

## SLEEPY HOLLOW LOCAL DEVELOPMENT CORPORATION

A regular meeting of the Sleepy Hollow Local Development Corporation (the "Corporation") was convened on April 29, 2024 at 7:00 p.m.

The following resolution was duly offered and seconded, to wit:

Resolution No. 04-04-2024

RESOLUTION OF THE CORPORATION (i) ACCEPTING TITLE TO CERTAIN SURPLUS PROPERTY (AS DEFINED HEREIN) FROM THE VILLAGE OF SLEEPY HOLLOW, AND (ii) AUTHORIZING THE MARKETING AND SALE OF SAME

**WHEREAS**, the Corporation is a not-for-profit local development corporation duly established under Section 1411 of the Not-for-Profit Corporation Law of the State of New York ("N-PCL") and a "local authority" under Section 2 of the Public Authorities Law of the State of New York (the "PAL"), created pursuant to a Certificate of Incorporation filed on September 18, 2014 for the charitable and public purposes of relieving and reducing unemployment, promoting and providing for additional and maximum employment, improving and maintaining job opportunities, lessening the burdens of government and acting in the public interest; and

**WHEREAS**, the Village of Sleepy Hollow (the "Village") has acquired the land, building(s) and improvements located at 1 Pleasant Street, Sleepy Hollow, New York 10591 (S/B/L: 115.11-2-12) (the "Property") in connection with a certain public works project (the "Project") that necessitated a perpetual easement over a portion of the Property to allow maintenance of the newly installed public works (the "Easement"); and

**WHEREAS**, subject to the Village's reservation of the Easement, the Village previously has identified the remainder of the Property as unneeded for Village purposes; and

**WHEREAS**, the Village desires to declare fee title to the Property conditionally unneeded for Village use and authorize the surplus of fee title to the property to the Corporation (subject to the reservation of the Easement), all for purposes of allowing the Corporation to market and sell the Property, which sale proceeds to be used by the Corporation to defray rental amounts payable by the Village under that certain Amended and Restated Lease Agreement, dated as of December 1, 2020 (collectively, the "Disposition"); and

**WHEREAS**, in furtherance of the foregoing, and in accordance with N-PCL Sections 1411(d)(3) and (4), the Village previously authorized, noticed and conducted a public hearing to consider the Disposition of the Property to the Corporation (the "Public Hearing"); and

**WHEREAS**, by resolution adopted on April 23, 2024, the Village (i) reviewed the Disposition as an Unlisted Action pursuant to the State Environmental Quality Review Act, as codified under Article 8 of the Environmental Conservation Law and Regulations adopted pursuant thereto by the Department of Environmental Conservation of the State (collectively,

“SEQRA”), (ii) closed the Public Hearing, (iii) and authorized the Surplus of the Property to the Corporation; and (iv) approved the execution of deeds, certificates and agreements relative to same.

**WHEREAS**, the Corporation desires to accept the Property from the Village after marketing same and identifying a buyer to acquire same by and through the Corporation.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CORPORATION AS FOLLOWS:

Section 1. The Corporation hereby accepts the Property from the Village and authorizes the marketing of same and identifying a buyer to acquire same by and through the Corporation.

Section 2. Based upon a review of the EAF and related documents relating to the Property and proposed Disposition, along with the Negative Declaration adopted by the Village, the Corporation hereby finds that (i) the Disposition will result in no major impacts and, therefore, is one which may not cause significant damage to the environment; (ii) the Disposition will not have a “significant effect on the environment” (as such quoted term is defined under SEQRA); and (iii) no “environmental impact statement” (as such quoted term is defined under SEQRA) need be prepared for this action. This determination constitutes the ratification of the Village’s negative declaration (as such quoted terms are defined under SEQRA) for purposes of SEQRA. No further review or action is required pursuant to SEQRA with respect to the Disposition.

Section 2. The Corporation hereby appoints the Chairman as lead agent to undertake the marketing and identification of a buyer of the Property, and the the officers, employees and agents of the Corporation are hereby authorized and directed for and in the name and on behalf of the Corporation to do all acts and things required and 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 resolutions and to cause compliance by the Corporation with all of the terms, covenants and provisions of the documents executed for and on behalf of the Corporation.

Section 3. This Resolution shall take effect immediately.

Dated: April 29, 2024

On motion duly made by Director Connell and seconded by Director Sirota the forgoing resolution was placed before the Board of Directors of the Corporation and voted:

	Aye	Nay	Abstain	Absent
Michael Dawley	x			
Teresa Oeste-Villavieja	x			
Lauren Connell	x			
Paul Baffico				x
Benjamin Sirota	x			

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

I, the undersigned Acting Secretary of the Sleepy Hollow Local Development Corporation, DO HEREBY CERTIFY:

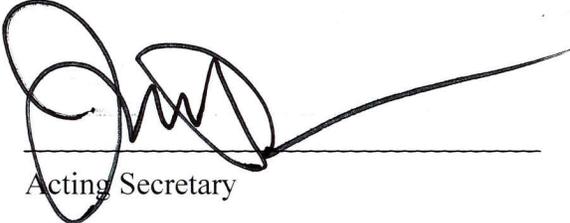
That I have compared the annexed extract of minutes of the meeting of the Sleepy Hollow Local Development Corporation (the "Corporation"), including the resolution contained therein, held on April 29, 2024, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Corporation and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY, that all members of said Corporation had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY, that there was a quorum of the members of the Corporation 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 modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Corporation this 13 day of May 2024.

  
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Acting Secretary

[SEAL]