

Niagara Frontier Transportation Authority

Real Property Annual Report Fiscal Year 2010-2011

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. These include the following leases, but no sales or purchases:

- 485 Cayuga Road, Cheektowaga, New York

DRS ICAS LLC – a three-year lease with a value of \$655,965 per year

Pack N Go – a one-year lease with a value of \$44,356

Westmatic Corporation – a four-year lease with a value of \$44,851 per year

Executive Flight Service – a three-year lease with a value of \$73,095 per year

- 247 Cayuga Road, Cheektowaga, New York

EP Jordan & Associates – a five-year lease with a value of \$20,328 per year

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. Also attached is the NFTA's Guidelines for Acquisitions and Dispositions of Real Property.

5/11/11

NFTA OWNED PROPERTIES

BNIA

	ADDRESS	USE	SIZE
1	4200 GENESEE STREET	AIRPORT TERMINAL	275,898 S.F.
2	245 CAYUGA ROAD	BNIA PARKING	3 ACRES
3	247 CAYUGA ROAD	MULTI-TENANT OFFICE BUILDING	80,000 S.F.
4	485 CAYUGA ROAD	MULTI-TENANT OFFICE BUILDING	239,000 S.F.
5	266-307 CAYUGA ROAD	AIR CARGO FACILITY	30 ACRES
6	425-475 CAYUGA ROAD	LAND LEASE	14 ACRES
7	251 CAYUGA ROAD	BNIA SUPPORT FACILITIES	35,440 S.F.
8	50 NORTH AIRPORT DRIVE	FIXED BASE OPERATOR	80,715 S.F.
9	175 AERO DRIVE	TAPD - AIRPORT OFFICE	12,968 S.F.
10	199 AERO DRIVE	NFTA FACILITIES MAINTENANCE	15,623 S.F.
11	235 AERO DRIVE	SINGLE TENANT OFFICE BUILDING	16,000 S.F.
12	587 AERO DRIVE	NWS WEATHER FORECAST OFFICE	1.13 ACRES
13	100 AMHERST VILLA RD	SINGLE TENANT OFFICE/HANGAR	3 ACRES
14	AMHERST VILLA ROAD	WEATHER STATION	2 ACRES
15	195 HOLTZ DRIVE	195 HOLTZ DRIVE (A&B) (VACANT)	35,613 S.F.
1	9900 PORTER ROAD	TERMINAL BUILDING	25,577 S.F.
2	9900 PORTER ROAD	MAINTENANCE BUILDING	8,400 S.F.
3	9900 PORTER ROAD	FIXED BASE OPERATOR	12,000 S.F.
4	2041 NIAGARA FALLS BLVD	LAND LEASE	5 ACRES
1	181 ELLICOTT STREET	METRO TRANSPORTATION CENTER	93,050 S.F.
2	93 OAK STREET	OPERATIONS CONTROL CENTER	18,720 S.F.
3	1404 MAIN STREET	TRANSIT POLICE STATION	7,700 S.F.
4	1000 MILITARY ROAD	FRONTIER BUS GARAGE	154,424 S.F.
5	721 BABCOCK STREET	GISEL/WOLFORD GARAGE	112,015 S.F.
6	1581 MICHIGAN AVENUE	COLD SPRINGS SHOP & STORE	93,600 S.F.
7	558 MASTEN AVENUE	COLD SPRINGS GARAGE	112,800 S.F.
8	164 OHIO STREET	LRRT YARDS & SHOPS	280,000 S.F.
9	929 MAIN STREET	ALLEN/HOSPITAL STATION	.5 ACRE
10	1145 MAIN STREET	SUMMER/BEST STATION	.48 ACRE
11	1391 MAIN STREET	UTICA STATION	1 ACRE
12	1853 MAIN STREET	DELAVAN/COLLEGE STATION	.56 ACRE
13	2085 MAIN STREET	HUMBOLDT/HOSPITAL STATION	.34 ACRE
14	2646 MAIN STREET	AMHERST STREET STATION	.42 ACRE
15	3030 MAIN STREET	LASALLE STATION	.93 ACRE

NFIA

METRO

NFTA OWNED PROPERTIES

	ADDRESS	USE	SIZE
	16 1953 MAIN STREET	MAIN & JEFFERSON LOOP	7,812.5 S.F.
	17 8 BAILEY AVENUE	BAILEY & ABBOTT LOOP	15,000 S.F.
	18 2157 BROADWAY	BROADWAY & MICHAEL LOOP	10,312.5 S.F.
	19 1545 KENSINGTON	KENSINGTON CITY LINE LOOP	65,000 S.F.
	20 2191 CLINTON STREET	CLINTON & FERNWOOD LOOP	22,500 S.F.
	21 3825 DELAWARE AVENUE	DELAWARE & ORCHARD LOOP	11,250 S.F.
	22 1630 EAST DELAVAN	DELAVAN & PRESTON LOOP	11,250 S.F.
	23 2340 GENESEE STREET	ANDREWS & GENESEE LOOP	10,108 S.F.
	24 2441 SENECA STREET	SENECA & MAYWOOD LOOP	16,250 S.F.
	25 176 VULCAN STREET	TONAWANDA & VULCAN LOOP	22,500 S.F.
	26 579 WALDEN AVENUE	WALDEN & BAILEY LOOP	13,125 S.F.
	27 3380 BIG TREE ROAD	ATHOL SPRINGS PARK & RIDE	1.3 ACRES
PORT	1 1111 FUHRMANN BLVD	HARBOR LAND AREA (Incl. underwater)	143.5 ACRES
	2 1111 FUHRMANN BLVD	HARBOR RESTAURANT	2,618 S.F.
	3 1111 FUHRMANN BLVD	BAIT SHOP	750 S.F.
	4 1111 FUHRMANN BLVD	MARINE SUPPLY BUILDING	6,662 S.F.
	5 901 FUHRMANN BLVD	FILBIN BUILDING	10,584 S.F.
	6 901 FUHRMANN BLVD	HARBOR MAINTENANCE BLDG	36,000 S.F.
	7 901 FUHRMANN BLVD	TERMINAL A & B	643,000 S.F.
	8 525 FUHRMANN BLVD	OUTER HARBOR/GREENBELT	125 ACRES
	9 275 FUHRMANN BLVD	SEAWAY PIERS	25 ACRES
ROW	1 MERRIMAC ST. IN BFLO TO STARIN AVENUE	BLACK ROCK BRANCH	.6 MILE
	2 MAIN & HERTEL TO NORTH TONAWANDA	NIAGARA FALLS SECONDARY	7.4 MILES
	3 HARLEM & WALDEN IN CHEEK TO WEST OF DICK ROAD	OAKFIELD SECONDARY TRACK	2.5 MILES
	4 MERRIMAC STREET TO STARIN AVENUE	INT'L INDUSTRIAL TRACK	.6 MILE
	5 MICHIGAN NEAR S. PARK TO M.P. 393.2 ON BFLO RIVER	CITY BRANCH	1.6 MILES
	6 FROM BOAT HARBOR ALONG TIFFT STREET	BEACH TRACK SEGMENT #7	1.5 MILES

Reference: EXECUTIVE
Title: ACQUISITION AND DISPOSITION OF REAL PROPERTY
Policy Number: 01-01-09
Revision Date: 04-27-06

**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 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 Manager, Real Property, 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, Surface Transportation or Manager, Real 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 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 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 Manager, Real 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 to the New York State Comptroller, Director of the Budget, Commissioner of General Services and Legislature 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, Real 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 Manager, Risk Management, 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, Real Property, shall ensure that a copy of the Guidelines as reviewed and approved by the Board is filed with the New York State Comptroller no later than March 31 each year and is posted on the NFTA website.

Inventory and Reporting

The Manager, Real 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 periodically 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 Manager, Real Property, is responsible for preparing an annual report listing all real property of the NFTA and all real property having an estimated fair market value in excess of \$15,000 that the NFTA intends to dispose of and all such property disposed of during such period. The report must also include the fair market value of all real property having an estimated fair market value in excess of \$15,000 that the NFTA acquired or disposed of during such period, the price received or paid by the NFTA and the name of the purchaser or seller. The report shall be delivered to the New York State Comptroller, the Authorities Budget Office, Director of Budget, Commissioner of General Services and the Legislature within 90 days after the end of the NFTA's fiscal year.