

## BINGHAMTON URBAN RENEWAL AGENCY

October 10, 2023

### **RESOLUTION 23-01 A RESOLUTION OF THE BINGHAMTON URBAN RENEWAL AGENCY ("BURA") ISSUING A CERTIFICATE OF COMPLETION FOR 2-8 HAWLEY STREET, TAX ID# 160.48-2-1**

WHEREAS, the purpose of the Binghamton Urban Renewal Agency (BURA) is to alleviate blight, provide for urban renewal, and stimulate sustainable community and economic redevelopment in the City of Binghamton, and;

WHEREAS, the Binghamton Urban Renewal Agency and the City of Binghamton ("Grantors") conveyed to Treadway-HRH Binghamton Corporation ("Grantee") a parcel of land in the City of Binghamton as evidenced by Indenture dated July 11, 1968 and recorded in the Broome County Clerk's Office on July 11, 1968 in Liber 1135 of Deeds at Page 1150 ("Parcel 1"); and the Binghamton Urban Renewal Agency conveyed to Ara Kradjian, Harry Kradjian and Diran Kradjian d/b/a Kradjian Enterprises ("Grantee") a parcel of land in the City of Binghamton as evidenced by Indenture dated November 26, 1985 and recorded in the Broome County Clerk's Office on December 5, 1985 in Liber 1497 of Deeds at Page 182, ("Parcel "2") collectively currently referred to as 2-8 Hawley Street, City of Binghamton, New York (Broome County Tax Map # 160.48-2-1) ("the Property"), and

WHEREAS the Property was conveyed to the current owner Arena Hotel Corp. by deed from Coast Fed Mortgage Corporation dated December 27, 1993 and recorded in the Broome County Clerk's Office on January 3, 1994 in Book 1833 of Deeds at page 416, and

WHEREAS in addition to the conveyance of the Property, the Indentures contained the requirement that: "Promptly after the completion of the redevelopment of the property in accordance with the provisions of the Redevelopment Agreement, the Grantor will deliver to the Grantee, its successors and assigns, an appropriate instrument certifying that said improvements have been properly completed" (The "Certificates of Completion"), and

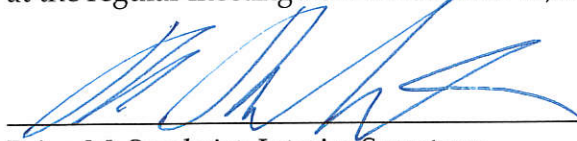
WHEREAS, BURA has been advised that the current owners of the Property are not in possession of the Certificates of Completion for the Property, nor were such Certificates of Completion filed or recorded in the Broome County Clerk's Office, and

WHEREAS a search of the records of the Binghamton Urban Renewal Agency failed to uncover the Certificates of Completion for the Property, and

WHEREAS in light of over 50 years passage of time from the issuance of the Parcel "1" Indenture and the passage of 38 years from the issuance of the Parcel "2" Indenture, the lack of anything to the contrary contained in the files, it is hereby stated that the construction requirements for the Property at the time of their completion had been met as to the required improvements and time frames, and

NOW, THEREFORE, the Board of Directors of the Binghamton Urban Renewal Agency duly convened at a regular meeting agrees this resolution shall constitute the aforementioned Certificates of Completion for the Property and relates back as if provided upon completion pursuant to the Redevelopment Agreements referenced in the Indentures for the Property.

I, Brian M. Seachrist, hereby certify the above resolution was approved by the Binghamton Urban Renewal Agency at the regular meeting held on October 10, 2023.



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Brian M. Seachrist, Interim Secretary  
Binghamton Urban Renewal Agency