Authorities Budget Office

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COUNTY OF MONROE
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INDUSTRIAL DEVELOPMENT AGENCY

October 1, 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 the Budget
State Capitol
Albany, New York 12224

Hon. Jeanette M. Moy
Commissioner
The New York State
Office of General Services
Corning Tower, Empire State Plaza
Albany, New York 12242

Hon. Andrea Stewart-Cousins
Office of Temporary President of the New York State Senate
State Capitol
Albany, New York 12224

Hon. Carl E. Heastie
Speaker of the New York State Assembly
State Capitol
Albany, New York 12224

Joshua Norkin, Director
State of New York Authorities Budget Office
P.O. Box 2019
Albany, New York 12220-0076

RE: Notice of Disposition of Property by Negotiation

To Whom It May Concern:

Pursuant to subparagraph (ii) of paragraph (d) of subdivision (6) of section 2897 of Title 5-A of Article 9 of the Public Authorities Law ("PAL"), the following explanatory statement is being provided at least 90 days prior to the disposal of real property by negotiation:

EXPLANATORY STATEMENT

As authorized by subparagraph (v) of paragraph (c) of subdivision (6) of section 2897 of Title 5-A of the PAL, the County of Monroe Industrial Development Agency (the "Agency") intends to dispose of property by negotiation not less than 90 days from the date of this notice. Specifically, the purpose of the proposed disposition (the "Disposition") of the property as described below is within the purpose, mission and enabling statute of the Agency and is thereby exempted from publicly advertising for bids pursuant to PAL Section 2897(6)(c)(v) and obtaining fair market value pursuant to PAL §2897(7)(ii).

The Agency is currently negotiating the purchase of the former James W. Wadsworth U.S. Army Reserve Center, consisting of approximately 5.0 acres of real property located at 2035 North Goodman Street, in the Town of Irondequoit, New York 14609 (the "Property"). Following the Agency's acquisition of the Property, St. Ann's Community Inc. and its affiliate, St. Ann's Greens of LeRoy, Inc. (collectively, the "Company"), are proposing to acquire the Property from the Agency (the "Disposition") and to construct senior affordable housing (the "Project"). Alternatively, the Company may elect to preserve all or a portion of the Property as open green space, thereby maintaining the campus-like character of the surrounding area and furthering its mission to promote the highest levels of independence and the physical and spiritual well-being of older adults in the Catholic tradition of excellence in care and services.

In furtherance of the Project and the Disposition, the Agency and Company contemplate entering into a Purchase and Sale Agreement (the "PSA") governing the agreed terms of the Disposition of the Property to the Company. Notwithstanding anything contained herein to the contrary, the Agency shall have no obligation to acquire the Property unless and until the PSA has been duly executed by the Agency and the Company. Subject thereto, the Agency will undertake the Disposition of the Property to the Company in accordance with the PSA no sooner than ninety (90) days after the date of this letter.

In accordance with applicable provisions of the PAL and Policy Guidance No. 15-03 issued by the State of New York Authorities Budget Office, the following details regarding the Disposition are provided:

1) Description of the parties involved in the Transaction

Current Owner:	The United States of America
Prospective Owner:	County of Monroe Industrial Development Agency
Purchaser:	St. Ann's Community Inc. and its affiliate, St. Ann's Greens of LeRoy, Inc.

2) Justification for disposing Property by negotiation:

The Agency is exempt from publicly advertising for bids pursuant to PAL §2897(6)(c)(v) and obtaining fair market value pursuant to PAL §2897(7)(ii), as the Disposition is within the Agency's mission and statutory purposes of *advancing the job opportunities, health, general prosperity, and economic welfare of the people of Monroe County. This is accomplished by actively working to promote, attract, encourage and develop economically sound commerce, industry and housing opportunities. These efforts are undertaken for the purpose of preventing unemployment, economic deterioration and housing instability.* The proposed Project will make productive use of the Property by creating affordable senior housing or, alternatively, preserving all or a portion of the Property as open green space that maintains the community character of the area and advances the Company's mission. Accordingly, the Agency is authorized to dispose of the Property by negotiation pursuant to the PSA.

3) Identification of Property:

TMID No. 092.09-3-3, consisting of an approximately 71,405 square foot building and 5.0 acres, located at 2035 North Goodman Street, in the Town of Irondequoit, New York 14609.

4) Estimated Fair Market Value of Property:

The Agency obtained an independent appraisal from Rynne, Murphy & Associates, as of May 5, 2026, which determined the value of the Property to be $2,610,000.

5) Proposed Sale Price:

Pursuant to that certain Offer to Purchase between the United States of America and the Agency, the United States of America will convey the Property to the Agency for $750,000. Pursuant to the PSA, the Company will acquire fee title to the Property from the Agency for $750,000, plus the Agency's related costs and expenses.

6) Size of the Property:

71,405 +/- square feet
5.0 +/- acres

7) Expected Date of Sale of the Property:

The Agency reasonably expects to have a closing date scheduled no sooner than ninety (90) days after the date of this Statement.

Any questions or comments relating to the proposed disposition may be sent to the Agency at the address noted above on the first page hereof, Attention: Executive Director.

Sincerely,

COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

Ana J. Liss, Executive Director