



Authorities Budget Office

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March 24, 2021

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

Hon. Robert F. Mujica, Jr., Director  
State of New York Division of Budget  
State Capitol Building 128  
Albany, New York 12207

Hon. RoAnn M. Destito, 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  
Temporary President 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, Room 932  
Albany, New York 12248

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

**Re: City of Geneva Industrial Development Agency  
Notice of Disposition of Property by Negotiation**

To Whom It May Concern:

Pursuant to Section 2897(6)(d) of the New York State Public Authorities Law (“PAL”), the following explanatory statement (“Statement”) is being provided at least ninety (90) days prior to the disposal of property by negotiation.

**EXPLANATORY STATEMENT**

The City of Geneva Industrial Development Agency (the “Agency”) owns two vacant tracts of land along the west and south sides of Forge Avenue in the City of Geneva located within the Geneva Industrial Park, known as the Forge Avenue parcels (the “Site”). The Geneva Industrial Park is dedicated to light industrial uses. Tract 1 contains one tax map parcel zoned as Industrial and Tract 2 contains three tax map parcels, one of which is zoned as Industrial and the remaining two zoned as Multiple-Residential. The Agency received two of the four tax map parcels within the Site from the Ontario County Industrial Development Agency during the 1990’s as part of a joint effort to market and develop the Industrial Park. A local paving and

**Geneva Industrial Development Agency**

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construction firm that has been exploring potential locations to accommodate its growth expressed interest in acquiring the Site from the Agency. The proposed project associated with the proposed sale of the Site would entail the construction of an approximate \$2.5 million dollar facility to centralize the operations of the various divisions of the proposed buyer (the "Project"). The Agency is currently obtaining approval from its partners, the City of Geneva and the Ontario County IDA, to enter into a purchase and sale agreement with the proposed buyer.

Notwithstanding the fact that the Site was publicly advertised for bids, the proposed sale of the Site is within the purpose, mission and enabling legislation of the Agency and is thereby exempted from publicly advertising for bids pursuant to PAL §2897(6)(c)(v).

In accordance with the applicable provisions of PAL and Policy Guidance No. 15-13 issued by the State of New York Authorities Budget Office, the following additional details regarding the Disposition are provided:

1) Description of the Parties Involved In the Property Transaction

The parties to the proposed purchase and sales agreement for the disposition of the Site are the Agency, a public benefit corporation of the State of New York, and Nardoizzi Paving and Construction, LLC, a domestic limited liability company.

2) Justification for Disposing of the Property by Negotiation

The Agency is exempt from publicly advertising for bids pursuant to PAL §2897(6)(c)(v), as the disposition of the Site is within the Agency's purposes and powers to promote, develop, encourage and assist in acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing industrial, manufacturing, warehousing, commercial, research, and recreational facilities as authorized by the New York State Industrial Development Agency Act contained in Article 18-A of the General Municipal Law (the "Act"). Specifically, the Agency desires to have the Site acquired and commercially developed to create jobs and new capital investment in the City of Geneva, New York. The Agency in partnership with the City of Geneva and the Ontario County IDA marketed the Site for development.

3) Identification of Property, Including Its Location

The real property being proposed for disposition is land located within the City of Geneva, New York known as the Forge Avenue parcels within the Geneva Industrial Park containing approximately 17.3 acres and consisting of the following tax map parcels:

Tract 1:

a.) 90.16-3-11.110 5.839 acres

Tract 2:

a.) 91.13-1-2.110 2.464 acres

- b.) 91.13-1-3.111      8.761 acres
- c.) 91.13-1-5.100      0.234 acres

4) Estimated Fair Market Value of the Property

The fair market value of the Site based upon an independent appraisal is as follows:

|                                     |                 |
|-------------------------------------|-----------------|
| Tract 1: \$12,000 per acre totaling | \$70,000        |
| Tract 2: \$ 3,900 per acre totaling | <u>\$45,000</u> |
| Total:                              | \$115,000       |

The per acre difference in pricing relates to the existing condition of Tract 2 and the presence of wetlands.

5) Proposed Sales Price for the Property

The proposed sale price is \$70,000 for Tract 1 and \$45,000 for Tract 2.

6) Size of the Property

17.3 acres

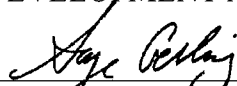
7) Expected Date of the Sale of the Property

The proposed purchase and sale agreement will condition the sale on a several conditions and contingencies including, but not limited to, the proposed buyer obtaining a Phase 1 environmental, if necessary, boundary survey, zoning change and all approvals and permits required for the Project, and covering certain Agency expenses, including closing costs. The closing would occur the later of (i) the satisfaction of such conditions and contingencies or (ii) the expiration of ninety days from the date of this Statement.

Any questions or comments relating to this Statement may be sent to the Agency at the address noted on the first page hereof, Attention: Sage Gerling ([sgerling@geneva.ny.us](mailto:sgerling@geneva.ny.us) or City Hall, 47 Castle Street, Geneva, NY 14456).

Sincerely,

CITY OF GENEVA INDUSTRIAL  
DEVELOPMENT AGENCY



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By: Sage Gerling  
Title: Executive Director, Geneva  
Industrial Development Agency