stancyk
Kevin Ryan
Cydney Johnson
Elizabeth Dreyfuss

ABSENT: Fanny Villarreal

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

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

**RESOLUTION AUTHORIZING THE DISPOSAL BY NEGOTIATION
OF CERTAIN PERSONAL PROPERTY AND THE EXECUTION OF
DOCUMENTS IN CONNECTION THEREWITH AND DETERMINING
OTHER MATTERS IN CONNECTION THEREWITH.**

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"), Chapter 435 of the Laws of 1970 of the State of New York and Chapter 676 of the Laws of 1975 of the State of New York, 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, within the Park are abandoned structures (collectively, the "Improvements") located at the following addresses: (i) 8424 Burnet Road; (ii) 8450 Burnet Road; (iii) 8508 Burnet Road; (iv) 8526 Burnet Road; (v) 8531 Burnet Road; (vi) 8536 Burnet Road; (vii) 8543 Burnet Road; (viii) 8549 Burnet Road; (ix) 8617 Burnet Road; (x) 8647 Burnet Road; (xi) 8668 Burnet Road; (xii) 8699 Burnet Road; (xiii) 8739 Burnet Road; and (xiv) 5367 Route 31, all in the Town of Clay, County of Onondaga and State of New York; and

WHEREAS, as the Agency intends to demolish the Improvements at one or more times in further of its development of the Park, the Agency is contemplating the disposal by negotiation of certain salvageable personal property within the Improvements consisting of certain windows, interior doors, storm doors, exterior doors and sliding glass doors (collectively, the "Personal Property") by donating the Personal Property to Syracuse Habitat for Humanity, Incorporated ("Habitat"); and

WHEREAS, the Agency has received an appraisal of the Personal Property (the "Appraisal") from Bollinger's Appraisal Services, which Appraisal appraises the fair market value of the Personal Property at \$7,518.00; and

WHEREAS, Habitat desires to acquire the Personal Property; and

WHEREAS, the Agency has determined that (i) the Personal Property is not needed by the Agency for its purposes; (ii) the disposal of the Personal Property to Habitat will promote economic development; and (iii) it is in the best interests of the Agency to dispose of the Personal Property; and

WHEREAS, the disposal of the Personal Property to Habitat is within the purpose, mission or governing statute of the Agency; and

WHEREAS, based on the Appraisal, the fair market value of the Personal Property does not exceed fifteen thousand dollars; and

WHEREAS, the Executive Director of the Agency provided the following information to the members of the Agency, as required by Public Authorities Law Section 2897(7)(b):

1. The Personal Property consists of windows, interior doors, storm doors, exterior doors and sliding glass doors within the Improvements located at the following addresses: (i) 8424 Burnet Road; (ii) 8450 Burnet Road; (iii) 8508 Burnet Road; (iv) 8526 Burnet Road; (v) 8531 Burnet Road; (vi) 8536 Burnet Road; (vii) 8543 Burnet Road; (viii) 8549 Burnet Road; (ix) 8617 Burnet Road; (x) 8647 Burnet Road; (xi) 8668 Burnet Road; (xii) 8699 Burnet Road; (xiii) 8739 Burnet Road; and (xiv) 5367 Route 31, all in the Town of Clay, County of Onondaga and State of New York.

2. The Appraisal is attached hereto as Exhibit A.
3. The purpose of the proposed transfer by the Agency of the Personal Property is to support the general prosperity for the people of Onondaga County as the Personal Property would be otherwise destroyed in connection with the demolition of the Improvements to be undertaken as part of the development of the Park. By such proposed transfer the Personal Property will be used by Habitat in furtherance of its not-for-profit purposes rather than being destroyed.
4. The Agency will not receive any money in connection with the disposal of the Personal Property to Habitat. The fair market value of the Personal Property pursuant to the Appraisal is \$7,518.00.
5. The private party participating in the transfer is Syracuse Habitat for Humanity, Incorporated.
6. No other private parties have made an offer.

WHEREAS, to enable Habitat to obtain the Personal Property, the Executive Director has recommended to the members of the Agency that the Agency grant Habitat access to the Improvements and the land upon which the Improvements are located pursuant to an access agreement (the "Access Agreement");

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

Section 1. The Agency hereby determines to dispose of the Personal Property by donation to Habitat.

Section 2. (A) The Chairman (or Vice Chairman) and/or Executive Director of the Agency are hereby authorized, on behalf of the Agency, upon advice of counsel, to execute and deliver such documents as may be necessary to convey the Personal Property to Habitat, including, but not limited to, the Access Agreement (collectively, the "Agency Documents"), all in a form or forms to be approved by the Chairman (or Vice Chairman) and/or Executive Director, upon the advice of Agency counsel, the execution thereof to constitute conclusive evidence of such approval and, where appropriate, the Secretary (or Assistant Secretary) of the Agency is hereby authorized to affix the seal of the Agency thereto and to attest the same.

(B) The Chairman (or Vice Chairman) and/or Executive Director of the Agency are hereby further authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency.

Section 3. 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 in order to convey the Property to Habitat, and to execute and deliver all such additional certificates, instruments and documents, to 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 the provisions of the Agency Documents.

Section 4. This Resolution shall take effect immediately.

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		
Cydney Johnson	X		
Elizabeth Dreyfuss	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, 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 May 11, 2023, 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 matter 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 25 day of June, 2023.

(SEAL)


Secretary

Exhibit A

Appraisal – See attached

Bollinger's Appraisal Services
7137 E Genesee St
Fayetteville, NY 13066
315-637-2904
066-46-6727

INVOICE	05-09-2023	23-510HH	
	DATE	FILE NUMBER	CASE NUMBER

Client: Syracuse Habitat for Humanity
514 W Genesee Street
Syracuse, NY
13204

Item	Total
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APPRAISAL FEE FOR SERVICES RENDERED \$ 500.00

Burnet & Route 31 Properties
Clay, NY 13041

Total: \$ 500.00

Thank you

**APPRAISAL OF
THE PROPERTY LOCATED AT**

Burnet & Route 31 Properties

Clay, NY 13041

as of

for

Syracuse Habitat for Humanity
514 W Genesee Street
Syracuse, NY
13204

by

Bollinger's Appraisal Services

7137 E Genesee St
Fayetteville, NY 13066

Bollinger's Appraisal Services
7137 E Genesee St
Fayetteville, NY 13066
315-637-2904

May 9, 2023

Syracuse Habitat for Humanity
514 W Genesee Street
Syracuse, NY
13204

Property - Burnet & Route 31 Properties
Clay, NY 13041
Borrower -
File No. - 23-510HH
Case No. -

Dear :

In accordance with your request, I have prepared an appraisal of the real property located at Burnet & Route 31 Properties, Clay, NY.

The purpose of the appraisal is to provide an opinion of the market value of the property described in the body of this report.

Enclosed, please find the report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

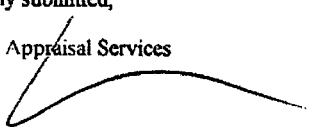
An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of is :

The opinion of value expressed in this report is contingent upon the Limiting Conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Bollinger's Appraisal Services



Christopher N. Bollinger
NY Certification #45000013809

ADDITIONAL COMMENTS

Borrower or Owner

Property Address Burnet & Route 31 Properties

City Clay

County

State NY

Zip Code 13041

Lender or Client

Syracuse Habitat for Humanity

RECONCILIATION

The purpose of this report is to value reusable items from properties that are to be torn down to make way for the Micron project. Items that are deemed to be reusable are windows, interior doors, storm doors, exterior doors and sliding glass doors. This value conclusion assumes that the labor to remove the items from the building is provided by others. It further assumes that each individual item is in a reusable condition with all fasteners removed. The following is the list of items and values for each of the 14 buildings.

	Windows	Exterior Doors	Sliding Glass	Interior Doors	Storm Door	Value Estimate
8424 Burnet	12	3	1	6		\$595
8450 Burnet	18	1		6		\$515
8508 Burnet	17	1		6	1	\$532
8526 Burnet	11	3	1	6		\$575
8531 Burnet	9	3		6		\$435
8536 Burnet	14	2		6		\$485
8543 Burnet	17	2	3	6	1	\$682
8549 Burnet	11	2		6		\$425
8617 Burnet	21	1	1	6	1	\$612
8647 Burnet	8	2		6		\$365
8668 Burnet	24	2		6		\$685
8699 Burnet	12	2		6		\$445
8739 Burnet	17	3		6		\$545
5367 Route 31	18			15		\$622

Total Value Estimate \$7,518 (SAY) \$7,500

APPRAISAL SERVICES

BOLLINGER'S

FRONT



8536 Burnet

BACK



8543 Burnet



8549 Burnet



7137 East Genesee Street • Fayetteville, N.Y. 13066 • (315) 637-2904 • Fax 637-3572

APPRAISAL SERVICES

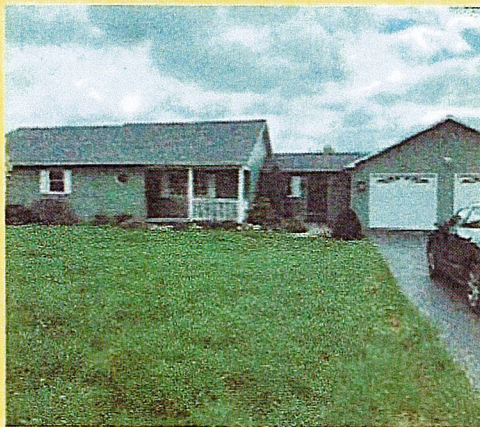
BOLLINGER'S

FRONT



5367 Route 31

BACK



8424 Burnet



8450 Burnet



APPRAISAL SERVICES

BOLLINGER'S

FRONT



8508 Burnet

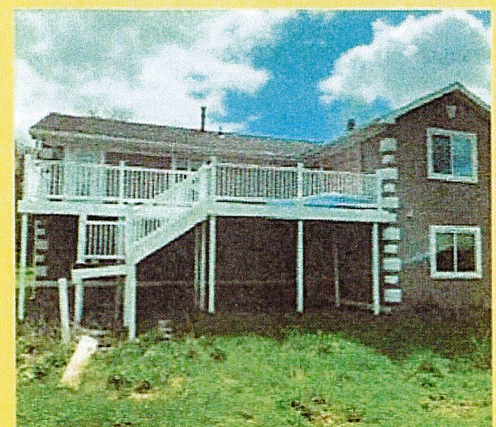
BACK



8526 Burnet



8531 Burnet



APPRAISAL SERVICES

BOLLINGER'S

FRONT



8617 Burnet

BACK



8647 Burnet



8668 Burnet



APPRAISAL SERVICES

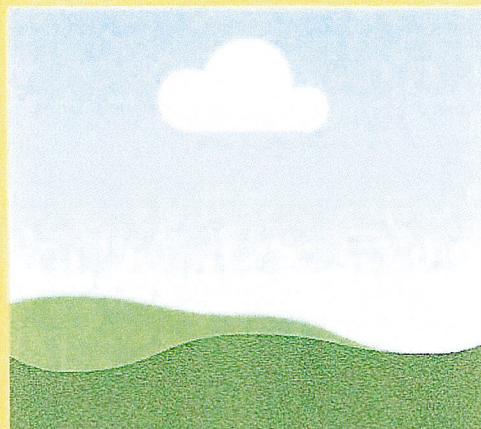
BOLLINGER'S

FRONT



8699 Burnet

BACK



8739 Burnet

