

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 Norman E Swanson an approximately 12.33 +/- acre parcel of vacant land known as Brundage Road within the Radisson Corporate Park located in Baldwinsville, NY, Town of Lysander, Onondaga County. The property is Town of Lysander Tax Parcel 057.-03-01.1. Purchaser seeks to purchase the land to construct a 60,000 sq ft building for warehouse and packaging space for beverages and beverage containers. The proposed sale price is \$200,000, 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 – Brundage Road

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 **Friday, February 10, 2023, 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-notice>. 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 – Brundage Road or by mail to Empire State Development, 620 Erie Blvd. W., Syracuse, NY 13204 Attn: Quinn Hubbard by 5:00 p.m. on Friday, February 10, 2023.

DATED: January 26, 2023
New York, New York

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



FOR CONSIDERATION

January 19, 2023

TO: Hope Knight

FROM: James Fayle

SUBJECT: Lysander (Onondaga County) – Radisson Community

REQUEST FOR: Authorization to Sell Land to Norman E. Swanson;
Authorization to Hold Public Hearing Thereon; and Authorization to Take
Related Actions

I. Project Summary

Purchaser: Norman E Swanson
505 East Fayette Street
Syracuse, NY 13202

Site: An approximately 12.33 acre parcel of vacant land currently owned by
ESD known as Brundage Rd located in Baldwinsville New York, Town of
Lysander, Onondaga County, also known as Town of Lysander Tax Parcel
057.-03-01.1. See Map at Attachment A.

Purchase Price: \$200,000.

ESD Obligation: Sale of Site only

ESD Funding: None

Appraisal: Fair market "as is" value is \$200,000
CNY Pomeroy Appraisers Inc., Manlius, New York
Valuation Date September 7, 2022
See Appraisal at Attachment B

Construction
Contemplated: Construction of an approximately 60,000 sq ft building for warehouse,
and packaging space for beverages and beverage containers.

VII. 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.

VIII. 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 \$200,000 upon the terms and conditions set forth in these materials, and to authorize a public hearing thereon.

IX. Recommendation

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

X. Attachments

Resolutions

A - Map

B - Appraisal

January 19, 2023

APPROVED

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

Hope Knight
President and Chief Executive
Officer

1/17/2023
(date)