

December 16, 2014

MEMORANDUM TO THE TRUSTEES

FROM THE PRESIDENT and CHIEF EXECUTIVE OFFICER

**SUBJECT: Disposal of 16.4 Acres of Surplus Land –
Town of Henrietta, County of Monroe**

SUMMARY

The Trustees are requested to approve the sale of a parcel of approximately 16.4 acres of surplus land located near Lehigh Station Road in the Town of Henrietta, Monroe County, shown on the map attached hereto as Exhibit “A,” to Rochester Gas and Electric Corporation (“RG&E”), or its related entities, for the sum of \$60,000.

DISCUSSION

The subject property is located just north of the Niagara Adirondack Tie Line. NYPA purchased the property in August 1960 for use as a microwave communications site. A microwave tower was erected on the property, but was later removed from service. A portion of the property acquired in 1960 was subsequently transferred to RG&E for its Station 80 substation, leaving approximately 16.4 acres. No active NYPA facilities remain on the property, nor are any planned. Transmission staff has determined that the remaining property is no longer required for NYPA operations and is therefore considered surplus.

Title 5-A of Article 9 of the Public Authorities Law (the “Act”) and the Authority’s Guidelines for the Disposal of Real Property (the “Guidelines”) authorize the Authority, subject to Trustee approval, to dispose of Authority real property deemed surplus for not less than its fair market value. No such disposition may be made unless an appraisal of the value of the property has been carried out by an independent appraiser and the property publicly advertised for sale.

An independent appraisal obtained by the Authority valued the property at \$45,000. The property was publicly advertised for bids. A single bid of \$40,000 was received from RG&E. This initial bid was deemed inadequate and the bidder was so advised. Subsequently, RG&E resubmitted an offer for \$60,000 and this bid was deemed acceptable to the Authority.

FISCAL INFORMATION

Proceeds of such disposition will be deposited into the Authority’s Operating Fund.

RECOMMENDATION

The Vice President – Transmission, the Acting Vice President – Procurement and the Director – Site Purchasing, Materials Management and Real Estate recommend that the Trustees approve the sale of 16.4 acres of real property located near Lehigh Station Road in the Town of Henrietta, Monroe County, shown on the map attached hereto as Exhibit “A,” to Rochester Gas and Electric Corporation, or its related entities, for the sum of \$60,000.

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 Authority hereby finds and determines that the sale of 16.4 acres of surplus real property located near Lehigh Station Road in the Town of Henrietta, Monroe County, shown on the map attached hereto as Exhibit "A," to Rochester Gas and Electric Corporation, or its related entities, for the sum of \$60,000, is reasonable and appropriate as recommended in the foregoing memorandum of the President and Chief Executive Officer; and be it further

RESOLVED, that the Acting Vice President – Procurement and the Director – Site Purchasing, Materials Management and Real Estate, or designee, be, and hereby is, authorized and directed to take such actions and execute on behalf of the Authority such deeds and supporting documents as are necessary or desirable to dispose of such real property; and be it further

RESOLVED, That the Chairman, the Vice Chair, 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 Niagara-Adirondack Tie Line RGE Station 80 aka Rochester Substation Property Ownership & Transmission ROW Town of Henrietta County of Monroe

Legend

-  NYPA Owned Lands
-  NYPA Easements
-  Tax Maps
-  NYPA Transmission Structures
-  Center Lines
-  Tx. ROW Access Road
-  Primary Highways
-  Other Roads

Grid Ticks are NY State Plane Coordinate System, East Zone, NAD'83, US Survey Ft.



1 inch = 500 feet



NATL RGE Station 80 Vicinity.PDF JGW 01/02/14

