

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, 2024

Section 1. Real Property Acquired in the Name of NYSERDA April 1, 2023, through March 31, 2024

There were no acquisitions of real property during the fiscal year.

Section 2. Real Property Held in the Name of NYSERDA as of March 31, 2024

- 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 260+/-acres) known as the Saratoga Technology + Energy Park® (STEP®), formerly known as the Saratoga Research and Development Center, which includes one +/-43,300 gross square foot state-of-the-art workforce training facility owned by NYSERDA and leased to Hudson Valley Community College, 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 are leased to the facility owner, Holtec (successor to Entergy and 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 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 31, 2027.
- Approximately 21,386 rentable square feet of office space at a building located at 1359 Broadway (19th 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 29, 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, and expiring October 31, 2027, of which approximately 4,618 rentable square feet is subleased to New York City Economic Efficiency Corporation pursuant to a Sublease Agreement dated September 1, 2018, initially expiring September 29, 2023, and as amended expiring October 30, 2027.
- Approximately 24,881 rentable square feet of office space at a building located at 15 Columbia Circle, Albany, NY pursuant to a Lease with COMM 2014-UBS4 Columbia Circle LLC, dated December September 29, 2023, expiring December 31, 2025.
- 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, 2027.
- 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 June 1, 2021, as amended, expiring May 31, 2027.

Section 3. There was one disposition of real property and no dispositions of personal property with a value in excess of \$5,000.

Purchaser	Description	Price Received
Hermes Development, LLC	On November 17, 2023, NYSERDA and Hermes Development, LLC entered into a property sale agreement, the purchase of a 23,600 gross square foot building at 10 Hermes Road and two parcels of land of approximately 20+/- acres, commonly known as 30 and 10 Hermes Road (tax account numbers 230.-1-75.13 and 230.-1-75.12).	\$1,125,500.00