

# COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Authorities Budget Office  
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RECEIVED

March 29, 2021

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Office of the State Comptroller  
110 State Street  
Albany, NY 12236

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Speaker  
New York State Assembly  
Legislative Office Building, Room 932  
Albany, NY 12248

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

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NYS Authorities Budget Office  
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Albany, NY 12220-0076

RE: Notice of Disposition of Real Property - Sewer Line Easement - NY PAL §2897(6)(d)

Dear Sir or Madam:

Pursuant to §2987(6)(d) of the New York Public Authorities Law ("PAL"), the following explanatory statement is being provided at least ninety (90) days prior to the disposal of property by negotiation.

## **Explanatory Statement**

As authorized by PAL §2897(6)(c), the Columbia County Industrial Development Agency ("IDA") intends to dispose of property by Easement to County of Columbia not less than 90 days from the date of this notice. The proposed disposition is within the purpose, mission or governing statute of the IDA and therefore, is exempted from publicly advertising for bids pursuant to PAL §2897(6)(c)(v) and obtaining fair market value pursuant to PAL §2897(7)(ii).

### **1. Description of the Parties involved in the Property Transaction:**

- a. COUNTY OF COLUMBIA INDUSTRIAL DEVELOPMENT AGENCY, with an address at 1 Hudson City Centre, Suite 301, Hudson, New York 12534, Grantor

- b. COUNTY OF COLUMBIA, with an address at 401 State Street, Hudson, New York 12534  
Grantee

**2. Justification for Disposing of the Property by Negotiation:**

Columbia County, owns and operates a wastewater treatment plant (“WWTP”) for the treatment of sanitary wastewater from the commercial/light industrial facilities located within the Gerald R. Simon Commerce Center and other businesses located along New York State Route 66. The County is under a Consent Order to close the WWTP and they have entered into an agreement with the Town of Greenport to discharge the sanitary wastewater from the WWTP at the Town’s WWTP. In order to do this, the County is constructing a new sewer line to transport the wastewater from the Commerce Park to Greenport, making it necessary to obtain easements, including an easement across land owned by the IDA.

The IDA has had a longstanding relationship with the County in terms of assisting with the development of the Commerce Park. The easement requested by the County is a portion of property that the County initially transferred to the IDA in support of the Commerce Center.

The IDA believes the benefit to the Commerce Center far exceeds the fair market value based on the easement’s encumbrance and location. Without the County being able to address the NYSDEC Consent Order by constructing a sewer line and arranging to transport the wastewater to the Town of Greenport’s WWTP, existing and future business in the Commerce Park would suffer irrefutable economic hardship, with the potential of having to close and the possibility of resulting job losses.

**3. Identification of the Property:**

The easement is located in the Town of Claverack, Columbia County, and part of Tax Parcel 102889-101.-2-2.111

**4. Estimated Fair Market Value of the Property:**

There are no recent sale comparisons of Commerce Center properties. We have reviewed the assessed value of all the properties in the Commerce Center located in the Town of Claverack. As you will see on the attached spreadsheet, the per acre land portion of the assessment shows values ranging from \$8,093 to \$35,347 an acre. Based on the Permanent Easement containing 0.446 Acres more or less; the value of this property would range from range from \$3,609 to \$15,610, with an average value of \$9,610. These values are for the fee interest and should be discounted, an easement is a non-possessory interest in a portion of real property. The holder of the easement rights does not own the land that is subject to the easement. Ownership remains with the landowner.

**5. Proposed Sale Price of the Property:**

\$0

**6. Size of the Property:**

- Permanent Easement containing 0.446 Acres more or less; and
- Temporary Construction Easement containing 0.166 Acres more or less

**7. Expected Date of the Disposition:**

June 30,2021

As described above, publicly advertising for bids and obtaining fair market value is not required because the proposed disposition to County of Columbia satisfies the exemptions set forth in PAL §2897(7)(ii) as such disposition is within the mission and purposes of the IDA, which was formed in August 1976 under Article 18-A of New York State General Municipal Law as a public benefit corporation. The IDA actively promotes, encourages, attracts and develops job opportunities and economically-sound commerce and industry throughout the County. The agency offers companies comprehensive services including needs assessment, site selection, financial incentives, and access to other public-sector programs.

If there are any questions or comments related to the proposed Disposition, they may be sent to the IDA at the address noted below.

Thank you.

Very truly yours,



F. Michael Tucker  
President &CEO

**Gerald R. Simons Commerce Center  
Town of Claverack, Columbia County New York  
Assessment/Market Values - 2020 Real Property Tax Roll**

<b>Tax ID #</b>	<b>Owner</b>	<b>Address</b>	<b>Assessment</b>	<b>Land</b>	<b>Market Value</b>	<b>EQ Rate</b>	<b>Mkt Value Land</b>	<b>Acres</b>	<b>Mkt Value/Acre</b>
101-2-38	Claverack Properties, LLC	Rt 66	278,000	35,000	315,909	1.02	35,700	1.01	35,347
101-2-41	Columbia County News	Bender Blvd	179,000	35,600	203,409	1.02	36,312	1.2	30,260
101-2-49	ACW Millwork	7 Salerno Drive	647,500	35,000	735,795	1.02	35,700	1.2	29,750
101-2-2.112	Magic Hat Properties, LLC	34 Salerno Drive	340,000	37,800	386,384	1.02	38,556	1.94	19,874
101-2-52	Columbia Tent Rentals	8 Bender Blvd	40,000	40,000	45,455	1.02	40,800	2.2	18,545
101-2-51	BioCam, LLC	Rt 9H & 66	588,000	38,600	668,182	1.02	39,372	2.2	17,896
101-2-77	Hudson River Valley Holdings	1233 Rt 66	30,000	30,000	34,091	1.02	30,600	1.83	16,721
101-2-43	Cantele Memorials	37 Bender Blvd	359,000	44,400	407,955	1.02	45,288	3.27	13,850
101-2-54	Limz Group, LLC	Bender Blvd	30,000	30,000	34,091	1.02	30,600	2.23	13,722
101-2-42	New York Rural Water Association	75 Bender Blvd	427,000	29,900	485,227	1.02	30,498	2.63	11,596
101-2-76	McCagg Development, LLC	33 Bender	592,000	56,500	672,727	1.02	57,630	5.3	10,874
101-2-2.120	Claverack Partners LLC	21 Drive	543,000	58,200	617,405	1.02	59,364	5.63	10,544
101-2-50	Paul Harpis	Rt 9H & 66	50,000	50,000	56,818	1.02	51,000	5.8	8,793
101-2-53	Almstead Realty Company, Inc.	Rt 9H & 66	73,000	73,000	83,955	1.02	74,460	9.2	8,093

**Average per acre value                      17,562**