

Niagara Frontier Transportation Authority

Real Property Annual Report Fiscal Year 2016-2017

All dispositions and acquisitions of real property with a value over \$15,000 completed in this fiscal year have been entered into the PARIS system. Below is a list of all real property disposed of during this period.

- Fuhrmann Boulevard, Buffalo, New York

Olson Bros. Marine – lease amendment adding one-year to term of lease of the “Blue Maintenance Building”, storage space in Terminal A and exterior space at a total rental of \$49,903.50.

Mill Race Commons LLC – six-month lease with a total rental of \$3,750.

Erie Canal Harbor Development Corporation – transfer of approximately 50 acres of real property for a purchase price of \$3,500,000 based on appraisal reports.

- 181 Ellicott Street, Buffalo, New York

Megabus Northeast, LLC – ten-year lease at an initial annual rental of \$87,492.

- 245 Cayuga Road, Cheektowaga, New York

SNORAC, LLC – five-year lease with an initial annual rental of \$78,000.

- 247 Cayuga Road, Cheektowaga, New York

Engio ATS d/b/a AireXpert – one-year lease with an annual rental of \$325.

Zipline Golf LLC – three-year lease with initial annual rental of \$5,022.

NavSim Services, Inc. – two-year lease with initial annual rental of \$21,528.

J&G Merchandise d/b/a Buffalo Jewelry – two-year lease with initial annual rental of \$20,910.

Shannon’s Fitness & Dance, LLC – one-year lease with annual rental of \$9,396.

2D Imaging, Inc. – one-year lease amendment with additional annual rental of \$1,420.

Lamar Transit Advertising – one-year lease amendment with annual rental of \$11,203.90.

Ivergent, Inc. – one-year lease with an annual rental of \$5,729.97.

KLW Appraisal Group – two-year lease with initial annual rental of \$51,394.74.

Glenn Kumm d/b/a Scratchbusters – five-year lease with an initial annual rental of \$14,664.72.

KR Communications - five-year lease with an initial annual rental of \$30,004.50.

Union Concrete & Construction Company – one-year lease with annual rental of \$16,207.95.

Brian’s Best Gluten Free LLC – one-year lease with an annual rental of \$7,628.75.

Richard Reinhart d/b/a Mailmasters – one-year lease with an annual rental of \$5,304.

- 485 Cayuga Road, Cheektowaga, New York

Executive Flight Service, Inc. – lease amendment for additional apron space, additional annual rental of \$1,994.37.

Recovery Management Solutions – five-year lease with initial annual rental of \$26,866.

Recovery Management Solutions – lease amendment to increase square footage, additional annual rental of \$7,857.50

Aquapros WNY, Inc. – one-year lease with annual rental of 4,730.40.

Queen City Coral, LLC – one-year lease with annual rental of \$4,828.26.

TCK Coral Farm - one-year lease with annual rental of \$9,240.92.

You First Services, Inc. – five-year lease with initial annual rental of \$39,185.25.

YFS Pharma, Inc. – one-year lease with annual rental of \$11,622.40.

Westmatic Corporation – lease amendment to increase square footage, additional annual rental of \$21,328.82.

Westmatic Corporation – lease amendment to increase square footage, additional annual rental of \$50,074.57.

Guardian Recovery Solutions, LLC – one-year lease with annual rental of \$18,916.25.

- Buffalo Niagara International Airport, Cheektowaga, New York

US General Services Administration – amendment to renew TSA lease for five years at an annual rental rate of \$381,275.10.

New York State Electric & Gas (NYSEG) - permanent easement to install electric transformer to be used by BNIA.

- Niagara Falls International Airport, Niagara Falls, New York

N3410U Inc. - five-year ground lease with an initial annual rental of \$1,868.

Niagara Aerospace Museum – lease amendment to increase square footage, additional rental paid in form of making \$11,000± worth of needed repairs to space.

The following properties have been determined to be surplus:

- Delavan & Preston Bus Loop, 1630 East Delavan, Buffalo
- Walden & Bailey Bus Loop, 579 Walden Avenue, Buffalo
- Underwater land, Fuhrmann Boulevard at the end of Tiffit Street

Attached is an inventory of all NFTA owned properties listed by location; Buffalo Niagara International Airport, Niagara Falls International Airport, Port/Waterfront, and Metro Bus and Rail. This list was sent to the Director of Aviation, the Director of Public Transit, and the Manager, Facilities & Property on April 5, 2017 and they determined that no properties, other than those listed above, are surplus to the Authority at this time. Also attached is the NFTA's Guidelines for Acquisitions and Dispositions of Real Property.

5/22/17

NFTA OWNED PROPERTIES

BNIA

	ADDRESS	SBL NUMBER	USE
1	4200 GENESEE STREET	92.01-1-3.11	AIRPORT TERMINAL and RUNWAYS
2		92.02-1-16.1	RUNWAY
3		92.02-1-16.1/A	SURROUNDING AIPOINT LANDS
4	CAYUGA AT WEHRLE	81.03-1-1	SURROUNDING AIPOINT LANDS
5	CAYUGA AT WEHRLE	81.03-1-2	SURROUNDING AIPOINT LANDS
6	NO. AIRPORT & WEHRLE	81.03-4-3	SURROUNDING AIPOINT LANDS
7	1085 WEHRLE DRIVE	81.03-4-5.112	SURROUNDING AIPOINT LANDS
8	1179 WEHRLE	81.14-1-1	SURROUNDING AIPOINT LANDS
9	1184 WEHRLE	81.14-1-2	SURROUNDING AIPOINT LANDS
10	WEHRLE AND AERO	81.13-2-3.2	SURROUNDING AIPOINT LANDS
11		81.13-2-8	SURROUNDING AIPOINT LANDS
12	AERO NEAR WEHRLE	81.03-3-12.2	SURROUNDING AIPOINT LANDS
13		81.03-3-12.1	SURROUNDING AIPOINT LANDS
14		81.03-3-1.1/BB	SURROUNDING AIPOINT LANDS
15	AERO NEAR YOUNGS	81.03-3-11.1	SURROUNDING AIPOINT LANDS
16		81.03-3-10	SURROUNDING AIPOINT LANDS
17		81.03-3-9	SURROUNDING AIPOINT LANDS
18		81.04-1-3	SURROUNDING AIPOINT LANDS
19		81.04-1-2	SURROUNDING AIPOINT LANDS
20	HOLTZ DRIVE	92.02-1-15	SURROUNDING AIPOINT LANDS
21	HOLTZ DRIVE	92.02-2-14.2	SURROUNDING AIPOINT LANDS
22	245 CAYUGA ROAD	92.01-1-3.1/L	TENANT SPACE
23	247 CAYUGA ROAD	92.01-1-3.1/B	MULTI-TENANT OFFICE BUILDING
24	251 CAYUGA ROAD	92.01-1-3.1/N	BNIA SUPPORT FACILITIES
25	266-307 CAYUGA ROAD	92.01-1-2.2	AIR CARGO FACILITY
26		92.01-1-2.1/D	AIR CARGO FACILITY
27	425-475 CAYUGA ROAD	92.01-1-1.1	LAND LEASE
28	485 CAYUGA ROAD	92.01-1-3.1/K	MULTI-TENANT OFFICE BUILDING
29	50 NORTH AIRPORT DRIVE	92.01-1-3.1/C	FIXED BASE OPERATOR
30	NORTH AIRPORT DRIVE	92.01-1-3.1/D	FIXED BASE OPERATOR
31	NORTH AIRPORT DRIVE	92.01-1-3.1/M	FIXED BASE OPERATOR
32	175 AERO DRIVE	81.03-3-3	TAPD - AIRPORT OFFICE
33	199 AERO DRIVE	81.03-3-3	NFTA FACILITIES MAINTENANCE
34	235 AERO DRIVE	81.03-3-5	SINGLE TENANT OFFICE BUILDING
35	587 AERO DRIVE	92.02-1-8.111	NWS WEATHER FORECAST OFFICE
36	100 AMHERST VILLA RD	92.02-1-16.2/A	SINGLE TENANT OFFICE/HANGAR
37	AMHERST VILLA ROAD	92.02-1-16.2	WEATHER STATION
38	68 CAYUGA ROAD	92.09-6-15	AIRPORT NOISE STUDY
39	74 CAYUGA ROAD	92.09-6-14	AIRPORT NOISE STUDY
40	195 HOLTZ DRIVE	92.02-1-14.1	BNIA PARKING
41	185 LAWRENCE BELL DR.	81.02-3-7.11	CLEAR ZONE
42	GENESEE STREET	92.13-1-3	CLEAR ZONE
43		92.13-1-4	CLEAR ZONE
44		92.13-2-1.1	CLEAR ZONE
45		92.13-3-1.1	CLEAR ZONE

NFTA OWNED PROPERTIES

	ADDRESS	SBL NUMBER	USE
	46 33 SMALLWOOD TERRACE	92.13-2-21	CLEAR ZONE
	47	92.13-2-22	CLEAR ZONE
	48 ARTHUR STREET	91.16-3-7.1	CLEAR ZONE
	49	91.16-4-10.1	CLEAR ZONE
	50 ABERDEEN STREET	91.16-5-14	CLEAR ZONE
	51 BROAD STREET	91.16-7-8.1	CLEAR ZONE
	52 CHAPEL AVENUE	91.20-2-20	CLEAR ZONE
	53 BUELL AVENUE	92.03-1-34	CLEAR ZONE
NFIA	1 2035 NIAGARA FALLS BLVD	146.15-1-1	MAIN AIRPORT LANDS
	2	146.00-1-8.11	MAIN AIRPORT LANDS
	3	146.00-1-8.2	SURROUNDING AIPORT LANDS
	4	146.00-1-8.12	SURROUNDING AIPORT LANDS
	5	146.00-1-9.1	SURROUNDING AIPORT LANDS
	6	146.14-1-9	SURROUNDING AIPORT LANDS
	7 PACKARD ROAD	145.08-4-18	SURROUNDING AIPORT LANDS
	8 PORTER ROAD	145.12-2-6.12	SURROUNDING AIPORT LANDS
	9 2041 NIAGARA FALLS BLVD	146.00-1-8.13	LAND LEASE
	10 2176 NIAGARA FALLS BLVD	146.00-1-10.12	PARKING LOT
	11 WALMORE ROAD	147.00-1-53.2	CLEAR ZONE
	12 WALMORE ROAD	147.00-1-86	CLEAR ZONE
METRO	1 181 ELLICOTT STREET	111.13-18-1	METRO TRANSPORTATION CENTER
	2 93 OAK STREET	111.13-12-5.11	OPERATIONS CONTROL CENTER
	3 1404 MAIN STREET	100.39-2-13	TRANSIT POLICE STATION
	4 1408 MAIN STREET	100.39-2-12	TAPD STATION PARKING
	5 1000 MILITARY ROAD	77.08-3-5.1	FRONTIER BUS GARAGE
	6 59 SKILLEN	77.35-1-4.21	FRONTIER BUS GARAGE
	7 721 BABCOCK STREET	112.17-1-12.2	GISEL/WOLFORD GARAGE
	8 1581 MICHIGAN AVENUE	100.32-3-2.1	COLD SPRINGS SHOP & STORE
	9 506 MASTEN AVENUE	100.32-3-3	COLD SPRINGS GARAGE
	10 27 BALCOM EAST	100.24-4-11	COLD SPRINGS
	11 31 BALCOM EAST	100.24-4-10	COLD SPRINGS
	12 100 FERRY EAST	100.32-3-24	COLD SPRINGS
	13 29 MORLEY	100.32-3-23	COLD SPRINGS
	14 164 OHIO STREET	122.05-6-2.1	LRRT YARDS & SHOPS
	15 27 MICHIGAN	122.05-10-7.1	YARDS & SHOPS PARKING
	16 929 MAIN STREET	100.79-5-11.1	ALLEN/HOSPITAL STATION
	17 1135 MAIN STREET	100.63-3-14.111	SUMMER/BEST STATION
	18 1391 MAIN STREET	100.48-1-40.1	UTICA STATION
	19 1853 MAIN STREET	89.19-1-9.1	DELAVAN/COLLEGE STATION
	20 2085 MAIN STREET	89.66-1-1	HUMBOLDT/HOSPITAL STATION
	21 2646 MAIN STREET	89.28-4-1	AMHERST STREET STATION
	22 3030 MAIN STREET	79.62-1-48.1	LASALLE STATION
	23 3000 MAIN STREET	79.70-3-7.2	LASALLE STATION PARKING
	24 447 BEARD	79.61-2-36.21	LASALLE STATION PARKING

NFTA OWNED PROPERTIES

	ADDRESS	SBL NUMBER	USE
	25 1953 MAIN STREET	89.19-1-3	MAIN & JEFFERSON LOOP
	26 8 BAILEY AVENUE	123.70-2-4	BAILEY & ABBOTT LOOP
	27 2157 BROADWAY	101.84-3-1	BROADWAY & MICHAEL LOOP
	28 1545 KENSINGTON	79.83-4-5.1	KENSINGTON CITY LINE LOOP
	29 2191 CLINTON STREET	123.36-2-5	CLINTON & FERNWOOD LOOP
	30 3825 DELAWARE AVENUE	53.78-2-25	DELAWARE & ORCHARD LOOP
*	31 1630 EAST DELAVAN	90.76-4-27	DELAVAN & PRESTON LOOP
	32 2340 GENESEE STREET	101.28-2-9.12	ANDREWS & GENESEE LOOP
	33 2441 SENECA STREET	133.43-6-3	SENECA & MAYWOOD LOOP
	34 160 VULCAN STREET	77.32-7-15	TONAWANDA & VULCAN LOOP
*	35 579 WALDEN AVENUE	101.64-6-9	WALDEN & BAILEY LOOP
	36 3380 BIG TREE ROAD	159.14-2-2.112	ATHOL SPRINGS PARK & RIDE
	37 2259 NIAGARA STREET	77.72-3-21.11	NIAGARA STREET TRANSIT CENTER
PORT	* 1 1111 FUHRMANN BLVD	132.14-1-2	SOUTH END OF HARBOR
ROW	1 BLACK ROCK BRANCH	78.52-1-2.2	Starin Avenue east to
	2	78.52-2-8.2	Niagara Falls Secondary Track
	3	79.45-3-16.21	near Merrimac Street
	4 INT'L INDUSTRIAL TRACK	78.52-1-2.1	Starin Avenue east to
	5	78.52-2-8.1	Niagara Falls Secondary Track
	6	79.45-3-16.32	near Merrimac Street
	7 OAKFIELD SECONDARY TRACK	102.03-2-1.211	Harlem and Walden
	8	102.02-1-6.1	in Cheektowaga
	9	102.02-1-6.3	east to Dick Road
	10	102.08-2-41.1	
	11	91.20-5-6.1	
	12	92.17-4-33.1	
	13	92.17-5-15.2	
	14 CITY BRANCH	122.31-4-8	btw Moore and Chicago
	15	122.31-3-19	btw Chicago and Louisiana
	16	122.40-1-1	btw Louisiana and Alabama
	17	122.40-3-1	btw Alabama and Hamburg
	18	122.41-1-28	n/s Mackinaw btw Hamburg & Sidway
	19	122.49-1-1	btw Hamburg and Sidway
	20	122.49-2-1	btw Sidway and Katherine
	21	122.49-3-7.11	w/s of Fitzgerald
	22	122.49-4-9	e/s of Fitzgerald
	23	122.11-1-14	triangle between tracks
	24	122.11-1-5.311	north west of Smith
	25	122.16-1-13.1	closest to Buffalo River
	26 BEACH TRACK	132.15-1-1.2	west side of Fuhrmann Blvd
	27	132.16-1-2.21	from Boat Harbor
	28	132.16-1-2.22	along Tiff Street
	29	132.16-1-5.2	
	30 NIAGARA FALLS SECONDARY	79.53-4-19.21	Behind LaSalle Street Station

NFTA OWNED PROPERTIES

ADDRESS	SBL NUMBER	USE	
31	79.45-3-16.22		
32	79.37-1-1		
33	78.36-4-24	north through Tonawanda,	
34	78.28-3-8		
35	66.84-1-18		
36	66.76-1-1		
37	66.68-3-29		
38	66.59-3-1		
39	66.51-1-1		
40	66.42-2-23		
41	66.34-2-25		
42	66.34-2-27		
43	66.26-1-31		
44	53.81-1-25		
45	53.73-3-15		
46	53.73-2-15		
47	53.15-1-1		
48	53.11-1-11		
49	53.07-1-11		
50	53.06-2-1		
51	39.18-9-7.2	#49 - 58 are in the City of Tonawanda	
52	39.18-2-1		
53	39.18-1-1		
54	39.63-3-1		
55	39.55-3-7.1		
56	39.55-3-7.2		
57	39.47-1-21		
58	39.39-2-1		
59	185.38-1-41		North Tonawanda, and into Wheatfield
60	185.30-2-9		
61	185.05-1-83.12		
62	181.08-2-36.2		
63	181.08-1-2		
64	175.19-1-30		
65	175.15-1-74		
66	175.00-1-10.2		

* Property has been deemed excess.

Reference: EXECUTIVE
Title: ACQUISITION AND DISPOSITION OF REAL PROPERTY
Policy Number: 01-01-09
Revision Date: 4-28-16

**NIAGARA FRONTIER TRANSPORTATION AUTHORITY
NIAGARA FRONTIER TRANSIT METRO SYSTEM, INC.**

GUIDELINES FOR ACQUISITIONS AND DISPOSITIONS OF REAL PROPERTY

These Guidelines set forth the policies and procedures to be followed for the acquisition and/or disposition of real property for the Niagara Frontier Transportation Authority and the Niagara Frontier Transit Metro System, Inc. (collectively referred to as "NFTA").

Definitions

For the purpose of these Guidelines, an "Acquisition" is a conveyance of real property to the NFTA as title in fee simple, title subject to retention of a life estate or a life use, lease where the lease term including options is fifty years or more or permanent easement.

For the purpose of these Guidelines, a "Disposition" is a conveyance of real property from the NFTA as title in fee simple, title subject to retention of a life estate or a life use, leasehold or permanent easement.

I PURPOSE

The NFTA's enabling legislation provides that the NFTA may acquire, hold and dispose of real property in the exercise of the NFTA's powers. The purpose for any potential Acquisition or Disposition should be examined in the context of the NFTA's statutory powers to determine whether this standard has been met.

II COMPLIANCE

Any Acquisition or Disposition must be made in accordance with all applicable laws, including section 2824 and 2896 of the Public Authorities Law and the NFTA's enabling legislation, rules, regulations and grant agreements, including associated grant application and management guidelines. All Acquisitions and Dispositions are subject to Board approval, except that the Executive Director has the authority to execute Agreements for easements over and under NFTA real property to provide utility services for the NFTA or tenants of the NFTA

III PROCEDURE

The Director, Engineering and Property or the appointed representative, is the contracting officer responsible for the NFTA's compliance with and enforcement of these Guidelines. Acquisitions and Dispositions will be managed by the Real Property Department in accordance with the following procedures.

1. Requests for Acquisitions or Dispositions may be generated by Director, Aviation; Director, Public Transit; or Director, Engineering and Property; depending on where the real property is located and which business unit is responsible for that area. Requests made by the Director, Aviation must be coordinated with, and generally consistent to, the current Airport Layout Plan and Master Plan. Requests for disposal must be documented in the form "Request for Disposal of Capital and Non-Capital Assets" and the relevant

procedures followed as set forth in the Guidelines of Disposal of Capital and Non-Capital Assets.

2. The Real Property Department shall notify the Grants Department of the request. The Grants Department shall ascertain if any funding is available, whether any grant agreements need to be complied with, and/or determine whether the approval of a Grantor must be obtained. The Real Property Department shall provide sufficient information to the Grants Department to satisfy the request of any Grantor.
3. The Real Property Department shall provide for all sales of real property sixty days notice to the county, city, town and village in which the real property is located prior to offering the property for public sale in accordance with section 1299-g of the Public Authorities Law.
4. The Real Property Department shall notify the Greater Buffalo-Niagara Regional Transportation Council ("GBNRTC") of all requests for Dispositions of real property located in former railroad right-of-way corridors that have been identified for potential transportation infrastructure development so that the GBNRTC can seek comments in order to maintain the objectives of the regional planning process.
5. The Real Property Department shall have the number of appraisals prepared that the Director, Engineering and Property, deems sufficient to establish the fair market value of the real property, unless the provisions of 49 CFR Part 24, Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally Assisted Programs, or any grant agreement, if applicable, require a specific appraisal process, in which case that process will be followed. Real property may not be sold for less than its fair market value except as specified in paragraph 7 of this section.
6. All Dispositions shall be made by publicly advertising for bids, except as set forth in paragraph 7 of this section. The advertisement for bids shall be made at such time prior to the Disposition or contract for Disposition, through such methods, and on such terms and conditions as shall permit full and free competition consistent with the value and nature of the real property. All bids shall be publicly disclosed at the time and place stated in the advertisement. The award shall be made with reasonable promptness by notice to the responsible bidder whose bid, conforming to the invitation for bids, will be the most advantageous to the NFTA, price and other factors considered. The NFTA retains the right to reject all bids when it is in the public interest to do so.
7. Dispositions may be negotiated or made by public auction without public advertising for bids but subject to obtaining such competition as is feasible under the circumstances, if:
 - (a) the fair market value of the real property does not exceed \$15,000;
 - (b) bid prices after advertising are not reasonable, either as to all or some part of the real property, or have not been independently arrived at in open competition;
 - (c) the Disposition will be to New York State or any political subdivision, and the estimated fair market value of the real property and other satisfactory terms of the Disposition are obtained by negotiation;
 - (d) the Disposition is for an amount less than the estimated fair market value of the real property, under those circumstances permitted in section 2897 (7) of the Public Authorities Law; or
 - (e) such action is otherwise authorized by law.

An explanatory statement shall be prepared of the circumstances of each Disposition by negotiation of:

- (a) real property that has an estimated fair market value in excess of \$100,000, except that any real property disposed of by lease or exchange shall only be subject to clauses (b) and (c) of this subparagraph; or
- (b) any real property disposed of by lease, if the estimated annual rent over the term of the lease is in excess of \$15,000; or
- (c) any real property disposed of by exchange, regardless of value.

Each such statement shall be transmitted as required by Section 2897 of the Public Authorities Law not less than ninety days in advance of the disposition, and a copy thereof shall be preserved in the files of the NFTA.

8. The Real Property Department shall provide sufficient information to the Health, Safety and Environmental Quality (“HSEQ”) Department to enable the HSEQ Department to issue a recommendation as to the level of environmental review necessary for any Acquisition or Disposition. The HSEQ Department shall be responsible for conducting the review and providing the results and recommendation to the Manager, Facilities and Property, and the Manager, Grants, if necessary to comply with a Grantor’s environmental review requirements.
9. The Real Property Department shall obtain Board approval for the Acquisition or Disposition.
10. The Real Property Department shall provide the Legal Department with sufficient information to prepare the documents necessary to effectuate the Acquisition or Disposition.
11. The Real Property Department shall coordinate payment for any Acquisitions with the Grants and Accounting Departments.
12. The Real Property Department shall advise the Property Accountant and Director, Risk Management and Special Projects, of all Acquisitions and Dispositions and coordinate the appropriate accounts for the deposit of any payments with the Grants and Accounting Departments.
13. The Real Property Department shall coordinate any relocation activities required by 49 CFR Part 24.

Guidelines

The Guidelines shall be annually reviewed and approved by the Board. The Manager, Facilities and Property, shall ensure that a copy of the Guidelines as reviewed and approved by the Board, reported in the Public Authority Reporting Information System and is posted on the NFTA website.

Inventory and Reporting

The Director, Engineering and Property, is responsible for ensuring that the NFTA maintains adequate inventory controls and accountability systems of all real property under its control. The real property shall be inventoried on an annual basis to determine which real property shall be disposed of. A written report of such real property shall be included with the annual report on real property.

The Director, Engineering and Property, is responsible for preparing an annual report listing all real property of the NFTA, all real property that the NFTA intends to dispose of and all such property disposed of during such period. The report must also include the price received for all real property that the NFTA disposed of during such period, and the name of the purchaser. The report shall be reported in the Public Authorities Reporting Information System within 90 days after the end of the NFTA’s fiscal year.