

NOTICE OF SALE

STATE OF NEW YORK EXECUTIVE DEPARTMENT OFFICE OF GENERAL SERVICES

SALE OF REAL PROPERTY

Pursuant to Section 33 of the Public Lands Law and Findings of the Commissioner of General Services in the Executive Department of the State of New York dated *August 5, 2020*, I shall offer for sale at public auction all the right, title and interest of the People of the State of New York in and to the following described real property at the place and time indicated or at such other place and time to which the sale may be adjourned:

All that certain piece or parcel of land known as 683 3rd Street, located in the City of Ithaca, County of Tompkins. The property consists of 8.162± acre parcel with extensive frontage on the Cayuga Inlet, a New York State 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 sq. ft. office building and a 4,000 sq. ft. maintenance building, a maintenance garage, and various smaller storage buildings. The property is identified on the Tompkins County Tax Map Section 37, Block 01, Lot 01.

Place of Auction: NYS Department of Transportation Sub-Residency
683 3rd Street
Ithaca, NY 14850

Date and Time of Auction: September 15, 2020 at 1:00 p.m.

Minimum Bid: \$2,850,000

Deposit: \$285,000 in certified check or bank draft only, drawn on a bank or other financial institution authorized to do business in the State of New York, and made payable to the "Commissioner of General Services," or yourself.

Additional Deposit: A non-refundable amount which when added to the initial deposit constitutes 10% of the successful bid; said amount is payable within ten business days after notification of acceptance of the bid.

Balance Due: Balance of the purchase price is due and payable not more than 120 days after approval of the Contract of Sale by the Office of the State Comptroller.

Broker's Commission: A 2.5% broker commission will be paid by the State of New York to a qualified real estate broker who represents the successful bidder. Bidder and Broker Affidavits must be submitted to the Office of General Services, Legal Services, by 12:00 Noon on Friday, September 11, 2020.

Bidder Notice:

The Commissioner of General Services retains the right to reject any and all bids.

Special Requirements:

Anyone acting as a representative of another person or corporation must verify such capacity in writing. The Authorization to Bid must be submitted to OGS Legal Services by 12:00 Noon on Friday, September 11, 2020. Out of State bidders should consult the list of restricted states found at <https://coronavirus.health.ny.gov/covid-19-travel-advisory> to determine if they should find a representative to bid on their behalf.

Auction participants must wear a mask, maintain social distancing, and have a temperature screening at the site with a touchless infrared thermometer. Participants will also be asked a series of screening questions. Additional screening information may be found at www.ogs.ny.gov/real-estate/real-estate-auctions. The number of attendees allowed into the auction site may be limited in accordance with Executive Orders issued by the Governor, which currently limit the maximum number of people attending non-essential gatherings to 50 people.

Bidder Pre-Registration:

Due to COVID-19 and restrictions regarding public gatherings, all parties who intend to bid at the auction are required to pre-register. Parties attending the auction are limited to no more than two members, at OGS discretion. Pre-registration information is found at www.ogs.ny.gov/real-estate/real-estate-auctions. The pre-registration must be submitted to OGS Legal Services by 12:00 Noon on Friday, September 11, 2020. To complete this registration process, you will be required to show your cashier's check deposit and identification to the Auctioneer at the auction site on September 15, 2020.

Bidder Check-In:

Bidder check-in begins at 12:00 Noon on September 15, 2020. To be eligible to bid, potential bidders **must** have completed the bidder pre-registration process, present a valid government issued identification, and present a certified check or bank draft in the amount of \$285,000. See "Terms" below.

Other important terms and conditions are applicable to this sale, including, but not limited to bond defeasance, broker commission and pre-registration, bidder pre-qualification, auction bidding through authorized representative, and forfeiture and default provisions. See Public Lands Law Section 33 as well as 9 NYCRR § 276. To obtain a copy of the Contract of Sale with applicable terms and conditions, together with a copy of a more detailed description of the premises, call (518) 474-2195 or write to: State of New York, Office of General Services, State Asset & Land Management, 39th Floor, Corning Tower, The Governor Nelson A. Rockefeller Empire State Plaza, Albany, New York 12242. Website: <https://ogs.ny.gov/nysstore>

COMMISSIONER OF GENERAL SERVICES

Dated: 08/05/2020



RoAnn M. Destito