

STATE OF NEW YORK - EXECUTIVE DEPARTMENT  
OFFICE OF GENERAL SERVICES

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In the Matter of the Public Sale :

of : FINDINGS

premises located on Third Street Extension :  
located in the City of Ithaca, County of Tompkins :

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It is proposed to offer for sale at public auction the premises described in the attached Schedule "A" and identified below, pursuant to the provisions of Section 33 of the Public Lands Law.

The property is located on Third Street Extension in the City of Ithaca, County of Tompkins, State of New York. The property consists of an 8.162± acre site, which formerly housed a NYS Department of Transportation Sub-Residency. An easement for the Cayuga Waterfront Trail encumbers .781± acre of the parcel. The site is improved with a 15,220 SF office building and a 4,000 SF maintenance building. The property is identified on the Tompkins County Tax Map as Section 37, Block 1, Lot 1.

The property is owned by the State of New York and is in the process of being vacated by the Department of Transportation. A Declaration of Abandonment was approved by the New York State Department of Transportation on July 30, 2020 by signature of Marie Therese Dominguez, Esq., Commissioner. The Declaration of Abandonment was approved by the Property Executive Review Group of the State of New York Department of Transportation on July 16, 2020.

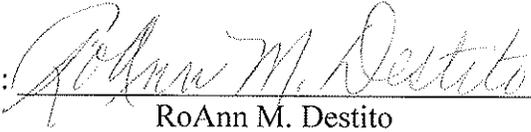
The action has been reviewed pursuant to the provision of the State Environmental Quality Review Act ("SEQRA"), and the Division of State Asset and Land Management has determined that the sale will have no significant adverse environmental impact. A Negative Declaration in accordance with SEQRA is in the file.

THEREFORE, I find that the property shall be offered at public auction on September 15, 2020. The minimum bid shall be \$2,850,000.00, with an initial deposit of \$285,000.00. An additional deposit which, with the initial deposit, constitutes 10% of the successful bid shall be due and payable for the sale parcel within 10 business days of notification of acceptance of the bid. The Notice of Sale, executed herewith, shall contain the pertinent terms and conditions of the sale including a two and a half percent (2.5%) broker commission payable by the State of New York to the broker representing the successful bidder.

The Notice of Sale shall be published in The Ithaca Journal, pursuant to the statute.

COMMISSIONER OF GENERAL SERVICES

Dated: 08-05-2020

By:   
RoAnn M. Destito