NEW YORK STATE OF OPPORTUNITY. | Empire State Development

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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)**
**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) for the New York State Urban Development Corporation d/b/a Empire State Development ("ESD"), regarding the proposed sale of an approximately 15.44 acre parcel of residential vacant land currently owned by ESD known as 8208 Sixty Rd located in Baldwinsville New York, Town of Lysander, Onondaga County, also known as Town of Lysander Tax Parcel 057.-02-18.0. (the "Property") to Christopher and Meghan Dambach ("the Proposed Purchaser").

The Radisson Community ("Radisson") is located on approximately 3,000 acres in the Town of Lysander, County of Onondaga, approximately 12 miles northwest of Syracuse. Approximately 300 acres of industrial land in Radisson remains unsold and in ESD ownership. In August 2017, ESD issued a public Request for Proposals soliciting offers to purchase the Radisson industrial properties, including the Property. ESD received no response to that Request. ESD's main web site publicly indicates that Radisson parcels, which include the Property, are for sale. Further, ESD staff advertises industrial park listings on LoopNet/CoStar and is in regular contact with area brokers to market these properties.

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The Proposed Purchaser would like to construct a single-family home to be occupied by themselves and their four children. Their intent is to establish a long-term, owner-occupied home that aligns with the character, design standards, and community values of Radisson.

The Proposed Purchaser seeks to purchase the Property from ESD. The proposed offer is $460,000. The fair market "as is" value as determined by independent appraisal obtained by ESD is $460,000 as of May 28, 2026.

Additional information about the transaction is as follows:

1. Description of the parties involved in the property transaction: New York State Urban Development Corporation d/b/a Empire State Development and Christopher I. Dambach and Meghan Dambach.
2. Justification for disposing of the property by negotiation: The transfer is permitted pursuant to Sections 2897(6)(c)(v) and 7(a)(ii) of the Public Authorities Law which permits disposal of property by negotiation when 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 Radisson by activating a vacant property for additional flexible space for local contractors.
3. Identification of the property, including location: An approximately 15.44 acre parcel of residential vacant land currently owned by ESD known as 8208 Sixty Rd located in Baldwinsville New York, Town of Lysander, Onondaga County, also known as Town of Lysander Tax Parcel 057.-02-18.0.
4. Estimated fair market value of the property: $460,000 based on independent appraisal.
5. Proposed sale price of the property: $460,000.
6. Size of the property: Approximately 15.44 acres.
7. Expected date of sale of the property: March 1, 2027.

Thank you for your consideration in this matter.

Very truly yours,

Antovk Pidedjian
Senior Counsel, Lending Programs