



Date: July 26, 2016

To: THE GOVERNANCE COMMITTEE

From: VICE PRESIDENT – ENTERPRISE SHARED SERVICES

Subject: Real Estate Report, 1/1/16-6/30/16

SUMMARY

This memorandum is to advise the Governance Committee of certain 2016 activities of the Real Estate Division regarding the acquisition and disposal of real property.

BACKGROUND

Pursuant to Subsection C.5 of the Authority's Governance Committee Charter relating to Reports, the Vice President –Enterprise Shared Services Vice President - Procurement and the Director - Real Estate are required to report to the Committee at all regularly scheduled meetings, and the Committee has the authority to require Real Estate staff to prepare additional reports and to produce documents for Committee review. Due to recent staff reorganization, the Real Estate Division now reports to the Vice President – Enterprise Shared Services, who is submitting this report.

The reported activities are governed by various State laws and regulations and are set forth in the attached Reports.

DISCUSSION

The Report of the Acquisition and Disposal of Real Property for the period January through June 2016 is attached hereto as Exhibit 2c-1.

ACQUISITION AND DISPOSAL OF REAL PROPERTY **January - June 2016**

Section 2896 of the Public Authorities Law (PAL) requires a report setting out all real property transactions of the Authority over a given reporting period. Such report shall consist of a list and full description of all real property disposed of during such period. The report shall contain the price received by the Authority and the name of the purchaser. There is no monetary threshold, so all disposals regardless of value need to be reported. In addition, acquisitions and leasing transactions are also included in this report. All acquisitions and dispositions reported herein were approved by the Authority's Trustees and/or are consistent with current Trustee-approved Expenditure Authorization Procedures. The reporting period is January 1 – June 30, 2016.

I. ACQUISITIONS

1.) Acquisitions by Deed or Easement:

Jane A. Babbie - Acquisition of 1.6 acres in the Town of Plattsburgh, County of Clinton (Map No. CL-1507, Parcel No. 1507) in support of the PV-20 Transition Station relocation. The consideration for this transaction was \$8,000.00. The warranty deed was recorded on June 14, 2016.

Office of General Services – During this reporting period NYPA Real Estate renewed an existing easement with the New York State Office of General Services for the operation and maintenance of underwater electrical conduits situated in the Hudson River as part of the Marcy-South Transmission Project in the Town of Newburgh, Orange County and the Town of Wappinger, Dutchess County. The term of this easement is from January 11, 2016- August 31, 2039. The consideration was \$103,495.00. The easement was approved by the Trustees on September 19, 2015 and recorded in both counties on June 28, 2016.

2.) Danger Tree Permits:

During this reporting period, the Authority acquired 138 danger tree permits. These rights allow the Authority to eliminate dangerous vegetation which is critical to the safe operation of the New York State transmission grid. The transmission facilities covered by these danger tree permits include the Niagara-Adirondack, Fitz-Edic, Moses-Willis, and Gilboa-New Scotland.

II. DISPOSITIONS

1.) Dispositions by Deed or Easement:

None this reporting period.

2.) Land Use Permits:

During this reporting period, the real estate group issued 18 land use permits for use of the Authority's real property, both fee-owned and held by easement:

LAND USE PERMITS			
Permit No.	Town/ Issue Date	Permittee	Purpose
CEC-15-193P	Russia 1/27/2016	Adirondack Foothills Rotary, Inc.	Utilize NYPA's boat launch on the Hinckley Reservoir from February 21- February 28th, for a fishing tournament on the 28th.
MS-15-194P	Delhi 1/6/2016	New York State Gas & Electric Corporation and ABB, Inc.	Remove spoils and debris placed by ABB, Inc. under Authority-owned transmission lines.
MS-16-254P	Otego 3/14/2016	Gutchess Lumber Company	Transport harvested timber over and across portions of property under the jurisdiction of Authority.
MSU-16-340P	Grieg 5/18/2016	Doug Tiffany	Remove a mound of earth on or across land owned by Permittee and under the jurisdiction of Authority.
MWP-15-192P	Chateauguy 2/8/2016	Jericho Rise Wind Farm LLC, a Delaware Limited Liability Company	Perform soil test borings and other related tests and samples within the Authority's Willis Substation.
MWP-16-294P	Chateauguy 4/29/2016	Jericho Rise Wind Farm LLC, a Delaware Limited Liability Company	Construct and install access roads and underground collection and distribution lines for the purpose of transporting materials to various turbine sites.
MWP-16-369P	Chateauguy 4/29/2016	Jericho Rise Wind Farm LLC, a Delaware Limited Liability Company	Remove, repair, and replace existing substation equipment and foundations in support of construction of new interconnect facilities within the Authority's Willis Substation.
NATL-15-195P	Verona 4/18/2016	Thomas and Jon Williams	Install drainage tile for agricultural purposes.
NATL-16-273P	Marcy 3/18/2016	National Grid	Expand its Edic Substation approximately fifty feet on the North and West sides and to carry out site preparation and re-grading to erect fencing thereon.
NATL-16-297P	Henrietta 4/5/2016	Rochester Gas & Electric	Construct, install, maintain, and remove temporary access roads for the purpose of transporting materials and equipment to the construction area of their Station 80 345kV Fifth Bay Expansion project.

NATL-16-312P	Henrietta 4/27/2016	Rochester Gas & Electric	Construct, install, operate, maintain, repair, replace, and remove a 15kV distribution line.
NPP-15-218P	Buffalo 2/3/2016	Erie Canal Harbor Development Corporation	Construct, reconstruct, install, operate, and maintain, dedicated docks and an access gangway with a waiting area for riders for the establishment of the "Queen City Bike Ferry".
NPP-15-265P	Niagara Falls 2/29/2016	Panamerican Consultants Inc.	Access to perform shovel testing as part of an archeological investigation.
NPP-16-317P	Lewiston 4/4/2016	Niagara Falls Bridge Commission	Access for a laydown and staging area for construction equipment during the sandblasting and repainting of Permittee's Lewiston-Queenston Bridge.
SLPP-16-248P	Louisville 2/5/2016	Majestic Fireworks	Access to the Lake St. Lawrence Yacht club for a fireworks display for the "Winter Chill" event.
SLPP-16-325P	Waddington 4/18/2016	Town of Waddington	Install and maintain a gate at the Iroquois Dam entrance.
SLPP-16-365P	Massena 6/16/2016	Arcadis of New York, Inc.	Perform environmental sampling to comply with the Environmental Protection Agency's record of decision.
WPO-15-57P	White Plains 6/27/2016	New York State Department of Economic Development	Use a portion of the 9 th floor in the building known as the Clarence D. Rappleyea Office Building for office purposes.

III. LEASING

None this reporting period.

IV. ST. LAWRENCE RELICENSING

1.) St. Lawrence Lands Program:

On October 31, 2001, the Authority filed an application for a new license, pursuant to Sections 4(e) and 15 of the Federal Power Act for the continued operation and maintenance of the 912 megawatt (MW) St. Lawrence/FDR Power Project. On February 6, 2003, the Authority filed a "Comprehensive Accord" (Settlement Agreement). On October 23, 2003, the Federal Energy Regulation Commission (hereinafter "FERC") issued an "Order Approving Settlement Agreements, Dismissing Complaint and Issuing New License" in which FERC *inter alia* approved the Settlement Agreement.

As part of the Settlement Agreement, the Authority agreed to several changes to the Project boundary. These proposed changes removed approximately 1,340 acres from the Project. Approximately 599 acres of the removed lands are intended to be conveyed

either to adjoining landowners or to the affected local municipality, if interested. For all conveyed lands, the Authority retains flowage and access easements, to provide necessary rights to traverse conveyed lands for Project-related activities.

DEEDS FILED						
NYPA Surplus Map No.	NYPA Surplus Parcel No.	Current Owner Name	Acreage	Appraisal Value	Filing Date	Town
1165C	8152	Oscar and Nicole Zeledon	.05	\$500.00	1/15/2016	Waddington
1155C	8286	Michele Mayette and Paul Jones	.12	\$200.00	1/15/2016	Waddington
1165C	8351	David and Tracey Putney	.01	\$50.00	3/25/2016	Waddington
1173C	8440	Pat Curran	.17	\$2,550.00	3/29/2016	Louisville
1132C	8582	Patrick D. Carroll	.02	\$300.00	4/19/2016	Louisville
1147C	8214	Randy and Cindy Deshaies	.13	\$2,300.00	4/19/2016	Waddington
1170C	8657	Town of Waddington	.65	\$1.00	5/12/2016	Waddington
1173C	8442	David and Micheline Cappione	.16	\$2,700.00	5/12/2016	Louisville
1155C	8288	Ronald P. McDougall	.10	\$100.00	5/19/2016	Waddington
1155C	8289	Ronald P. McDougall	.88	\$700.00	5/19/2016	Waddington
1174C	8451	Brenda B. Green	.21	\$3,150.00	5/26/2016	Louisville

During this period 11 deeds were finalized and recorded in the County Clerk's office. To date, 526 of the 599 acres have been conveyed. Of the approximately 520 private parcels to be conveyed, approximately 461 transactions have been completed. The remaining properties have been offered to the landowners or municipalities as agreed. In the majority of these cases the landowners or municipalities have indicated that they do not wish to acquire the properties in question.