

ACQUISITION AND DISPOSAL OF REAL PROPERTY **January- December 2014**

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 – December 31, 2014.

I. ACQUISITIONS

1.) Acquisitions by Deed or Easement:

KJM Reese Enterprises, LLC - Acquired a Permanent Easement from KJM Reese Enterprises, LLC for 1.2 acres (Map No. LL-1201, Parcel 1201). The Easement was recorded on March 10, 2014 and the consideration was \$700.00.

O'Reilly Berm - Acquired a Permanent Easement from Brian O'Reilly and Linda Beebe consisting of .612 acres in the Town of Blenheim (Map No. 202, Parcel 202). The Easement was recorded on April 3, 2014. There was no consideration for this transaction.

The Development Corporation - Acquisition of right-of-way across lands owned by The Development Corp in the Town of Plattsburgh to provide alternate access to the NYPA ROW. This License Agreement was recorded on June 2, 2014. There was no consideration for this transaction.

New York State Electric & Gas Corporation - Acquired a Temporary Grant of Easement from New York State Electric & Gas Corporation in the Town of Thompson for the construction of Shunt Reactor Facilities. This Temporary Grant of Easement was executed on October 9, 2014. The consideration for this transaction was \$1.00.

2.) Danger Tree Permits:

During this reporting period, the Authority acquired 205 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 lines.

II. DISPOSITIONS

1.) Dispositions by Deed or Easement:

Ellenburg - Conveyed 3.91 acres improved by communications tower and related equipment to The County of Franklin (Map No. CL-909, Parcel 951 and Map No. CL-910, Parcel 952). The deed was recorded on March 21, 2014 and the consideration was \$1.00. This transaction was approved by the Board of Trustees on December 17, 2013.

U.S. Army Corps of Engineers - Executed a Declaration of Restrictive Covenants with the U.S. Army Corps of Engineers to preserve wetlands on Authority property in the Town of Blenheim and County of Schoharie. This was recorded on May 13, 2014.

Verizon New York, Inc. - Granted an Easement to Verizon New York, Inc. to provide communications/telephone access for Maid of the Mist Storage Facilities (Tax Map No. 130.13-1-63) in the City of Niagara Falls. The Grant of Easement was recorded on May 29, 2014 (Received by NYPA on July 17, 2014). The consideration for this transaction was \$1.00.

Niagara Mohawk Power Corporation - Granted an Easement to allow Niagara Mohawk Power Corporation to install overhead electric facilities on property located in the City of Buffalo, County of Erie. The Grant of Easement was executed on September 25, 2014. The consideration for this transaction was \$1.00.

2.) Land Use Permits:

During this reporting period, the real estate group issued 44 land use permits for use of real property owned or under the control of the Authority:

LAND USE PERMITS			
Permit No.	Town/ Issue Date	Permittee	Purpose
BG-14-1P	Blenheim 4/4/2014	U.S. Geological Survey	Install instrumentation for scientific landslide monitoring and investigations.
CEC-14-3P	Marcy 12/15/2014	Deerfield Snow Trail, Inc.	Operating and maintaining a seasonal snowmobile trail.
FE-13-3P	New Haven 1/6/2014	National Grid, Inc.	Construct, install, operate, maintain, repair, replace and remove underground electric lines.
FE-14-1P	Western 7/22/2014	David Schallenberg II	Storage and piling of top soil and compost.
GL-14-1P	Rensselaerville 6/16/2014	Central Hudson Gas & Electric Corp.	Remove and replace a 45' distribution pole and install a new pole.
MA-14-2P	Canton 8/7/2014	National Grid, Inc.	Construct and install an underground distribution line.

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Permit No.	Town/ Issue Date	Permittee	Purpose
MA-14-3P	Leyden 12/22/2014	County of Lewis	Install 911 equipment on a NYPA communications tower; Construct, install, operate, maintain, repair, replace and remove a shelter and generator, secured with a perimeter fence.
MS-13-1P	Oneonta 1/23/2014	Wagner Logging, Inc.	Construct, install, maintain, repair, and remove two access roads.
MS-14-1P	Otego 2/4/2014	Gotchess Lumber Co., Inc.	Construct, install, maintain, repair, and remove one access road.
MS-14-2P	Orange 3/10/2014	Central Hudson Gas & Electric Corp.	Re-construct and re-conductor a 13.2kV distribution line from copper to aluminum wire.
NATL-13-9P	Lenox 2/18/2014	Town of Lenox	Install a ten inch water main.
NATL-14-1P	Sullivan 7/23/2014	Drew Kuryla	Repair and maintain a parking area along ROW.
NATL-14-3P	Clay 10/14/2014	Town of Clay	Operate, replace, repair, remove and maintain one new baseball field surrounded by a 200' fence line along the ROW.
NATL-14-4P	Lockport 12/1/2014	Town of Lockport	Construct, install, operate, and maintain a 10' waterline.
NPP-13-7P-AI	Niagara 2/5/2014	O'Brien & Gere, Inc. of North America and Severson Environmental Services	Remove a portion of an existing "Slag Mound" of contaminated soil/slag and sediment.
NPP-13-7P-AII	Niagara 6/10/2014	O'Brien & Gere, Inc. of North America	Remove an additional portion of an existing "Slag Mound" of contaminated soil/slag and sediment.
NPP-14-1P	Buffalo 5/20/2014	FOIT Albert Associates	Access to perform Soil Borings and environmental soil testing.
NPP-14-2P	Niagara Falls 4/11/2014	Niagara Falls Water Board	Access, ingress, egress and regress over and across an existing road in support of Permittee's "Iroquois Street Sewer Lining Project"
NPP-14-2P (new numbering system)	Niagara Falls 12/18/2014	Niagara Falls Bridge Commission	Access for parking official vehicles during the construction of the Permittee's facilities.

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Permit No.	Town/ Issue Date	Permittee	Purpose
NPP-14-3P	Buffalo 5/20/2014	SBA Communications, Corp.	Placement and operation of a crane to perform maintenance on a cell tower.
NPP-14-4P	Niagara Falls 5/22/2014	Midtown Little League	Maintain two existing combination Little League/ T-ball fields.
NPP-14-5P	Buffalo 8/19/2014	Erie Canal Harbor Development Corporation	Install permanent lighting on the Connecting Terminal Grain Elevator.
NPP-14-6P	Niagara Falls 9/30/2014	NYS of Parks, Recreation and Historical Preservation and NYS Department of Transportation	Make improvements and modifications to the Robert Moses Parkway, as well as to dismantle, transport and store the "Old Stone Chimney".
NPP-14-7P	Niagara Falls 9/8/2014	National Grid, Inc.	Improve an existing road to access transmission lines.
NPP-14-8P	Niagara Falls 8/18/2014	NYS Office of Parks, Recreation and Historical Preservation	Restore the Park Police barracks site.
NPP-14-10P	Niagara Falls 9/19/2014	Niagara Falls Firefighters Christmas Toy Fund	Hold a 5K Walk/Run fundraiser.
NPP-14-12P	Niagara Falls 10/20/2014	NYS Office of Parks, Recreation and Historical Preservation and Scotts Lawn, Inc.	Restore, replace, and return to its pre-existing condition the area as shown on Exhibit "A".
NPP-14-13P	Niagara Falls 9/15/2014	Parsons Brinckerhoff, Inc. and NYS Office of Parks, Recreation and Historical Preservation	Environmental testing for the possible construction of a new "Park Police Sub-Station".
NPP-14-15P	Lewiston 10/31/2014	Lewiston #2 Volunteer Fire Company	Carry out occasional training exercises and practice drills on an ongoing basis.
NPP-14-19P	Niagara Falls 9/22/2014	Niagara Falls Bridge Commission	Access for repairs and maintenance to their bridge.
SH-14-1P	Russia 11/17/2014	U.S. Geological Survey	Conduct testing on the Hinckley Reservoir.
SLPP-13-19P	Massena 2/6/2014	U.S. Geological Survey	Conduct water quality sampling.
SLPP-14-1P	Massena 3/17/2014	Glory In Our Hearts Foundation and Road Runners Club	Access for 5K walk/run.
SLPP-14-2P	Massena 4/10/2014	Alcoa, Inc.	Perform environmental sampling and related activities.

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Permit No.	Town/ Issue Date	Permittee	Purpose
SLPP-14-3P	Massena 5/2/2014	Lee Harper, Riveredge Associates	Collect Osprey eggs for analytical testing of PCB's and other contaminants in and near the St. Lawrence River.
SLPP-14-4P	Massena 6/10/2014	Clarkson University, Dr. Twiss	Temporary installation and operation of a water quality sensor array.
SLPP-14-5P	Waddington 5/26/2014	Village of Waddington	Access Whittaker Park for a fishing event.
SLPP-14-6P	Waddington 7/22/2014	Majestic Fireworks, Inc.	Access Ogden Island for a fireworks display.
SLPP-14-7P	Waddington 7/22/2014	Town of Waddington	Display fireworks on Ogden Island.
SLPP-14-8P	Waddington 9/15/2014	Young Explosives Corporation	Access Ogden Island for a fireworks display.
SLPP-14-9P	Waddington 9/19/2014	Village of Waddington	Hold the 2014 BassMaster Tournament and craft fair.
SLPP-14-10P	Waddington 8/15/2014	St. Lawrence County Chamber of Commerce	Hold the 12 th Annual Jr. Carp Tournament.
SLPP-14-12P	Massena 11/7/2014	Special Olympics, New York Inc.	Hold the annual Polar Plunge.
WPO-14-2P	White Plains 4/22/2014	NYS Department of Economic Development	Temporary use of approximately 304 square feet of office space on the 16 th floor, 123 Main Street.

III. LEASING

Tenant Leases:

Omni Development Corp.

During this reporting period NYPA RE entered into a 5-year extension to July 31, 2020 of an existing lease with Omni Development Corp. for the rental of office space in Albany, NY.

Wheatfield Office Park

During this reporting period, NYPA RE, at the request of Niagara Project Management, extended the warehouse lease at the Wheatfield Office Park for an additional six (6) month term to commence at the expiration of the present term, October 31, 2014, and extend to April 30, 2015. This lease is for approximately 7,790 square feet and has an annual rental of \$24,149.

Bartnick Irrevocable Trust

During this reporting period, entered into a 6-month extension, from 5/1/14 through 10/31/14, of an existing lease with Bartnick Irrevocable Trust for the rental of transmission maintenance storage space in Utica, NY. Also entered into an additional extension, from 11/1/14 through 10/31/15, of the same lease with Bartnick Irrevocable Trust.

Fuller Road Management Corp.

During this reporting period, Real Estate staff successfully negotiated and finalized the terms of a ten-year lease for approximately 402 square feet of space in the NanoEast building on the campus of the SUNY College of Nanoscience and Engineering in Albany, NY. This space is for the Energy Management Center (EMC). The initial annual rent is \$8,884.00, with annual increases of 3%.

Duke Realty, LLC

During this reporting period, entered into a 1-month extension, from 2/28/14 through 3/31/14, of an existing lease with Duke Realty, LLC for warehouse space in Pleasantville, NY. This lease is now terminated.

Iskalo Electric Tower Master Tenant LLC

During this reporting period Real Estate staff successfully negotiated and finalized the terms of a five-year lease for approximately 3,614 square feet of office space located on the 2nd floor of 535 Washington Street in Buffalo, NY.

Landlord Leases:

Berman, Fruccho, Gouz, Mitchel & Schub, P.C. - WPO

During this reporting period, NYPA RE, together with the law department and corporate support services, successfully negotiated and finalized the terms of a five year lease with the law firm of Berman, Fruccho, Gouz, Mitchel & Schub, P.C. The Berman firm has been in the building since 1998, but its lease, including all extensions and options, was set to expire on September 30, 2014. This lease is based on the following terms:

Tenant	Space	Expiration	Initial Annual Rental
Berman, Fruccho, Gouz, Mitchel & Schub, P.C.	7,814 feet, on the 17 th floor	9/30/19	\$187,536

In addition, the lease includes a \$3.00 psf annual electrical factor.

Hodogaya Chemical (U.S.A.) Inc.

During this reporting period, Real Estate staff successfully negotiated and finalized the terms of a five year and two month lease with Hodogaya Chemical (U.S.A) Inc. Hodogaya Chemical has been in the building since 1994, but its lease, including all extensions and options, was set to expire on May 31, 2015. This lease is based on the following terms:

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Tenant	Space	Expiration	Initial Annual Rental
Hodogaya Chemical (U.S.A.) Inc.	2,441 feet, on the 9 th floor	7/31/20	\$60,414.75

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 the affected local municipality or to adjoining landowners, if interested. For all conveyed lands, the Authority retains a flowage easement and access easements, where, 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
1170C	8716	Steven Larue	.52	\$1,560.00	12/11/2013	Waddington
1129C	8062	Richard and Elizabeth Henderson	.23	\$550.00	3/18/2014	Waddington
1151C	8247	Timothy T. Brady	.44	\$150.00	7/10/2014	Waddington
1151C	8248	Timothy T. Brady	.75	\$200.00	7/10/2014	Waddington
1151C	8249	Timothy T. Brady	.68	\$300.00	7/10/2014	Waddington
1196C	8332	Village and Town of Waddington	.412	\$1.00	7/10/2014	Waddington
1154C	8272	Gregory K. Hollis	.19	\$300.00	7/24/2014	Waddington
1170C	8715	Edward and Janice Albert	.47	\$1,410.00	7/31/2014	Waddington
1196C	8676	Village and Town of Waddington	2.255	\$1.00	9/4/2014	Waddington
1180C	8541	Dominick Violi	.18	\$2,700.00	9/4/2014	Louisville

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During this reporting period 10 deeds were filed and recorded in the County Clerk's office. This brings the total to 519 of the 599 acres that have been conveyed. Of the approximately 520 private parcels to be conveyed, approximately 438 parcels 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.