



Authorities Budget Office

June 14, 2021

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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 property to Cataract Development Corporation ("CDC") located at 466 Third Street in the City of Niagara Falls, New York (the "Property"). The Property consists of two floors with first-floor commercial space and a vacant, mostly gutted second story. In July of 2019, USAN issued a request for proposals ("RFP") to redevelop the Property but received no proposals that complied with the redevelopment criteria in the RFP. Thereafter, USAN received a proposal from CDC and negotiated the current development plan for the Property. The transfer of the Property will be for one dollar to incentivize the redevelopment of the underutilized Property into a mixed-use commercial development to include five high quality market-rate residential units, and two commercial spaces for retail tenants (the "Project").

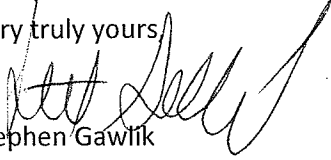
Additional information about the transaction is as follows:



1. Description of the parties involved in the property transaction: USA Niagara Development Corporation and Cataract Development Corporation.
2. Justification for disposing of the property by negotiation: The transfer is permitted pursuant to Sections 2897(6)(c)(ii) & (v) and 7(a)(ii) of the Public Authorities Law which permits disposal of property by negotiation when bid prices after advertising thereof are not reasonable and 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. As such, transfer of the Property to CDC which will permit construction of the Project is consistent with USAN's corporate purpose to promote development in the City of Niagara Falls.
3. Identification of the property, including location: two story building located at 466 Third Street, Niagara Falls, New York.
4. Estimated fair market value of the property: \$200,000 - \$240,000 based on independent appraisals.
5. Proposed sale price of the property: \$1
6. Size of the property: two story building located on .2 acre lot.
7. Expected date of sale of the property: September 30, 2021.

Thank you for your consideration in this matter.

Very truly yours,


Stephen Gawlik
Senior Counsel