

**RESOLUTION AUTHORIZING THE SALE OF A PORTION OF REAL PROPERTY
LOCATED BEHIND 361 AND 363 SARATOGA STREET, COHOES, NEW YORK
(JUNCTA) NEW YORK TO GARY BAZAR AND MAUREEN BAZAR**

WHEREAS, the New York State Public Authorities Law §2897 authorizes the Cohoes Industrial Development Agency (CIDA) to convey, exchange, sell or transfer any of its interest in, upon or to real property; and

WHEREAS, the CIDA owns certain parcels of real property situate in the City of Cohoes, County of Albany, and State of New York and more particularly identified on Schedule A (Property); and

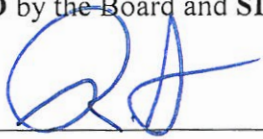
WHEREAS, the CIDA staff, after evaluating the properties in accordance with the Property Disposition Policy, have recommended that the CIDA sell the Property to the Buyer identified on the attached Schedule A (individually, a "Buyer" or collectively, the "Buyers"), in accordance with the terms and conditions set forth therein; and

WHEREAS, the Buyer's plans are consistent with the mission, purpose and governing statute of the CIDA, and

NOW, THEREFORE, BE IT RESOLVED, by the City of Cohoes Industrial Development Agency that:

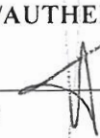
1. The recitals above are hereby incorporated into this Resolution as if fully set forth herein.
2. The Members of the Board hereby authorize the CIDA to sell the Property to the Buyer identified on the attached Schedule A.
3. The Chairman, Vice Chairman and the Executive Director of the CIDA are each hereby authorized and directed to execute all documents on behalf of the CIDA which may be necessary or desirable to further the intent of this Resolution and do such further things or perform further acts as may be necessary to convenient to implement the provisions of this Resolution.
4. The other officers, employees and agents of the CIDA are hereby authorized and directed for and in the name and on behalf of the CIDA to execute and deliver all such 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.
5. This Resolution shall take effect immediately.

ADOPTED by the Board and **SIGNED** by the Vice Chairman on the 15th of May, 2018



~~Vice~~ Chairman

ATTEST/AUTHENTICATION:



Secretary

Schedule A

Property: portion of land behind 361 and 362 Saratoga Street, Cohoes, New York.

Buyer: Gary M. Bazar and Maureen L. Bazar



LAW OFFICE OF CATHERINE M.
HEDGEMAN

PO Box 177, Slingerlands, New York 12159 | 518-573-3108
www.HedgemanLaw.com | cmh@hedgemanlaw.com

May 7, 2018

Theresa Capozzola, Esq.
CAPOZZOLA LAW FIRM
502 MAPLE AVE
SARATOGA SPRINGS, NY 12866-5508

Re: Sale of Vacant Land behind 361 and 363 Saratoga Street

Please be advised that I have been retained to represent the Cohoes Industrial Development Agency with regard to the sale of Vacant land behind 361 and 363 Saratoga Street. I hereby approve the contract with the following conditions:

1. Paragraph 8 is amended to state: "The contract is contingent upon the approval of the CIDA Board of Directors at their May 15, 2018 meeting. The CIDA is subject to the NYS Public Authorities law and must serve a 90-day notice to sell the parcel on the Authorities budget office. The contract is contingent upon the running of the 90 days without objection from the Authorities Budget office. The contract is also contingent upon planning board approval of the subdivision necessary to create this parcel."
2. Paragraph 8 is amended to remove: "...a copy of the appraisal evidencing a value of \$150,000 and any other information that pertains to the subject land."
3. Paragraph 15 is amended to change the closing date to August 24, 2018 to comply with the 90-day notice requirement.
4. Seller reserves the right to terminate this contract if the foregoing terms are not agreed to.

Very truly yours.

Law Office of Catherine M. Hedgeman, PLLC

By: _____
Catherine M. Hedgeman, Esq.

**PUBLIC HEARING RESOLUTION
HARMONY MILLS PROJECT**

A regular meeting of City of Cohoes Industrial Development Agency (the "Agency") was convened in public session in the City Hall of Cohoes in the second floor Common Council Chambers located at 97 Mohawk Street in the City of Cohoes, Albany County, New York on June 19, 2018 at 8:15 o'clock a.m., local time.

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

PRESENT:

Ralph Signoracci, IV	Chairman
Marie Stark	Treasurer
Dr. Jennifer Spring	Member

ABSENT:

Michael Jacobson	Vice Chairman/Secretary
Rod Dion	Member

AGENCY STAFF PRESENT INCLUDED THE FOLLOWING:

Michael Durocher	CFO
Debbie Jacques	Executive Assistant
Catherine Hedgeman, Esq.	Agency Counsel
A. Joseph Scott, III, Esq.	Agency Special Counsel

The following resolution was offered by Marie Stark, seconded by Dr. Jennifer Spring, to wit:

Resolution No. 618-

RESOLUTION AUTHORIZING THE CHAIRMAN OF CITY OF COHOES INDUSTRIAL DEVELOPMENT AGENCY TO HOLD A PUBLIC HEARING REGARDING A PROPOSED PROJECT TO BE UNDERTAKEN FOR THE HARMONY MILLS PROJECT.

WHEREAS, City of Cohoes Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of 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") and Chapter 313 of the 1972 Laws of New York, as amended, constituting Section 896-a 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 industrial, manufacturing, warehousing, commercial, research and recreation 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, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more “projects” (as defined in the Act), or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, the Agency has been approached by the business entities (collectively, the “Applicant”) that own the Harmony Mills Project located in the City of Cohoes, New York for the purpose of undertaking certain capital improvements to the Harmony Mills Project (the “Project”); and

WHEREAS, the undertaking of the Project will include the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the Project, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the “Financial Assistance”); and

WHEREAS, pursuant to Section 859-a of the Act, prior to the Agency providing any “financial assistance” (as defined in the Act) of more than \$100,000 to any project, the Agency, among other things, must hold a public hearing pursuant to Section 859-a of the Act with respect to said project; and

WHEREAS, the Applicant has not yet completed the Agency’s application for the Project (the “Application”); and

WHEREAS, the Agency desires to provide for compliance with the provisions of Section 859-a of the Act with respect to the Project;

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

Section 1. (A) The Agency hereby authorizes the Chairman of the Agency, after consultation with the members of the Agency and Agency Special Counsel, (1) to establish the time, date and place for a public hearing of the Agency to hear all persons interested in the Project (the “Public Hearing”); (2) to cause the Public Hearing to be held in the City of Cohoes, New York, where the Project Facility is or is to be located, and to cause notice of such Public Hearing to be given to the public by publishing a notice or notices of such Public Hearing in a newspaper of general circulation available to the residents of the governmental units where the Project Facility is or is to be located, such notice or notices to comply with the requirements of Section 859-a of the Act; (3) to cause notice of the Public Hearing to be given to the chief executive officer of the county and of each city, town, village and school district in which the Project Facility is or is to be located to comply with the requirements of Section 859-a of the Act; (4) to conduct such Public Hearing; (5) to cause a report of the Public Hearing fairly summarizing the views presented at such Public Hearing (the “Report”) to be prepared; and (6) to cause a copy of the Report to be made available to the members of the Agency.

(B) The scheduling of the Public Hearing by the Agency is conditioned on the receipt by the Agency from the Applicant of a completed Application, in form and substance satisfactory to the Agency staff.

Section 2. The Chairman, Vice Chairman and/or Chief Executive Officer of the Agency is hereby authorized and directed to distribute copies of this Resolution to the Company and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 3. All action taken by the Chairman of the Agency in connection with the Public Hearing with respect to the Project prior to the date of this Resolution is hereby ratified and confirmed.

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:

Ralph Signoracci, IV	VOTING	<u>YES</u>
Michael Jacobson	VOTING	<u>ABSENT</u>
Marie Stark	VOTING	<u>YES</u>
Rod Dion	VOTING	<u>ABSENT</u>
Dr. Jennifer Spring	VOTING	<u>YES</u>

The foregoing Resolution was thereupon declared duly adopted.

STATE OF NEW YORK)
) SS.:
COUNTY OF ALBANY)

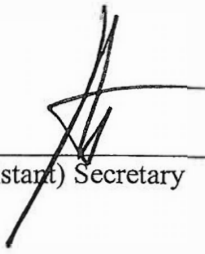
I, the undersigned (Assistant) Secretary of City of Cohoes Industrial Development Agency (the "Agency"), DO HEREBY CERTIFY that I have compared the foregoing annexed extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on June 19, 2018 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution contained therein and of the whole of said original so far as the same relates to the subject matters 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 and affixed the seal of the Agency this 19th day of June, 2018.

(SEAL)



(Assistant) Secretary