



Date: September 27, 2016

To: THE TRUSTEES

From: THE PRESIDENT and CHIEF EXECUTIVE OFFICER

Subject: Acquisition of Real Property - 102 Avenue of the Stars –
Town of Blenheim, Schoharie County

SUMMARY

The Trustees are requested to authorize the acquisition, by purchase or eminent domain, of approximately 15.48 acres of improved real property located at 102 Avenue of the Stars, Town of Blenheim, County of Schoharie, from Vincenzo and Antonio Cascetta (“Owners”), for \$230,000, plus any appurtenant closing costs and adjustments. The real property, more particularly shown on the attached Exhibit “A,” is improved by a single family residence and will serve as the residence for the Park Manager of Mine Kill State Park (“Mine Kill”).

BACKGROUND

The Authority’s Expenditure Authorization Procedures governing real estate require the Trustees’ approval for the acquisition of a fee interest in real property where the fair market value exceeds \$10,000.

Mine Kill was established pursuant to the Recreation Use Plan adopted in conjunction with the 1969 Federal Energy Regulatory Commission license for the operation of the Blenheim-Gilboa Pumped Storage Project. Pursuant to an Operating Agreement dated March 14, 1998, Mine Kill is operated and maintained by the New York State Office of Parks, Recreation and Historic Preservation (“OPRHP”) on behalf of the Authority. Under the terms of the Operating Agreement, the Authority agreed to provide the use of an existing house on the Project property to serve as the Park Manager’s residence. That house, which is over 150 years old, is no longer suitable for a residence, and the Authority seeks a replacement.

DISCUSSION

Initially, the construction of a new residence on existing Authority property was considered. An RFP issued requesting quotes for the construction elicited a single bid of \$508,000, which was deemed exorbitant. New construction would have resulted in significant disruption to the Authority’s Visitor’s Center property, as well as to existing trails and other infrastructure.

While considering alternatives to the issuance of a new RFP, Real Estate staff became aware of the listing of the property at 102 Avenue of the Stars, within walking distance of Mine Kill State Park. The property is well-suited for the residence of the Park Manager and family. The asking price for the property was \$270,000; however, staff was able to negotiate a substantially reduced purchase price of \$230,000 and entered into a contract subject to approval by the Trustees.

In order to alleviate local concern that the property will be removed from the tax rolls, staff will seek to enter into agreements for Payment in Lieu of Taxes ("PILOT") with the appropriate municipalities.

FISCAL INFORMATION

Funds required for the property acquisition will come from the Authority's Capital Fund.

RECOMMENDATION

The Vice President – Enterprise Shared Services and the Resident Manager – Central New York recommend that the Trustees approve the acquisition, by purchase or eminent domain, of approximately 15.48 acres of real property located at 102 Avenue of the Stars, Town of Blenheim, County of Schoharie, from Vincenzo and Antonio Cascetta for \$230,000.

For the reasons stated, I recommend the approval of the above-requested action by adoption of the resolution below.

Gil C. Quiniones
President and Chief Executive Officer

RESOLUTION

RESOLVED, That pursuant to the provisions of Article 5, Title 1 of the Public Authorities Law, the Trustees hereby approves the acquisition, by purchase or eminent domain, of approximately 15.48 acres of real property located at 102 Avenue of the Stars, Town of Blenheim, County of Schoharie, shown on the map attached hereto as Exhibit "A," from Vincenzo and Antonio Cascetta, for \$230,000 and hereby finds and determines that such real property is required for a public use; and be it further

RESOLVED, That the Vice President – Enterprise Shared Services, or designee, is hereby authorized to execute any and all other agreements, papers or instruments on behalf of the Authority that may be deemed necessary or desirable to carry out the foregoing, subject to the approval by the Executive Vice President and General Counsel; and be it further

RESOLVED, That the Chairman, the Vice Chairman, the President and Chief Executive Officer, the Chief Operating Officer and all other officers of the Authority are, and each of them hereby is, authorized on behalf of the Authority to do any and all things and take any and all actions and execute and deliver any and all agreements, certificates and other documents to effectuate the foregoing resolution, subject to the approval of the form thereof by the Executive Vice President and General Counsel.

**New York Power Authority
Proposed New Park
Manager's House
(Highlighted in Blue)
Town of Blenheim
Schoharie County**

Exhibit A

