



Authorities Budget Office

JUL 02 2021

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To: Attached Mailing List

Ladies and Gentlemen:

Pursuant to Section 2897(6)(d) of the New York Public Authorities Law, the following explanatory statement is being delivered at least ninety days prior to disposal of property by negotiation.

EXPLANATORY STATEMENT OF CIRCUMSTANCES OF PROPERTY DISPOSAL

Background: The property disposal involves the conveyance of real property consisting of Lots 1 and 2 in the Deer Run Corporate Park in the Town of Seneca Falls, Seneca County, New York, and associated improvements (the "Property"). The property is currently owned by the Seneca County Industrial Development Agency ("IDA"), which acquired the Property and the remainder of the real property constituting the Deer Run Corporate Park for the purpose of establishing a business park. As part of the proposed conveyance the grantee will be required to develop a manufacturing/warehousing facility on the Property. As such, the conveyance furthers the IDA's economic development mission and purposes. The IDA is authorized to sell real property upon such terms and conditions as it shall determine pursuant to General Municipal Law section 858.

Description of the Parties Involved in the Transaction: The Seneca County Industrial Development Agency (the "IDA"), an industrial development agency created by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 63 of the Laws of 1972. The IDA is the current owner of the Property.

The purchaser of the Property is Bestmade Products, Inc., a corporation having an address at 3558 Old Mill Road, Stanley, New York 14561.

Justification for Disposing of the Property by Negotiation: The IDA created the Deer Run Corporate Park for the purpose of fostering economic activity of a designed type within Seneca County. The IDA has engaged in efforts to attract users to the Park in line with its mission in purpose, which efforts are designed to ensure that the end user of Park property is engaging in manufacturing, production or some similar commercial activity. These efforts, which are focused on the end use of the property in furtherance of designed economic development goals, are not amenable to a bidding process. The disposition of the Property is within the purpose, mission and governing statute of the IDA and is thereby exempted from requirements to publicly advertise for bids and obtain fair market value pursuant to Public Authorities Law Section 2897(6)(c)(v) and (vi) and 2897(7)(ii).

Identification of the Property: See subdivision map attached hereto.

Estimated Market Value of the Property: It is estimated that the fair market value is approximately \$37,000.

Proposed Sale Price of the Property: \$37,000.

Size of the Property: Approximately 5.2 acres.

Expected Date of Transfer: The transfer shall be completed approximately 90 days following the filing of this notice.

Submitted this 11TH day of June, 2021.

SENECA COUNTY INDUSTRIAL DEVELOPMENT AGENCY


Sarah Davis, Executive Director

Comptroller of the State of New York
110 State Street
Albany, New York 12236

Commissioner
The New York State
Office of General Services
Corning Tower
Empire State Plaza
Albany, New York 12242

Speaker of the New York State Assembly
State Capital
Albany, New York 12224

Division of Budget
State Capital
Albany, New York 12224

President of the New York State Senate
State Capital
Albany, NY 12224

State of New York Authorities Budget Office
PO Box 2019
Albany, New York 12220-0076



NO.	REVISIONS	BY	DATE
1	REVISE PROPOSED SANITARY SEWER EASEMENT OVER LANDS OF MARCHESE, ET AL.	DTS	11 AUG 98
2	WIDEN UTILITY EASEMENTS	MTV	28 JUN 99
3	WATERMAIN EASEMENT LOT 1	DMP	12 MAR 03

Warning: It is a violation of New York Education Law Section 7209.2 for any person, unless acting under the direction of a licensed professional engineer or land surveyor, to alter this document in any way. If altered, the person who altered the plans shall comply with the requirements of New York Education Law Section 7209.2.

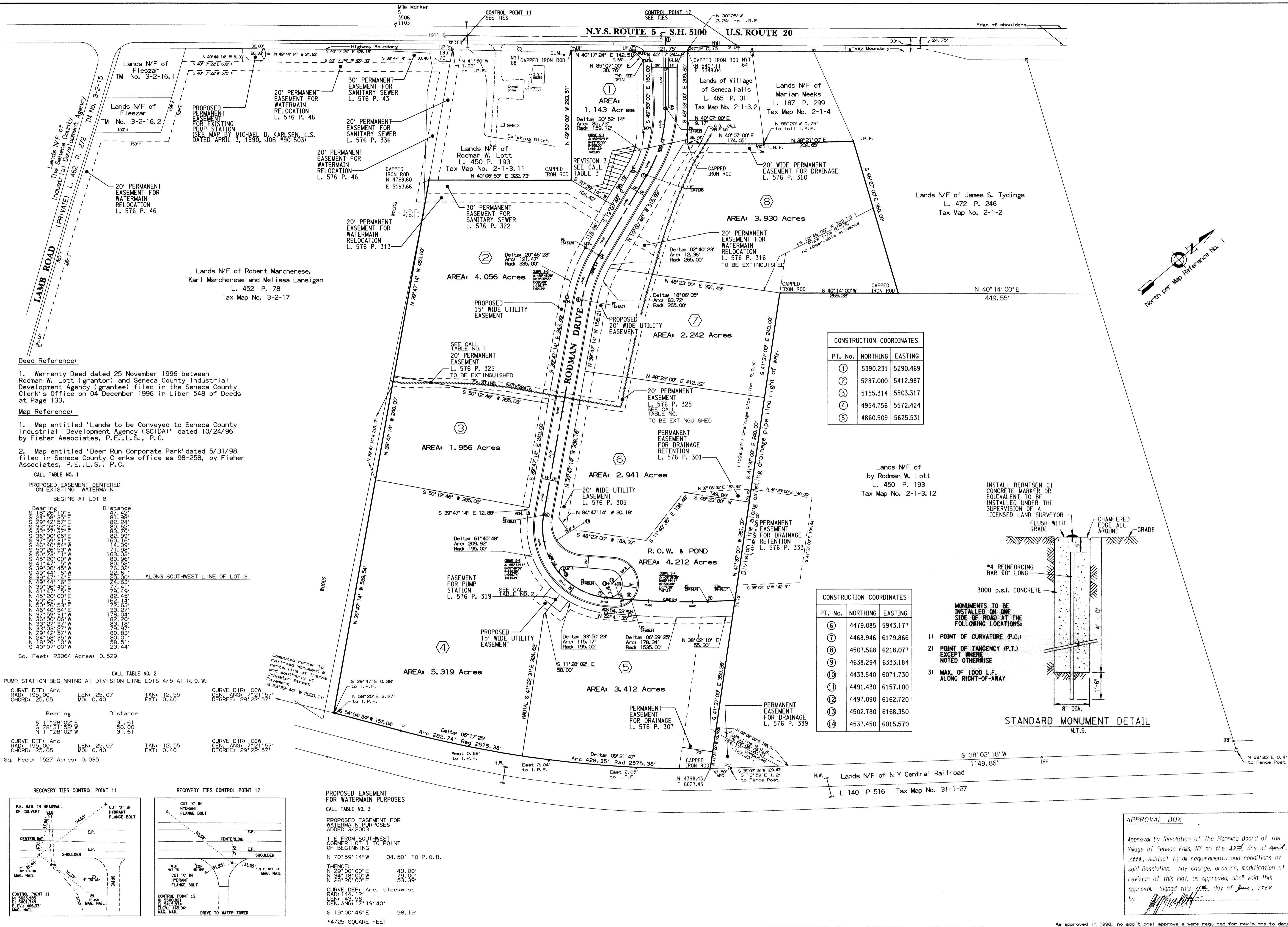
E.D.A. Project No. 01-49-03685

PROJECT NAME:
Deer Run Corporate Park
 Village of Seneca Falls
 County of Seneca State of New York

CLIENT:
Seneca County Industrial Development Agency (SCIDA)

DRAWING TITLE:
Real Property Subdivision Plat Revised Edition - 02

SCALE: 1"=100'	DES. BY: DTS
FA PROJECT 97077	DRN. BY: DTS
CHECKED BY: FCF	SHEET NO. 2 OF 18
DATE: 5/31/98	

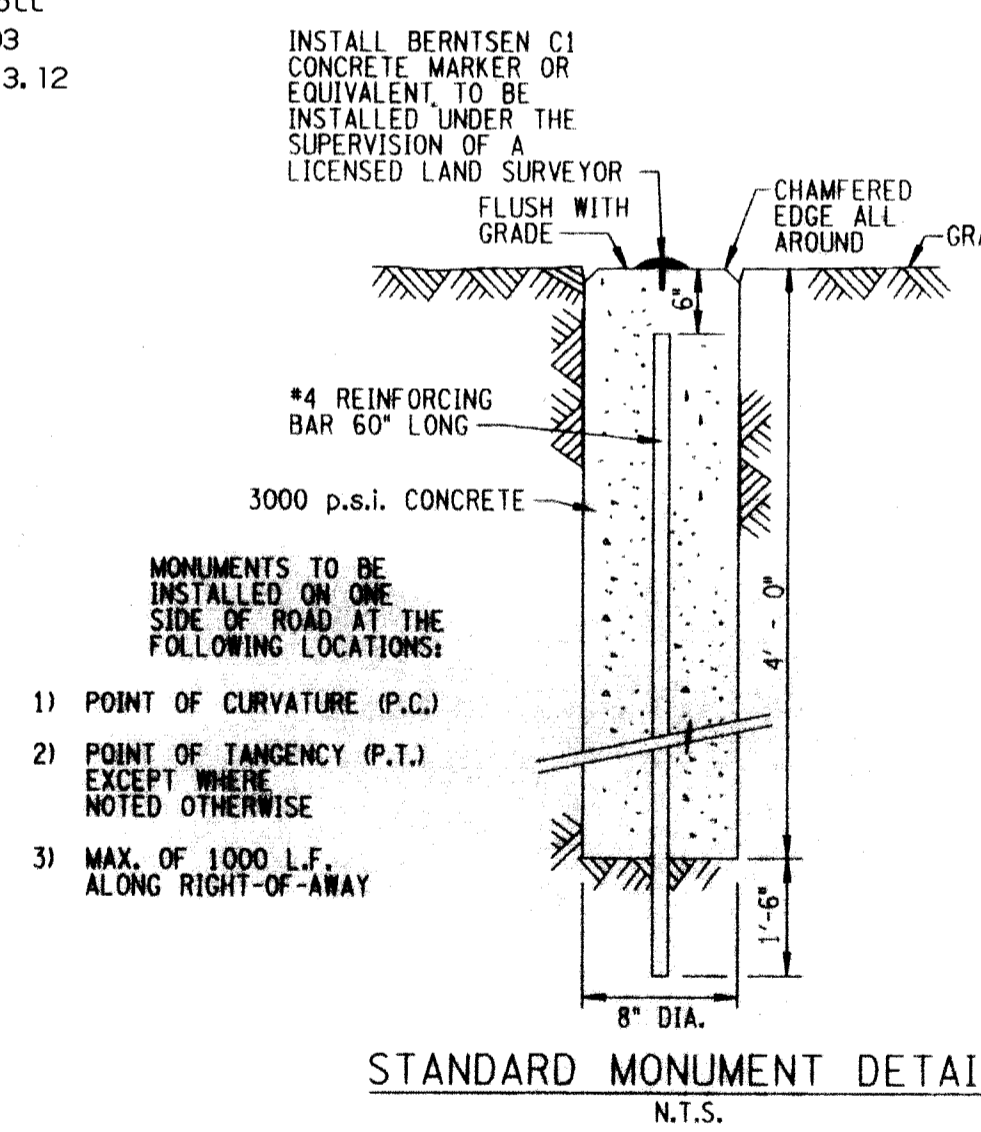


CONSTRUCTION COORDINATES

PT. No.	NORTHING	EASTING
1	5390.231	5290.469
2	5287.000	5412.987
3	5155.314	5503.317
4	4954.756	5572.424
5	4860.509	5625.531

CONSTRUCTION COORDINATES

PT. No.	NORTHING	EASTING
6	4479.085	5943.177
7	4468.946	6179.866
8	4507.568	6218.077
9	4638.294	6333.184
10	4433.540	6071.730
11	4491.430	6157.100
12	4497.090	6162.720
13	4502.780	6168.350
14	4537.450	6015.570



Deed Reference:
 1. Warranty Deed dated 25 November 1996 between Rodman W. Lott (grantor) and Seneca County Industrial Development Agency (grantee) filed in the Seneca County Clerk's Office on 04 December 1996 in Liber 548 of Deeds at Page 133.

Map Reference:
 1. Map entitled 'Lands to be Conveyed to Seneca County Industrial Development Agency (SCIDA)' dated 10/24/96 by Fisher Associates, P.E., L.S., P.C.
 2. Map entitled 'Deer Run Corporate Park' dated 5/31/98 filed in Seneca County Clerks office as 98-258, by Fisher Associates, P.E., L.S., P.C.

CALL TABLE NO. 1
 PROPOSED EASEMENT CENTERED ON EXISTING WATERMAIN BEGINS AT LOT 8

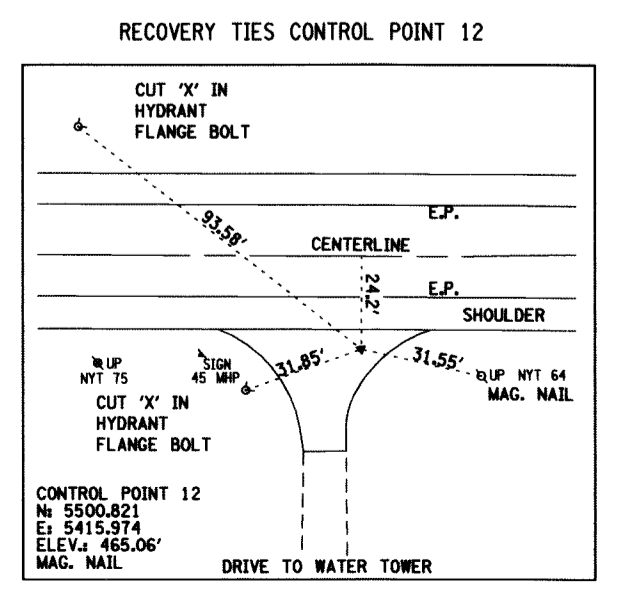
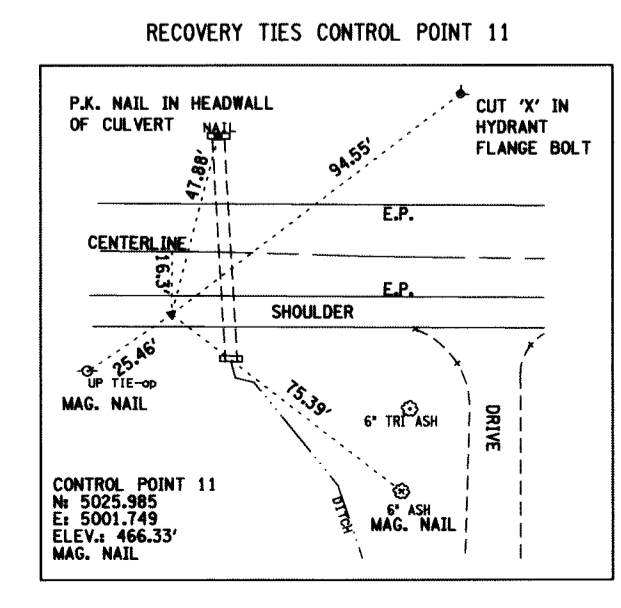
Bearing	Distance
S 11° 28' 02" E	31.61
S 78° 31' 58" W	50.00
N 11° 28' 02" W	31.61

Sq. Feet: 23064 Acres: 0.529

CALL TABLE NO. 2
 PUMP STATION BEGINNING AT DIVISION LINE LOTS 4/5 AT R.O.W.

Curve Def: Arc	LEN: 25.07	TAN: 12.55	Curve Dir: CCW
RAD: 195.00	MO: 0.40	EXT: 0.40	CEN. ANG: 7° 21' 57"
CHORD: 25.05			DEGREE: 29° 22' 57"

Sq. Feet: 1527 Acres: 0.035



PROPOSED EASEMENT FOR WATERMAIN PURPOSES
 CALL TABLE NO. 3
 PROPOSED EASEMENT FOR WATERMAIN PURPOSES ADDED 3/2003
 TIE FROM SOUTHWEST CORNER LOT 1 TO POINT OF BEGINNING
 N 70° 59' 14" W 34.50' to P.O.B.
 THENCE:
 N 29° 00' 00" E 43.00'
 N 94° 18' 00" W 79.00'
 N 28° 20' 00" E 53.39'
 CURVE DEF: Arc, clockwise
 RAD: 144.12
 LEN: 43.58'
 CEN. ANG: 17° 19' 40"
 S 19° 00' 46" E 98.19'
 =4725 SQUARE FEET