

ACQUISITION AND DISPOSAL OF REAL PROPERTY
January - June 2015

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, 2015.

I. ACQUISITIONS

1.) Acquisitions by Deed or Easement:

None this reporting period.

2.) Danger Tree Permits:

During this reporting period, the Authority acquired 96 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:

Niagara University - Conveyance of 13.1 acres in the City of Niagara Falls, Niagara County to Niagara University in support of the NU/NYPA Shared Campus Initiative (Map No. 337-C, Parcel No. 3265). The consideration was \$1.00. The deed was recorded on February 12, 2015.

Paul and Lucille Izzo - Conveyance of 7.4 acres of surplus land (Map No. 18-C, Parcels 522-A and 522-B) in the Town of Gilboa, Schoharie County to Paul and Lucille Izzo on April 23, 2015. The consideration was \$12,000. The deed was recorded on May 7, 2015.

City of Niagara Falls - Conveyance of 48.65 acres to the City of Niagara Falls (Map No. 1305, Parcel No. 1305) on February 20, 2015. The deed was recorded on May 14, 2015. The consideration for this transaction was \$1.00. This transfer satisfies a Niagara Power Project relicensing commitment.

2.) Land Use Permits:

During this reporting period, the real estate group issued 14 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-15-95P	Russia 2/23/15	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-15-129P	New Windsor 4/29/15	Central Hudson Gas & Electric Corporation	Construct and install a permanent access road across the Authority ROW.
MS-15-146P	Oneonta 6/1/15	Jeffery Barnes	Haul stone and related materials across the Authority ROW.
NATL-14-4P	Marcy 2/13/15	Joseph Proulx	Construct and install a 12' x 600' driveway for a residential home and a 2" underground water line, sewer line, and electrical services.
NATL-14-23P	Camden 2/23/15	Orlando Gerena	Construct and install a 1350' wire weld fence.
NATL-15-166P	Genesee 6/25/15	Alabama Ledge Wind Farm, LLC	Operate and maintain existing wind measuring equipment on the Authority's Batavia Communications Tower.
NPP-15-39P	Lewiston 4/13/15	Ernest Hasely	Access for growing and harvesting agricultural crops.
NPP-15-114P	Niagara Falls 6/18/15	New York State Office of Parks, Recreation and Historic Preservation	Construct and maintain a Park Police Station on Power Authority property.
NPP-15-142P	Buffalo 5/20/15	Erie Canal Harbor Development Corporation	Establish and operate a bike ferry at the First Buffalo Marina.
NPP-15-163P	Niagara Falls 6/29/15	Gabriel the Archangel, LLC	Expand a parking lot and relocate a fiberglass sign.
SLPP-15-79P	Ogdensburg 2/18/15	Adirondack Raptors	Banding snowy owls through a US Fish and Wildlife Service sponsored research project called Project Snowstorm.
WPO-14-3P	White Plains 1/14/15	Cablevision Lightpath, Inc.	Place and maintain communications equipment at the Authority's premises located at 123 Main Street, White Plains.
WPO-15-58P	White Plains 4/30/15	Office of the Westchester County District Attorney	Use of 1,506 square feet of rentable office space of Authority's premises located at 123 Main Street, White Plains.
WPO-15-59P	White Plains 4/30/15	Office of the Westchester County District Attorney	Use of 3,052 square feet of rentable office space of Authority's premises located at 123 Main Street, White Plains.

3.) Miscellaneous:

Buffalo River Fest Park, LLC

During this reporting period, NYPA entered into a 3-year agreement with Buffalo River Fest Park, LLC authorizing said organization to operate and maintain the "Mutual Riverfront Park" in Buffalo, New York. This agreement was executed on June 24, 2015 and will expire December 31, 2017.

III. LEASING

1.) Landlord Leases:

Community Mutual Savings Bank

During this reporting period NYPA Real Estate extended an existing lease for 7,334 rentable square feet for the purpose of office space located on the 7th floor of 123 Main Street Building in White Plains, New York. The term of this lease extension is from May 1, 2015- July 31, 2015.

Westchester Philharmonic

During this reporting period NYPA Real Estate extended an existing lease for 1,650 square feet of office space on the 9th floor of the Authority's 123 Main Street Building in White Plains, New York. The term of this lease extension is from January 1, 2015- December 31, 2021.

2.) Tenant Leases:

Fuller Road Management Corporation

During this reporting period, Real Estate staff successfully negotiated and finalized the terms of a ten-year lease for approximately 5,600 square feet of space in the ZEN Building on the campus of the SUNY Polytechnic in Albany, New York. This space is for the offices of the NYS Energy Manager. The initial annual rent is \$112,000, with annual increases of 3%. This lease commences on August 24, 2015.

Wheatfield Business Park, LLC

During this reporting period, NYPA Real Estate terminated a lease for warehouse space located at the Wheatfield Business Park in Wheatfield, New York.

Fuller Road Management Corporation

During this reporting period, NYPA Real Estate executed a lease amendment with Fuller Road Management Corporation to revise parking terms with respect to the existing offices for the New York Energy Manager, located on the campus of SUNY Polytechnic in Albany, New York.

Empire State Development Corporation

During this reporting period NYPA Real Estate terminated a lease for office space located at 95 Perry Street in Buffalo, New York.

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
1205C	8726, 8727	Timothy T. Brady	1.44	\$3,540.00	1/21/2015	Waddington
1178C	8520	John R. Boyce	.21	\$3,150.00	6/3/2015	Louisville
1132C	8578	Donald F. Smith	.02	\$100.00	6/3/2015	Louisville

During this period 4 deeds were finalized and recorded in the County Clerk's office. This brings the total to 521 of the 599 acres that have been conveyed. Of the approximately 520 private parcels to be conveyed, approximately 442 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.