



COUNTY OF MONROE
COMIDA
INDUSTRIAL DEVELOPMENT AGENCY

June 29, 2021

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

Hon. Andrea Stewart-Cousins
President Pro Tempore of the New York State Senate
172 State Street,
Capitol Building, Room 330
Albany, NY 12242

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

Hon. Robert F. Mujica, Jr., Budget Director
State of New York, Division of the Budget
State Capitol
Albany, New York 12242

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

Hon. Jeffrey H. Pearlman, 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 the Public Authorities Law ("PAL"), the following explanatory statement is being provided at least 90 days prior to the disposal of 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.

Authorities Budget Office

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COMIDA owns three parcels of real property comprising a total of approximately 52 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 parcels are more specifically identified as follows:

- Lot #1: 75 Brew Road, SBL# 169.01-1-26
- Lot #2: 141 Brew Road, SBL# 169.01-1-27
- Lot #3: 30 Brew Road, SBL# 169.01-1-28

COMIDA proposes to transfer the above listed parcels (the "Property") to Solar Energy Partners, LLC, or an affiliated 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 ("COMIDA") |
| Purchaser: | Solar Energy Partners, LLC, or an affiliated 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 recreation, 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.

Solar Energy Partners, LLC intends to use the Property for the development of a solar energy project, which will provide significant environmental and economic benefits to the local community. The encouragement and promotion of renewable energy projects also 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 parcels:

- Lot #1: 75 Brew Road, SBL# 169.01-1-26
- Lot #2: 141 Brew Road, SBL# 169.01-1-27
- Lot #3: 30 Brew Road, SBL# 169.01-1-28



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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 eight hundred sixty-five thousand dollars (\$865,000), with the appraised value of each parcel as follows:

| | |
|-----------------------------------------|-----------|
| Lot #1: 75 Brew Road, SBL# 169.01-1-26 | \$280,000 |
| Lot #2: 141 Brew Road, SBL# 169.01-1-27 | \$430,000 |
| Lot #3: 30 Brew Road, SBL# 169.01-1-28 | \$155,000 |

5) Proposed sale price of the Property:

The proposed purchase price of the Property is nine hundred ninety-six thousand dollars (\$996,000.00).

6) Size of the Property:

The Property consists of approximately 52.02 acres, with the size of each parcel as follows.

| | |
|-----------------------------------------|-------------|
| Lot #1: 75 Brew Road, SBL# 169.01-1-26) | 18.89 acres |
| Lot #2: 141 Brew Road, SBL# 169.01-1-27 | 26.43 acres |
| Lot #3: 30 Brew Road, SBL# 169.01-1-28 | 6.70 acres |

7) Expected date of sale of the Property:

Fourth quarter 2021.

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.