

**Cortland County  
Business Development Corp**

**Acquisition and Disposition of Real and Personal Property  
2019**

**Section 1: Acquisition/Disposition of Real Property Held in the Name of the Cortland County Business Development Corp as of December 31, 2019**

There was no acquisition of real property during 2019.

**Section 2: Disposition of Real Property During the Calendar Year Ending December 31, 2019:**

| <b>Description</b>                         | <b>Acres</b> | <b>Parcel #</b> |
|--|--------------|-----------------|
| S Main St, Homer Village<br>(Vacant Lot)   | 206FF x 171" | 76.57-01-06.000 |
| 4408 Route 11<br>(former motel/vacant lot) | 180FF x 185" | 76.15-01-29.000 |

The above property was conveyed to the Cortland County Industrial Development Agency on January 22, 2019. A copy of form RP 412a along with the resolution authorizing the conveyance of real property is attached.

**Section 3: Acquisition/Disposition of Personal Property During the Calendar Year Ending December 31, 2019:**

**Disposition:**

There was no disposition of real property for the year ended 12/31/2019.

**Acquisition:**

4 NEC SL2100 black 24 button phones – cost \$3,168.72

**Contracting Officer for the Authority:**

**Garry VanGorder  
Executive Director  
40 Main St, Suite A  
Cortland, NY 13045**

**607-756-5005   garry@cortlandbusiness.com**



c. Municipal corporations to which payments will be made

|                       | Yes                      | No                                  |
|-----------------------|--------------------------|-------------------------------------|
| County _____          | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Town/City _____       | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Village _____         | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| School District _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

d. Person or entity responsible for payment

Name N/A  
 Title \_\_\_\_\_  
 Address \_\_\_\_\_  
 \_\_\_\_\_

e. Is the IDA the owner of the property?  Yes  No (check one)  
If "No" identify owner and explain IDA rights or interest in an attached statement.

Telephone \_\_\_\_\_

6. Is the property receiving or has the property ever received any other exemption from real property taxation? (check one)  Yes  No

If yes, list the statutory exemption reference and assessment roll year on which granted:  
exemption \_\_\_\_\_ assessment roll year \_\_\_\_\_

7. A copy of this application, including all attachments, has been mailed or delivered on \_\_\_\_\_ (date) to the chief executive official of each municipality within which the project is located as indicated in Item 3.

**CERTIFICATION**

I, Gary L. Vanhook, Executive Director / CEO of  
 Name Title  
Consums County 10A hereby certify that the information  
 Organization

on this application and accompanying papers constitutes a true statement of facts.

1/31/2019  
Date

[Signature]  
Signature

**FOR USE BY ASSESSOR**

1. Date application filed \_\_\_\_\_
2. Applicable taxable status date \_\_\_\_\_
- 3a. Agreement (or extract) date \_\_\_\_\_
- 3b. Projected exemption expiration (year) \_\_\_\_\_
4. Assessed valuation of parcel in first year of exemption \$ \_\_\_\_\_
5. Special assessments and special as valorem levies for which the parcel is liable:  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Assessor's signature

A meeting of the Board of Directors of the Cortland County Business Development Corporation (the "BDC") was convened in public session at the offices of the BDC at 37 Church Street in the City of Cortland, Cortland County, New York on January 14, 2019, at 12:00 o'clock p.m., local time.

The meeting was called to order by the Chairman and, upon roll being called, the following directors of the BDC were:

PRESENT:

|                   |          |
|-------------------|----------|
| Michael McMahon   | Chairman |
| Stephen Compagni  | Director |
| John Shirley      | Director |
| John O. Reagan    | Director |
| Johanna Ames      | Director |
| Steve Servies     | Director |
| Clint Brooks      | Director |
| Paul Dries        | Director |
| Orinthia Montague | Director |
| Matthew McSherry  | Director |
| Jason Hage        | Director |
| Lori Law          | Director |
| Dan Mones         | Director |

ABSENT:

FOLLOWING PERSONS WERE ALSO PRESENT:

|                    |                         |
|--------------------|-------------------------|
| Garry VanGorder    | Executive Director      |
| Karen Niday        | Chief Financial Officer |
| Sandy Griep        | Office Manager          |
| John P. Sidd, Esq. | BDC Counsel             |

The following resolution was offered by M. McMahon, seconded by Jason Hage, to wit:

Resolution No.: 2019-01-14-01

RESOLUTION AUTHORIZING THE CONVEYANCE  
OF REAL PROPERTY TO THE CORTLAND COUNTY  
INDUSTRIAL DEVELOPMENT AGENCY COMMONLY  
KNOWN AS THE ROUTE 11 MOTEL PROPERTY

WHEREAS, Cortland County Business Development Corporation is a not-for-profit corporation duly organized and validly existing under the laws of the State of New York formed to promote, develop, encourage and assist economically sound commerce

and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of Cortland County, New York; and

WHEREAS, on or about July 16, 2015 the BDC acquired two vacant parcels of real property from the County of Cortland at tax auction consisting of a 206 ft. x 171 ft. parcel in the Village of Homer (tax map parcel 76.57-01-06.000) and a 180 ft. x 185 ft. parcel in the Town of Cortlandville (tax map parcel 76.15-01-29.000); and

WHEREAS, the Village of Homer and Town of Cortlandville parcels are commonly referred to together as the Route 11 Motel Property and shall be collectively referred to herein as the "Property;" and

WHEREAS, the BDC acquired the Property at the request of the Village of Homer and the Town of Cortlandville in furtherance of a project planned by both municipalities for the development of a public park on the Property (the "Project"); and

WHEREAS, the BDC has determined that it is in the BDC's best interest for the Cortland County Industrial Development Agency (the "Agency") to hold title to the Property while the Village of Homer and the Town of Cortlandville complete plans for the funding and development of the Project; and

WHEREAS, seeking public or competitive bids for the Property prior to disposition is not required or necessary in accordance with the BDC's Disposition of Real and Personal Property Policy as the disposal of the Property will be to the Agency, a public benefit corporation of the State of New York, the estimated fair market value of the Property, as well as the other terms of disposal, were obtained by negotiation and the disposal of the Property is intended to further the public health, safety and welfare of the people of Cortland County and an economic development interest of the BDC; and

WHEREAS, the BDC has expended the sum of \$122,237.30 in acquiring the Property (the "Purchase Price").

NOW, THEREFORE, BE IT RESOLVED BY THE DIRECTORS OF CORTLAND COUNTY BUSINESS DEVELOPMENT CORPORATION AS FOLLOWS:

1. The role of the BDC in acquiring and maintaining the Property at the request of the Village of Homer and the Town of Cortlandville in furtherance of the Project is complete and no further public purpose is served by the BDC continuing to hold title to the Property.

2. The Agency, as the primary tax exempt economic development entity in Cortland County, is in the best position to hold title to the Property while the Village of Homer and the Town of Cortlandville complete plans for the funding and development of the Project.

3. The BDC is hereby authorized to convey the Property to the Agency and, as a condition of the conveyance authorized by this Resolution, the Agency shall pay to the BDC the proceeds from the eventual sale of the Property to the Village of Homer,

91057

the Town of Cortlandville or such other entity as may purchase the Property to implement the Project, up to a maximum amount equal to the Purchase Price. All sale proceeds above the Purchase Price shall be retained by the Agency. In the event the sale proceeds are less than the Purchase Price, the Agency shall not be liable to the BDC for any deficiency.

4. The Chairman, Vice Chairman and Executive Director of the Agency are each hereby authorized and directed to take such actions and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution including signing and recording all conveyance documents as prepared and approved by counsel to the BDC.

5. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote and the foregoing Resolution was thereupon declared and duly adopted.

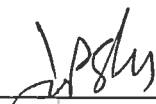
STATE OF NEW YORK )  
COUNTY OF CORTLAND ) ss.:

I, the undersigned Secretary of Cortland County Business Development Corporation (the "BDC"), DO HEREBY CERTIFY, that I have compared the foregoing extract of the minutes of the meeting of the directors of the BDC, including the Resolution contained therein, held on January 14, 2019, with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of the BDC and of such Resolution set forth therein and of the whole of said original so far as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all directors of the BDC had due notice of said meeting; (B) said meeting was in all respect 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 given in accordance with such Open Meetings Law; and (D) there was a quorum of the directors of the BDC present through 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 and affixed the seal of the BDC this 14<sup>th</sup> day of January, 2019.

  
\_\_\_\_\_  
John Shirley, Secretary