

ALLEGANY COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Crossroads Commerce & Conference Center
6087 State Route 19 North – Suite 100
Belmont, New York 14813
Phone: (607) 968-0214

Authorities Budget Office

JUL 31 2025

RECEIVED

July 25, 2025

**CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

Hon. Thomas P. DiNapoli
New York State Comptroller
Office of the State Comptroller
110 State Street
Albany, New York 12236

Hon. Blake G. Washington
Director
New York State Division of the Budget
State Capitol
Albany, New York 12224

Hon. Andrea Stewart-Cousins
Office of the President Pro Tempore
New York State Senate
State Capitol
Albany, New York 12224

Hon. Carl E. Heastie
Speaker
New York State Assembly
Legislative Office Building, Room 932
Albany, New York 12248

Hon. Jeanette M. Moy
Commissioner
New York State Office of General Services
Corning Tower, 36th Floor
Empire State Plaza
Albany, New York 12242

Director
Authorities Budget Office
P.O. Box 2076
Albany, New York 12220

***RE: Notice of Disposition of Real Property by Negotiation Pursuant to
New York Public Authorities Law Section 2897(6)(d)***

Dear Sir or Madam:

Please accept this correspondence as the explanatory statement required by Section 2897(6)(d)(ii) of the New York State Public Authorities Law ("PAL"). PAL Section 2897(6)(d)(ii) requires public authorities to provide notice and a brief explanation of the circumstances of the disposition by negotiation of property owned by a public authority. Pursuant to PAL Section 2897(6)(d)(ii), the following explanatory statement is being provided at least ninety (90) days prior to the anticipated disposal of property by negotiation.

Explanatory Statement

As authorized by PAL Section 2897(6)(c), the Allegany County Industrial Development Agency (the "Agency"), upon receiving a donation of the Property (as defined below) from Great Lakes Cheese Co., Inc. ("GLC"), intends to immediately dispose of the Property by disposition by negotiation to the Allegany County Local Development Corporation (the "LDC"), a New York not-for-profit corporation

whose sole member is the Agency. The LDC intends to immediately dispose of the Property by negotiation to the Cuba Business Park, LLC (the "Company"), a limited liability company duly organized and existing under the laws of the State of New York (the "State"). The proposed disposition of the Property from GLC to the Agency, from the Agency to the LDC, and from the LDC to the Company is anticipated no less than ninety (90) days from the date of this notice. The proposed property disposition by the Agency and the LDC is within the purpose, mission or governing statute of the Agency and the LDC and therefore is exempted from publicly advertising for bids pursuant to PAL Section 2897(6)(c)(v).

The purpose of the proposed disposition is to enable the Company to complete the assemblage of real estate parcels located in the Allegany County (the "County") necessary to move forward with an economic redevelopment plan involving the Project (as defined below) to be undertaken by the Agency for the benefit of the Company.

Description of Parties Involved in the Property Transaction

The Agency is a public benefit corporation of the State tasked with, among other things, advancing job opportunities and economic development for the County. The Agency has an office in the Crossroads Commerce & Conference Center located at 6087 State Route 19N – Suite 100, Belmont, New York 14813.

The LDC is a not-for-profit corporation of the State tasked with, among other things, promoting community and economic development and the creation of jobs for the County. The LDC has an office in the Crossroads Commerce & Conference Center located at 6087 State Route 19N – Suite 100, Belmont, New York 14813.

The Company is a limited liability company duly organized and existing under the laws of the State. The Company has an office located at 2600 Innovation Square, 100 South Clinton Avenue, Rochester, New York 14604.

Description of the Property

The property to be conveyed to the Company is located at 4520 County Road 6, Cuba, New York 14727 (the "Property"). The Property consists of approximately 30.90 acres.

Description of the Project

The Company will redevelop the property for use as a facility for general commercial, industrial and office space on the Property, including the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (collectively, the "Project").

Estimated Fair Market Value of the Property

Pursuant to PAL Section 2897(3), a commercial appraisal of the Property dated as of March 13, 2025 (the "Appraisal") was prepared by Northeast Appraisal Commercial, which Appraisal estimated the fair market value of the Property to be equal to \$13,500,000.

Proposed Sale Price of the Property

Due to the current state of the Property, GLC shall donate the Property to the Agency. The Agency shall sell the Property to the LDC for \$1.00. The LDC shall sell the Property to the Company for \$1.00. The Company has represented to the Agency that it will initially invest approximately \$1,000,000 in order to complete the Project.

Justification for Disposing of Property by Negotiation

The Agency's and LDC's mission are to facilitate economic development in the County and the Property was strategically selected to complete the Project for this purpose. The Property was the site of a former cheese manufacturer plant, which has environmental issues and which ceased production, and has been vacant, since the beginning of this year. GLC has agreed to donate the property to the Agency, given the current condition of the Property, to assist with the revitalization of a blighted and underutilized area. The Project is consistent with the mission and public objectives of the Agency and the LDC in improving the economic condition of the County. The Project will result in the creation of new jobs and an influx to the County economy's tax base. Once GLC donates the Property to the Agency, the Agency shall immediately transfer the property to the LDC. The LDC, in turn, will transfer the property to the Company in connection with a straight lease transaction between the Agency and the Company.

Expected Conveyance Date of the Property

GLC expects to convey the Property to the Agency, and then the Agency to the LDC, and then the LDC to the Company, at least ninety (90) days after the date of this letter.

Agency Action

Based upon the foregoing considerations, the Agency will determine that the conveyance of the Property is in the public interest and will preserve and advance the job opportunities, health, general prosperity and economic welfare of the people of the County. As described above, publicly advertising for bids and obtaining fair market value for the Property is not required because the proposed disposition to the Company satisfies the exemptions set forth in PAL Section 2897(6)(c)(v), as such disposition is within the mission and purposes of the Agency and the LDC to relieve and reduce unemployment, promote and provide for additional and maximum employment, bettering and maintaining job opportunities, attracting new businesses and industries to the area, by encouraging the development and retention of businesses and industries in the County and acting in the public interest.

If you have any questions or comments relating to the proposed disposition described herein, please contact the undersigned at the address above.

ALLEGANY COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: _____


Craig R. Clark
Executive Director

cc: Daniel A. Spitzer, Esq. (via email)
Edmund J. Russell III, Esq. (via email)