

NEW YORK STATE ENERGY RESEARCH  
AND DEVELOPMENT AUTHORITY

**ANNUAL REPORT ON  
ACQUISITION AND DISPOSITION OF  
REAL AND PERSONAL PROPERTY**

For the Fiscal Year Ended March 31, 2020

**Section 1. Real Property Acquired in the Name of NYSERDA April 1, 2019 through March 31, 2020**

- Approximately 10,059 rentable square feet of office space at a building located at 1333 Broadway, Suite 300, New York, NY pursuant to a Lease with ESRT 1333 Broadway, LLC (“Landlord”) dated December 19, 2019 and initially expiring October 2027. Monthly rent payments will be \$52,908.75 beginning on the rent commencement date through and including the fourth anniversary and will increase to \$55,324.50 a month thereafter through the expiration date. Under the terms of the lease, the Authority may only use contractors that are approved by the Landlord for janitorial and other services. Further, the Landlord has agreed that the leased space and all services will be in accordance with Executive Order 4, *Establishing a State Green Procurement and Agency Sustainability Program*.

**Section 2. Real Property Held in the Name of NYSERDA as of March 31, 2020**

- A parcel of land (approximately 3.67 acres) and a building (two-story office building with partial basement containing approximately 66,000 square feet of gross area) located at 17 Columbia Circle, Albany, Albany County, New York.
- A parcel of land (approximately 3,300 acres) known as the Western New York Nuclear Service Center located in West Valley, Cattaraugus County, New York.
- A parcel of land (approximately 280-acres) known as the Saratoga Technology + Energy Park® (STEP®), formerly known as the Saratoga Research and Development Center, which includes one +/-23,600 gross square foot building and one +/-43,300 gross square foot state-of-the-art workforce training facility, both owned by NYSERDA, one +/-105,000 square foot of building owned by the United Group of companies, pursuant to a ground lease, located in Malta, Saratoga County, New York, one +/- 130,000 square foot building owned by STEP Tech, LLC, pursuant to a ground lease, located in Malta, Saratoga County, New York, and one +/- 10,000 square foot parcel pursuant to a ground lease improved with a cellular tower owned by Verizon Wireless, located in Malta, Saratoga County, New York.
- A parcel of underwater land and an outfall structure for the release of cooling water located at the Indian Point Nuclear Generating Station, Village of Buchanan, Westchester County, New York, upon which is located. The land and structure is leased to the facility owner, Entergy (successor to Consolidated Edison Company of New York, Inc.), pursuant to a Lease dated July 1, 1971 with NYSERDA (successor to the New York State Atomic and Space Development Authority) scheduled to expire, subject to a renewal option, on March 31, 2027.
- Approximately 21,386 rentable square feet of office space at a building located at 1359 Broadway (19<sup>th</sup> floor), New York, NY pursuant to an Agreement of Sublease dated November 13, 2013 with LF USA, Inc. and LF North America Holdings Co. expiring October 30, 2027.
- Approximately 4,618 rentable square feet of office space at a building located at 1359 Broadway, Suite 1540, New York, NY pursuant to an Agreement of Lease with ESRT 1359 Broadway, L.L.C. dated August 15, 2018 expiring October 31, 2027, of which approximately 3,752 rentable square feet is subleased to New York City Economic Efficiency Corporation pursuant to a Sublease Agreement dated September 1, 2018 and initially expiring September 29, 2023.
- Approximately 10,059 rentable square feet of office space at a building located at 1333 Broadway, Suite 300, New York, NY pursuant to a Lease with ESRT 1333 Broadway, LLC dated December 19, 2019 and initially expiring October 2027.
- Approximately 29,941 rentable square feet of office space at a building located at 15 Columbia Circle, Albany, NY pursuant to a Lease with Columbia Circle Associates, LLC dated December 1,

2007, as amended, expiring June 30, 2024.

- Approximately 2,829 rentable square feet of office space at a building located at 726 Exchange Street, Buffalo, NY pursuant to a Lease with LCo Building, LLC dated February 16, 2007, as amended, expiring October 31, 2022.
- Approximately 4,824 rentable square feet of office space at a building located at Rt. 219 and County Road 53, Ashford, NY pursuant to a Lease with Peter L. Krog, Edwin Lorenz and Kenneth Lorenz dated February 1, 2016 expiring May 31, 2021.

**Section 3. Personal Property with a Value in Excess of \$5,000 and Real Property Disposed of During the Fiscal Year Ended March 31, 2019**

There were two dispositions of real property and no dispositions of personal property with a value in excess of \$5,000.

Purchaser	Description	Price Received
Town of Ashford	On May 17, 2019, NYSERDA and Town of Ashford, entered into an agreement to lease 52.97 acres of the West Valley New York Nuclear Service Center property from NYSERDA for a 49 year term.	The annual rent is \$1.00 per year over the 49 year term.

Purchaser	Description	Price Received
Cummins Enterprise LLC	On January 1, 2020, NYSERDA entered into a 5-year lease extension with Cummins Enterprise, LLC, formerly known as GE Fuel Cells, LLC. Cummins Enterprise LLC leases a +/- 10,586 sq ft fuel cell demonstration pad. The lease was extended from January 1, 2020 – December 31, 2024, with rent increasing 3 per cent annually. All other terms and conditions remain unchanged.	The 2020 annual rent is \$5,957.28, paid in equal monthly installments of \$496.44, increasing 3% on the anniversary date of the lease through December 31, 2024 to \$6,704.93, paid in equal monthly installments of \$558.74.