

Meeting date: 11/17/2025
Resolution #: 11/15/2025

RESOLUTION OF THE SLEEPY HOLLOW LOCAL DEVELOPMENT CORPORATION (THE “CORPORATION”) AUTHORIZING THE PROCUREMENT OF APPRAISAL REPORTS (AS FURTHER DESCRIBED HEREIN)

A regular meeting of the Sleepy Hollow Local Development Corporation (“Corporation”) was convened in public session on November 17, 2025 at 7:00 p.m., local time.

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

WHEREAS, the Corporation was established by the Village of Sleepy Hollow (the “Village”) as a not-for-profit local development corporation with purposes and powers that include constructing, acquiring, rehabilitating for use by others, assisting financially with the construction, acquisition, rehabilitation and improvement, and maintaining and/or leasing facilities on its behalf or for others within the Village; and

WHEREAS, the Corporation is undertaking various projects throughout the Village, including certain property acquisitions, dispositions, redevelopments and marketing activities that require the periodic determination of full market value pursuant to and in accordance with the policies of the Corporation; and

WHEREAS, in furtherance of the foregoing, the Corporation solicited proposals and received satisfactory quote from Valuation Plus, Inc. relating to certain Corporation-owned parcels and interests within the Village, including 193 Beekman Avenue, the East Parcel, and the Viaduct Parcel; and

WHEREAS, in accordance with the Corporation’s Procurement Policy, the Corporation desires to authorize the proposals from Valuation Plus, Inc. for the subject appraisals, in the combined amount of \$9,250.00.

NOW, THEREFORE, BE IT RESOLVED, by the Directors of the Corporation as follows:

Section 1. The Corporation hereby approves the proposals from Valuation Plus, Inc. in the amount of \$9,250.00, and authorizes and approves the appropriation and expenditure of Corporation funds for each of the agreements.

Section 2. The officers, attorneys, 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, including, but not limited to executing any agreements, to pay all such fees, charges and expenses related to the foregoing and to do all such further acts and things as may be necessary or, in the opinion of the officer, attorney, 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.

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

	Aye	Nay	Abstain	Absent
Michael Dawley				X
Erica Schmidt	X			
Lauren Connell	X			
Benjamin Sklar				X
Benjamin Sirota	X			

The Resolution was thereupon duly adopted.

CERTIFICATION

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

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

That I have compared the annexed extract of minutes of the meeting of the Corporation, including the resolution contained therein, held November 17, 2025, 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 10th day of November, 2025.



Jean Bucci, Assistant Secretary

[SEAL]



Valuation Plus, Inc.

November 12, 2025

Daniel Briar P.E.
Master Consultant
Sleepy Hollow Local Development Corporation
28 Beekman Avenue
Sleepy Hollow, New York 10591

Re: Appraisal Services – 193 Beekman Avenue and East Parcel

Dear Mr. Briar:

In accordance with your request, we are submitting a proposal to provide appraisal services for the above referenced properties.

Purpose of the Appraisals

193 Beekman Avenue – To provide an opinion of the as-is market value of the property.

East Parcel – We have been asked to provide the following value conclusions:

1. As-Is Condition – This takes into consideration all completed site work to date including Phase 2, such as the work supporting the DPW facility, roadways, sidewalks, drainage, retaining walls and other infrastructure to the site.
2. Upon Completion of Phase 3 – Includes all completed site work, the construction of the DPW facility and remaining associated site work.

Methodology

In completing the appraisals, a field inspection will be made of the properties and surrounding neighborhood. Where applicable for each appraisal, research will be conducted on current zoning, construction costs, comparable land and building sales, rentals and operating expenses. Based on this research, we will determine the Highest & Best Use and provide an opinion of market value for the properties in as-is condition and upon completion of Phase 3 for the East Parcel.

Format

The appraisals will be completed within narrative reports. All supporting information will be summarized within the reports. Any photographs, maps and other exhibits considered appropriate will also be included.

Confidentiality

The contents and conclusions of the reports will be treated confidentially. The reports will only be released at the direction of the Client, at the direction of a court order or subpoena, or by a peer review board by the Appraisal Institute in compliance with the Code of Ethics.

Turn Around Time

I have had time to review the extent of the analysis necessary to meet your needs. Based on the scope of this assignment, the reports can be completed within three to four weeks from the date of acceptance.

Fee

The fee is in accordance with the time required to satisfactorily complete the assignments, both in the field and in the office. The fees for the two appraisal assignments would be:

\$2,750 – 193 Beekman Avenue

\$6,500 – East Parcel

We appreciate having the opportunity of submitting this proposal and look forward to the opportunity of working with you on this assignment. If you should have any questions or would like to discuss this proposal, please feel free to contact our office.

Respectfully submitted,



Steven T. Sherwood, MAI
President

Agreed & Accepted



Daniel Briar P.E.
Master Consultant

Date: