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Albany, New York 12236

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Empire State Plaza
Albany, New York 12242

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

**RE: Statement Pursuant to Public Authorities Law §2897(6)(d)
USA Niagara Development Corporation, a subsidiary of the New York State Urban
Development Corporation d/b/a Empire State Development**

Dear Sir or Madam:

This explanatory statement is given pursuant to Public Authorities Law §2897(6)(d) on behalf of the USA Niagara Development Corporation ("USAN") a subsidiary of the New York State Urban Development Corporation d/b/a Empire State Development, regarding the proposed sale of the 0.8 acres of property to Community Services for Every1 ("CSE1") located on the northern portions of 333 First Street and 217 Old Falls Street in the City of Niagara Falls, New York (the "Property").

The Property was acquired by USAN as part of a larger selection of parcels with the express purpose to return dormant land in downtown Niagara Falls back to productive use. It was formerly part of a larger footprint that contained an 85,000 square foot warehouse built in 1987, but that structure has sat vacant since 2017 and has fallen into disrepair. As such, the structure is being demolished and the real property is being re-subdivided as vacant land suitable for development.

In September of 2021, USAN issued a request for proposals (“RFP”) to redevelop the Property and received an attractive proposal from CSE1, to purchase the Property for \$380,000 for the construction of a new six (6) story mixed-use building that shall include 73 apartments (70 of which are targeted towards individuals and small families earning up to 50%, 60% and 80% of the Area Median Income) and 4,700 square feet of commercial space. The transfer of the Property will be for Three Hundred Eighty Thousand Dollars (\$380,000).

Additional information about the transaction is as follows:

1. Description of the parties involved in the property transaction: USA Niagara Development Corporation and Community Services for Every1.
2. Justification for disposing of the property by negotiation: The transfer is permitted pursuant to Sections 2897(6)(c)(v) and 7(a)(ii) of the Public Authorities Law which permits disposal of property by negotiation when the disposal is within the purpose, mission or governing statute of the public authority. In the present case, the transfer of the Property will permit and incentivize development in downtown Niagara Falls by reactivating a vacant property and permitting the construction of a new mixed-use building. As such, transfer of the Property to CSE1 is consistent with USAN’s corporate purpose to promote development in the City of Niagara Falls.
3. Identification of the property, including location: Approximately 0.824 acres of vacant land spanning the northern portions of 333 1st Street and 217 Old Falls Street, Niagara Falls, New York.
4. Estimated fair market value of the property: \$575,000 based on an independent appraisal.
5. Proposed sale price of the property: \$380,000
6. Size of the property: Approximately 0.8 acres of vacant land
7. Expected date of sale of the property: October 31, 2024.

Thank you for your consideration in this matter.

Very truly yours,



Douglas A. Janese, Jr.
Senior Counsel