KLDC

KINGSTON LOCAL DEVELOPMENT CORPORATION

Hon. Steven T. Noble, President *Amanda L. Bruck-Little, Executive Director*

Hon. Thomas P. DiNapoli
Comptroller of the State of New York
110 State Street
Albany, New York 12236

Hon. MaryBeth Labate, Director
Division of Budget
254 Washington Ave.
Albany, New York 12224

Hon. Jeffrey Pearlman, Acting Director
New York State Authorities Budget Office
PO Box 2076
Albany, New York 12220-0076

Hon. John J. Flanagan
Office of Temporary President of the
New York State Senate
State Capitol
Washington Ave & State St.
Albany, NY 12242

Hon. Carl E. Heastie
Speaker of the New York State Assembly
State Capitol
Washington Ave & State St.
Albany, NY 12242

Hon. RoAnn M. Destito
Commissioner
Office of General Services
Corning Tower
Empire State Plaza
Albany, New York 12242

RE: Kington Local Development Corporation
Notice of Disposition of Property by Negotiation

To Whom It May Concern:

Pursuant to Section 2897(6)(d) of the New York State Public Authorities Law ("PAL"), the following explanatory statement is being provided at least 90 days prior to the disposal of property by negotiation.

EXPALANATORY STATEMENT

The proposed disposition of real property (the "Disposition", as further described herein) is within the purpose and mission of the Kingston Local Development Corporation (the "KLDC") as an established non-profit agency under Section 402 & 4011 of the Not-For-Profit Corporation Law governed under Article 14 §1411 of the Not-For-Profit Corporation Law.

The KLDC owns a vacant building in our light industrial business park located at Corporate Drive, Kingston NY. The building formerly housed a manufacturing company who was unable to keep current with their lease payments, taxes and utility expenses thereby said company had been evicted. With the KLDC taking possession of the building it was removed from the tax rolls due to the KLDC having tax exemption. The KLDC Board of Directors voted to have the building appraised and to publicly put the building on the market, thus putting the property back on the City tax rolls. The KLDC has actively been marketing this building for a little over two years through a realtor.

The KLDC wishes to dispose of approximately 6.9 acres of land consisting of a 10,808 +/- square foot building at Corporate Drive, in the Kingston Business Park, in the City of Kingston, County of Ulster and Sate of New York and identified as Tax Map ID #48.83-7-43.

KLDC

KINGSTON LOCAL DEVELOPMENT CORPORATION

Hon. Steven T. Noble, President *Amanda L. Bruck-Little, Executive Director*

Intention to Dispose Through Negotiation Agreement

After a couple of years of the building being on the market, the KLDC has been approached by several interested parties who have expressed interest in purchasing the aforementioned property. Abiding by our Disposition of Property Policy and consideration of the impact of the opportunity for employment for the citizens of the City as well as investment the KLDC has accepted an offer for the building and land in the amount of Seven Hundred and Fifty Thousand Dollars ($750,000.00). Neither have yet to enter into contract for sale.

Based on the manufacturing business the proposed buyer presented to the Board, the Board felt this would be an appropriate use of the building within our Industrial Park for the Disposition of Property and is indicative to our mission to stimulate investment within the City of Kingston that results in quality of life and economic sustainability for its residents and to promote and assist in the growth and development of business concerns within the City of Kingston. Particularly, the Corporation encourages location expansion of industrial, manufacturing, and commercial capacity and the creation and retention of job opportunities. Our park was built with our vision of helping businesses thrive and build relationships between the businesses and our community

In accordance with the applicable provisions of the PAL and Policy Guidance No. 14-01 issued by the State of New York Authorities Budget Office, the following details regarding the Disposition are provided:

(1) Description of the parties involved in the Disposition:
Seller: Kingston Local Development Corporation
Buyer: Bruderhof Communities

(2) Justification for disposing Property by Negotiation:
The KLDC's mission is to stimulate investment within the City of Kingston that results in quality of life and economic sustainability for its residents and to encourage location expansion of industrial, manufacturing, and commercial capacity and the creation and retention of job opportunities. The project has been identified as a suitable fit for location, quality of life and economic sustainability.

(3) Identification of Property:
Location of building is at 44 Corporate Drive, Kingston, NY. The building is approximately 10,808 +/- sq. ft. with an included 6.9 acres.

(4) Estimated Fair Market Value of the Property:
The KLDC previously obtained and maintain several valuations ranging between $625,000 and $850,000 as well as an Appraisal of building and parking lot for $790,000.

(5) Proposed Sale Price of the Property:
The property was marketed for $695,000 and after review of multiple offers, employment opportunities, Economic impact for the City and planned use of building fitting within the purview of the Kingston Business Park the Board chose to accept the offer in the amount of $750,000 from Bruderhof Community.

(6) Size of Property:
Refer to (3)

(7) Expected Date of Sale of the Property:
Pursuant to and in accordance with the KLDC, and subject to the applicable governmental approvals and permitting timeframes, the KLDC reasonably expects that a Closing will occur immediately following the 90 day notification requirement according to New York State Public Authorities Law.

Should you have any questions relating to the proposed Disposition of Property, you may direct them to:

Kingston Local Development Corporation
ATTN: Amanda L. Bruck-Little, Executive Director
420 Broadway
Kingston, NY 12401

Sincerely,

Amanda L. Bruck-Little
Executive Director

Cc: Hon. Steven T. Noble, KLDC President
KLDC Board of Directors
George W. Redder, Counsel