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NEW YORK STATE | NY Green Bank
A Division of NYSERDA

Authorities Budget Office

SEP 1 1 2026

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KATHY HOCHUL
Governor
DOREEN HARRIS
President and CEO, NYSERDA
ANDREW KESSLER
President, NY Green Bank

August 28, 2026

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

Hon. Blake G. 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
President Pro Tempore & Majority Leader
New York State Senate
Legislative Office Building, Room 907
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. Joshua Norkin, Director
State of New York Authorities Budget Office
P.O. Box 2076
Albany, New York 12220-0076

Re: NY Green Bank
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

NY Green Bank ("NYGB") is an unincorporated division of the New York State Energy Research and Development Authority ("NYSERDA"). NYGB is a New York State sponsored investment fund dedicated to filling financial gaps in clean energy and sustainable infrastructure markets to support the State's transition to a green economy pursuant to the Climate Leadership and Community Protection Act (the "Climate Act"). NYGB's financial products include loans to finance clean energy projects that satisfy NYGB's eligibility and investment criteria ("Loan Program").

In accordance with NYGB's Loan Program, NYGB loaned Arthur May Redevelopment Holdings, LLC (the "Borrower") $1,936,067.00 for soft costs and $19,063,933.00 for cost of improvements (the "Loans") pursuant to a Project Loan and Security Agreement and Note dated

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December 19, 2022 (the "Project Loan") and Building Loan and Security Agreement, Note and Mortgage dated December 19, 2022 (the "Building Loan"), respectively, for the rehabilitation and adaptive use of the former Arthur S. May Elementary School into 24 market rate apartments and approximately 9,100 square feet of commercial space and the construction of two new buildings containing approximately 39 rental units and approximately 7,239 square feet of commercial space located at 21 and 25 Raymond Avenue, Poughkeepsie, New York (the "Project"). The Project Loan and Building Loan agreements each contain a condition precedent that NYGB must receive evidence that the Project has been designed to achieve carbon neutral ready levels of performance that meet the eligibility criteria of NYSERDA's New Construction Commercial Program.

The Loans reach maturity on November 23, 2026 (the "Maturity Date") whereby all outstanding principal and all accrued and unpaid interest on the Loans is due and payable in the amount of $20,828,699.09. To satisfy the Loans with NYGB, the Borrower is seeking to refinance the Loans with Berkadia Commercial Mortgage LLC ("Berkadia") and has requested NYGB to assign the Loans to Berkadia as part of its refinancing structure. Upon assignment, NYGB would receive all of its outstanding principal and accrued interest in the amount of $20,828,699.09, subject to any repayments or other adjustments between the date of this Notice and the Maturity Date. NYGB recycles its loan funds for further investments in clean energy projects.

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 involved in the transaction are NYGB, an unincorporated division of NYSERDA, a New York State public authority, ("Seller" or "Assignor") and Berkadia Commercial Mortgage LLC, a Delaware limited liability company and commercial real estate lender ("Buyer" or "Assignee").

2) Justification for Disposing of the Property by Negotiation

NYGB is exempt from publicly advertising for bids pursuant to PAL §2897(6)(c)(v), as the disposition of the NYGB Loan is within NYGB's mission to increase investment into New York's clean energy market and NYSERDA's purposes and powers to *"....develop and implement new energy technologies...to develop and encourage energy conservation technologies...and to promote, develop, encourage and assist special energy projects and thereby advance job opportunities, health, general prosperity and economic welfare of the people of the state of New York."*

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3) Identification of Property, Including Its Location

Specifically, the NYGB Loans are made pursuant to and in accordance with the following documents:

Project Loan and Security Agreement by and between Arthur May Redevelopment Holdings, LLC, as Borrower and NY Green Bank, as Lender, dated as of December 19, 2022

Building Loan and Security Agreement by and between Arthur May Redevelopment Holdings, LLC, as Borrower and NY Green Bank, as Lender, dated as of December 19, 2022

Project Loan Note issued by Arthur May Redevelopment Holdings, LLC in the amount of $1,936,067.00 dated December 19, 2022

Building Loan Note issued by Arthur May Redevelopment Holdings, LLC in the amount of $19, 063,933.00 dated December 19, 2022

Building Loan Fee and Leasehold Mortgage and Security Agreement by Arthur May Redevelopment Holdings, LLC and Dutchess County Industrial Development Agency to NY Green Bank in the amount of $19,063,933.00, dated as of December 19, 2022

4) Estimated Fair Market Value of the Property

Par value for the NYGB Loans is the outstanding principal and accrued interest in the amount of $20,828,699.09, subject to any repayments or other adjustments prior to the Maturity Date.

5) Proposed Sales Price for the Property

The Loans will be assigned to Berkadia at par value.

6) Size of the Property

The Loans were for a total of $21 million.

7) Expected Date of Sale of the Property

The assignments of the Loans are reasonably expected to take place before the end of calendar year 2026; however, such transfer will not occur until at least ninety days from the date of this Notice.

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A Division of NYSERDA

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President and CEO, NYSERDA
ANDREW KESSLER
President, NY Green Bank

Any questions or comments relating to this Statement may be sent to NYGB at the address noted on the first page hereof, Attention: Matel Anasta, Vice President, NYGB at matel.anasta@greenbank.ny.gov or 917-837-4998.

Sincerely,

NY GREEN BANK, a division of the New York State Energy Research and Development Authority

DocuSigned by:
Andrew Kessler
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By: Andrew Kessler
Title: President