



NYSERDA

NOV 08 2023

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KATHY HOCHUL
Governor

RICHARD L. KAUFFMAN
Chair

DOREEN M. HARRIS
President and CEO

November 6, 2023

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

Hon. Blake Washington, Director
State of New York Division of Budget
State Capitol Building 128
Albany, New York 12207

Hon. Jeanette M. Moy, Commissioner
New York State Office of General Services
Corning Tower, 41st 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: New York State Energy Research and Development Corporation
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

New York State Energy Research and Development Authority ("NYSERDA") entered into a Purchase and Sale Agreement with Jersen Construction Group, LLC ("Jersen") dated as of April 4, 2023 (the "Purchase and Sale Agreement"), as amended by the First Addendum To The Purchase And Sale Agreement dated August of 2023 (the "Addendum" and collectively with the Purchase and Sale Agreement, the "Agreement") whereby Jersen agreed to purchase approximately 24.3 acres of land located within an approximate 259.97 acre parcel having a tax account number of 230.-1-75.11 within NYSERDA's Saratoga Technology + Energy Park ("STEP") at Hermes Road, Town of Malta, Saratoga County, State of New York (the "Premises").

New York State Energy Research and Development Authority

Albany
17 Columbia Circle, Albany, NY 12203-6399
(P) 1-866-NYSERDA | (F) 518-862-1091
nyserda.ny.gov | info@nyserda.ny.gov

Buffalo
726 Exchange Street
Suite 821
Buffalo, NY
14210-1484
(P) 716-842-1522
(F) 716-842-0156

New York City
1359 Broadway
19th Floor
New York, NY
10018-7842
(P) 212-971-5342
(F) 518-862-1091

**West Valley Site
Management Program**
9030-B Route 219
West Valley, NY
14171-9500
(P) 716-942-9960
(F) 716-942-9961

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 Agreement for the proposed disposition of the Premises are NYSERDA, a public authority of the State of New York, constituting a public benefit corporation, established pursuant to Title 9 of Article 8 of the Public Authorities law, and Jersen Construction Group, LLC, a New York State limited liability company.

2) Justification for Disposing of the Property by Negotiation

Jersen agreed to acquire the Premises from NYSERDA, which has been seeking to divest itself from the ownership and management of STEP. NYSERDA is exempt from publicly advertising for bids pursuant to PAL §2897(6)(c)(v) as the Disposition (i) is within NYSERDA's purpose, mission and enabling legislation and (ii) was listed on MLS by CBRE-Albany to obtain as much competition as feasible. As provided above, pursuant to and in accordance with Section 1854(6)(a) of the Public Authorities Law and as stated in Resolution No. 1485 of 2017, as modified by the Amended and Restated Resolution No. 1518 of 2018, NYSERDA determined that it is necessary or appropriate to dispose of all of NYSERDA's right, title and interest in the real and personal property of STEP in one or more transactions to further the public's interest in safe, reliable and economical energy supplies. NYSERDA resolved that the net proceeds from such sale or sales of STEP property shall be redirected to missions aligned with NYSERDA's programs and initiatives that further such safe, reliable and economical energy supplies.

3) Identification of Property, Including Its Location

The real property being proposed for disposition is land located within STEP at Hermes Road, Town of Malta, Saratoga County, State of New York consisting of an approximate 24.3 acre portion of an approximate 259.97 acre parcel of land having a tax account number of 230.-1-75.11.

4) Estimated Fair Market Value of the Property

The fair market value of the Premises is \$1,364,674.00 based upon an independent appraisal.

5) Proposed Sales Price for the Property

The purchase price for the Premises is One Million Three Hundred Sixty-Four Thousand Six Hundred Seventy-Four and 0/100 Dollars (US\$1,364,674.00).

6) Size of the Property

24.30 +/- acres

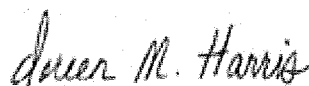
7) Expected Date of the Sale of the Property

Settlement of the purchase and sale of the Premises shall not occur until ninety (90) days from the date of this notice has lapsed.

Any questions or comments relating to the Disposition may be sent to NYSERDA at the address noted on the first page hereof, Attention: Kevin L. Hunt.

Sincerely,

NEW YORK STATE ENERGY
RESEARCH AND DEVELOPMENT
CORPORATION



By: Doreen M. Harris
Title: President & CEO