



COUNTY OF MONROE  
**COMIDA**  
INDUSTRIAL DEVELOPMENT AGENCY

Authorities Budget Office

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January 22, 2025

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

Mr. Robert Megna, Director  
State of New York Division of the Budget  
State Capitol Building 128  
Albany, New York 12247

Hon. Jeanette M. Moy, Commissioner  
New York State Office of General Services  
Corning Tower, 41<sup>st</sup> Floor  
Empire State Plaza  
Albany, New York 12242

Hon. Andrea Stewart-Cousins  
President Pro Tempore and  
Majority Leader of the New York State Senate  
Room 330, State Capital Building  
Albany, New York 12247

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

Director  
State of New York Authorities Budget Office  
P.O. Box 2076  
Albany, New York 12220-0076

**RE: County of Monroe Industrial Development Agency  
Notice of Disposition of Property by Negotiation**

To Whom It May Concern:

Pursuant to subparagraph (ii) of paragraph (d) of subdivision (6) of section 2897 of Title 5-A of Article 9 of the Public Authorities Law ("PAL"), the following explanatory statement is being provided at least 90 days prior to the disposal of real property by negotiation:

**EXPLANATORY STATEMENT.** As authorized by paragraph (c) of subdivision (6) of section 2897 of Title 5-A of the PAL, the County of Monroe Industrial Development Agency ("COMIDA") intends to dispose of property by negotiation not less than 90 days from the date of this notice. Furthermore, such property disposal is of the type and nature covered by clauses (A) through (D) of subparagraph (i) of paragraph (d) of subdivision (6) of section 2897 of Title 5-A of the PAL.

COMIDA owns one parcels of real property comprising a total of approximately 6.7 acres within what is commonly known as the Mill Seat Land Fill in the Town of Riga, County of Monroe, State of New York. The subject parcel is more specifically identified as follows:

Lot: 30 Brew Road, SBL# 169.01-1-28

COMIDA proposes to transfer the above listed parcel (the "Property") to Sergey Demchuk, or a related entity existing or to be formed on its behalf. The proposed disposition of the Property (the "Disposition") will occur through a negotiated sale, as further described herein. The Disposition is within the purpose, mission and



governing statutes of COMIDA, and is thereby exempted from publicly advertising for bids and obtaining fair market value pursuant to PAL sections 2897(6)(c)(v) and 2897(7)(ii).

In accordance with applicable provisions of the PAL, COMIDA's Disposition of Property Guidelines and Policy Guidance No. 15-03 issued by the State of New York Authorities Budget Office, the following details regarding the Disposition are provided:

1) Description of the parties involved in the Disposition:

Seller: County of Monroe Industrial Development Agency  
Purchaser: Sergey Demchuk, or a related entity to be formed on its behalf

2) Justification for disposing of the Property by negotiation:

The mission of COMIDA is to advance the job opportunities, health, general prosperity, and economic welfare of the people of Monroe County. This is accomplished by actively working to promote, attract, encourage, and develop economically sound commerce, and industry for the purpose of preventing unemployment and economic deterioration.

COMIDA has actively marketed lands within the Mill Seat Land Fill to promote development consistent with the site's positive attributes, including access to sewer, water, gas and electric, as well as close proximity to the New York State Thruway.

Sergey Demchuk intends to use the Property as a trucking and parking hub, which will provide economic benefits to the local community, including but not limited to, the creation of job opportunities, which falls within the purposes and powers of industrial development agencies pursuant to section 858 of the General Municipal Law. The Disposition is therefore consistent with COMIDA's mission and purposes.

3) Identification of the Property:

The Property consists of the following parcel:

Lot: 30 Brew Road, SBL# 169.01-1-28

4) Estimated fair market value of the Property:

COMIDA previously procured and maintains an Appraisal Report relating to the Property which indicates that the fair market value of the Property is **One Hundred Sixty Thousand and 00/100 Dollars (\$160,000)**.



5) Proposed sale price of the Property:

The proposed purchase price of the Property is **One Hundred Fifty-Four Thousand One Hundred and 00/100 Dollars (\$154,100.00)**.

6) Size of the Property:

The Property consists of approximately 6.7 acres, with the size of the parcel as follows.

Lot: 30 Brew Road, SBL# 169.01-1-28                      6.7 acres

7) Expected date of sale of the Property:

Pursuant to and in accordance with applicable laws and regulations, and subject to applicable governmental approvals and permitting timeframes, COMIDA reasonably expects to have a closing date scheduled no sooner than ninety (90) days after the date of this correspondence.

Any questions or comments relating to the proposed Disposition may be sent to COMIDA at the address noted above.

Sincerely,

**COUNTY OF MONROE INDUSTRIAL  
DEVELOPMENT AGENCY**

By: 

Name: Ana J. Liss

Title: Executive Director

cc: Rachel Baranello, Esq.