



*Central New York
Regional Transportation Authority*

**Received by ABO
9/11/2023**

Authority Members

Nicholas F. Laino, Chairman
Robert F. Cuculich, Vice Chairman
Darlene DeRosa Lattimore, Secretary
Tina M. Fitzgerald, Treasurer
Neil Burke
Anthony Q. Davis Sr.
Monty Flynn
Joseph A. Hardick
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Louella Williams
Francis S. Saya III, ATU 580

Brian M. Schultz, Chief Executive Officer

September 11, 2023

Hon. Thomas DiNapoli, State Comptroller
NYS Office of the State Comptroller
110 State Street
Albany, NY 12236

Robert Megna, Budget Director,
Division of Budget
State Capital
Albany, NY 12241

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

Hon. Andrea Stewart- Cousins
President Pro Tempore and Majority Leader
New York State Senate
188 State Street
Legislative Office Building, Room 907
Albany, NY 12247

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

Hon. Robert G. Ort
Minority Leader
New York State Senate
Capital Building, Room 315
Albany, NY 12247

Hon. William A. Barclay
Minority Leader
New York State Assembly
Legislative Office Building, Room 933
Albany, NY 12248

Jeffery H. Pearlman
Director, Authorities Budget Office
Po Box 2076
Albany, NY 12220-0076

RE: *Central New York Regional Transportation Authority
Notice of Disposition of Property by Negotiation*

Ladies and Gentleman:

Pursuant to Section 2897 of the Public Authorities Law ("PAL"), the Central New York Regional Transportation Authority (CNYRTA) is providing you with the following explanatory statement of the circumstances involving the disposal of real property with a multi-year lease term and value in excess of \$15,000. **This letter hereby Amends the previous notice dated June 12, 2023.**

1. Description of the parties involved in the property transaction;

Multi-year lease between the CNYRTA and Grab and Go Newsstands, Inc. for lease space located at the William F. Walsh Regional Transportation Center (RTC), 1 Walsh Circle, Syracuse, NY 13208.

2. Justification for disposing of the property by negotiation;

The CNYRTA serves the public primarily through its operating subsidiaries, the various "Centro" bus services, the Centro Transit Hubs in Syracuse and Utica, and the William F. Walsh Regional Transportation Center (RTC) in Syracuse. Its overall purpose is to continue, further develop, and

CNY CENTRO, INC. • CENTRO OF CAYUGA, INC. • CENTRO OF ONEIDA, INC. • CENTRO OF OSWEGO, INC.
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improve transportation and related services in the Central New York region. To that end, the CNYRTA has created multiple Centro and other public benefit subsidiary corporations over the past 53 years.

The William F. Walsh Regional Transportation Center (RTC), is Central New York's one-stop transportation center for intercity and local travel via Centro, Greyhound, Megabus, Trailways, and Amtrak. Opened in 1998, the RTC serves the City of Syracuse and its neighbors, has approximately 420,000 visitors each year boarding buses and trains. The RTC connects customers to city landmarks such as NBT Bank Stadium (home of the Syracuse Mets), the NYS Fairgrounds, Carrier Dome, Syracuse University, Destiny USA shopping center, Downtown Syracuse, and Lakeview Amphitheater. Frequent destinations to and from the RTC include Rochester, Niagara Falls, Boston, New York, Washington, D.C., and Philadelphia. The RTC is open 24 hours a day, 7 days a week.

It is our goal to provide, along with the food court breakfast, lunch, and dinner options, a one-stop-shop for everyday essentials - including snacks and beverages to the patrons at the RTC. Required minimum hours of operations and services are 7am – 7pm EST.

Pursuant to PAL 2897 (6)©(iii), CNYRTA is permitted to negotiate a disposal of real property if “bid prices after advertising therefor are not reasonable, either as to all or some part of the property or have not been independently arrived at in open competition.”

Inasmuch as: (1) CNYRTA publicly advertised for proposals for the Subject Property Lease on June 13, 2023 and proposals were opened on July 10, 2023; (2) two proposals were received for the Subject Property Lease that did not meet or exceed the fair market value price of \$18,192 or \$24.00 per square foot based on an the independent appraisal approved by the CNYRTA; (3) one proposer was deemed non-responsive due to incomplete proposal documents; (4) the CNYRTA subsequently entered into negotiations with the responsive Proposer and reached an agreement to lease the Subject Property for \$25.61 per square foot (for year-one of the initial ten-year term, which is higher than the fair market value; (5) therefore, this negotiation meets the statutory criteria.

3. Identification of property, including its location;

The property is real property consisting of approximately 758 usable square feet for the pro rata share of the of the Common Area. The total size of the Premises represents the size of the suite and the pro rata share of service entrances, hallways, and service corridors plus Common Areas for public seating, restrooms, entrances, and hallways - lease space located at the 19,600+/- square foot RTC, 1 Walsh Circle, Syracuse, NY 13208.

4. Estimated fair market value of the property;

The estimated fair market value of the property is \$18,192 or \$24.00 per square foot, based on an appraisal prepared by CNY Pomeroy Appraisers, Inc. dated February 21, 2023.

5. Proposed sale price of the property;

The CNYRTA is not selling the property. Rather, entering into a long-term lease based upon the following Rent Schedule:

<u>Year</u>	<u>Rent/Month</u>	<u>Annual Rent</u>	<u>\$/Sq.Ft.</u>
1	\$ 2,000.00	\$ 24,000.00	\$ 25.61
2	\$ 2,040.00	\$ 24,480.00	\$ 26.13
3	\$ 2,080.80	\$ 24,969.60	\$ 26.65
4	\$ 2,122.42	\$ 25,468.99	\$ 27.18
5	\$ 2,164.86	\$ 25,978.37	\$ 27.73
6	\$ 2,208.16	\$ 26,497.94	\$ 28.28
7	\$ 2,252.32	\$ 27,027.90	\$ 28.85
8	\$ 2,297.37	\$ 27,568.46	\$ 29.42
9	\$ 2,343.32	\$ 28,119.83	\$ 30.01
10	\$ 2,390.19	\$ 28,682.22	\$ 30.61

6. Size of the property;

The lease space is approximately 758 square feet. (See attached.)

7. Expected date of Sale of the Property;

This is not a sale. The CNYRTA intends to enter into a lease agreement - with an expected commencement date of November 1, 2023 and the initial term shall be for ten (10) years.

Very truly yours,

A handwritten signature in blue ink that reads "Linda Biata". The signature is fluid and cursive, with the first name "Linda" and last name "Biata" clearly distinguishable.

Linda Biata
Vice President of Finance
CNYRTA



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Regional Transportation Authority

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Brian M. Schultz, Chief Executive Officer

June 12, 2023

Hon. Thomas DiNapoli
110 State Street
Albany, NY 12236

Hon. Jeanette M. Moy, Commissioner
New York State Office of General
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Corning Tower
Empire State Plaza
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Hon. Carl E. Heastie
Speaker of the NY State
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Albany, NY 12224

Robert Megna, Budget Director, Division of Budget
State Capital
Albany, NY 12224

Hon. Andrea Stewart-Cook
Office of Temporary President of the
New York State Senate
State Capital
Washington Ave & State Street
Albany, NY 12224

Robert Megna, Director
State of NY Authorities Budget Office
Rm B00076
Albany, NY 12220-0076

RE: *Central New York Regional Transportation Authority
Notice of Disposition of Property by RFP Negotiation*

Ladies and Gentleman:

Pursuant to Section 2897 of the Public Authorities Law ("PAL"), the Central New York Regional Transportation Authority (CNYRTA) is providing you with the following explanatory statement of the circumstances involving the disposal of real property with a multi-year lease term and value in excess of \$15,000. A request for proposal is currently being let – with the possibility of negotiation.

1. Description of the parties involved in the property transaction;

The CNYRTA intends to enter into a multi-year lease at the conclusion of the public request for proposal process – for lease space located at the William F. Walsh Regional Transportation Center (RTC), 1 Walsh Circle, Syracuse, NY 13208. Proposals are due on July 10, 2023.

2. Justification for disposing of the property by negotiation;

The CNYRTA serves the public primarily through its operating subsidiaries, the various "Centro" bus services, the Centro Transit Hubs in Syracuse and Utica, and the William F. Walsh Regional Transportation Center (RTC) in Syracuse. Its overall purpose is to continue, further develop, and improve transportation and related services in the Central New York region. To that end, the CNYRTA has created multiple Centro and other public benefit subsidiary corporations over the past 53 years.

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It is our goal to provide, along with the food court breakfast, lunch, and dinner options, a one-stop-shop for everyday essentials - including snacks and beverages to the patrons at the RTC. Required minimum hours of operations and services are 7am – 7pm EST.

3. Identification of property, including its location;

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4. Estimated fair market value of the property;

The estimated fair market value of the property is \$18,192 or \$24.00 per square foot, based on an appraisal prepared by CNY Pomeroy Appraisers, Inc. dated February 21, 2023.

5. Proposed sale price of the property;

The CNYRTA will not be selling the property. Rather, the CNYRTA will be entering into a long-term lease. The lease opportunity will be publicly let – with proposal due on July 10, 2023. All proposals must offer at least the fair market value of \$24.00 per square foot to be considered. If no proposals meet that criterion, negotiations will commence. Updates will be provided.

6. Size of the property;

The lease space is approximately 758 square feet. (See attached.)

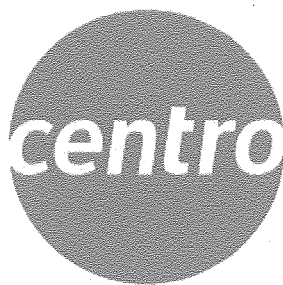
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Very truly yours,



Linda Biata
Vice President of Finance
CNYRTA



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Authorities Budget Office

JUL 05 2023

June 12, 2023

Hon. Thomas DiNapoli
110 State Street
Albany, NY 12236

RECEIVED

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Albany, NY 12224

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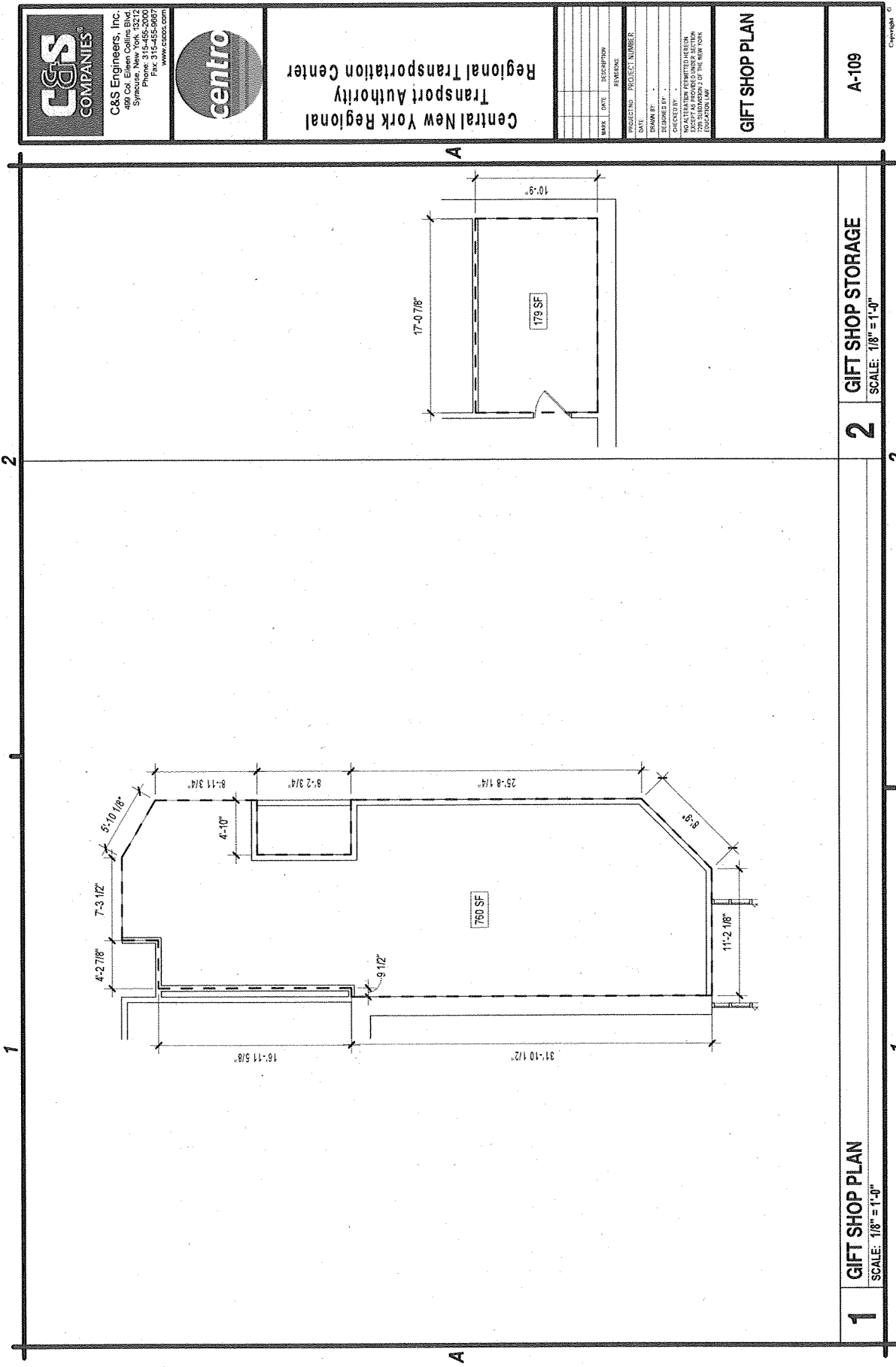
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Very truly yours,



Linda Biata
Vice President of Finance
CNYRTA



1

GIFT SHOP PLAN
SCALE: 1/8" = 1'-0"

2

GIFT SHOP STORAGE
SCALE: 1/8" = 1'-0"

A-109

GIFT SHOP PLAN

PROJECT NO. 100-0000000000
PROJECT NAME: GIFT SHOP
PROJECT LOCATION: 1700 BROADWAY 2 OF THE NEW YORK
PROJECT NO. 100-0000000000

DESIGNED BY:
CHECKED BY:
DATE:
DRAWN BY:
DATE:
PROJECT NO. 100-0000000000

REVISIONS:
DATE:
DESCRIPTION:
DATE:
DESCRIPTION:
DATE:
DESCRIPTION:

**Central New York Regional
Transport Authority
Regional Transportation Center**



**C&S
COMPANIES**
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Syracuse, New York 13212
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