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

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

Andrea Stewart-Cousins  
President Pro Tempore  
New York State Senate  
Legislative Office Building, Room 907  
Albany, New York 12247 ✓

Robert Mujica  
Budget Director  
New York State Division of Budget  
State Capitol  
Albany, New York 12224

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

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) on behalf of the New York State Urban Development Corporation d/b/a Empire State Development ("ESD"), regarding the proposed sale of property to the Rochester Economic Development Corporation ("REDCO") located at 55 Saint Paul Street, Rochester (the "Property"). REDCO is a local development corporation created by the City of Rochester (the "City") to spur economic development opportunities in the City. The Property consists of a four and six-story office building housing SUNY Brockport's MetroCenter that was used as an educational facility but is now mostly vacant with SUNY Brockport moving its operations to a new location in the City. The proposed transaction will transfer the property from New York State to the REDCO through ESD. REDCO will pay SUNY the fair market value of the Property in the amount of \$1,580,000 which was determined by an independent appraisal. The City is expected to use the Property for its operations including the Department of Recreation & Youth Services.

Additional information about the transaction is as follows:

1. Description of the parties involved in the property transaction: SUNY Brockport, the New York State Office of General Services, ESD, REDCO and the City.



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 provide the City with site control of a strategic parcel located along the Genesee River and across the street from the new City transit center. The site will initially be utilized to house strategic City departments involved with youth development and job training for City residents. In addition, the Property is adjacent to the existing Riverside Hotel on East Main Street which is actively under consideration for redevelopment, and potentially will be part of the ROC the Riverway development plan. Therefore, control of the Property is important for the City.
3. Identification of the property, including location: four and six-story building consisting of approximately 109,435 sf located at 55 Saint Paul Street, Rochester, Monroe County, New York.
4. Estimated fair market value of the property: \$1,580,000
5. Proposed sale price of the property: \$1,580,000
6. Size of the property: four and six-story building consisting of approximately 109,435 sf located on .64 acres.
7. Expected date of sale of the property: September 2019

Thank you for your consideration in this matter.

Very truly yours,

Stephen Gawlik  
Senior Counsel