



Griffiss Local Development Corporation

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June 26, 2019

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

Hon. Carl E. Heastie
Speaker
New York State Assembly
Legislative Office Building, Room 932
Albany, New York 12248

Hon. Andrea Stewart-Cousins
President Pro Tempore
New York State Senate
Legislative Office Building, Room 808
Albany, New York 12247

Hon. Mary Beth Labate
Budget Director
New York State Division of Budget
State Capitol
Albany, New York 12224

Hon. RoAnn M. Destito
Commissioner of General Services
Office of General Services, Corning Tower
Empire State Plaza
Albany, New York 12242

Hon. Jeffrey H. Pearlman
Director
State of New York
Authorities Budget Office
P.O. Box 2076
Albany, New York 12220-0076

**Re: Explanatory Statement Pursuant to Public Authorities Law §§2897(6)(d) and (7)
Griffiss Local Development Corporation to Orgill, Inc. (or a company to be formed)
Premises: 74.0+/- Acre Parcel, Griffiss Business Park, Rome, New York**

Dear Sir/Madam:

Griffiss Local Development Corporation (“GLDC”) is a New York not-for-profit local development corporation. Pursuant to its Certificate of Incorporation, GLDC operates for the corporate purposes, among others, “of participating in the development and implementation of a comprehensive strategy to maintain, strengthen and expand the uses and viability of the former Griffiss Air Force Base in the City of Rome and Oneida County including, without limitation, the [Air Force’s] Rome Laboratory” by “promoting and providing for additional employment”. In furtherance of its corporate purposes, GLDC has been developing a 1,600+/- acre portion of the former Griffiss Air Force Base as a business and technology park (the “Griffiss Business Park”).

GLDC, by means of a negotiated transaction, intends to sell, transfer and convey a 74.0± acre parcel of vacant land, originating from City of Rome, County of Oneida Tax Map Parcel No. 243.000-1-1.12, situated on the easterly side of NYS Route 825 at the NYS Route 49 entrance to the Griffiss Business Park (the “Subject Property”) to Orgill, Inc. (or a company to be formed by Orgill, Inc.) which plans to construct a 780,000± sq. ft. distribution center and related improvements thereon (the “Distribution Center”) and thereafter operate the same. GLDC expects that such sale, transfer and conveyance will occur not less than ninety (90) days from the date of

this notice.


Based on an appraisal of the Subject Property prepared for GLDC by Erik Stropp of Stropp Appraisal, as of May 31, 2019 the estimated fair market value of the Subject Property was \$23,000.00/acre or \$1,700,000.00. GLDC anticipates, however, that the actual purchase price for the Subject Property will be \$22,500.00/acre or \$1,665,000.00, subject to actual acreage.

Please be advised that the purpose of the above-described sale, transfer and conveyance of the Subject Property is within GLDC's corporate purposes and mission. Moreover, the operation of the Distribution Center will result in a benefit to the public through the eventual creation of jobs for up to 225 full-time employees whose wages are expected to be competitive with the wages paid to the employees of other distribution centers located in the Mohawk Valley Region.

Please feel free to contact the undersigned if you have any questions regarding this transaction.

Sincerely,

GRIFFISS LOCAL DEVELOPMENT
CORPORATION

By: 

Steven J. DiMeo
Its Authorized Representative