



Real Property Annual Report

Fiscal Year 2022-2023

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.

- **247 Cayuga Road, Cheektowaga, New York**

American Custodial: five (5) year lease with an initial annual rental of \$30,015.00.

GEO Data: two (2) year amendment with an additional annual rental of \$4,031.25.

Guardian Recovery Services: one (1) year lease with an initial annual rent of \$9,131.00.

Mailmasters: two (2) year lease with an initial annual rent of \$7,624.50.

Priority Biz: three (3) year lease with an initial annual rent of \$71,072.00.

Reef Creations: twenty-two (22) month amendment with additional annual rent of \$8,699.40.

Top Seedz: seventeen (17) month lease amendment with an additional annual rent of \$13,494.93.

- **251 Cayuga Road, Cheektowaga, New York**

American Airlines: three (3) months holdover with an additional annual rent of 7,313.05

JetBlue, Inc: three (3) months (Sublessee) holdover with an additional annual rent of \$5,970.27.

Prime flight: three (3) months (Sublessee) holdover with an additional annual rent of \$4,812.51.

Integrated Deicing: three (3) months (Sublessee) holdover with an additional annual rent of \$6,456.00.

- **475 Cayuga Rd, Cheektowaga, New York**

Airport Commerce Park II LLC: one (1) year license with an initial annual rent of \$35,527.94.

- **485 Cayuga Road, Cheektowaga, New York**

All In Sports Complex, Inc: two (2) year lease with an initial annual rent of \$195,970.50.

Rooted Locally, LLC: three (3) year lease with an initial annual rent of \$18,745.00.

Buffalo Broadcasters Association: one (1) year lease with an initial annual rent of \$12,003.20.

Digital Surveillance Solutions, Inc: one (1) year lease with an initial annual rent of \$57,885.50.

Elettromar, Inc: three (3) year lease with an initial annual rent of \$71,617.74.

You First Services, Inc: twelve (12) month amendment with an additional annual rent of \$8,185.50.

- **Right of Way**

AT&T Corp: ten (10) year agreement with an initial annual rent in the amount of \$461,635.40.

MCI Metro: five (5) year agreement with an initial annual rent in the amount of \$65,227.20.

- **Buffalo Niagara International Airport, Cheektowaga, New York**

Avis Rent a Car System, LLC: two (2) year amendment with an additional annual rent of \$39,319.06 plus \$221.90 per ready/return space.

Snorac, LLC d/b/a Alamo Rent-A-Car: two (2) year amendment with an additional annual rent in the amount of \$30,565.25 plus \$221.90 per ready/return space.

Snorac, LLC d/b/a Enterprise Rent-A-Car: two (2) year amendment with an additional annual rent in the amount of \$30,565.25 plus \$221.90 per ready/return space.

Snorac, LLC d/b/a National Car Rental: two (2) year amendment with an additional annual rent in the amount of \$33,902.81 and \$221.90 per ready/return space.

The Hertz Corporation: two (2) year amendment with an additional annual rent in the amount of \$39,334.60 and \$221.90 per ready/return space.

The Hertz Corporation d/b/a Dollar Rent a Car two (2) year amendment with an additional annual rent in the amount of \$18,166.92 and \$221.90 per ready/return space.

Budget Rent-A-Car System, Inc: two (2) year amendment with an additional annual rent in the amount of \$36,448.90 and \$221.90 per ready/return space.

National Fuel right of way agreement releasing old agreement and granting new. National Grid temporary access easement? Value ~ \$6500.

- **Niagara Falls International Airport, Niagara Falls, New York**

Rainbow Air, Inc: one (1) year lease with an initial annual rent of \$10,260.00.

656 Hangar Association: five (5) year lease with an initial annual rent of \$14,315.40.

Craig Cousins: five (5) year lease with an initial annual rent of \$2,200.00

Kevin Grealy: five (5) year lease with an initial annual rent of \$3,520.00

Reynaldo T. Liwag, Jr: five (5) year lease with initial annual rent of \$1,432.20

SNORAC, LLC: two (2) year amendment with an additional annual rent of \$40.00 per space.

The Hertz Corporation: two (2) year amendment with an additional annual rent of \$40.00 per space.

Winner Aviation, LLC: month-to-month lease with an initial annual rent of \$1,050.00.

Spirit Airlines, Inc: one (1) year agreement with an initial annual fee of \$2,100.00 + Tariff fees

- **Metropolitan Transportation Center, Buffalo, New York**

Passenger Bus: twenty (20) month amendment with an annual rent of \$1,680.96

The following properties have been determined to be surplus:

- Underwater land, Fuhrmann Boulevard at the end of Tift Street

Attached is an inventory of all NFTA owned properties listed by location; Buffalo Niagara International Airport, Niagara Falls International Airport, 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 January 30, 2022, 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, which were approved by the NFTA Board of Commissioners at their meeting of April 28, 2023.

NFTA OWNED PROPERTIES

2022 - 2023

BNIA	ADDRESS	SBL NUMBER	USE
1	4200 GENESEE STREET	92.01-1-3.11	AIRPORT TERMINAL and RUNWAYS
2	GENESEE STREET	92.02-1-16.1	RUNWAY
3	GENESEE STREET	92.02-1-16.1/A	SURROUNDING AIPORT LANDS
4	CAYUGA AT WEHRLE	81.03-1-1	SURROUNDING AIPORT LANDS
5	CAYUGA AT WEHRLE	81.03-1-2	SURROUNDING AIPORT LANDS
6	NO. AIRPORT & WEHRLE	81.03-4-3	SURROUNDING AIPORT LANDS
7	1085 WEHRLE DRIVE	81.03-4-5.112	SURROUNDING AIPORT LANDS
8	1105 WEHRLE DRIVE	81.03-4-5.111	SURROUNDING AIPORT LANDS
9	1179 WEHRLE	81.14-1-1	SURROUNDING AIPORT LANDS
10	1184 WEHRLE	81.14-1-2	SURROUNDING AIPORT LANDS
11	WEHRLE AND AERO	81.13-2-3.2	SURROUNDING AIPORT LANDS
12	WEHRLE	81.13-2-8	SURROUNDING AIPORT LANDS
13	AERO NEAR WEHRLE	81.03-3-12.2	SURROUNDING AIPORT LANDS
14	AERO	81.03-3-12.1	SURROUNDING AIPORT LANDS
15	AERO	81.03-3-1.1/BB	SURROUNDING AIPORT LANDS
16	AERO NEAR YOUNGS	81.03-3-11.2	SURROUNDING AIPORT LANDS
17	AERO	81.03-3-10	SURROUNDING AIPORT LANDS
18	AERO	81.03-3-9	SURROUNDING AIPORT LANDS
19	AERO	81.04-1-3	SURROUNDING AIPORT LANDS
20	AERO	81.04-1-2	SURROUNDING AIPORT LANDS
21	HOLTZ DRIVE	92.02-1-15	SURROUNDING AIPORT LANDS
22	HOLTZ DRIVE	92.02-2-14.2	SURROUNDING AIPORT LANDS
23	245 CAYUGA ROAD	92.01-1-3.1/L	TENANT SPACE
24	247 CAYUGA ROAD	92.01-1-3.1/B	MULTI-TENANT OFFICE BUILDING
25	251 CAYUGA ROAD	92.01-1-3.1/N	BNIA SUPPORT FACILITIES
26	266-307 CAYUGA ROAD	92.01-1-2.2	AIR CARGO FACILITY
27	266-307 CAYUGA ROAD	92.01-1-2.1/I	AIR CARGO FACILITY
28	425-475 CAYUGA ROAD	92.01-1-1.1	LAND LEASE
29	485 CAYUGA ROAD	92.01-1-3.1/K	MULTI-TENANT OFFICE BUILDING
30	50 NORTH AIRPORT DRIVE	92.01-1-3.1/C	FIXED BASE OPERATOR
31	NORTH AIRPORT DRIVE	92.01-1-3.1/D	FIXED BASE OPERATOR
32	NORTH AIRPORT DRIVE	92.01-1-3.1/M	FIXED BASE OPERATOR
33	175 AERO DRIVE	81.03-3-3	TAPD - AIRPORT OFFICE
34	199 AERO DRIVE	81.03-3-3	NFTA FACILITIES MAINTENANCE
35	235 AERO DRIVE	81.03-3-5	SINGLE TENANT OFFICE BUILDING
36	587 AERO DRIVE	92.02-1-8.111	NWS WEATHER FORECAST OFFICE
37	100 AMHERST VILLA RD	92.02-1-16.2/A	SINGLE TENANT OFFICE/HANGAR
38	AMHERST VILLA ROAD	92.02-1-16.2	WEATHER STATION
39	66 CAYUGA ROAD	92.13-1-2	CLEAR ZONE
40	68 CAYUGA ROAD	92.09-6-15	CLEAR ZONE
41	74 CAYUGA ROAD	92.09-6-14	CLEAR ZONE
42	195 HOLTZ DRIVE	92.02-1-14.1	BNIA PARKING
43	185 LAWRENCE BELL DR.	81.02-3-7.11	CLEAR ZONE
44	GENESEE STREET	92.13-1-3	CLEAR ZONE
45	GENESEE STREET	92.13-1-4	CLEAR ZONE

46	GENESEE STREET	92.13-2-1.1	CLEAR ZONE
47	GENESEE STREET	92.13-3-1.1	CLEAR ZONE
48	33 SMALLWOOD TERRACE	92.13-2-21	CLEAR ZONE
49	SMALLWOOD TERRACE	92.13-2-22	CLEAR ZONE
50	ARTHUR STREET	91.16-3-7.1	CLEAR ZONE
51	ARTHUR STREET	91.16-4-10.1	CLEAR ZONE
52	ABERDEEN STREET	91.16-5-14	CLEAR ZONE
53	BROAD STREET	91.16-7-8.1	CLEAR ZONE
54	CHAPEL AVENUE	91.20-2-20	CLEAR ZONE
55	126 BUELL AVENUE	92.03-1-34	CLEAR ZONE

NFIA

	ADDRESS	SBL NUMBER	USE
1	2035 NIAGARA FALLS BLVD	146.15-1-1	MAIN AIRPORT LANDS
2	2035 NIAGARA FALLS BLVD	146.00-1-8.11	MAIN AIRPORT LANDS
3	2035 NIAGARA FALLS BLVD	146.00-1-8.2	SURROUNDING AIPORT LANDS
4	2035 NIAGARA FALLS BLVD	146.00-1-8.12	SURROUNDING AIPORT LANDS
5	2035 NIAGARA FALLS BLVD	146.00-1-9.1	SURROUNDING AIPORT LANDS
6	2035 NIAGARA FALLS BLVD	146.14-1-9	SURROUNDING AIPORT LANDS
7	PACKARD ROAD	145.08-4-18	SURROUNDING AIPORT LANDS
8	PACKARD ROAD	145.08-4-34	SURROUNDING AIPORT LANDS
9	PORTER ROAD	145.12-2-6.12	SURROUNDING AIPORT LANDS
10	2041 NIAGARA FALLS BLVD	146.00-1-8.13	LAND LEASE
11	2176 NIAGARA FALLS BLVD	146.00-1-10.12	PARKING LOT
12	WALMORE ROAD	147.00-1-53.2	CLEAR ZONE
13	WALMORE ROAD	147.00-1-86	CLEAR ZONE

METRO

	ADDRESS	SBL NUMBER	USE
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	100.79-5-3.2	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
25	1953 MAIN STREET	89.19-1-3	MAIN & JEFFERSON LOOP
26	8 BAILEY AVENUE	123.70-2-40	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

	ADDRESS	SBL NUMBER	USE
PORT *	1 1699 FUHRMANN BLVD	132.14-1-2.1	SOUTH END OF HARBOR

ROW	ADDRESS	SBL NUMBER	USE
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	102.03-2-1.211	Harlem and Walden
8	TRACK	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	79.53-4-19.21	Behind LaSalle Street Station
31	SECONDARY	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	Rails to Trails
37		66.68-3-29	Rails to Trails
38		66.59-3-1	Rails to Trails
39		66.51-1-1	Rails to Trails
40		66.42-2-23	Rails to Trails
41		66.34-2-25	Rails to Trails
42		66.34-2-27	Rails to Trails
43		66.26-1-31	Rails to Trails
44		53.81-1-25	Rails to Trails
45		53.73-3-15	Rails to Trails
46		53.73-2-15	Rails to Trails
47		53.15-1-1	Rails to Trails
48		53.11-1-11	Rails to Trails
49		53.07-1-11	Rails to Trails
50		53.06-2-1	Rails to Trails
51		39.18-9-7.2	Rails to Trails City of Tonawanda
52		39.18-2-1	Rails to Trails City of Tonawanda
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
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	into Wheatfield

* Property has been deemed excess.