



LOCAL VALUES. FORWARD VISION.

September 11, 2020

Comptroller of the State of New York
110 State Street
Albany, New York 12236

Division of Budget
State Capitol Bldg.
Albany, New York 12210

Commissioner of the New York State
Office of General Services
41st Floor, Corning Tower
Empire State Plaza
Albany, New York 12242

President of the New York State Senate
188 State Street Room 907
Legislative Office Bldg.
Albany, New York 12247

Speaker of the New York State Assembly
Albany Office, LOB 932
Albany, New York 12248

State of New York Authorities Budget Office
P.O. Box 2076
Albany, New York 12220-0076

**RE: Seneca County Industrial Development Agency /Notice of Disposition of Real Property
Former Seneca Army Depot / Former Hillside Campus**

Ladies and Gentlemen:

Pursuant to Section 2897(6)(d) of the New York Public Authorities Law, the following explanatory statement is being delivered at least ninety days prior to disposal of property by negotiation.

EXPLANATORY STATEMENT OF CIRCUMSTANCES OF PROPERTY DISPOSAL

Background: The property disposal involves the conveyance of 172 +/- acres of real property and associated improvements (the "Property") consisting of portions of the former Seneca Army Depot (the "Depot"). The property is currently owned by the Seneca County Industrial Development Agency ("IDA"), which received title to the Property from the United States Army as part of the decommissioning and closing of the Depot pursuant to Federal law. Beginning shortly after acquiring the Property in 2000 the IDA leased the Property to successive non-profit agencies to provide residential services to youth. The last of these lease agreements expired March 31, 2020, and the Property is now vacant.

The improvements to the Property consist of fifteen structures. Nine of the buildings were constructed in the 1940's and 1950's while the remaining six structures were constructed in the 1970's or 1980's. The buildings consist of dormitories, classroom (school) facilities, a gymnasium, administration buildings, a pool, and an on-site sewage treatment plant. All structures are considered in poor condition and functionally obsolete and would require substantial repairs and/or renovations to make them usable. Moreover, the buildings contain significant amounts of asbestos and lead based paint that would need to be remediated as part of any reconditioning. Finally, the wastewater treatment plant servicing the facility is in the process of being decommissioned and shut down by Seneca County, leaving the property without any functioning sanitary sewer infrastructure, such that a new on-site septic system would need to be installed to service any improvements to the property. In short, the Property requires a substantial investment to be restored to a functional level of use, and just maintaining the property in its current condition requires substantial resources that the IDA does not have. As such, the IDA has prioritized transferring the Property to a private party for repurposing.

As part of its economic development mission, the IDA publicly solicited bid proposals to purchase the property. Bidders were instructed to include in their bid proposals their plans for reuse of the Property. The IDA received one complete bid proposal from Earl Martin of Deer Haven Park. The IDA's Governance Committee reviewed the bid, and considered the nature, potential economic impact, feasibility and likelihood of success of the redevelopment proposals in the bid, as well as the necessity for the IDA to divest itself of the Property.

The IDA ultimately determined to approve the bid submitted by Earl Martin. The IDA concluded that Martin's bid met all of its requirements and conditions of sale, and included a sufficient redevelopment proposal that include a mix of tourism and other redevelopment opportunities.

Description of the Parties Involved in the Transaction: The Seneca County Industrial Development Agency (the "IDA"), an industrial development agency created by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 63 of the Laws of 1972. The IDA is the current owner of the Property.

Deer Haven Park, LLC, a New York limited liability company (the "Company") formed by Earl Martin, will take title to the Property.

Justification for Disposing of the Property by Negotiation: The IDA engaged in a modified bid process in the disposal of the Property. In order to appropriately accommodate the needs of the IDA to relieve itself of the burden of the asset while advancing to the extent possible the IDA's economic development mission, it was necessary for the IDA to negotiate the final terms of the transfer, rather than accepting any particular bid outright. The disposition of the Property is within the purpose, mission and governing statute of the IDA and is thereby

exempted from requirements to publicly advertise for bids and obtain fair market value pursuant to Public Authorities Law Section 2897(6)(c)(v) and 2897(7)(ii).

Identification of the Property: The Property consists of portions of the former Seneca Army Depot and is located at 4887 Route 96-A in the Town of Varick, Seneca County.

Estimated Market Value of the Property: Based on a recent appraisal prepared by Appraisal Research, Inc., the market value of the Property is \$350,000.

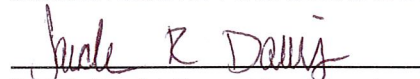
Proposed Sale Price of the Property: The price the Company is paying for the Property is \$65,000.

Size of the Property: Approximately 172 acres.

Expected Date of Transfer: The transfer to the County should be completed on or about December 15, 2020.

Submitted this 11th day of September 2020.

SENECA COUNTY INDUSTRIAL DEVELOPMENT AGENCY


Sarah Davis, Executive Director



Shipment Receipt

Address Information

Ship to:

NYS Division of the Budget

NYS Capitol Building

ALBANY, NY

12210

US

518-473-3885

Ship from:

Kelly Kline

Seneca County IDA

One DiPronio Drive

Waterloo, NY

13165

US

3155391725

Shipment Information:

Tracking no.: 771495352970

Ship date: 09/11/2020

Estimated shipping charges: 12.53 USD

Package Information

Pricing option: FedEx Standard Rate

Service type: FedEx Express Saver

Package type: FedEx Pak

Number of packages: 1

Total weight: 1 LBS

Declared Value: 0.00 USD

Special Services:

Pickup/Drop-off: Use an already scheduled pickup at my location

Billing Information:

Bill transportation to: MyAccount-659

Your reference:

P.O. no.:

Invoice no.:

Department no.:

Thank you for shipping online with FedEx ShipManager at fedex.com.

Please Note

FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1000, e.g., jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits; Consult the applicable FedEx Service Guide for details. The estimated shipping charge may be different than the actual charges for your shipment. Differences may occur based on actual weight, dimensions, and other factors. Consult the applicable [FedEx Service Guide](#) or the FedEx Rate Sheets for details on how shipping charges are calculated.



Shipment Receipt

Address Information

Ship to:

Thomas DiNapoli
Comptroller of the State of
NY
110 State Street

albany, NY
12236
US
518-474-3271

Ship from:

Kelly Kline
Seneca County IDA

One DiPronio Drive

Waterloo, NY
13165
US
3155391725

Shipment Information:

Tracking no.: 771495244626
Ship date: 09/10/2020
Estimated shipping charges: 16.69 USD

Package Information

Pricing option: FedEx Standard Rate
Service type: FedEx Express Saver
Package type: FedEx Pak
Number of packages: 1
Total weight: 1 LBS
Declared Value: 0.00 USD
Special Services:
Pickup/Drop-off: pickup confirmation number:SYRA11

Billing Information:

Bill transportation to: MyAccount-659
Your reference:
P.O. no.:
Invoice no.:
Department no.:

Thank you for shipping online with FedEx ShipManager at fedex.com.

Please Note

FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1000, e.g., jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits; Consult the applicable FedEx Service Guide for details. The estimated shipping charge may be different than the actual charges for your shipment. Differences may occur based on actual weight, dimensions, and other factors. Consult the applicable [FedEx Service Guide](#) or the FedEx Rate Sheets for details on how shipping charges are calculated.



Shipment Receipt

Address Information

Ship to:

Andrea Stewart - Cousins
President of the NYS Senate
188 State Street Room 907

ALBANY, NY
12247
US
518-426-6811

Ship from:

Kelly Kline
Seneca County IDA
One DiPronio Drive

Waterloo, NY
13165
US
3155391725

Shipment Information:

Tracking no.: 771495500750

Ship date: 09/11/2020

Estimated shipping charges: 12.53 USD

Package Information

Pricing option: FedEx Standard Rate

Service type: FedEx Express Saver

Package type: FedEx Pak

Number of packages: 1

Total weight: 1 LBS

Declared Value: 0.00 USD

Special Services:

Pickup/Drop-off: Use an already scheduled pickup at my location

Billing Information:

Bill transportation to: MyAccount-659

Your reference:

P.O. no.:

Invoice no.:

Department no.:

Thank you for shipping online with FedEx ShipManager at fedex.com.

Please Note

FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1000, e.g., jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits; Consult the applicable FedEx Service Guide for details. The estimated shipping charge may be different than the actual charges for your shipment. Differences may occur based on actual weight, dimensions, and other factors. Consult the applicable [FedEx Service Guide](#) or the FedEx Rate Sheets for details on how shipping charges are calculated.



Shipment Receipt

Address Information

Ship to:

Office Of General Services
Commissioner of the NYS
36th Floor Corning Tower
Empire State Plaza
ALBANY, NY
12242
US
518-474-3899

Ship from:

Kelly Kline
Seneca County IDA
One DiPronio Drive

Waterloo, NY
13165
US
3155391725

Shipment Information:

Tracking no.: 771495438420
Ship date: 09/10/2020
Estimated shipping charges: 14.88 USD

Package Information

Pricing option: FedEx Standard Rate
Service type: FedEx Express Saver
Package type: FedEx Pak
Number of packages: 1
Total weight: 11 LBS
Declared Value: 0.00 USD
Special Services:
Pickup/Drop-off: Use an already scheduled pickup at my location

Billing Information:

Bill transportation to: MyAccount-659
Your reference:
P.O. no.:
Invoice no.:
Department no.:

Thank you for shipping online with FedEx ShipManager at fedex.com.

Please Note

FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1000, e.g., jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits; Consult the applicable FedEx Service Guide for details. The estimated shipping charge may be different than the actual charges for your shipment. Differences may occur based on actual weight, dimensions, and other factors. Consult the applicable [FedEx Service Guide](#) or the FedEx Rate Sheets for details on how shipping charges are calculated.



Shipment Receipt

Address Information

Ship to: State of NY Authorites Budget Office State of NY Authorites Budget Office PO Box 2076 ALBANY, NY 12220-0076 US 518-455-5459	Ship from: Kelly Kline Seneca County IDA One DiPronio Drive Waterloo, NY 13165 US 3155391725
--	--

Shipment Information:

Tracking no.: 771495632369
Ship date: 09/10/2020
Estimated shipping charges: 12.53 USD

Package Information

Pricing option: FedEx Standard Rate
Service type: FedEx Express Saver
Package type: FedEx Pak
Number of packages: 1
Total weight: 1 LBS
Declared Value: 0.00 USD
Special Services:
Pickup/Drop-off: Use an already scheduled pickup at my location

Billing Information:

Bill transportation to: MyAccount-659
Your reference:
P.O. no.:
Invoice no.:
Department no.:

Thank you for shipping online with FedEx ShipManager at fedex.com.

Please Note

FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1000, e.g., jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits; Consult the applicable FedEx Service Guide for details. The estimated shipping charge may be different than the actual charges for your shipment. Differences may occur based on actual weight, dimensions, and other factors. Consult the applicable [FedEx Service Guide](#) or the FedEx Rate Sheets for details on how shipping charges are calculated.



Shipment Receipt

Address Information

Ship to:

Carl E Heastie
Speaker of the NYS
Assembly
LOB 932

ALBANY, NY
12248
US
518-455-3791

Ship from:

Kelly Kline
Seneca County IDA

One DiPronio Drive

Waterloo, NY
13165
US
3155391725

Shipment Information:

Tracking no.: 771495561546
Ship date: 09/10/2020
Estimated shipping charges: 12.53 USD

Package Information

Pricing option: FedEx Standard Rate
Service type: FedEx Express Saver
Package type: FedEx Pak
Number of packages: 1
Total weight: 1 LBS
Declared Value: 0.00 USD
Special Services:
Pickup/Drop-off: Use an already scheduled pickup at my location

Billing Information:

Bill transportation to: MyAccount-659
Your reference:
P.O. no.:
Invoice no.:
Department no.:

Thank you for shipping online with FedEx ShipManager at fedex.com.

Please Note

FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1000, e.g., jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits; Consult the applicable FedEx Service Guide for details. The estimated shipping charge may be different than the actual charges for your shipment. Differences may occur based on actual weight, dimensions, and other factors. Consult the applicable [FedEx Service Guide](#) or the FedEx Rate Sheets for details on how shipping charges are calculated.