



March 5, 2026

The Honorable Thomas DiNapoli
Comptroller of the State of New York
110 State Street
Albany, New York 12236

The Honorable Carl E. Heastie
Speaker of the NYS Assembly
Legislative Office Building, Rm 932
Albany, New York 12248

Mr. Blake Washington
Director, NYS Division of the Budget
State Capitol, Room 410
Albany, New York 12224

The Honorable Andrea Stewart-Cousins
President Pro Tem and Senate Majority Leader
LOB Rom 907
Albany, NY 12247

Ms. Jeanette Moy
Commissioner, Office of General Services
Corning Tower, 36th Floor
Albany, New York 12242

Mr. Joshus Norkin
Director NYS Authorities Budget Office
PO Box 2076
Albany, NY 12220

RE: 90 DAY NOTICE under the Public Authority Accountability Act of 2005 for the Disposal of Property by Negotiation by the Greene County Industrial Development Agency (the "Agency") for conveyance by negotiation to Day Ross Holdings, LLC. (the "Company").

Dear Sir, Madam, or Designated Representative:

On behalf of the Agency and pursuant to subparagraph (ii) of paragraph (d) of subdivision (6) of Section 2897 of Title 5-A of the Public Authorities Law (the "PAL"), the Agency submits the following explanatory statement for the disposal of certain real property by negotiation:

As authorized by paragraph (c) of subdivision (6) of section 2897 of Title 5-A of the PAL, the Agency intends to dispose of approximately 11 acres (as hereinafter defined) by negotiation upon not less than ninety (90) days from the date of this notice. The Agency submits this letter as its explanatory statement pursuant to subparagraph (i) of paragraph (d) of subdivision (6) of section 2897 of Title 5-A of the PAL.

Background. The Agency is the owner of +/- 11 Acres of land, zoned industrial; located on Bailey Street in the Town of Coxsackie.

Proposed Conveyance. The Agency intends to sell the +/- 11 acre parcel (Tax ID Number 56.18-1-18) (the "Property") to Day Ross Holdings, LLC. The location of the Property to be conveyed to the Company is more particularly described on the site map attached as Exhibit "A" herein. Importantly, only 8.2 acres is useable as the approximately ±2.7 acres are subject to the CHPE easement and wetlands.

1. **Justification for Conveyance by Negotiation.** The Parcel will serve to facilitate the expansion of the business located on the adjacent parcel owned by Day Ross Holdings LLC at 40 Bailey street that is leased to Trenton Corp. The current project at 40 Bailey entails renovations and updates to approximately 80,000 square feet of the existing structure. This project will be creating 10 to 15 local jobs in R+D, Training, Corporate Administration Staff, and Warehousing/Shipping. Phase two of this project will create additional manufacturing and shipping positions in an estimated time frame of between 24-to-36 months.



In addition to being a needed improvement to 40 Bailey Street the parcel will serve to create two additional uses. Metal roofing and siding manufacturing company Tin-It Direct, LLC currently operating at 69 Bailey is projected to outgrow their current facilities in less than 24 months. A portion of this parcel will potentially be the site of a new facility. Tin-It Direct is projected to add 5 to 7 full-time local positions once production capabilities are increased in the new facility. The second additional use of the property will be the expansion of JMC Supply. JMC Supply currently operates at 69 Bailey Street with the business of distributing furniture and restaurant equipment/supplies. JMC is in need of additional space to branch out into the building materials market. Day Ross Holdings will be providing a warehousing facility for JMC to carry out their expanded operation. It is expected that JMC will need to fill 5 or 6 full-time local positions to facilitate the new product line operations for warehousing, distribution, and administration.

2. **Conveyance.**

- a. **Conveyance.** The proposed sale price for the Property (Tax ID Number 56.18-1-18) is \$110,000. The purchase price is approximately \$13,415 per usable acre (8.2 usable acres with a 2.7 acre easement). The appraisal value option for this parcel is \$120,000 with a Full Market Value listed as \$194,805.
- b. **Disposition.** The disposition by negotiation is appropriate under the present circumstances since the Agency wants to further the economic development of Greene County by the conveyance of the Property to the Company in order that they can expand within the community.
- c. **Resolution of the Agency.** The Agency approved the sale of the Property to promote the economic development purposes at the January 15, 2026 Board Meeting. In addition, the Agency determined that the sale would advance the job opportunities, health, welfare, general prosperity, and economic development for the benefit the people of Greene County. Expected date of sale of the property is expected in 90 days.

Should you have any questions or comments, please do hesitate to call,

Sincerely,

April Ernst
Executive Director

EXHIBIT "A"

SITE MAP



Authorities Budget Office



JAN 22 2025

RECEIVED

January 15, 2026

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2. **Conveyance.**

- a. **Conveyance.** The Purchase Price for the Property is \$110,000. The Greene IDA did not commission an appraisal for this parcel, but did not have costs associated with the original acquisition. The purchase price is approximately \$13,415 per usable acre. The IDA recently purchased the former McGrath land, (Tax Id Number 41.00-1-29) which is also vacant land, at \$5000 an acre from Ballston Spa National Bank and used that as justification for the proposed sale amount.
- b. **Disposition.** The disposition by negotiation is appropriate under the present circumstances since the Agency wants to further the economic development of Greene County by the conveyance of the Property to the Company in order that they can expand within the community.
- c. **Resolution of the Agency.** The Agency approved the sale of the Property to promote the economic development purposes at the January 15, 2026 Board Meeting. In addition, the Agency determined that the sale would advance the job opportunities, health, welfare, general prosperity, and economic development for the benefit the people of Greene County.

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