



DANIEL P. MCCOY
COUNTY EXECUTIVE

COUNTY OF ALBANY
DEPARTMENT OF MANAGEMENT AND BUDGET
112 STATE STREET, ROOM 1200
ALBANY, NEW YORK 12207
PHONE: (518) 447-5525 FAX: (518) 447-5589
www.albanycounty.com

M. DAVID REILLY, JR.
COMMISSIONER

CHANDRA WILLIAMS
DEPUTY COMMISSIONER

January 26, 2021

Honorable Andrew Joyce
Chair, Albany County Legislature
112 State St., Rm. 710
Albany, NY 12207

Dear Chairman Joyce:

Legislative Authorization is requested to release the "Right of Reverter" as stated in ABL Resolution No. 424 of 2008 on property located in the City of Albany, 144 Livingston Avenue.

If you have any questions regarding this request I can make myself available at your earliest convenience. Thank you for your consideration.

Sincerely Yours,

M. David Reilly Jr.
Commissioner

cc:

Hon. Dennis Feeney, Majority Leader
Hon. Frank Mauriello, Minority Leader
Majority Counsel
Minority Counsel



County of Albany

Harold L. Joyce
Albany County Office
Building
112 State Street - Albany,
NY 12207

Legislation Text

File #: TMP-2267, **Version:** 1

REQUEST FOR LEGISLATIVE ACTION

Description (e.g., Contract Authorization for Information Services):

Legislative action is requested to Release the Right of Reverter

Legislative action is requested to Release the Right of Reverter per ABL Resolution No. 424 of 2008

Date:	January 26, 2021
Submitted By:	David Reilly
Department:	Management and Budget
Title:	Commissioner
Phone:	518-447-7040
Department Rep.	Anthony DiLella
Attending Meeting:	David Reilly/Michael Mc Laughlin

Purpose of Request:

- Adopting of Local Law
- Amendment of Prior Legislation
- Approval/Adoption of Plan/Procedure
- Bond Approval
- Budget Amendment
- Contract Authorization
- Countywide Services
- Environmental Impact/SEQR
- Home Rule Request
- Property Conveyance
- Other: (state if not listed) Release Right of Reverter

CONCERNING BUDGET AMENDMENTS

Increase/decrease category (choose all that apply):

- Contractual
- Equipment

- Fringe
- Personnel
- Personnel Non-Individual
- Revenue

Increase Account/Line No.: Click or tap here to enter text.
Source of Funds: Click or tap here to enter text.
Title Change: Click or tap here to enter text.

CONCERNING CONTRACT AUTHORIZATIONS

Type of Contract:

- Change Order/Contract Amendment
- Purchase (Equipment/Supplies)
- Lease (Equipment/Supplies)
- Requirements
- Professional Services
- Education/Training
- Grant

Choose an item.

Submission Date Deadline Click or tap to enter a date.

- Settlement of a Claim
- Release of Liability
- Other: (state if not listed) Click or tap here to enter text.

Contract Terms/Conditions:

Party (Name/address):
Click or tap here to enter text.

Additional Parties (Names/addresses):
Click or tap here to enter text.

Amount/Raise Schedule/Fee: Click or tap here to enter text.
Scope of Services: Click or tap here to enter text.

Bond Res. No.: Click or tap here to enter text.
Date of Adoption: Click or tap here to enter text.

CONCERNING ALL REQUESTS

Mandated Program/Service: Yes No
If Mandated Cite Authority: Click or tap here to enter text.

Is there a Fiscal Impact: Yes No

Anticipated in Current Budget: Yes No

County Budget Accounts:

Revenue Account and Line: Click or tap here to enter text.

Revenue Amount: Click or tap here to enter text.

Appropriation Account and Line: Click or tap here to enter text.

Appropriation Amount: Click or tap here to enter text.

Source of Funding - (Percentages)

Federal: Click or tap here to enter text.

State: Click or tap here to enter text.

County: Click or tap here to enter text.

Local: Click or tap here to enter text.

Term

Term: (Start and end date) Click or tap here to enter text.

Length of Contract: Click or tap here to enter text.

Impact on Pending Litigation Yes No

If yes, explain: Click or tap here to enter text.

Previous requests for Identical or Similar Action:

Resolution/Law Number: Click or tap here to enter text.

Date of Adoption: Click or tap here to enter text.

Justification: (state briefly why legislative action is requested)

Legislative action is requested to "Release the Right of Reverter" as specified in ABL Resolution No. 424 of 2008 for property located in the City of Albany, 144 Livingston Ave, Tax Map No. 65.74-4-12. This property was conveyed by the County of Albany to the Albany Housing Authority in 2009 as part of the Arbor Hill Revitalization Plan.

As per ABL Resolution No. 424 of 2008, conditions were set allowing the County to release the right of reverter upon the Albany Housing Authority showing its investment in the property is in access of the delinquent tax liens at the time of the county foreclosure. The Albany Housing Authority has provided information which meets this criteria and is now requesting the Right of Reverter be released so they may convey 144 Livingston Ave. This conveyance to an abutting owner of 144 Livingston Avenue as explained in their request furthers the support of property ownership as sought in the Arbor Hill Revitalization Plan.

RESOLUTION NO. 424

AUTHORIZING THE CONVEYANCE OF TWO PARCELS OF REAL PROPERTY TO THE CITY OF ALBANY PERTAINING TO THE ARBOR HILL REVITALIZATION PLAN

Introduced: 11/10/08

By Ms. Maffia-Tobler:

WHEREAS, The Albany Housing Authority is requesting Albany County to convey two tax-foreclosed properties at 144 and 158 Livingston Avenue as part of the Arbor Hill neighborhood revitalization plan, and

WHEREAS, This Honorable Body previously transferred 62 properties to the Authority to allow it to proceed with plans to offer new housing opportunities to Arbor Hill residents by creating a mix of housing options through ownership and rental units, new construction and rehabilitation, as well as market-priced and subsidized units, and

WHEREAS, The Department of Management and Budget has indicated that \$4,822.52 is owed in unpaid taxes and County-incurred costs on 144 Livingston Avenue, and \$11,157.70 is owed on 158 Livingston Avenue, and

WHEREAS, It is recommended that the County convey the property to the Albany Housing Authority by quitclaim deed, under identical terms agreed to with the earlier transfers of the 62 properties, including a provision to reimburse the County the difference between the sale price and the cost of the improvements, now, therefore be it

RESOLVED, By the Albany County Legislature that the County Executive is authorized to execute on behalf of the County any documents necessary to convey 144 and 158 Livingston Avenue to the Albany Housing Authority, and, be it further

RESOLVED, That the properties be transferred to the Authority by quitclaim deed containing a releasable right of reverter to the County requiring the properties be used to implement the revitalization plan and that the properties be improved at a minimum by the specified amount of the delinquent tax liens at the time of foreclosure, and, be it further

RESOLVED, That the County agrees to release the right of reverter on the properties upon submission of proof that the cost of the improvements meets or exceeds the amount of the delinquent tax liens, or, in the event the properties are sold at a profit exceeding the cost of the improvements, the County is entitled to reimbursement of the full amount of the excess, and, be it further

RESOLVED, That the County Attorney is authorized to approve said conveyances as to form and content, and, be it further

RESOLVED, That the Clerk of the County Legislature is directed to forward certified copies of this resolution to the appropriate County Officials.

Adopted by unanimous vote. 11/10/08

GOLDBERGER AND KREMER

ATTORNEYS AND COUNSELORS AT LAW

39 NORTH PEARL STREET

SUITE 201

ALBANY, NEW YORK 12207

518/436-8313

FAX NO. 436-8316

BRYAN J. GOLDBERGER*
BRIAN S. KREMER
*ALSO ADMITTED IN PENNSYLVANIA

January 25, 2021

VIA EMAIL AT michael.mclaughlin@albanycountyny.gov

Daniel McCoy, County Executive
Office of the Albany County Executive
112 State Street, Room 1200
Albany, New York 12207

Re: 144 Livingston Avenue, Albany

Dear Mr. McCoy:

This office serves as General Counsel to Albany Housing Authority, the owner of 144 Livingston Avenue. It is our understanding that the County of Albany became the owner of 144 Livingston Avenue through a tax foreclosure in 2008 and that approximately \$7,750.00 was due in taxes when the foreclosure was completed. The County of Albany conveyed the property to Albany Housing Authority on or about December 31, 2008. The deed conveying title to Albany Housing Authority, a copy of which is enclosed, contained a right of reverter.

Since Albany Housing Authority became the owner of the property, it has demolished the dilapidated structure on the property. I have enclosed herewith an invoice from Ditonno and Sons, LLC for demolishing the structure, along with an invoice from Alpine Environmental Services for the required air monitoring during the demolition. The total cost of the demolition was \$11,650.00. I have enclosed copies of the checks paying for these services.

Albany Housing Authority would like to convey the property to Ricio Villa, the owner of 23 North Swan Street, which is adjacent to 144 Livingston Avenue, for the primary purpose of providing off street parking. Albany Housing Authority will not receive any payment for the conveyance. This transfer would be consistent with the Arbor Hill Neighborhood Rehabilitation Plan as set forth in Resolution 424-2008.

Based on the foregoing, I am requesting that the County release the reverter set forth in the December 31, 2008 deed. Please contact me should you require anything further in order to process this request. It is my understanding that the Albany County Legislature must approve any such release. Thank you.

Very Truly Yours,

GOLDBERGER AND KREMER

A handwritten signature in blue ink, appearing to read 'B. Kremer', with a long horizontal flourish extending to the right.

Brian S. Kremer

BSK:jnb
Encl.

County Properties - Munis [COUNTY OF ALBANY]

HOME
?
X

Accept Cancel Search Query Builder

Add Update Delete Global Duplicate

Print Text file Excel Word Email Schedule

Attach Notes Audit Maplink Alerts

Addl Info Adj Inq Return

Detail Deed Info More...

History Menu

Parcel information

Parcel	06507400040120000000	Property type	T - TAX DEED
Lien year/number	2002 9137	Status	Inactive
Acquired/Deed date	09/08/2009	Status reason	SOLD - SOLD AT PUBLIC
Deeded out date	03/19/2009	Status change date	11/10/2008
Town	01 - CITY OF ALBANY	School district	010100
Reference	5835-04-0000540	Lien expiration date	12/31/9999
Lien book/page		Foreclosure date	09/08/2009
Foreclosure bk/pg		County investment	7,841.98
Deed bill year/no	2002 93	Resolution no	424
Owner		Special Conditions/Notes	
Assessed owner	114556 BOWDEN LEEANN		
Location	144 LIVINGSTON AVE		

County property detail

Recpt Date	Type	Reference	Yr	Trans No	Amount	Trn/Ck Date	Entry Date
11/10/2008	SPS	Resolution: 424			-1.00		10/14/2010
09/08/2009	D	5835-04-0000540	02		644.19	09/08/2009	09/08/2009
09/08/2009	TAXP		03	MU115857	342.42	09/08/2009	09/08/2009
09/08/2009	TAXP		03	MU115863	105.94	09/08/2009	09/08/2009
09/08/2009	TAXP		04	MU115858	601.68	09/08/2009	09/08/2009
09/08/2009	TAXP		04	MU115864	261.90	09/08/2009	09/08/2009
09/08/2009	TAXP		05	MU115859	233.69	09/08/2009	09/08/2009
09/08/2009	TAXP		05	MU115860	626.52	09/08/2009	09/08/2009
09/08/2009	TAXP		06	MU115861	90.55	09/08/2009	09/08/2009
09/08/2009	TAXP		06	MU115862	668.91	09/08/2009	09/08/2009
09/08/2009	TAXP		07	MU115907	999.44	09/08/2009	09/08/2009
09/08/2009	TAXP		08	MU115908	3,267.74	09/08/2009	09/08/2009



INVOICE

Email: ChrisM@AlpineEnv.com
Phone (518) 250-4047
Fax (518) 250-4353

DATE	INVOICE NO.
8/21/2014	14-16197-A

INVOICE TO
Albany Housing Authority 200 South Pearl Street Albany, NY 12202 Attn: Steve Longo

PROJECT/LOCATION
144 Livingston Ave. Albany, NY

P.O. NUMBER	TERMS	DUE DATE	BILLING PERIOD
	Net 30	9/20/2014	7/27/14 - 8/8/14

DESCRIPTION	QUANTITY	PRICE EACH	AMOUNT
NYS Certified Asbestos Inspector:	1	200.00	200.00
NYS Certified Asbestos Air Sampling Technician: (Day)	1	350.00	350.00
Asbestos Analysis: TEM (24 HR TAT) NIOSH 7402	1	100.00	100.00
<p><i>OK</i> <i>DJ per STL 9/17/14</i> <i>250.4590.03</i> <i>144 Livingston air sample</i></p>			
Thank you for your business. Visa, Mastercard, AMEX, and Discover Accepted. At the Discretion of Alpine Environmental, all invoices may be Subject to Collection, Court Costs and Interest (1.5%) per Month.			Total \$650.00

Balance Due	\$650.00
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ALBANY HOUSING AUTHORITY

GENERAL FUND

PLEASE DETACH
BEFORE DEPOSITING !!

Check # 0000110148

ALPINE ENVIRONMENTAL SRV

INVOICE #	Invoice Date	Description	Account Number	9/19/2014 Payment Amount
14-16197-A	9/1/2014	144 LIVINGSTON AVE AIR SAMPLE	260.4590.03.000	650.00
TOTAL PAYMENT AMOUNT:				650.00

NOT NEGOTIABLE

ALBANY HOUSING AUTHORITY

200 South Pearl St.
Albany, NY 12202

KeyBank National Association
Albany, NY 12201

General Fund

Contract No.
NY359

29-Z
213

Check Number 0000110148

Check Date 9/19/2014

PAY THIS AMOUNT
\$650.00

Pay **SIX HUNDRED FIFTY DOLLARS & NO CENTS**

TO THE ORDER
ALPINE ENVIRONMENTAL SRV
438 NEW KARNER ROAD
ALBANY, NY 12205

VOID AFTER 90 DAYS

Steven F. Longo
Victor W. Cain



Office Numbers

Phone 518-463-1555
Fax 518-463-1557
Cell 518-337-9369

DITONNO AND SONS, LLC.

4216 Albany Street, Colonie, New York 12205
DITONNOANDSONS@NYCAP.RR.COM

OK/SAL
cf. Danny
Peter R

Owners

Dominic DiTonno
518-378-1396
Danny DiTonno
518-378-1294

Demolition Specialists
Industrial - Commercial - Municipal - Residential

INVOICE

INVOICE #: 628

DATE: 9/5/2014

TERMS: Due on receipt

BILL TO :
ALBANY HOUSING AUTHORITY 200 SOUTH PEARL STREET ALBANY, NY 12202
Customer Contact: AHA;S.LONGO/COA;V.DiBi...
Cust.JOB/P.O. Number: EMERG-DEMO

Project Location / Address
CITY OF ALBANY EMERGENCY DEMOLITION 144 LIVINGSTON AVENUE
DITonno JOB # E14-0727

Description	Amount
<p>This is your invoice for the Emergency Demolition of : 144 LIVINGSTON AVENUE - owned by AHA</p> <p>Complete demolition of building structure Break off foundation two feet below grade & backfill Removal of all demolition trash & debris All hauling and dumping fees All labor and equipment Asbestos notification & filing fee to NYS Department of Labor as per 12 NYCRR Part 56</p> <p><i>250.459003</i> <i>Demo 144 Livingston</i></p>	11,000.00
Total for This Invoice	\$11,000.00
Payments/Credits	\$0.00
Balance Due This Invoice	\$11,000.00

Thank You , We Appreciate Your Business !

ALBANY HOUSING AUTHORITY

GENERAL FUND

PLEASE DETACH
BEFORE DEPOSITING !!

Check # 0000110157

DITONNO AND SONS, LLC

9/19/2014

INVOICE #	Invoice Date	Description
628	9/5/2014	DEMO 144 LIVINGSTON AVENUE

Account Number
250.4590.03.000

Payment Amount
11,000.00

TOTAL PAYMENT AMOUNT:	11,000.00
-----------------------	-----------

NOT NEGOTIABLE

NOT NEGOTIABLE

ALBANY HOUSING AUTHORITY

200 South Pearl St.
Albany, NY 12202

KeyBank National Association
Albany, NY 12201

General Fund

Contract No.
NY359

29-7
213

Check Number 0000110157

Check Date 9/19/2014

PAY THIS AMOUNT
\$11,000.00

Pay **ELEVEN THOUSAND DOLLARS & NO CENTS.**

TO THE ORDER DITONNO AND SONS, LLC
4216 ALBANY STREET
COLONIE, NY 12205-

VOID AFTER 90 DAYS

Steven F. Longo
Victor W. Cain





RESOLUTION NO. 88

AUTHORIZING THE RELEASE OF RIGHT OF REVERTER OF TITLE TO 144 LIVINGSTON AVENUE (TAX MAP NO. 65.74-4-12) IN THE CITY OF ALBANY

Introduced: 3/8/21

By Audit and Finance Committee:

WHEREAS, By Resolution No. 424 for 2008, this Honorable Body authorized the conveyance of real property located at 144 Livingston Avenue (Tax Map No. 65.74-4-12) in the City of Albany, and

WHEREAS, The County of Albany, as set forth in Resolution No. 424 for 2008, reserved a right of reverter of title to 144 Livingston Avenue which would be released upon the complete rehabilitation of the property, and

WHEREAS, The Albany County Commissioner of the Department of Management and Budget has requested that the Legislature release the reverter based upon documentation that the rehabilitation was completed, now, therefore be it

RESOLVED, By the Albany County Legislature that the right of reverter to title for 144 Livingston Avenue (Tax Map No. 65.74-4-12) in the City of Albany reserved by the County of Albany is released, and, be it further

RESOLVED, That the Albany County Commissioner of Management and Budget is authorized and directed to execute a release of the right of reverter, and, be it further

RESOLVED, That the County Attorney is authorized to approve said document as to form and content, and, be it further

RESOLVED, That the Clerk of the County Legislature is directed to forward certified copies of this resolution to the appropriate County Officials.



DANIEL P. MCCOY
COUNTY EXECUTIVE

COUNTY OF ALBANY
DEPARTMENT OF MANAGEMENT AND BUDGET
112 STATE STREET, ROOM 1200
ALBANY, NEW YORK 12207
PHONE: (518) 447-5525 FAX: (518) 447-5589
www.albanycounty.com

M. DAVID REILLY, JR.
COMMISSIONER

CHANDRA WILLIAMS
DEPUTY COMMISSIONER

January 27, 2021

Honorable Andrew Joyce
Chair, Albany County Legislature
112 State St., Rm. 710
Albany, NY 12207

Dear Chairman Joyce:

Legislative authorization is requested to rescind the authorization to transfer tax foreclosed property located in the City of Albany, 291 Third Street to the Albany County Land Bank Corporation pursuant to ABL Resolution No. 171 of 2018 and convey this property to an abutting property owner Kirk R. Moore.

This transfer is in accordance with Resolution No. 29 of 2019 which states "Properties which will be discretionally conveyed by the County to individuals or entities who own abutting or adjacent parcels".

If you have any questions regarding this request I can make myself available at your earliest convenience. Thank you for your consideration.

Sincerely Yours,

M. David Reilly, Jr
Commissioner

cc:

Hon. Dennis Feeney, Majority Leader
Hon. Frank Mauriello, Minority Leader
Majority Counsel
Minority Counsel



County of Albany

Harold L. Joyce
Albany County Office
Building
112 State Street - Albany,
NY 12207

Legislation Text

File #: TMP-2275, **Version:** 1

REQUEST FOR LEGISLATIVE ACTION

Description (e.g., Contract Authorization for Information Services):

Requesting Legislative Action to rescind the authorization to convey property to the Albany County Land Bank Corporation and authorize a conveyance to an abutting property owner.

Requesting Legislative Action to rescind the authorization to convey property to the Albany County Land Bank Corporation and authorize a conveyance to an abutting property owner.

Date:	January 27, 2021
Submitted By:	David Reilly
Department:	Management and Budget
Title:	Commissioner
Phone:	518-447-7040
Department Rep.	Anthony DiLella
Attending Meeting:	David Reilly/Michael Mc Laughlin

Purpose of Request:

- Adopting of Local Law
- Amendment of Prior Legislation
- Approval/Adoption of Plan/Procedure
- Bond Approval
- Budget Amendment
- Contract Authorization
- Countywide Services
- Environmental Impact/SEQR
- Home Rule Request
- Property Conveyance
- Other: (state if not listed) Click or tap here to enter text.

CONCERNING BUDGET AMENDMENTS

Increase/decrease category (choose all that apply):

- Contractual

- Equipment
- Fringe
- Personnel
- Personnel Non-Individual
- Revenue

Increase Account/Line No.: Click or tap here to enter text.
Source of Funds: Click or tap here to enter text.
Title Change: Click or tap here to enter text.

CONCERNING CONTRACT AUTHORIZATIONS

Type of Contract:

- Change Order/Contract Amendment
- Purchase (Equipment/Supplies)
- Lease (Equipment/Supplies)
- Requirements
- Professional Services
- Education/Training
- Grant

Choose an item.

Submission Date Deadline Click or tap to enter a date.

- Settlement of a Claim
- Release of Liability
- Other: (state if not listed) Click or tap here to enter text.

Contract Terms/Conditions:

Party (Name/address):
Click or tap here to enter text.

Additional Parties (Names/addresses):
Click or tap here to enter text.

Amount/Raise Schedule/Fee: Click or tap here to enter text.
Scope of Services: Click or tap here to enter text.

Bond Res. No.: Click or tap here to enter text.
Date of Adoption: Click or tap here to enter text.

CONCERNING ALL REQUESTS

Mandated Program/Service: Yes No
If Mandated Cite Authority: Click or tap here to enter text.

Is there a Fiscal Impact: Yes No
Anticipated in Current Budget: Yes No

County Budget Accounts:

Revenue Account and Line: Click or tap here to enter text.
Revenue Amount: Click or tap here to enter text.

Appropriation Account and Line: Click or tap here to enter text.
Appropriation Amount: Click or tap here to enter text.

Source of Funding - (Percentages)

Federal: Click or tap here to enter text.
State: Click or tap here to enter text.
County: Click or tap here to enter text.
Local: Click or tap here to enter text.

Term

Term: (Start and end date) Click or tap here to enter text.
Length of Contract: Click or tap here to enter text.

Impact on Pending Litigation

If yes, explain: Yes No
Click or tap here to enter text.

Previous requests for Identical or Similar Action:

Resolution/Law Number: Click or tap here to enter text.
Date of Adoption: Click or tap here to enter text.

Justification: (state briefly why legislative action is requested)

Requesting legislative authority to rescind the authorization to convey property located in the City of Albany 291 Third Street (65.56-1-58) to the Albany County Land Bank Corporation per ABL Res No.171 of 2018 and convey this property to an abutting property owner, Kirk R. Moore, 260 Loudonville Road, Albany NY 12211 for \$400. This transfer is in accordance with Resolution No. 29 of 2019 which states "Properties which will be discretionally conveyed by the County to individuals or entities who own abutting or adjacent parcels ".

Mr. Moore who owns the abutting property at 289 Third Street is planning to use this property along with 291 Third Street to create an educational center and urban garden.

A review of Kirk R. Moore's properties indicates there are no delinquent taxes and no outstanding code violations assessed against them.

The following will be part of the sale of this property and is requested to be stated in the resolution of sale:

At the closing: All closings costs. A prorated share of the 2020/2021 School Taxes. A prorated share of the 2021 Property taxes excluding the demolition charge listed.

After the closing: All water, sewer and other charges billed on and after the date of the closing shall be the responsibility

of Kirk R. Moore.

Kirk R. Moore

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

DECEMBER 4, 2020

County Executive Daniel McCoy

Harold L. Joyce Albany County Office Building

112 State Street Room 1200

Albany, New York 12207

Dear Mr. McCoy,

Albany County approved the transfer of the property located at 291 Third Street, Albany, New York 12206, by resolution 171 on April 20, 2018. The property did not go into the possession of the Albany County Land bank. I am the owner or the adjacent property and have maintained 291 Third Street for the past 2 years. I am interested in purchasing the property for \$400 and intend to use it as an educational center and urban garden.

Warm regards,

Kirk Moore



DEPARTMENT OF MANGEMENT AND BUDGET

Purchaser Review

PROPERTY INFORMATION

<p>Municipality - Albany</p> <p>Address of Property -291 Third Street</p> <p>Tax Map Number-65.56-1-58</p> <p>Property Description-Residential Vacant Land</p>
--

BIDDER NAME AND PROPERTIES OWNED BY BIDDER

<p>Purchaser-Kirk Moore</p> <p>City of Albany- 289 Third Street - 392.5 Livingston Avenue -260 Loudonville Road</p>
--

CODE ENFORCEMENT INFORMATION

No outstanding violations-Verified with City of Albany Code Enforcement officer 1/27/2021

DELINQUENT TAX INFORMATION

No delinquent taxes-Verified with Albany County Tax Records Supervisor 1/27/2021

COUNTY FORECLOSURE INFORMATION

Not Applicable

Signed-  _____

ANTHONY DILELLA
Property Manager

DATE----January 27, 2021---



01/27/2021 03:10
adilella

TEST DATABASE Jul 16 2019
Parcel Find

1
arbilinq

PARCEL: 06505600010580000000
LOCATION: 291 THIRD ST
NAME: ** VARIOUS **

EFF DATE: 01/27/2021

YEAR	CAT	BILL	NSC	REFERENCE	BILLED/ADJ	UNPAID BAL	DUE NOW
2011	TL-E	1498	Y	291 THIRD ST	1022.44	1022.44	1825.08
2012	TL-1	1290	Y	291 THIRD ST	1535.92	1535.92	3240.79
2012	TL-E	1975	Y	291 THIRD ST	856.48	856.48	1336.89
2013	TL-E	1193	Y	291 THIRD ST	720.82	720.82	1124.48
2013	TL-1	2013	Y	291 THIRD ST	2609.62	2609.62	4757.54
2014	RE-1	8182	Y	291 THIRD ST	1472.09	1402.04	2691.00
2014	TL-E	1018	Y	291 THIRD ST	834.10	834.10	1265.08
2015	RE-E	3760	Y	291 THIRD ST	733.88	706.08	1100.89
2015	RE-1	8506	Y	291 THIRD ST	1615.71	1538.82	2769.07
2016	RE-E	2132	Y	291 THIRD ST	353.29	336.51	534.47
2016	RE-1	70014	Y	291 THIRD ST	2082.83	1990.84	3241.93
2017	RE-E	5674	Y	291 THIRD ST	365.97	348.59	511.96
2017	RE-1	7815	Y	291 THIRD ST	598.16	581.18	894.57
2018	RE-E	4177	Y	291 THIRD ST	372.68	354.98	478.87
					TOTAL DUE NOW		25772.62
					TOTAL UNPAID		15173.99



January 29, 2021

Board of Directors

Charles Touhey, Chair
Touhey Associates

Natisha M. Alexander, Treasurer
Resident

Samuel Wells, Secretary
Resident

Mark Bobb-Semple
Resident

Anthony Capece
*Executive Director, Central Avenue
BID*

Joseph J. LaCivita
City of Watervliet

Juanita Nabors
Resident

David C. Rowley
*Managing Partner, Cooper Erving &
Savage*

Chris Spencer
City of Albany

Executive Director

Adam Zaranko

Mike McLaughlin
Director of Policy and Research
Office of the Albany County Executive
112 State Street, Room 1200
Albany, NY 12207

Re: 291 Third Street, Albany, New York (Tax Map No: 65.56-1-58)

Mr. McLaughlin,

Albany County has authorized the transfer of the subject property to the Albany County Land Bank ("Land Bank").

It is our understanding that Albany County has received a request for a direct acquisition of the subject property from an adjacent property owner.

The Albany County Land Bank does not object to a direct disposition of the subject property by Albany County.

Sincerely,

Adam Zaranko
Executive Director

RESOLUTION NO. 89

RESCINDING THE AUTHORIZATION TO CONVEY REAL PROPERTY PURSUANT TO RESOLUTION NO. 171 FOR 2018 AND AUTHORIZING THE CONVEYANCE OF 291 THIRD STREET (TAX MAP NO. 65.56-1-58) IN THE CITY OF ALBANY

Introduced: 3/8/21

By Audit and Finance Committee:

WHEREAS, By Resolution No. 171 for 2018, this Honorable Body authorized the conveyance of various parcels of real property acquired through in rem foreclosure to the Albany County Land Bank Corporation, including 291 Third Street (Tax Map No. 65.56-1-58) in the City of Albany, and

WHEREAS, Kirk R. Moore, an abutting property owner, has indicated an interest in acquiring this parcel for \$400, and

WHEREAS, The Albany County Real Property Disposition Plan, adopted by Resolution No. 29 for 2019, implemented procedures for properties to be sold to abutting property owners, now, therefore be it

RESOLVED, By the Albany County Legislature, that Resolution No. 171 for 2018 is hereby amended by rescinding the authorization to convey 291 Third Street (Tax Map No. 65.56-1-58) in the City of Albany, and, be it further

RESOLVED, That the County Executive is authorized to execute on behalf of the County any documents necessary to convey 291 Third Street (Tax Map No. 65.56-1-58) in the City of Albany to Kirk R. Moore, 260 Loudonville Road, Albany, NY 12211 for the amount of \$400, and, be it further

RESOLVED, That Kirk R. Moore shall be responsible for all closing costs and a pro-rated portion of the 2020-2021 Albany School taxes, a pro-rated portion of the 2021 Property taxes, excluding the demolition charge listed, all taxes, water and sewer and other charges billed on and after the date of the closing, and, be it further

RESOLVED, That the County Attorney is authorized to approve said conveyance as to form and content, and, be it further

RESOLVED, That the Clerk of the County Legislature is directed to forward certified copies of this resolution to the appropriate County Officials.



DANIEL P. MCCOY
COUNTY EXECUTIVE

COUNTY OF ALBANY
DEPARTMENT OF MANAGEMENT AND BUDGET
112 STATE STREET, ROOM 1200
ALBANY, NEW YORK 12207
PHONE: (518) 447-5525 FAX: (518) 447-5589
www.albanycounty.com

M. DAVID REILLY, JR
COMMISSIONER

CHANDRA WILLIAMS
DEPUTY COMMISSIONER

January 5, 2021

Honorable Andrew Joyce
Chair, Albany County Legislature
112 State St., Rm. 710
Albany, NY 12207

Dear Chairman Joyce:

Pursuant to the "Albany County Disposition Plan" adopted per ABL Resolution # 29 of 2019, property withdrawn from tax foreclosure can be conditionally offered for sale by a Sealed Bid.

In this regard, the Department of Management and Budget conducted an online sealed bid process through the county website from the period beginning October 15, 2020 and ending November 16, 2020 at noon. This site allowed prospective bidders to view property information through individual "property folders" and were given the ability to place a bid online for the properties offered. Property known as 172 Main Street located in the Town of Coeymans was listed as part of this process.

Legislative authorization is requested to approve the conveyance of 172 Main Street to the sole bidder Wild Room Inc. The submission made by Wild Room Inc. was evaluated as a description of how their ownership would be a benefit to the community stemming from the proposed use of this property.

If you have any questions regarding this request I can make myself available at your earliest convenience. Thank you for your consideration.

Sincerely Yours,

M. David Reilly, Jr
Commissioner

cc:

Hon. Dennis Feeney, Majority Leader
Hon. Frank Mauriello, Minority Leader
Majority Counsel

Minority Counsel



County of Albany

Harold L. Joyce
Albany County Office
Building
112 State Street - Albany,
NY 12207

Legislation Text

File #: TMP-2231, **Version:** 1

REQUEST FOR LEGISLATIVE ACTION

Description (e.g., Contract Authorization for Information Services):

Requesting Legislative Action to Convey Property offered per a Sealed Bid process

Authorization to Convey Property located in the Town of Coeymans
172 Main Street per the Sealed Bid Process conducted October 15, 2020 thru November 16th, 2020

Date:	January 14, 2020
Submitted By:	David Reilly
Department:	Management and Budget
Title:	Commisioner
Phone:	518-447-7040
Department Rep.	Anthony DiLella
Attending Meeting:	David Reilly / Michael Mc Laughlin

Purpose of Request:

- Adopting of Local Law
- Amendment of Prior Legislation
- Approval/Adoption of Plan/Procedure
- Bond Approval
- Budget Amendment
- Contract Authorization
- Countywide Services
- Environmental Impact/SEQR
- Home Rule Request
- Property Conveyance
- Other: (state if not listed) Click or tap here to enter text.

CONCERNING BUDGET AMENDMENTS

Increase/decrease category (choose all that apply):

- Contractual
- Equipment

- Fringe
- Personnel
- Personnel Non-Individual
- Revenue

Increase Account/Line No.: Click or tap here to enter text.
Source of Funds: Click or tap here to enter text.
Title Change: Click or tap here to enter text.

CONCERNING CONTRACT AUTHORIZATIONS

Type of Contract:

- Change Order/Contract Amendment
- Purchase (Equipment/Supplies)
- Lease (Equipment/Supplies)
- Requirements
- Professional Services
- Education/Training
- Grant

Choose an item.

Submission Date Deadline Click or tap to enter a date.

- Settlement of a Claim
- Release of Liability
- Other: (state if not listed) Click or tap here to enter text.

Contract Terms/Conditions:

Party (Name/address):
Click or tap here to enter text.

Additional Parties (Names/addresses):
Click or tap here to enter text.

Amount/Raise Schedule/Fee: Click or tap here to enter text.
Scope of Services: Click or tap here to enter text.

Bond Res. No.: Click or tap here to enter text.
Date of Adoption: Click or tap here to enter text.

CONCERNING ALL REQUESTS

Mandated Program/Service: Yes No
If Mandated Cite Authority: Click or tap here to enter text.

Is there a Fiscal Impact: Yes No
Anticipated in Current Budget: Yes No

County Budget Accounts:

Revenue Account and Line: Click or tap here to enter text.
Revenue Amount: Click or tap here to enter text.

Appropriation Account and Line: Click or tap here to enter text.
Appropriation Amount: Click or tap here to enter text.

Source of Funding - (Percentages)

Federal: Click or tap here to enter text.
State: Click or tap here to enter text.
County: Click or tap here to enter text.
Local: Click or tap here to enter text.

Term

Term: (Start and end date) Click or tap here to enter text.
Length of Contract: Click or tap here to enter text.

Impact on Pending Litigation

If yes, explain: Yes No
Click or tap here to enter text.

Previous requests for Identical or Similar Action:

Resolution/Law Number: Click or tap here to enter text.
Date of Adoption: Click or tap here to enter text.

Justification: (state briefly why legislative action is requested)

Properties are withdrawn from tax foreclosure as there exists a significant risk that the County of Albany might be exposed to a liability substantially in excess of the amount that could be recovered by foreclosing the tax lien.

Pursuant to ABL resolution No 29 of 2019 the Albany County Disposition Plan, properties “withdrawn” from a foreclosure proceeding can be offered for sale through a sealed bid process with the sale price criteria being “an amount which reflects the benefit to the community stemming from the proposed use of the property. In this regard the Department of Management and Budget through the county website offered properties online through a sealed bid process which was conducted from October 15th until November 16th, 2020.

Authorization is requested to convey property located in the Town of Coeymans, 172 Main Street, Tax Map No. 168.10-3-14 to Wild Room Inc. , 54 Church Street, Coeymans, NY 12045 for \$1,000 . Wild Room Inc. was the sole bidder on this property and their submission indicates a detailed plan to rehabilitate this tax delinquent property which intern will benefit the community. Wild Room Inc. has deposited the full amount of the bid offered \$1,000 by certified funds with the Albany County Division of Finance.

A review of property owned by Wild Room Inc. indicates there are no outstanding taxes or code violations against these properties.

The following shall be the responsibility of Wild Room Inc. and is requested to be stated in the resolution:

All closing costs.

All Real Estate Taxes (property and school), water, sewer and other municipal charges due on and after July 1, 2021.

The screenshot shows the Albany County website with a navigation bar at the top. The main content area is titled "Sealed Bids" and includes an "Application Deadline: November 16, 2020 (12Noon)". Below this, there are sections for "Before You Bid...", "Bid Evaluation Criteria", "NEW Bid Payment Process", and "Be Aware!". A sidebar on the left contains a "QUESTIONS?" section with contact information for the Finance Division.

COVID-19 UPDATES: Testing sites & screening options, data & statistics dashboard, news, updates and more. COVID-19 Information and Resources

Albany County
New York

CONTACT INFO Translate

Daniel R. McCoy
County Executive

HOME OUR COUNTY GOVERNMENT DEPARTMENTS BUSINESS RECREATION

Finance Division
FAQs
Unclaimed and Abandoned Funds Listing
Delinquent Tax Lists
Avoid Foreclosure!
Useful Online Resources
Albany County Land Bank
Designated Sensitive Parcels
Certificate of Residence
Sealed Bids

QUESTIONS?
All questions about the sealed bid process **MUST** be submitted to bids@albacounty.org.
We answer questions in the order they are received, typically within one business day.

Departments - Management and Budget - Finance Division -

Sealed Bids

Print Size [Facebook](#) [Twitter](#) [LinkedIn](#) [Email](#)

**Application Deadline:
November 16, 2020 (12Noon)**

Before You Bid...

Read carefully before deciding if you would like to bid on a property:

- This process will be conducted **online only**.
- Read all **terms and conditions** of sale carefully before bidding.
- Review **property folder** shown below.
- Fill in all information relative to your bid on the bid submission form.
- You must sign the bidder certification in the bid submission form. Failure to sign the certification will disallow your bid.
- This submission must be emailed within the allotted time as specified on this site and on the bid submission form to the email address indicated in the bid submission form. No submissions will be accepted after the deadline. For additional guidance, please view our [instructions](#).

Bid Evaluation Criteria

- Bids will be rated on a scale of 1-5 based on their rehabilitation plan, benefit to the community, and overall submission.
- All sales are subject to the approval of the Albany County Executive and the Albany County Legislature and either may reject any sale for any reason.
- All sales must be approved by legislative resolution.

For more details, please read the [terms and conditions](#).

NEW Bid Payment Process

- Upon notification, the chosen bidder must immediately deposit the full bid amount either by certified mail or in person (by appointment only) to:
 - Albany County Division of Finance
112 State Street, Room 1340
Albany, New York 12207
- Checks are to be made payable to: Albany County Department of Management and Budget.
- No request for conveyance will be forwarded to the Albany County Legislature unless these funds are received.
- Upon Legislative approval, the approved bidder shall be responsible for any and all closing costs.

For more details, please read the [terms and conditions](#).

Be Aware!

- These properties present a high element of liability risk to Albany County due to their condition; therefore the County has not foreclosed on these properties and does not show these properties or permit anyone access to these properties.
- We strongly encourage any bidder to review the property files and to investigate the property as thoroughly as possible.

HOME
OUR COUNTY
GOVERNMENT
DEPARTMENTS
BUSINESS
RECREATION
SEARCH

112 State Street, Room 1340
Albany, New York 12207

- Checks are to be made payable to: Albany County Department of Management and Budget.
- No request for conveyance will be forwarded to the Albany County Legislature unless these funds are received.
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For more details, please read the [terms and conditions](#)

Be Aware!

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- We strongly encourage any bidder to review the property files and to investigate the property as thoroughly as possible.

For more details, please read the [terms and conditions](#)

Additional Notes

Some things to consider before bidding...

- Do not bid unless you can pay the full amount immediately if you are chosen.
- Buildings and lots are sold AS IS—no guarantee of condition.
- If you have not read the property folder, do not bid.
- Eviction of occupants is the responsibility of the bidder after closing.
- Zoning and planning—prior use does not guarantee zoning after purchase.
- Past codes violations

Important financial considerations:

- Current water and sewer bills;
- Current year tax bills—school and property taxes;
- General municipal charges

For more details, please read the [terms and conditions](#)

Available Properties

Photo <small>Click for full size</small>	Address	Property Type/Comments	Property Documents
	144 Broad Street, Albany	Three family residence	Property Folder - 144 Broad Street Tax Map - 144 Broad Street Online Bid Application - 144 Broad Street
	813 19th Street, Waterlot	One family residence	Property Folder - 813 19th Street Tax Map - 813 19th Street Online Bid Application - 813 19th Street
	172 Main Street, Coeymans	Health apt	Property Folder - 172 Main Street Tax Map - 172 Main Street Online Bid Application - 172 Main Street
	4000 Albany Street, Colonie	One family residence	Property Folder - 4000 Albany Street

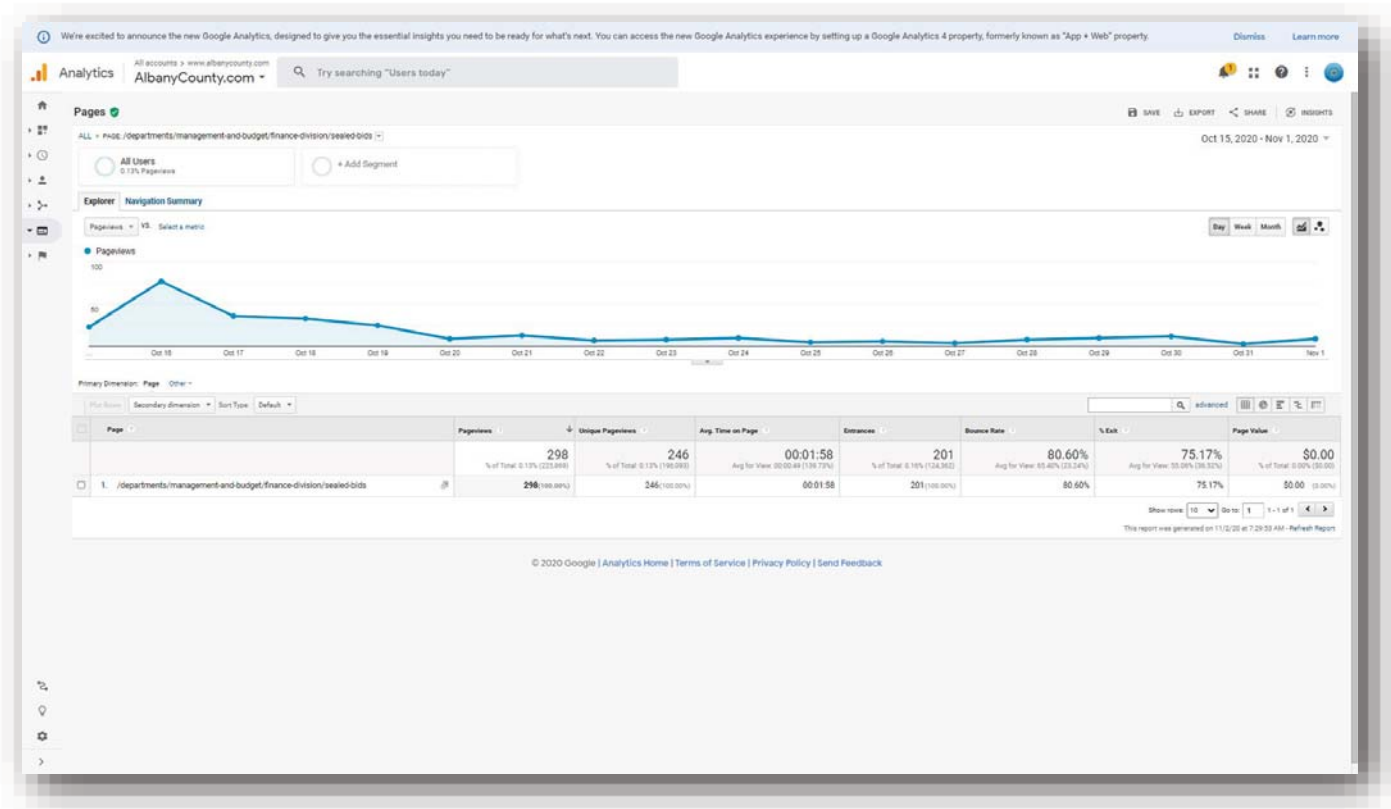
HOME OUR COUNTY GOVERNMENT DEPARTMENTS BUSINESS RECREATION
Q

For more details, please read the terms and conditions

Available Properties

Photo <small>Click for full size</small>	Address	Property Type/Comments	Property Documents
	144 Broad Street, Albany	Three family residence	Property Folder - 144 Broad Street Tax Map - 144 Broad Street Online Bid Application - 144 Broad Street
	813 19th Street, Watervliet	One family residence	Property Folder - 813 19th Street Tax Map - 813 19th Street Online Bid Application - 813 19th Street
	172 Main Street, Coeymans	Health spas	Property Folder - 172 Main Street Tax Map - 172 Main Street Online Bid Application - 172 Main Street
	4092 Albany Street, Colonie	One family residence	Property Folder - 4092 Albany Street Tax Map - 4092 Albany Street Online Bid Application - 4092 Albany Street
	25 Newton Street, Colonie	Residential vacant lands	Property Folder - 25 Newton Street Tax Map - 25 Newton Street Online Bid Application - 25 Newton Street
	434 Broadway, Colonie	Vacant land in commercial area	Property Folder - 434 Broadway Tax Map - 434 Broadway Online Bid Application - 434 Broadway
	56 James Street, Green Island	Vacant land in commercial area	Property Folder - 56 James Street Tax Map - 56 James Street Online Bid Application - 56 James Street
	29 Arch Street, Green Island	Vacant land	Property Folder - 29 Arch Street Tax Map - 29 Arch Street Online Bid Application - 29 Arch Street





**Albany County Legislative Resolution No. 29 of 2019
SEALED BID
BIDDER SUBMISSION FORM**

INSTRUCTIONS

**THIS PROCESS WILL BE CONDUCTED ONLINE ONLY AT
WWW.ALBANYCOUNTY.COM/SEALEDBIDS**

PLEASE REVIEW PROPERTY FOLDER SHOWN ON WEBSITE

PLEASE READ ALL TERMS OF SALE CAREFULLY BEFORE BIDDING

**FILL IN ALL INFORMATION RELATIVE TO YOUR BID ON THIS BID SUBMISSION FORM.
INCOMPLETE FORMS CAN BE REJECTED.**

**PLEASE SIGN THE BIDDER CERTIFICATION ON THE BID SUBMISSION FORM OR
YOUR BID WILL BE REJECTED**

**THIS SUBMISSION MUST BE EMAILED WITHIN THE ALLOTTED TIME AS
SPECIFIED ON WWW.ALBANYCOUNTY.COM/SEALEDBIDS
TO SEALEDID@ALBANYCOUNTYNY.GOV**

**ANY QUESTIONS CONCERNING THIS FORM CAN BE EMAILED TO
IDINFO@ALBANYCOUNTYNY.GOV**

ALBANY COUNTY DISPOSITION PLAN

“Properties which will be discretionally conveyed by the County to individuals or entities for economic development purposes.”

Adopted per Albany County Legislative Resolution No. 29 of 2019

B. If they have been withdrawn from foreclosure, these properties shall be conditionally offered for sale via sealed bid for either its appraised value, outstanding delinquent tax liability (inclusive of interest, penalties and legal charges) prior to foreclosure, or an amount which reflects the benefit to the community stemming from the proposed use of the property with disclosure of the reasons for their withdrawal. It shall be the bidder’s responsibility to research all information in the County’s property file in this regard. Written notice to the local municipality(s) in which the property is located shall be required no less than 30 days prior to consideration by the County Legislature of such property transfer. Proof of compliance with the aforementioned written notice requirement shall be provided to the Legislature as a precondition to the Legislature’s consideration of any conveyance falling under this section. Upon bid approval by the County Legislature, the full amount of the sale price and closing costs must be submitted to the County in escrow prior to and as a prerequisite to the completion of the foreclosure process. A signed statement by the bidder acknowledging receipt of full disclosure regarding the condition of the property in so far as known to the County will be required at that time. The County shall not be liable for any conditions known or unknown on these properties, and the purchaser will be required to execute a release, hold harmless, and indemnification agreement in this regard at the closing on the sale. Deed title will be transferred directly to the successful bidder pursuant to assignment without recourse

§ 1138. Withdrawal of parcels from foreclosure

“The enforcing officer of any tax district may at any time prior to final judgment withdraw any parcel of real property from a foreclosure proceeding under this title for one or more of the following reasons if the tax district were to acquire the parcel, there is a significant risk that it might be exposed to a liability substantially in excess of the amount that could be recovered by enforcing the tax lien “

TERMS AND CONDITIONS OF SEALED BID PROPERTY SALES

A. Bidding Process and Procedure:

1. All bids shall be sealed with collusive bidding being prohibited.
2. All bids shall be submitted and processed online using the electronic bid submission form annexed hereto.
3. A bidder is permitted to submit only one bid per property being offered for sale.
4. All sections of the bid submission form shall be completed and the bid submitted together with all required back-up materials within the allowable timeframe for bidding indicated on the "Sealed Auction Bids" page of the Albany County website: www.albanycounty.com/sealedbids.
5. The length of time a sealed bid shall be required to remain open will be indicated on the bid submission form and will also be indicated on the website.

B. Bidder Eligibility and Implied Representations.

1. A prospective bidder is ineligible to bid if:
 - a) The bidder has failed to satisfactorily comply with any material representation made to Albany County with respect to the bidder's plans for the use, rehabilitation or economic development of any property previously purchased by the bidder from Albany County.
 - b) The bidder or the bidder's immediate family member(s), or anyone bidding on the bidder's behalf is/are the tax delinquent owner(s) or former owner(s) of any property located within Albany County.
 - c) The bidder has lost title to property to Albany County by reason of delinquent tax foreclosure within the preceding 24 month time period.
 - d) The bidder has an unresolved building construction and fire safety code violation in connection with another property located within Albany County.

C. Terms of Sale Relating to Condition of Sealed Bid Properties Being Offered for Sale.

1. All sales are subject to non-reviewable discretionary approval of the County Executive and the Albany County Legislature, which approvals may for any reason be denied.
2. All properties offered for sale through the Sealed Bid process are sold without recourse in “where is” and “as is” condition as per its assessment roll description at the time it was foreclosed upon by Albany County with no representations or warranties of any kind made regarding the property’s actual location, physical condition, title or legally permissible use.
3. Albany County shall not be liable for any conditions known or unknown on these properties, and the selected bidder shall be required to execute a release, hold harmless, and indemnification agreement in this regard at the closing on the sale thereof.
4. Properties offered for sale through the Sealed Bid process shall be sold with disclosure of the reasons for its withdrawal for either its appraised value, outstanding delinquent tax liability (inclusive of interest, penalties and legal charges) prior to its foreclosure, or an amount which in the sole non-reviewable discretionary opinion of Albany County reflects the best benefit to the community as a whole stemming from its proposed use.
5. A signed statement by the selected bidder will be required at the time of sale acknowledging bidder’s receipt of full disclosure regarding the condition of the property offered for sale in so far as known to Albany County.
6. Deed title to the property will be transferred directly to the selected bidder pursuant to assignment without recourse.

D. Bidder’s Due Diligence Requirements with Respect to “Sealed Bid” Properties.

1. The bidder assumes all responsibility to investigate the physical condition of the property or of any structures or improvements located thereon.
2. By making a bid, bidder certifies the bidder has made an on-site inspection of the property and has reviewed the online folder containing all information known to Albany County concerning the property available on the Albany County website page Sealed Auctions Bids (www.albanycounty.com/sealedbids).

E. Bid Payment Process and Procedure

Upon notification, the bidder chosen by the Commissioner of Management and Budget or his assignees shall immediately deposit the full bid amount with the Albany County Division of Finance, 112 State Street, Room 1340, Albany, New York 12207 either by certified mail or in person. Checks are to be made payable to Albany County Department of Management and Budget. No request for conveyance will be forwarded to the Albany County Legislature unless these funds are received. Upon Legislative approval, the approved bidder shall be responsible for any and all closing costs.

F. Sale Closing and Property Conveyance Process and Procedure

1. The selected bidder shall provide the information necessary to complete the required forms and documents for recording the deed from the County of Albany in the Albany County Clerk's office.
2. All real estate taxes not in the collection process of the Albany County Division of Finance at the scheduled date of closing are the responsibility of the selected bidder to pay.
3. All current and past due water bills not in the collection process of the Albany County Division of Finance at the scheduled date of closing are the responsibility of the selected bidder to pay.
4. All municipal charges or fees not in the collection process of the Albany County Division of Finance at the scheduled date of closing are the responsibility of the selected bidder to pay.
5. The County Legislature may set the responsibility for the Real Estate Taxes, Water Bills and Municipal Charges for the selected bidder by resolution.
6. All recording fees are the responsibility of the selected bidder.

BIDDER INFORMATION - CONTACT AND DEED INFORMATION

*Bidder Name: Wild Room Inc.

*As it will appear on County deed

Address: 54 Church Street, Coeymans, NY 12045

Phone: (518) 610-3306 Email: jesse@wildroominc.com

Preferred method of contact: Phone Email

TYPE OF ENTITY

Individual

Corporation

Incorporated in what state: New York Date incorporated: 01/2019

Authorized to do business in New York State? Yes No

Partnership

Indicate type of partnership: _____

Number of general partners: _____ Number of limited partners: _____

Not-for-profit

Incorporated in what state: _____ Date incorporated: _____

Limited Liability Company

Formed in what state: _____ Date incorporated: _____

Authorized to do business in New York State? Yes No

Sole Proprietorship

Name of Sole Proprietor: _____

PROPERTY INFORMATION AND BID AMOUNT OFFERED

COUNTY USE ONLY

PROPERTY INFORMATION

Property Address: 172 MAIN STREET

Municipality: TOWN OF COEYMANS

Tax map No: 168.10-3-14

Description: HEALTH SPAS

Reason for Withdrawal from Foreclosure:

Environmental Concerns

"If the tax district were to acquire the parcel, there is a significant risk that it might be exposed to a liability substantially in excess of the amount that could be recovered by enforcing the tax lien."

Disposition plan excerpt being invoked:

An amount which reflects the benefit to the community stemming from the proposed use of the property.

Amount offered by bidder: \$ 1,000.00

REASON FOR BIDDING ON PROPERTY

COMPLETE THIS SECTION IF YOU ARE SEEKING TO PURCHASE A BUILDING

- | | |
|--|--|
| <input checked="" type="checkbox"/> Renovate | <input type="checkbox"/> Occupy as owner occupant (use as primary residence) |
| <input checked="" type="checkbox"/> Rehabilitate | <input type="checkbox"/> Occupy this property as a rental |
| <input type="checkbox"/> Occupy/operate As Is | <input type="checkbox"/> Redevelop and re-sell |
| <input type="checkbox"/> Demolish/deconstruct | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> New construction | |

COMPLETE THIS SECTION IF YOU ARE SEEKING TO PURCHASE A LOT

- New Construction
- Property Improvements (example: fencing, landscaping, garden/green space)
- Other _____

COMPLETE THIS SECTION IF YOU ARE SEEKING TO PURCHASE A SIDE-LOT*

- | | |
|--------------------------------------|--------------------------------------|
| <input type="checkbox"/> Fence | <input type="checkbox"/> Deck/Patio |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Garage |
| <input type="checkbox"/> Driveway | <input type="checkbox"/> Other _____ |

Note: Bidders are responsible for verifying their respective property plan is compliant with local zoning. If the property plan does not comply with current zoning or land use laws, additional approvals may be required and are the sole responsibility of the bidder. Contact the appropriate municipality to find out more information.

I'm writing regarding the property located at 172 Main Street, Ravena New York 12143.

Summary:

- Relieve Albany County of property burden.
- Restore/renovate 172 Main Street.
- Move my business from Rensselaer County to Albany County.
- Add to village and county tax revenue.
- Expand my existing business and create jobs, both direct and sub-contracted.
- Donate funds to local schools for art education.

About Me:

My name is Jesse Wichmann and I'm the Owner/President of Wild Room Inc., a pop-culture media and arts company serving the local Capital District as well as national and international clients.

Seeing the potential, my wife and I moved to Ravena in 2008, purchased and renovated our first house, started our family with 2 wonderful children and eventually purchased a second home, keeping the first as a rental property.

Southern Albany County is a great untapped area for locally owned businesses to flourish in. Lower property costs, easy travel route access and an amazing riverfront, historic Ravena/Coeymans could see a revitalization similar to cities like Troy or Hudson. With the town and village electorate as well as local small business think-tanks, my plan is to be a leader in helping the township reach it's natural potential while preserving the history and charm of the community.

I also aim to create jobs, both through the hiring of subcontracted labor and with full time employees. After the Wild Room is established I plan to donate money, experience and resources to the local RCS school districts to help support the arts in education.

About the Wild Room:

I have been in business since 2010 with steady 15-20% annual growth. The Wild Room is a Sub-S corporation, with 100% shares owned by myself.

I currently lease space in Rensselaer county, and despite ongoing national and global difficulties, The Wild Room is under rapid expansion, requiring a new, larger home, which I'd like to bring to my [Albany County] town of Ravena-Coeymans.

My plan is the immediate rehabilitation of 172 Main, back to the appearance of a classic firehouse, shoring up the structural integrity of the exterior(brick/stone repair, roof, windows, doors/entryways) while upgrading the building's internals to modern and ecological systems(electrical, plumbing, HVAC, etc) - specific estimates cannot be obtained until after closing, but rough estimates are approximately \$75,000 for interior renovation. Once construction is completed, 172 would serve as corporate headquarters for Wild Room Inc.

Thank you for your time and consideration.

Sincerely

A handwritten signature in black ink, appearing to read 'Jesse Wichmann', with a long horizontal line extending to the right.

Jesse Wichmann

15 MOUNTAIN ROAD
RAVENA, NY 12143

VILLAGE OF RAVENA

TEL. (518) 756-8233
FAX (518) 756-3363
TDD # 1-800-662-1220

CLERK-TREASURER
SUSAN M. KING

DEPUTY CLERK-
TREASURER
KRISTINE M. BIERNACKI

VILLAGE CLERK
GABBY AMBROSE



MAYOR
BILL MISURACA, JR.

TRUSTEES

JOSEPH A. GANLEY
LINDA C. MULLER
MARYELLEN ROSATO
NANCY J. WARNER

November 12, 2020

To Whom It May Concern:

As Mayor of the Village of Ravena, and having met with Jesse Wichmann on several occasions, I would like to give this letter of support for his upcoming venture.

We as a community look forward to an exciting rejuvenation of a building on our Main Street. We believe this is a great step toward improving our community.

If you have any questions, please feel free to contact my office at 518-756-8233.

Sincerely,

William J. Misuraca, Jr.
Mayor

GENERAL COST ESTIMATE

Complete this section if bidding on a BUILDING

Estimated MATERIAL Cost: \$ 40,000 Estimated LABOR Cost: \$ 60,000

Total: \$ 100,000

Complete this section if bidding on a VACANT LOT

Estimated MATERIAL Cost: \$ _____ Estimated LABOR Cost: \$ _____

Total: \$ 0

Explanation of costs:

- New Roof[main building] installed/repaired. - steeple repaired/painted. - new roof[side building]
 - Brick/stone work repaired/repointed/cleaned. - new windows. - new main and side entrance doors.
 - restore front wall structure to original[or approximate] fire house look. - new rear fire escape.
 - Fully gut interior spaces and install new energy efficient structural needs and utilities...(plumbing, electrical, gas, hvac, water etc). - new sprinkler system. - repair rear of building that is pulling away from structure. - concrete pad and foundation repair.
-
-
-
-

PROPERTY OWNERSHIP HISTORY

If you answer YES to any of these questions, attach an explanation. Please provide complete, accurate and current information. Please be advised information provided will be independently verified.

THIS INFORMATION APPLIES TO ALL MEMBERS, PARTNERS AND SHAREHOLDERS

- Do you own any properties in Albany County? Yes No
(attach a list with addresses, property type and year acquired)
- Does any property you own currently have code violations? Yes No
- Are you an owner of tax delinquent property? Yes No
- Have you filed for bankruptcy within the past 7 years? Yes No
- Have you owned property foreclosed on for tax-delinquency? Yes No
- Have you or a family member previously owned the property for which you are applying? Yes No

1. 27 Cental Avenue, Ravena New York 12143
Purchased 2008
Residential

2. 54 Church Street, Coeymans New York 12045
Purchased 2015
Residential

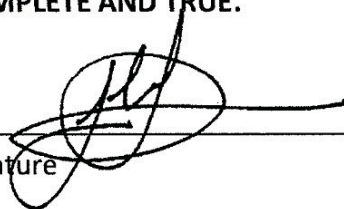
BIDDER CERTIFICATION (PLEASE READ CAREFULLY BEFORE SIGNING)

I HEREBY CERTIFY THAT:

1. I understand that by submitting a bid on the listed parcel, I am accepting the terms and conditions stated in the Albany County Disposition Plan adopted by Albany County Legislative Resolution No. 29 of 2019 “Properties which will be discretionally conveyed by the County to individuals or entities for economic development purposes” section B and all terms and conditions for the Sealed Bid process.
2. I also understand that all properties offered though the “Sealed Bid” process by Albany County are sold in “as is” condition and no warranties are made regarding property condition. The bidder assumes all responsibility to investigate, and if necessary, repair the physical condition of the properties or of any structures or improvements located on any of the properties
3. I have reviewed the online folder with information concerning this property listed on the Albany County website page www.albanycounty.com/sealedbids.
4. I understand that the Albany County Executive or the Albany County Legislature may decline my offer to acquire this property for any reason.
5. If I am the approved Bidder, upon notification I will immediately deposit the full purchase price via certified funds with the Albany County Division of Finance either by certified mail or in person as without this deposit my bid will not be forwarded to the Albany County Legislature for review.
6. I understand that all real estate taxes, past due water bills and municipal charges not in the collection of Albany County at the date of closing are my responsibility to pay. I also understand that any and all closing costs are also my responsibility.

BY ENTERING YOUR NAME(S) BELOW, YOU CERTIFY THAT YOU HAVE READ, UNDERSTAND AND AGREE TO BE BOUND BY ALL TERMS CONTAINED HEREIN AND YOU FURTHER CERTIFY THAT ALL OF THE STATEMENTS SET FORTH BY YOU IN THIS DOCUMENT ARE COMPLETE AND TRUE.

Jesse Wichmann
Applicant Name (Print)


Signature

11/12/2020
Date

Co-Applicant Name (Print)

Signature

Date

THIS ENTIRE FORM MUST BE SUBMITTED BY EMAIL TO SEALEDID@ALBANYCOUNTYNY.GOV
BY THE FOLLOWING DATE: NOVEMBER 16, 2020 12 noon

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through January 12, 2021.

Selected Entity Name: WILD ROOM INC.

Selected Entity Status Information

Current Entity Name: WILD ROOM INC.

DOS ID #: 5484229

Initial DOS Filing Date: JANUARY 29, 2019

County: ALBANY

Jurisdiction: NEW YORK

Entity Type: DOMESTIC BUSINESS CORPORATION

Current Entity Status: ACTIVE

Selected Entity Address Information

DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)

WILD ROOM INC.

54 CHURCH STREET

COEYMANS, NEW YORK, 12045

Registered Agent

NONE

This office does not record information regarding the names and addresses of officers, shareholders or directors of nonprofessional corporations except the chief executive officer, if provided, which would be listed above. Professional corporations must include the name(s) and address(es) of the initial officers, directors, and shareholders in the

initial certificate of incorporation, however this information is not recorded and only available by viewing the certificate.

***Stock Information**

# of Shares	Type of Stock	\$ Value per Share
100	Par Value	1

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
JAN 29, 2019	Actual	WILD ROOM INC.

A **Fictitious** name must be used when the **Actual** name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

NOTE: New York State does not issue organizational identification numbers.

[Search Results](#) [New Search](#)

[Services/Programs](#) | [Privacy Policy](#) | [Accessibility Policy](#) | [Disclaimer](#) | [Return to DOS Homepage](#) | [Contact Us](#)



DANIEL P. MCCOY
COUNTY EXECUTIVE

COUNTY OF ALBANY
OFFICE OF THE EXECUTIVE
112 STATE STREET, ROOM 1200
ALBANY, NEW YORK 12207-2021
(518) 447-7040 - FAX (518) 447-5589
WWW.ALBANYCOUNTY.COM

DANIEL C. LYNCH, ESQ
DEPUTY COUNTY EXECUTIVE

September 30, 2020

George D. McHugh
Town Supervisor
Town of Coeymans
18 Russell Avenue
Ravena, NY 12143

Supervisor McHugh,

Pursuant to the Albany County Property Disposition Plan, I am contacting you to make you aware we are undertaking a sealed bid auction to dispense of the property located at 172 Main Street in the Town of Coeymans. Provided an appropriate bid is received and that bid gains passage in the County Legislature, we will convey tax map parcel number 168.10-3-14 to a private entity.

We view this transaction as beneficial to both County and Town residents since it will put a potentially environmentally problematic and tax delinquent property back into productive use. Please let us know if you know of any potential issues that might arise with such a transfer or if the Town of Coeymans has any objection.

Best,

Mike McLaughlin
Director of Policy and Research



DANIEL P. MCCOY
COUNTY EXECUTIVE

COUNTY OF ALBANY
OFFICE OF THE EXECUTIVE
112 STATE STREET, ROOM 1200
ALBANY, NEW YORK 12207-2021
(518) 447-7040 - FAX (518) 447-5589
WWW.ALBANYCOUNTY.COM

DANIEL C. LYNCH, ESQ
DEPUTY COUNTY EXECUTIVE

September 30, 2020

William Misuraca
Mayor
Village of Ravena
15 Mountain Road
Ravena, NY 12143

Mayor Misuraca,

Pursuant to the Albany County Property Disposition Plan, I am contacting you to make you aware we are undertaking a sealed bid auction to dispense of the property located at 172 Main Street in the Village of Ravena. Provided an appropriate bid is received and that bid gains passage in the County Legislature, we will convey tax map parcel number 168.10-3-14 to a private entity.

We view this transaction as beneficial to both County and Village residents since it will put a potentially environmentally problematic and tax delinquent property back into productive use. Please let us know if you know of any potential issues that might arise with such a transfer or if the Village of Ravena has any objection.

Best,

Mike McLaughlin
Director of Policy and Research



DEPARTMENT OF MANGEMENT AND BUDGET

Purchaser Review

PROPERTY INFORMATION

<p>Municipality - Coeymans</p> <p>Address of Property – 172 Main Street</p> <p>Tax Map Number-168.10-3-14</p> <p>Property Description-Health Spas</p>

BIDDER NAME AND PROPERTIES OWNED BY BIDDER

<p>Purchaser- Wild Room Inc</p> <p>Town of Coeymans – 54 Church Street- 27 Central Ave</p>
--

CODE ENFORCEMENT INFORMATION

There are no outstanding violations-Verified 11/18/20 with Village of Ravena Code Enforcement officer

DELINQUENT TAX INFORMATION

No delinquent taxes-Verified with Albany County Tax Records Supervisor 11/19/2020

COUNTY FORECLOSURE INFORMATION

Not Applicable as properties were never delinquent

Signed-  _____

ANTHONY DILELLA

Property Manager

DATE----October 19, 2020---



**COUNTY OF ALBANY
DIVISION OF FINANCE**

DEPOSIT TRANSMITTAL

Division of Finance, Cash Receipts, 112 State Street, Suite 117, Albany, New York 12207
Office: (518) 447-7070, Fax: (518) 447-5516
PLEASE PRINT OR TYPE INFORMATION

DEPARTMENT: Management and Budget

ADDRESS: 112 STATE ST

Total Number of Checks: 1

Total Amount of Checks: 1000

Total Amount of Cash: \$0.00

Total Deposit: 1000

<u>ORG</u>	<u>OBJECT</u>	<u>PROJECT</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
A	00690		172 MAIN ST NOV 2020 SEALED BID	\$ 1000.00

TRUSTCO BANK
Your Home Town Bank
P.O. Box 1082 • Schenectady, New York 12301-1082

Treasurers Check

No. **841249**

50-91
213

Date **January 06, 2021**

\$1,000.00

The purchase of an Indemnity Bond will be required before any Treasurers Check of this bank will be replaced or refunded in the event it is lost, misplaced or stolen.

Lily Decker

AUTHORIZED SIGNATURE

Pay One Thousand and 00/100

To The Order Of **County Of Albany**



VERIFIED BY: _____ DATE: _____

TITLE: _____

If Problems with Deposit, Contact: _____ Phone: _____

FOR OFFICE USE ONLY: DIVISION OF FINANCE	PAID RECEIPT STAMP
RECEIVED BY (Initial): <i>PH</i>	



DANIEL P. MCCOY
COUNTY EXECUTIVE

SHAWN A. THELEN
COMMISSIONER

COUNTY OF ALBANY
DEPARTMENT OF MANAGEMENT AND BUDGET

M. DAVID REILLY
DEPUTY COMMISSIONER

[HTTP://WWW.ALBANYCOUNTY.COM/SEALEDIBIDS](http://www.albanycounty.com/sealedbids)

NOTICE

**GEORGE AND CAROL BABCOCK
174 MAIN STREET
RAVENA, NY 12143**

THE COUNTY OF ALBANY WITH BE OFFERING THE FOLOWING
PROPERTY FOR SALE BY SEALED BID AUCTION ONLINE

PROPERTY: TOWN OF COEYMANS-172 MAIN STREET

AS YOU ARE AN ADJACENT/ABUTTING OWNER TO THIS
PROPERTY WE ARE NOTIFYING YOU THAT ALL INFORMATION
AND TERMS CONCERNING THIS SALE AND HOW TO PLACE A BID
IS EXPLAINED ON THE FOLLOWING WEBSITE:

www.albanycounty.com/sealedbids

This Sealed Bid Process will start 10/15/20 and end 11/16/20 12 noon.

ALBANY COUNTY DEPARTMENT OF MANAGEMENT AND BUDGET



DANIEL P. MCCOY
COUNTY EXECUTIVE

SHAWN A. THELEN
COMMISSIONER

COUNTY OF ALBANY
DEPARTMENT OF MANAGEMENT AND BUDGET

M. DAVID REILLY
DEPUTY COMMISSIONER

[HTTP://WWW.ALBANYCOUNTY.COM/SEALEDBIDS](http://www.albanycounty.com/sealedbids)

NOTICE

**TTEE GINA PERNA
9 GABBY COURT
NISKAYUNA, NY 12309**

THE COUNTY OF ALBANY WITH BE OFFERING THE FOLOWING
PROPERTY FOR SALE BY SEALED BID AUCTION ONLINE

PROPERTY: TOWN OF COEYMANS-172 MAIN STREET

AS YOU ARE AN ADJACENT/ABUTTING OWNER TO THIS
PROPERTY WE ARE NOTIFYING YOU THAT ALL INFORMATION
AND TERMS CONCERNING THIS SALE AND HOW TO PLACE A BID
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www.albanycounty.com/sealedbids

This Sealed Bid Process will start 10 /15/20 and end 11/16/20 12 noon.

ALBANY COUNTY DEPARTMENT OF MANAGEMENT AND BUDGET

LEGAL NOTICE

In accordance with Albany County Legislative Resolution No. 29 of 2019, notice shall be given for any property that will be considered for transfer by the Albany County Legislature for economic development purposes. Pursuant to said resolution, notice is hereby given that the following properties will be given consideration by the Albany County Legislature for transfer:

Town of Coeymans

172 Main Street - 168.10-3-14

Town of Colonie

4092 Albany Street -
Tax Map# 16.4-6-35

Green Island

29 Arch Street –
Tax Map# 20.76-4-14
56 James Street –
Tax Map# 20.76-4-12

**ALBANY COUNTY DEPARTMENT
OF MANAGEMENT AND BUDGET
Albany, NY
EV 8/20, 8/27/20**

TIMES UNION

timesunion.com

Order Confirmation

Ad Order Number 0004120100	Customer Account 040365006
Sales Rep. tomest	Customer Information ALBANY COUNTY DEPT OF FINANC 112 STATE ST ALBANY NY 122072019 USA
Order Taker tomest	
Ordered By Anthony DiLella	Phone: 5184477074
Order Source Phone	Fax: Email: Jeff.Neal@albanycountyny.gov

Ad Content Proof

Note: Ad size does not reflect actual ad

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Town of Coeymans
172 Main Street - 168.10-3-14

Town of Colonie
4092 Albany Street - Tax Map# 16.4-6-35

Green Island
29 Arch Street - Tax Map# 20.76-4-14

56 James Street - Tax Map# 20.76-4-12

ALBANY COUNTY DEPARTMENT OF MANAGEMENT
AND BUDGET
Albany, NY

TU5t 4120100

Ad Cost
\$177.75

Payment Amt
\$0.00

Amount Due
\$177.75

Blind Box

Materials

Invoice Text

Required Per Disposition Plan (2020 PART 2)

Ad Number 0004120100-01	External Ad #	Pick Up Number
Ad Type 120 Legal Liner	Ad Size 2 X 25 li	PO Number
Color \$0.00	Color Requests	

Product and Zone Times Union, Full	# Inserts 5	Placement Legals
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Note: Retail Display Ads May Not End in Identified Placement

Run Dates

8/ 7/2020, 8/ 8/2020, 8/ 9/2020, 8/10/2020, 8/11/2020

Product and Zone timesunion.com, Full	# Inserts 5	Placement Legals
---	-----------------------	----------------------------

Note: Retail Display Ads May Not End in Identified Placement

Run Dates

8/ 7/2020, 8/ 8/2020, 8/ 9/2020, 8/10/2020, 8/11/2020

CERTIFICATE OF WITHDRAWAL

(Real Property Tax Law, §1138 (subds.1, 2 and 3))

INDEX NO. 6159-13

TO THE ALBANY COUNTY CLERK:

PLEASE TAKE NOTICE that the following parcel of real property included on the List of Delinquent Taxes for the "In Rem" delinquent tax lien foreclosure proceeding filed by the County of Albany, New York, Tax District in your Office under the above Index No. on November 21, 2013 covering the Town of Coeymans in Albany County:

PARCEL No. 6159-13-0000056

OWNER(S) D+B 172 MAIN LLC

ADDRESS 172 MAIN ST

Town of Coeymans

TAX MAP No. 16801000030140000000

is hereby **WITHDRAWN** from said foreclosure proceeding by me for one or more of the following reasons (check all that apply):

There is reason to believe that there may be a legal impediment to the enforcement of the tax lien(s) affecting said parcel.

The tax lien(s) on said parcel has/have been canceled or is/are subject to cancellation pursuant to section 558 of the Real Property Tax Law.

The enforcement of the tax lien(s) on said parcel has/have been stayed by the filing of a petition pursuant to the Bankruptcy Code of 1978 (Title 11 of the United States Code).

If the Tax District were to acquire said parcel, there is a significant risk that it might be exposed to a liability substantially in excess of the amount that could be recovered by enforcing said tax lien(s).

2013 NOV 15 PM 3:52

_____ The owner of said parcel has entered into an agreement to pay said tax lien(s) in installments pursuant to section 1184 of the Real Property Tax Law and has not defaulted thereon.

_____ Said parcel was included in the Petition for Foreclosure in said proceeding, but it has since been demonstrated to my satisfaction as Enforcing Officer that said parcel is residential or farm property, and as such, said parcel is not yet subject to inclusion in such a Petition.

The facts which render said parcel eligible for withdrawal from said proceeding are as follows:

Possible Environmental Issues

PLEASE TAKE FURTHER NOTICE that pursuant to Real Property Tax Law, §1138 (sub. 2 (b) you are therefore required and directed to upon the filing of this Certificate of Withdrawal in your Office enter on said List of Delinquent Taxes the word "withdrawn" and the date of such filing opposite the description of said parcel.

PLEASE TAKE FURTHER NOTICE that pursuant to Real Property Tax Law, §1138 (subd. 3) the filing of this Certificate of Withdrawal has no effect upon the delinquent real property tax lien(s) against said parcel, or upon the notice of pendency of said proceeding as to said parcel, unless such lien(s) are canceled and, if said lien(s) are not canceled, said proceeding may be reinstated against said parcel.

DATED: 11/15/17, 20 17

TAX ENFORCING OFFICER
COUNTY OF ALBANY, NEW YORK, TAX DISTRICT


SHAWN A. THELEN, Albany County
Commissioner of Management and Budget

11/19/2020 13:54 | COUNTY OF ALBANY
cmurray | Real Estate Tax Statement

| P 1
| txtaxstm

PARCEL: 16801000030140000000

LOCATION: 172 MAIN ST

OWNER:
D & B 172 MAIN LLC
ATN: BOB FISK
1208 VINEYARD ST
COHOES NY 12047

STATUS:
SQUARE FEET 5,662
LAND VALUATION 72,200
BUILDING VALUATION 0
EXEMPTIONS 0

TAXABLE VALUATION 72,200
INTEREST PER DIEM 17,049.32

LEGAL DESCRIPTION:

DEED DATE: BOOK/PAGE: INTEREST DATE: 11/19/2020

YEAR	TYPE	BILL	BILLED	PRIN DUE	INT DUE	TOTAL DUE
INST	CHARGE					
2020	RE-4	508				
1	COEYMANS T		3,479.29	3,479.29	347.93	3,827.22
			3,479.29	3,479.29	347.93	3,827.22
2019	RE-4	615				
1	COEYMANS T		6,196.64	6,196.64	1,363.26	7,559.90
	LEGAL CHAR		225.00	225.00	.00	225.00
			6,421.64	6,421.64	1,363.26	7,784.90
			6,421.64	6,421.64	1,363.26	7,784.90
2018	LIEN	2136				
1	COEYMAN TL		3,438.77	3,438.77	1,169.18	4,607.95
	LEGAL CHAR		225.00	225.00	.00	225.00
			3,663.77	3,663.77	1,169.18	4,832.95
			3,663.77	3,663.77	1,169.18	4,832.95
2017	LIEN	189				
1	COEYMAN TL		3,360.52	3,360.52	1,545.84	4,906.36
	LEGAL CHAR		225.00	225.00	.00	225.00
			3,585.52	3,585.52	1,545.84	5,131.36
			3,585.52	3,585.52	1,545.84	5,131.36

11/19/2020 13:54
cmurray

COUNTY OF ALBANY
Real Estate Tax Statement

P 2
txtaxstm

YEAR	TYPE	BILL	BILLED	PRIN DUE	INT DUE	TOTAL DUE
INST	CHARGE					
2016	LIEN	166				
1	COEYMAN TL		3,344.39	3,344.39	1,939.75	5,284.14
	LEGAL CHAR		150.00	150.00	.00	150.00
			3,494.39	3,494.39	1,939.75	5,434.14
			3,494.39	3,494.39	1,939.75	5,434.14
2015	LIEN	140				
1	COEYMAN TL		3,312.64	3,312.64	2,318.85	5,631.49
	LEGAL CHAR		150.00	150.00	.00	150.00
			3,462.64	3,462.64	2,318.85	5,781.49
			3,462.64	3,462.64	2,318.85	5,781.49
2014	LIEN	46				
1	COEYMAN TL		3,284.10	3,284.10	2,692.96	5,977.06
	LEGAL CHAR		150.00	150.00	.00	150.00
			3,434.10	3,434.10	2,692.96	6,127.06
			3,434.10	3,434.10	2,692.96	6,127.06
2013	LIEN	56				
1	COEYMAN TL		3,345.94	3,345.94	3,145.18	6,491.12
	LEGAL CHAR		150.00	150.00	.00	150.00
	MAIL CHARG		1.00	1.00	.00	1.00
	TITLE SEAR		290.00	290.00	.00	290.00
			3,786.94	3,786.94	3,145.18	6,932.12
			3,786.94	3,786.94	3,145.18	6,932.12
2012	LIEN	104				
1	COEYMAN TL		2,082.95	2,082.95	2,207.93	4,290.88
	LEGAL CHAR		150.00	150.00	.00	150.00
	TITLE SEAR		195.00	195.00	.00	195.00
	MAIL CHARG		27.00	27.00	.00	27.00
			2,454.95	2,454.95	2,207.93	4,662.88
			2,454.95	2,454.95	2,207.93	4,662.88

11/19/2020 13:54
cmurray

COUNTY OF ALBANY
Real Estate Tax Statement

P 3
txtaxstm

YEAR TYPE INST CHARGE	BILL	BILLED	PRIN DUE	INT DUE	TOTAL DUE
GRAND TOTALS		33,783.24	33,783.24	16,730.88	50,514.12

PARTIAL PAYMENTS ARE NOT ACCEPTED WITHOUT AN INSTALLMENT AGREEMENT
IF ANY PARCEL REMAINS SUBJECT TO ONE OR MORE DELINQUENT TAX LIENS,
THE PAYMENT YOU HAVE MADE WILL NOT POSTPONE THE ENFORCEMENT OF THE
OUTSTANDING LIEN OR LIENS. CONTINUED FAILURE TO PAY THE ENTIRE
AMOUNT OWED WILL RESULT IN THE LOSS OF THE PROPERTY(IES).

PAYMENT MADE TO:
ALBANY COUNTY DIVISION OF FINANCE
112 STATE ST. ROOM 1340
ALBANY, NY 12207
TEL: 447-7082

\$35.00 WILL BE CHARGED FOR ANY RETURNED CHECK
INTEREST WILL INCREASE ON THE 1ST OF THE MONTH

RESOLUTION NO. 90

AUTHORIZING THE CONVEYANCE OF REAL PROPERTY LOCATED AT 172 MAIN STREET (TAX MAP NO. 168.10-3-14) IN THE TOWN OF COEYMANS

Introduced: 3/8/21

By Audit and Finance Committee:

WHEREAS, The County of Albany has withdrawn a property located at 172 Main Street (Tax Map No. 168.10-3-14) in the Town of Coeymans from a filed in rem foreclosure proceeding, and

WHEREAS, Pursuant to the Albany County Disposition Plan adopted per Resolution No. 29 for 2019, a sealed bid process may be used regarding the conveyance of withdrawn real property, and

WHEREAS, The Commissioner of the Department of Management and Budget has indicated that the County received one sealed bid for said parcel, and has recommended that the parcel be conveyed to the sole responsive bidder, Wild Room, Inc., Coeymans, NY 12045, for the amount of \$1,000, now, therefore be it

RESOLVED, By the Albany County Legislature that the County Executive is authorized to execute on behalf of the County any documents necessary to convey 172 Main Street (Tax Map No. 168.10-3-14) in the Town of Coeymans to Wild Room, Inc., Coeymans, NY 12045, for the amount of \$1,000, and, be it further

RESOLVED, That Wild Room, Inc. shall be responsible for all closing costs, all prior water, sewer and municipal charges not in the collection process of the Albany County Division of Finance as of the date of the property closing, as well as any and all water, sewer, and municipal charges, and all school and municipal real estate taxes billed on and after July 1, 2021, and, be it further

RESOLVED, That the County Attorney is authorized to approve said conveyances as to form and content, and, be it further

RESOLVED, That the Clerk of the County Legislature is directed to forward certified copies of this resolution to the appropriate County Officials.



DANIEL P. MCCOY
COUNTY EXECUTIVE

COUNTY OF ALBANY
DEPARTMENT OF MANAGEMENT AND BUDGET
112 STATE STREET, ROOM 1200
ALBANY, NEW YORK 12207
PHONE: (518) 447-5525 FAX: (518) 447-5589
www.albanycounty.com

M. DAVID REILLY, JR
COMMISSIONER

CHANDRA WILLIAMS
DEPUTY COMMISSIONER

January 5, 2021

Honorable Andrew Joyce
Chair, Albany County Legislature
112 State St., Rm. 710
Albany, NY 12207

Dear Chairman Joyce:

Pursuant to the "Albany County Disposition Plan" adopted per ABL Resolution # 29 of 2019, property withdrawn from tax foreclosure can be conditionally offered for sale by a Sealed Bid.

In this regard, the Department of Management and Budget conducted an online sealed bid process through the county website from the period beginning October 15, 2020 and ending November 16, 2020 at noon. This site allowed prospective bidders to view property information through individual "property folders" and were given the ability to place a bid online for the properties offered. Property known as 813 19TH Street located in the City of Watervliet was listed as part of this process.

Legislative authorization is requested to approve the conveyance of 813 19th Street to the sole bidder Joseph Seeman. The submission made by Joseph Seeman was evaluated as a description of how his ownership would be a benefit to the community stemming from the proposed use of this property.

If you have any questions regarding this request I can make myself available at your earliest convenience. Thank you for your consideration.

Sincerely Yours,

M. David Reilly, Jr
Commissioner

cc:

Hon. Dennis Feeney, Majority Leader
Hon. Frank Mauriello, Minority Leader
Majority Counsel
Minority Counsel



County of Albany

Harold L. Joyce
Albany County Office
Building
112 State Street - Albany,
NY 12207

Legislation Text

File #: TMP-2232, **Version:** 1

REQUEST FOR LEGISLATIVE ACTION

Description (e.g., Contract Authorization for Information Services):

Requesting Legislative Action to Convey Property offered per a Sealed Bid process

Authorization to Convey Property located in the City of Watervliet
813 19th Street per the Sealed Bid Process conducted October 15, 2020 thru November 16th, 2020

Date:	January 14, 2021
Submitted By:	David Reilly
Department:	Management and Budget
Title:	Commisioner
Phone:	518-447-7040
Department Rep.	Anthony DiLella
Attending Meeting:	David Reilly / Michael Mc Laughlin

Purpose of Request:

- Adopting of Local Law
- Amendment of Prior Legislation
- Approval/Adoption of Plan/Procedure
- Bond Approval
- Budget Amendment
- Contract Authorization
- Countywide Services
- Environmental Impact/SEQR
- Home Rule Request
- Property Conveyance
- Other: (state if not listed) Click or tap here to enter text.

CONCERNING BUDGET AMENDMENTS

Increase/decrease category (choose all that apply):

- Contractual
- Equipment

- Fringe
- Personnel
- Personnel Non-Individual
- Revenue

Increase Account/Line No.: Click or tap here to enter text.
Source of Funds: Click or tap here to enter text.
Title Change: Click or tap here to enter text.

CONCERNING CONTRACT AUTHORIZATIONS

Type of Contract:

- Change Order/Contract Amendment
- Purchase (Equipment/Supplies)
- Lease (Equipment/Supplies)
- Requirements
- Professional Services
- Education/Training
- Grant

Choose an item.

Submission Date Deadline Click or tap to enter a date.

- Settlement of a Claim
- Release of Liability
- Other: (state if not listed) Click or tap here to enter text.

Contract Terms/Conditions:

Party (Name/address):
Click or tap here to enter text.

Additional Parties (Names/addresses):
Click or tap here to enter text.

Amount/Raise Schedule/Fee: Click or tap here to enter text.
Scope of Services: Click or tap here to enter text.

Bond Res. No.: Click or tap here to enter text.
Date of Adoption: Click or tap here to enter text.

CONCERNING ALL REQUESTS

Mandated Program/Service: Yes No
If Mandated Cite Authority: Click or tap here to enter text.

Is there a Fiscal Impact: Yes No

Anticipated in Current Budget: Yes No

County Budget Accounts:

Revenue Account and Line: Click or tap here to enter text.

Revenue Amount: Click or tap here to enter text.

Appropriation Account and Line: Click or tap here to enter text.

Appropriation Amount: Click or tap here to enter text.

Source of Funding - (Percentages)

Federal: Click or tap here to enter text.

State: Click or tap here to enter text.

County: Click or tap here to enter text.

Local: Click or tap here to enter text.

Term

Term: (Start and end date) Click or tap here to enter text.

Length of Contract: Click or tap here to enter text.

Impact on Pending Litigation

Yes No

If yes, explain: Click or tap here to enter text.

Previous requests for Identical or Similar Action:

Resolution/Law Number: Click or tap here to enter text.

Date of Adoption: Click or tap here to enter text.

Justification: (state briefly why legislative action is requested)

Properties are withdrawn from tax foreclosure as there exists a significant risk that the County of Albany might be exposed to a liability substantially in excess of the amount that could be recovered by foreclosing the tax lien.

Pursuant to ABL resolution No 29 of 2019 the Albany County Disposition Plan, properties “withdrawn” from a foreclosure proceeding can be offered for sale through a sealed bid process with the sale price criteria being “an amount which reflects the benefit to the community stemming from the proposed use of the property. In this regard the Department of Management and Budget through the county website offered properties online through a sealed bid process which was conducted from October 15th until November 16th , 2020.

Authorization is requested to convey property located in the City of Watervliet, 813 19th Street, Tax Map No. 32.50-5-14 to Joseph Seeman , PO Box 2214, Ballston Spa, NY 12020 for \$26,000 . Joseph Seeman. was the sole bidder on this property and his submission indicates a detailed plan to rehabilitate this tax delinquent property which intern will benefit the community. Joseph Seeman has deposited the full amount of the bid offered \$26,000 by certified funds with the Albany County Division of Finance.

A review of property owned by Joseph Seeman. indicates there are no outstanding taxes or code violations against these properties.

The following shall be the responsibility of Joseph Seeman. and is requested to be stated in the resolution:
All closing costs.

All Real Estate Taxes (property and school), water, sewer and other municipal charges due on and after September 1, 2021.

The screenshot shows the Albany County website with a navigation bar at the top. The main content area is titled "Sealed Bids" and includes an "Application Deadline: November 16, 2020 (12Noon)". Below this, there are sections for "Before You Bid...", "Bid Evaluation Criteria", "NEW Bid Payment Process", and "Be Aware!". A sidebar on the left contains a "QUESTIONS?" section with contact information for the Finance Division.

COVID-19 UPDATES: Testing sites & screening options, data & statistics dashboard, news, updates and more. COVID-19 Information and Resources

Albany County
New York

CONTACT INFO Translate

Daniel R. McCoy
County Executive

HOME OUR COUNTY GOVERNMENT DEPARTMENTS BUSINESS RECREATION

Finance Division
FAQs
Unclaimed and Abandoned Funds Listing
Delinquent Tax Lists
Avoid Foreclosure!
Useful Online Resources
Albany County Land Bank
Designated Sensitive Parcels
Certificate of Residence
Sealed Bids

QUESTIONS?
All questions about the sealed bid process **MUST** be submitted to bids@albacounty.org.
We answer questions in the order they are received, typically within one business day.

Departments - Management and Budget - Finance Division -

Sealed Bids

Print Size [Facebook](#) [Twitter](#) [LinkedIn](#) [Email](#)

**Application Deadline:
November 16, 2020 (12Noon)**

Before You Bid...

Read carefully before deciding if you would like to bid on a property:

- This process will be conducted **online only**.
- Read all **terms and conditions** of sale carefully before bidding.
- Review **property folder** shown below.
- Fill in all information relative to your bid on the bid submission form.
- You must sign the bidder certification in the bid submission form. Failure to sign the certification will disallow your bid.
- This submission must be emailed within the allotted time as specified on this site and on the bid submission form to the email address indicated in the bid submission form. No submissions will be accepted after the deadline. For additional guidance, please view our [instructions](#).

Bid Evaluation Criteria

- Bids will be rated on a scale of 1-5 based on their rehabilitation plan, benefit to the community, and overall submission.
- All sales are subject to the approval of the Albany County Executive and the Albany County Legislature and either may reject any sale for any reason.
- All sales must be approved by legislative resolution.

For more details, please read the [terms and conditions](#).

NEW Bid Payment Process

- Upon notification, the chosen bidder must immediately deposit the full bid amount either by certified mail or in person (by appointment only) to:
 - Albany County Division of Finance
112 State Street, Room 1340
Albany, New York 12207
- Checks are to be made payable to: Albany County Department of Management and Budget.
- No request for conveyance will be forwarded to the Albany County Legislature unless these funds are received.
- Upon Legislative approval, the approved bidder shall be responsible for any and all closing costs.

For more details, please read the [terms and conditions](#).

Be Aware!

- These properties present a high element of liability risk to Albany County due to their condition; therefore the County has not foreclosed on these properties and does not show these properties or permit anyone access to these properties.
- We strongly encourage any bidder to review the property files and to investigate the property as thoroughly as possible.

Albany County
New York

[HOME](#)
[OUR COUNTY](#)
[GOVERNMENT](#)
[DEPARTMENTS](#)
[BUSINESS](#)
[RECREATION](#)

112 State Street, Room 1340
Albany, New York 12207

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For more details, please read the [terms and conditions](#)

Additional Notes

Some things to consider before bidding...

- Do not bid unless you can pay the full amount immediately if you are chosen.
- Buildings and lots are sold AS IS—no guarantee of condition.
- If you have not read the property folder, do not bid.
- Eviction of occupants is the responsibility of the bidder after closing.
- Zoning and planning—prior use does not guarantee zoning after purchase.
- Past codes violations


Important financial considerations:

- Current water and sewer bills;
- Current year tax bills—school and property taxes;
- General municipal charges

For more details, please read the [terms and conditions](#)









Available Properties

Photo <i>Click for full size</i>	Address	Property Type/Comments	Property Documents
	144 Broad Street, Albany	Three family residence	Property Folder - 144 Broad Street Tax Map - 144 Broad Street Online Bid Application - 144 Broad Street
	813 19th Street, Waterlief	One family residence	Property Folder - 813 19th Street Tax Map - 813 19th Street Online Bid Application - 813 19th Street
	172 Main Street, Coeymans	Health apt	Property Folder - 172 Main Street Tax Map - 172 Main Street Online Bid Application - 172 Main Street
	4000 Albany Street, Colonie	One family residence	Property Folder - 4000 Albany Street

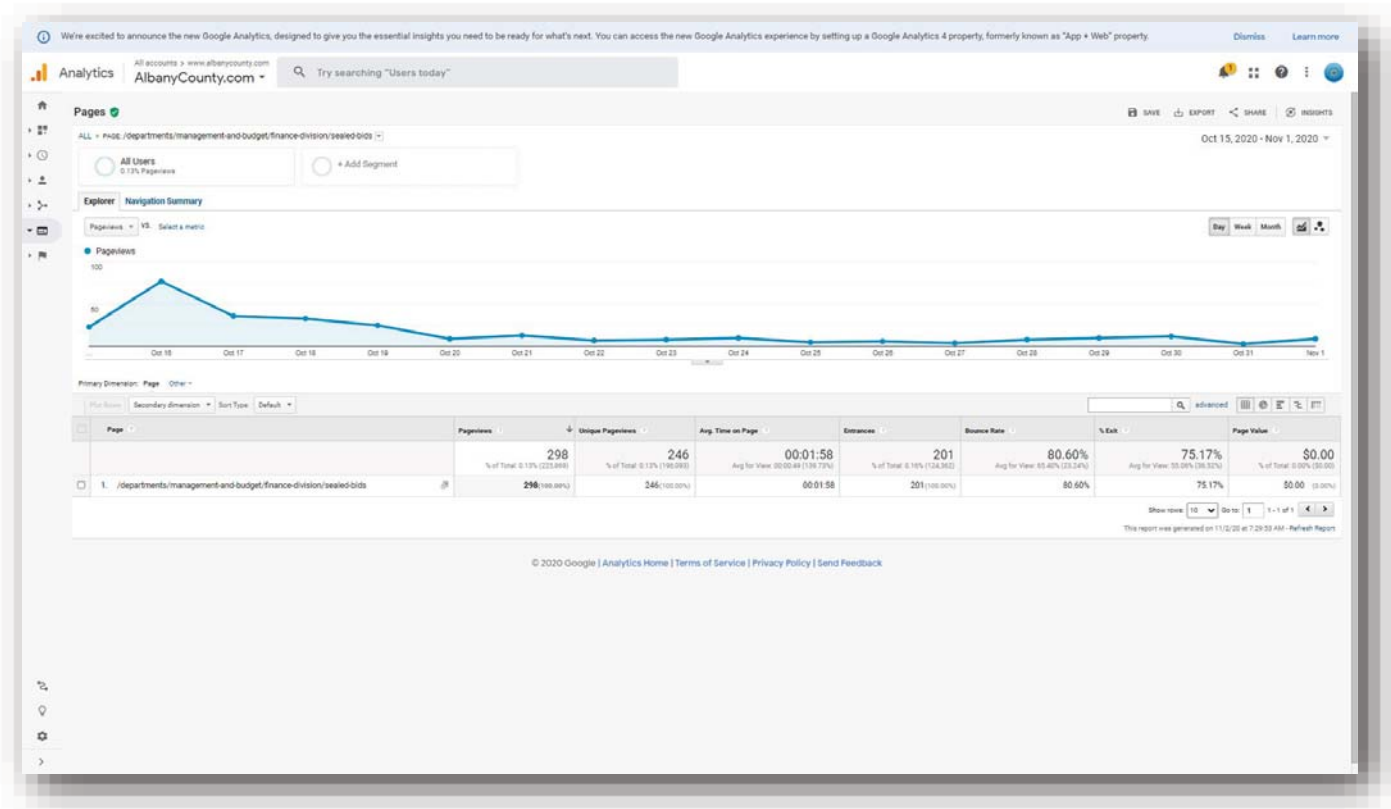

Albany County
New York
HOME OUR COUNTY GOVERNMENT DEPARTMENTS BUSINESS RECREATION

For more details, please read the [terms and conditions](#)

Available Properties

Photo <small>Click for full size</small>	Address	Property Type/Comments	Property Documents
	144 Broad Street, Albany	Three family residence	Property Folder - 144 Broad Street Tax Map - 144 Broad Street Online Bid Application - 144 Broad Street
	813 19th Street, Watervliet	One family residence	Property Folder - 813 19th Street Tax Map - 813 19th Street Online Bid Application - 813 19th Street
	172 Main Street, Coeymans	Health spas	Property Folder - 172 Main Street Tax Map - 172 Main Street Online Bid Application - 172 Main Street
	4092 Albany Street, Colonie	One family residence	Property Folder - 4092 Albany Street Tax Map - 4092 Albany Street Online Bid Application - 4092 Albany Street
	25 Newton Street, Colonie	Residential vacant lands	Property Folder - 25 Newton Street Tax Map - 25 Newton Street Online Bid Application - 25 Newton Street
	434 Broadway, Colonie	Vacant land in commercial area	Property Folder - 434 Broadway Tax Map - 434 Broadway Online Bid Application - 434 Broadway
	56 James Street, Green Island	Vacant land in commercial area	Property Folder - 56 James Street Tax Map - 56 James Street Online Bid Application - 56 James Street
	29 Arch Street, Green Island	Vacant land	Property Folder - 29 Arch Street Tax Map - 29 Arch Street Online Bid Application - 29 Arch Street







DANIEL P. MCCOY
COUNTY EXECUTIVE

COUNTY OF ALBANY
OFFICE OF THE EXECUTIVE
112 STATE STREET, ROOM 1200
ALBANY, NEW YORK 12207-2021
(518) 447-7040 - FAX (518) 447-5589
WWW.ALBANYCOUNTY.COM

DANIEL C. LYNCH, ESQ
DEPUTY COUNTY EXECUTIVE

September 30, 2020

Charles V. Patricelli
Mayor
City of Watervliet
2-15th Street
Watervliet, NY 12189

Mayor Patricelli,

Pursuant to the Albany County Property Disposition Plan, I am contacting you to make you aware we are undertaking a sealed bid auction to dispense of the property located at 813 19th Street in the City of Watervliet. Provided an appropriate bid is received and that bid gains passage in the County Legislature, we will convey tax map parcel number 32.50-5-14 to a private entity.

We view this transaction as beneficial to both County and City residents since it will put a potentially environmentally problematic and tax delinquent property back into productive use. Please let us know if you know of any potential issues that might arise with such a transfer or if the City of Watervliet has any objection.

Best,

Mike McLaughlin
Director of Policy and Research



DEPARTMENT OF MANGEMENT AND BUDGET

Purchaser Review

PROPERTY INFORMATION

<p>Municipality - Watervliet</p> <p>Address of Property – 813 19th Street</p> <p>Tax Map Number-32.50-5-14</p> <p>Property Description-One Family Residence</p>
--

BIDDER NAME AND PROPERTIES OWNED BY BIDDER

<p>Purchaser- Joseph Seeman</p> <p>City of Albany- 1312 Broadway - 368 Clinton Avenue</p>
--

CODE ENFORCEMENT INFORMATION

There are no outstanding violations-Verified 11/18/20 with City of Albany Code Enforcement officer

DELINQUENT TAX INFORMATION

No delinquent taxes-Verified with Albany County Tax Records Supervisor 11/19/2020

COUNTY FORECLOSURE INFORMATION

Not Applicable as properties were never delinquent

Signed- -----

ANTHONY DILELLA

Property Manager

DATE----October 19, 2020---



DANIEL P. MCCOY
COUNTY EXECUTIVE

SHAWN A. THELEN
COMMISSIONER

COUNTY OF ALBANY
DEPARTMENT OF MANAGEMENT AND BUDGET

M. DAVID REILLY
DEPUTY COMMISSIONER

[HTTP://WWW.ALBANYCOUNTY.COM/SEALEDBIDS](http://www.albanycounty.com/sealedbids)

NOTICE

**JACOB AND TIFFANY FREDERICKS
1915 8TH AVE
WATERVLIET, NY 12189**

THE COUNTY OF ALBANY WITH BE OFFERING THE FOLOWING
PROPERTY FOR SALE BY SEALED BID AUCTION ONLINE

PROPERTY: CITY OF WATERVLIET-813 19TH STREET

AS YOU ARE AN ADJACENT/ABUTTING OWNER TO THIS
PROPERTY WE ARE NOTIFYING YOU THAT ALL INFORMATION
AND TERMS CONCERNING THIS SALE AND HOW TO PLACE A BID
IS EXPLAINED ON THE FOLLOWING WEBSITE:

www.albanycounty.com/sealedbids

This Sealed Bid Process will start 10/15/20 and end 11/16/20 12 noon.

ALBANY COUNTY DEPARTMENT OF MANAGEMENT AND BUDGET

TIMES UNION

timesunion.com

Order Confirmation

Ad Order Number 0004126166	Customer Account 040365006
Sales Rep. tomest	Customer Information ALBANY COUNTY DEPT OF FINANC 112 STATE ST ALBANY NY 122072019 USA
Order Taker tomest	Phone: 5184477074
Ordered By Anthony DiLella	Fax:
Order Source Phone	Email: Jeff.Neal@albanycountyny.gov

Ad Content Proof

Note: Ad size does not reflect actual ad

LEGAL NOTICE

In accordance with Albany County Legislative Resolution No. 29 of 2019 which states notice shall be given for any property that will be considered for transfer by the Albany County Legislature for economic development purposes, pursuant to said resolution, notice is hereby given that the following properties will be given consideration by the Albany County Legislature for transfer:

City of Albany
144 Broad Street Tax Map No. 76.73-3-42

City of Watervliet
813 19th Street Tax Map No. 32.50-5-14

Town of Colonie
25 Newton Street Tax Map No. 53.11-8-34
434 Broadway Tax Map No. 44.18-2-17

Town of Guilderland
3620 Western Turnpike Tax Map No. 13.-1-0.1
1611 Western Avenue Tax Map No. 52.14-3-18

ALBANY COUNTY DEPARTMENT OF MANAGEMENT AND BUDGET
Dated:
Albany, New York

TU5t 4126166

Ad Cost
\$206.19

Payment Amt
\$0.00

Amount Due
\$206.19

Blind Box

Materials

Invoice Text

Required Per Disposition Plan (Part 4)

Ad Number 0004126166-01	External Ad #	Pick Up Number
Ad Type 120 Legal Liner	Ad Size 2 X 29 li	PO Number
Color \$0.00	Color Requests	

Product and Zone Times Union, Full	# Inserts 5	Placement Legals
--	-----------------------	----------------------------

Note: Retail Display Ads May Not End in Identified Placement

Run Dates
9/19/2020, 9/20/2020, 9/21/2020, 9/22/2020, 9/23/2020

Product and Zone timesunion.com, Full	# Inserts 5	Placement Legals
---	-----------------------	----------------------------

Note: Retail Display Ads May Not End in Identified Placement

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9/19/2020, 9/20/2020, 9/21/2020, 9/22/2020, 9/23/2020

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Town of Colonie

25 Newton Street

Tax Map No. 53.11-8-34

434 Broadway

Tax Map No. 44.18-2-17

Town of Guilderland

3620 Western Turnpike

Tax Map No. 13.-1-0.1

1611 Western Avenue

Tax Map No. 52.14-3-18

ALBANY COUNTY DEPARTMENT
OF MANAGEMENT AND BUDGET

Dated: 9/24/20 and 10/1/20

Albany, New York

EV 9/24, 10/1/20

CERTIFICATE OF WITHDRAWAL

(Real Property Tax Law, §1138 (subds.1, 2 and 3))

INDEX NO. 6403-12

TO THE ALBANY COUNTY CLERK:

PLEASE TAKE NOTICE that the following parcel of real property included on the List of Delinquent Taxes for the "In Rem" delinquent tax lien foreclosure proceeding filed by the County of Albany, New York, Tax District in your Office under the above Index No. on November 30, 2012 covering the City of Waterket in Albany County:

PARCEL No. 6403-12-0000035
OWNER(S) James H. Billings
ADDRESS 813 19th St.
City of Waterket
TAX MAP No. 032 0500005 014 000 0000

RECEIVED
2017 OCT 13 AM 9:11
ALBANY COUNTY CLERK

is hereby **WITHDRAWN** from said foreclosure proceeding by me for one or more the following reasons (check all that apply):

There is reason to believe that there may be a legal impediment to the enforcement of the tax lien(s) affecting said parcel.

The tax lien(s) on said parcel has/have been canceled or is/are subject to cancellation pursuant to section 558 of the Real Property Tax Law.

The enforcement of the tax lien(s) on said parcel has/have been stayed by the filing of a petition pursuant to the Bankruptcy Code of 1978 (Title 11 of the United States Code).

If the Tax District were to acquire said parcel, there is a significant risk that it might be exposed to a liability substantially in excess of the amount that could be recovered by enforcing said tax lien(s).

_____ The owner of said parcel has entered into an agreement to pay said tax lien(s) in installments pursuant to section 1184 of the Real Property Tax Law and has not defaulted thereon.

_____ Said parcel was included in the Petition for Foreclosure in said proceeding, but it has since been demonstrated to my satisfaction as Enforcing Officer that said parcel is residential or farm property, and as such, said parcel is not yet subject to inclusion in such a Petition.

The facts which render said parcel eligible for withdrawal from said proceeding are as follows: _____

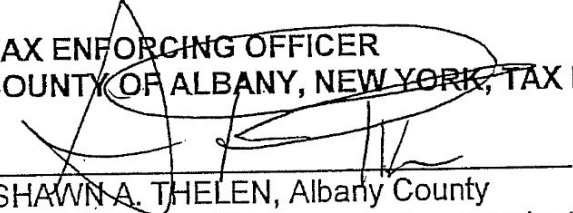
Possible Environmental Concerns

PLEASE TAKE FURTHER NOTICE that pursuant to Real Property Tax Law, §1138 (sub. 2 (b) you are therefore required and directed to upon the filing of this Certificate of Withdrawal in your Office enter on said List of Delinquent Taxes the word "withdrawn" and the date of such filing opposite the description of said parcel.

PLEASE TAKE FURTHER NOTICE that pursuant to Real Property Tax Law, §1138 (subd. 3) the filing of this Certificate of Withdrawal has no effect upon the delinquent real property tax lien(s) against said parcel, or upon the notice of pendency of said proceeding as to said parcel, unless such lien(s) are canceled and, if said lien(s) are not canceled, said proceeding may be reinstated against said parcel.

DATED: October 13, 2017

**TAX ENFORCING OFFICER
COUNTY OF ALBANY, NEW YORK, TAX DISTRICT**



SHAWN A. THELEN, Albany County
Commissioner of Management and Budget

11/19/2020 13:50 | COUNTY OF ALBANY
 cmurray | Real Estate Tax Statement

| P 1
 | txtaxstm

PARCEL: 03205000050140000000

LOCATION: 813 19TH ST

OWNER:
 BILLINGS JAMES H
 798 1ST AVE FL 2
 TROY NY 12182-2108

STATUS:
 SQUARE FEET 0
 LAND VALUATION 74,200
 BUILDING VALUATION 0
 EXEMPTIONS 0
 TAXABLE VALUATION 74,200
 INTEREST PER DIEM 22,057.48

LEGAL DESCRIPTION:

DEED DATE: BOOK/PAGE: INTEREST DATE: 11/19/2020

YEAR	TYPE	BILL	BILLED	PRIN DUE	INT DUE	TOTAL DUE
INST	CHARGE					
2019	RE-C	2731				
1	WATERVLIET		4,629.01	4,629.01	1,018.38	5,647.39
			4,629.01	4,629.01	1,018.38	5,647.39
2019	RE-F	7777				
1	WVLT SCH		1,324.59	1,324.59	105.97	1,430.56
			1,324.59	1,324.59	105.97	1,430.56
2018	RE-C	5834				
1	WATERVLIET		5,432.56	5,432.56	1,847.07	7,279.63
	MAILING CH		1.00	1.00	.00	1.00
			5,433.56	5,433.56	1,847.07	7,280.63
			5,433.56	5,433.56	1,847.07	7,280.63
2018	RE-F	7986				
1	WVLT SCH		1,315.98	1,315.98	342.15	1,658.13
	LEGAL CHAR		225.00	225.00	.00	225.00
			1,540.98	1,540.98	342.15	1,883.13
			1,540.98	1,540.98	342.15	1,883.13
2017	RE-F	7883				
1	WVLT SCH		1,311.70	1,311.70	406.63	1,718.33
			1,311.70	1,311.70	406.63	1,718.33

11/19/2020 13:50
cmurray

COUNTY OF ALBANY
Real Estate Tax Statement

P 2
txtaxstm

YEAR INST	TYPE CHARGE	BILL	BILLED	PRIN DUE	INT DUE	TOTAL DUE
2017 1	LIEN WATERVLIET	2175	5,459.88	5,459.88	2,839.14	8,299.02
			5,459.88	5,459.88	2,839.14	8,299.02
2016 1	LIEN WATERVLIET LEGAL CHAR	2134	4,514.27 250.00	4,514.27 250.00	2,618.28 .00	7,132.55 250.00
			4,764.27	4,764.27	2,618.28	7,382.55
			4,764.27	4,764.27	2,618.28	7,382.55
2016 1	LIEN WATERVLIET	2150	1,249.87	1,249.87	.00	1,249.87
			1,249.87	1,249.87	.00	1,249.87
2015 1	LIEN WATERVLIET	1495	2,622.67	2,622.67	1,967.00	4,589.67
			2,622.67	2,622.67	1,967.00	4,589.67
2015 1	LIEN WATERVLIET LEGAL CHAR	1511	1,274.46 150.00	1,274.46 150.00	751.93 .00	2,026.39 150.00
			1,424.46	1,424.46	751.93	2,176.39
			1,424.46	1,424.46	751.93	2,176.39
2014 1	RE-C WATERVLIET MAILING CH LEGAL CHAR	6528	1,785.43 1.00 150.00	1,785.43 1.00 150.00	1,464.05 .00 .00	3,249.48 1.00 150.00
			1,936.43	1,936.43	1,464.05	3,400.48
			1,936.43	1,936.43	1,464.05	3,400.48
2014 1	RE-F WVLT SCH	9196	1,270.26	1,270.26	825.67	2,095.93
			1,270.26	1,270.26	825.67	2,095.93

11/19/2020 13:50
cmurray

COUNTY OF ALBANY
Real Estate Tax Statement

P 3
txtaxstm

YEAR	TYPE	BILL	BILLED	PRIN DUE	INT DUE	TOTAL DUE
INST	CHARGE					
2013	LIEN	752				
1	WATERVLIET		1,825.97	1,825.97	1,570.33	3,396.30
			1,825.97	1,825.97	1,570.33	3,396.30
2013	LIEN	780				
1	WATERVLIET		1,268.58	1,268.58	1,078.29	2,346.87
	LEGAL CHAR		150.00	150.00	.00	150.00
	TITLE SEAR		290.00	290.00	.00	290.00
			1,708.58	1,708.58	1,078.29	2,786.87
			1,708.58	1,708.58	1,078.29	2,786.87
2012	LIEN	945				
1	WVLT SCH		1,118.64	1,118.64	973.22	2,091.86
			1,118.64	1,118.64	973.22	2,091.86
2012	LIEN	969				
1	WATERVLIET		2,110.61	2,110.61	2,237.25	4,347.86
	LEGAL CHAR		150.00	150.00	.00	150.00
			2,260.61	2,260.61	2,237.25	4,497.86
			2,260.61	2,260.61	2,237.25	4,497.86
2011	LIEN	3500				
1	WATERVLIET		1,542.67	1,542.67	1,635.23	3,177.90
	LEGAL CHAR		150.00	150.00	.00	150.00
			1,692.67	1,692.67	1,635.23	3,327.90
			1,692.67	1,692.67	1,635.23	3,327.90
GRAND TOTALS			41,574.15	41,574.15	21,680.59	63,254.74

PARTIAL PAYMENTS ARE NOT ACCEPTED WITHOUT AN INSTALLMENT AGREEMENT
 IF ANY PARCEL REMAINS SUBJECT TO ONE OR MORE DELINQUENT TAX LIENS,
 THE PAYMENT YOU HAVE MADE WILL NOT POSTPONE THE ENFORCEMENT OF THE
 OUTSTANDING LIEN OR LIENS. CONTINUED FAILURE TO PAY THE ENTIRE
 AMOUNT OWED WILL RESULT IN THE LOSS OF THE PROPERTY(IES).
 PAYMENT MADE TO:

11/19/2020 13:50
cmurray

COUNTY OF ALBANY
Real Estate Tax Statement

P 4
txtaxstm

YEAR TYPE	BILL	BILLED	PRIN DUE	INT DUE	TOTAL DUE
INST CHARGE					

ALBANY COUNTY DIVISION OF FINANCE
112 STATE ST. ROOM 1340
ALBANY, NY 12207
TEL: 447-7082
\$35.00 WILL BE CHARGED FOR ANY RETURNED CHECK
INTEREST WILL INCREASE ON THE 1ST OF THE MONTH

RESOLUTION NO. 91

AUTHORIZING THE CONVEYANCE OF REAL PROPERTY LOCATED AT 813 19TH STREET (TAX MAP NO. 32.50-5-14) IN THE CITY OF WATERVLIET

Introduced: 3/8/21

By Audit and Finance Committee:

WHEREAS, The County of Albany has withdrawn a property located at 813 19th Street (Tax Map No. 32.50-5-14) in the City of Watervliet from a filed in rem foreclosure proceeding, and

WHEREAS, Pursuant to the Albany County Disposition Plan adopted per Resolution No. 29 for 2019, a sealed bid process may be used regarding the conveyance of withdrawn real property, and

WHEREAS, The Commissioner of the Department of Management and Budget has indicated that the County received one sealed bid for said parcel, and has recommended that the parcel be conveyed to the sole responsive bidder, Mr. Joseph Seeman, for the amount of \$26,000, now, therefore be it

RESOLVED, By the Albany County Legislature that the County Executive is authorized to execute on behalf of the County any documents necessary to 813 19th Street (Tax Map No. 32.50-5-14) in the City of Watervliet to Mr. Joseph Seeman, PO Box 2214, Ballston Spa, NY 12020, for the amount of \$26,000, and, be it further

RESOLVED, That Mr. Joseph Seeman shall be responsible for all closing costs, all prior school and municipal real estate taxes, all prior water, sewer and municipal charges not in the collection process of the Albany County Division of Finance as of the date of the property closing, as well as any and all water, sewer, and municipal charges, and all school and municipal real estate taxes billed on and after September 1, 2021, and, be it further

RESOLVED, That the County Attorney is authorized to approve said conveyances as to form and content, and, be it further

RESOLVED, That the Clerk of the County Legislature is directed to forward certified copies of this resolution to the appropriate County Officials.



DANIEL P. MCCOY
COUNTY EXECUTIVE

COUNTY OF ALBANY
DEPARTMENT OF MANAGEMENT AND BUDGET
112 STATE STREET, ROOM 1200
ALBANY, NEW YORK 12207
PHONE: (518) 447-5525 FAX: (518) 447-5589
www.albanycounty.com

M. DAVID REILLY, JR
COMMISSIONER

CHANDRA WILLIAMS
DEPUTY COMMISSIONER

January 5, 2021

Honorable Andrew Joyce
Chair, Albany County Legislature
112 State St., Rm. 710
Albany, NY 12207

Dear Chairman Joyce:

Pursuant to the "Albany County Disposition Plan" adopted per ABL Resolution # 29 of 2019, property withdrawn from tax foreclosure can be conditionally offered for sale by a Sealed Bid.

In this regard, the Department of Management and Budget conducted an online sealed bid process through the county website from the period beginning October 15, 2020 and ending November 16, 2020 at noon. This site allowed prospective bidders to view property information through individual "property folders" and were given the ability to place a bid online for the properties offered. Property known as 434 Broadway located in the Town of Colonie was listed as part of this process.

Legislative authorization is requested to approve the conveyance of 434 Broadway to the sole bidder Niko Ventures, LLC. The submission made by Niko Ventures, LLC. was evaluated as a description of how their ownership would be a benefit to the community stemming from the proposed use of this property.

If you have any questions regarding this request I can make myself available at your earliest convenience. Thank you for your consideration.

Sincerely Yours,

M. David Reilly, Jr
Commissioner

cc:

Hon. Dennis Feeney, Majority Leader
Hon. Frank Mauriello, Minority Leader
Majority Counsel

Minority Counsel



County of Albany

Harold L. Joyce
Albany County Office
Building
112 State Street - Albany,
NY 12207

Legislation Text

File #: TMP-2233, Version: 1

REQUEST FOR LEGISLATIVE ACTION

Description (e.g., Contract Authorization for Information Services):

Requesting Legislative action to Convey Property offered per a Sealed Bid process

Authorization to Convey Property located in the Town of Colonie
434 Broadway per the Sealed Bid Process conducted October 15, 2020 thru November 16th, 2020

Date:	January 14, 2021
Submitted By:	David Reilly
Department:	Management and Budget
Title:	Commissioner
Phone:	518-447-7040
Department Rep.	Anthony DiLella
Attending Meeting:	David Reilly / Michael Mc Laughlin

Purpose of Request:

- Adopting of Local Law
- Amendment of Prior Legislation
- Approval/Adoption of Plan/Procedure
- Bond Approval
- Budget Amendment
- Contract Authorization
- Countywide Services
- Environmental Impact/SEQR
- Home Rule Request
- Property Conveyance
- Other: (state if not listed) Click or tap here to enter text.

CONCERNING BUDGET AMENDMENTS

Increase/decrease category (choose all that apply):

- Contractual
- Equipment
- Fringe

- Personnel
- Personnel Non-Individual
- Revenue

Increase Account/Line No.: Click or tap here to enter text.
Source of Funds: Click or tap here to enter text.
Title Change: Click or tap here to enter text.

CONCERNING CONTRACT AUTHORIZATIONS

Type of Contract:

- Change Order/Contract Amendment
- Purchase (Equipment/Supplies)
- Lease (Equipment/Supplies)
- Requirements
- Professional Services
- Education/Training
- Grant

Choose an item.

Submission Date Deadline Click or tap to enter a date.

- Settlement of a Claim
- Release of Liability
- Other: (state if not listed) Click or tap here to enter text.

Contract Terms/Conditions:

Party (Name/address):
Click or tap here to enter text.

Additional Parties (Names/addresses):
Click or tap here to enter text.

Amount/Raise Schedule/Fee: Click or tap here to enter text.
Scope of Services: Click or tap here to enter text.

Bond Res. No.: Click or tap here to enter text.
Date of Adoption: Click or tap here to enter text.

CONCERNING ALL REQUESTS

Mandated Program/Service: Yes No
If Mandated Cite Authority: Click or tap here to enter text.

Is there a Fiscal Impact: Yes No

Anticipated in Current Budget: Yes No

County Budget Accounts:

Revenue Account and Line: Click or tap here to enter text.

Revenue Amount: Click or tap here to enter text.

Appropriation Account and Line: Click or tap here to enter text.

Appropriation Amount: Click or tap here to enter text.

Source of Funding - (Percentages)

Federal: Click or tap here to enter text.

State: Click or tap here to enter text.

County: Click or tap here to enter text.

Local: Click or tap here to enter text.

Term

Term: (Start and end date) Click or tap here to enter text.

Length of Contract: Click or tap here to enter text.

Impact on Pending Litigation Yes No

If yes, explain: Click or tap here to enter text.

Previous requests for Identical or Similar Action:

Resolution/Law Number: Click or tap here to enter text.

Date of Adoption: Click or tap here to enter text.

Justification: (state briefly why legislative action is requested)

Properties are withdrawn from tax foreclosure as there exists a significant risk that the County of Albany might be exposed to a liability substantially in excess of the amount that could be recovered by foreclosing the tax lien.

Pursuant to ABL resolution No 29 of 2019 the Albany County Disposition Plan, properties “withdrawn” from a foreclosure proceeding can be offered for sale through a sealed bid process with the sale price criteria being “an amount which reflects the benefit to the community stemming from the proposed use of the property. In this regard the Department of Management and Budget through the county website offered properties online through a sealed bid process which was conducted from October 15th until November 16, 2020.

Authorization is requested to convey property located in the Town of Colonie, 434 Broadway, Tax Map No. 44.18-2-17 to Niko Ventures, LLC, 242 Broadway, Menands, NY 12204 for \$161,000 . Niko Ventures, LLC was the sole bidder on this property and their submission indicates a detailed plan to rehabilitate this tax delinquent property which intern will benefit the community. Niko Ventures, LLC has deposited the full amount of the bid offered \$161,000 by certified funds with the Albany County Division of Finance.

A review of property owned by Niko Ventures, LLC indicates there are no outstanding taxes or code violations against these properties.

The following shall be the responsibility of Niko Ventures, LLC and is requested to be stated in the resolution:
All closing costs.

All Real Estate Taxes (property and school), water, sewer and other municipal charges due on and after July 1, 2021.

The screenshot shows the Albany County website with a navigation menu including Home, Our County, Government, Departments, Business, and Recreation. The page title is "Sealed Bids" under the "Departments - Management and Budget - Finance Division" category. A prominent "Application Deadline: November 16, 2020 (12Noon)" is displayed. The "Before You Bid..." section lists instructions such as reading terms and conditions, reviewing property folders, and signing bidder certifications. The "Bid Evaluation Criteria" section states that bids are rated on a scale of 1-5 based on rehabilitation plans and overall submission. The "NEW Bid Payment Process" section details the requirement for immediate deposit of the full bid amount to the Albany County Division of Finance at 112 State Street, Room 1340, Albany, New York 12207. A "Be Aware!" section notes that properties present a high element of liability risk and are not foreclosed on.

COVID-19 UPDATES: Testing sites & screening options, data & statistics dashboard, news, updates and more. COVID-19 Information and Resources

Albany County
New York

CONTACT INFO Translate

HOME OUR COUNTY GOVERNMENT DEPARTMENTS BUSINESS RECREATION

Finance Division
FAQs
Unclaimed and Abandoned Funds Listing
Delinquent Tax Lists
Avoid Foreclosure!
Useful Online Resources
Albany County Land Bank
Designated Sensitive Parcels
Certificate of Residence
Sealed Bids

Departments - Management and Budget - Finance Division -

Sealed Bids

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**Application Deadline:
November 16, 2020 (12Noon)**

Before You Bid...

Read carefully before deciding if you would like to bid on a property:

- This process will be conducted online only.
- Read all [terms and conditions](#) of sale carefully before bidding.
- Review [property folder](#) shown below.
- Fill in all information relative to your bid on the bid submission form.
- You must sign the bidder certification in the bid submission form. Failure to sign the certification will disallow your bid.
- This submission must be emailed within the allotted time as specified on this site and on the bid submission form to the email address indicated in the bid submission form. No submissions will be accepted after the deadline. For additional guidance, please view our [instructions](#).

Bid Evaluation Criteria

- Bids will be rated on a scale of 1-5 based on their rehabilitation plan, benefit to the community, and overall submission.
- All sales are subject to the approval of the Albany County Executive and the Albany County Legislature and either may reject any sale for any reason.
- All sales must be approved by legislative resolution.

For more details, please read the [terms and conditions](#).

NEW Bid Payment Process

- Upon notification, the chosen bidder must immediately deposit the full bid amount either by certified mail or in person (by appointment only) to:
 - Albany County Division of Finance
112 State Street, Room 1340
Albany, New York 12207
- Checks are to be made payable to: Albany County Department of Management and Budget.
- No request for conveyance will be forwarded to the Albany County Legislature unless these funds are received.
- Upon Legislative approval, the approved bidder shall be responsible for any and all closing costs.

For more details, please read the [terms and conditions](#).

Be Aware!

- These properties present a high element of liability risk to Albany County due to their condition; therefore the County has not foreclosed on these properties and does not show these properties or permit anyone access to these properties.
- We strongly encourage any bidder to review the property files and to investigate the property as thoroughly as possible.

Albany County
New York

HOME
OUR COUNTY
GOVERNMENT
DEPARTMENTS
BUSINESS
RECREATION
Q

112 State Street, Room 1340
 Albany, New York 12202

- Checks are to be made payable to: Albany County Department of Management and Budget.
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For more details, please read the [terms and conditions](#)

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For more details, please read the [terms and conditions](#)

Additional Notes

Some things to consider before bidding...

- Do not bid unless you can pay the full amount immediately if you are chosen.
- Buildings and lots are sold AS IS—no guarantee of condition.
- If you have not read the property folder, do not bid.
- Eviction of occupants is the responsibility of the bidder after closing.
- Zoning and planning—prior use does not guarantee zoning after purchase.
- Past codes violations

Important financial considerations:

- Current water and sewer bills;
- Current year tax bills—school and property taxes;
- General municipal charges

For more details, please read the [terms and conditions](#)

Available Properties

Photo <small>Click for full size</small>	Address	Property Type/Comments	Property Documents
	144 Broad Street, Albany	Three family residence	Property Folder - 144 Broad Street Tax Map - 144 Broad Street Online Bid Application - 144 Broad Street
	813 19th Street, Waterlot	One family residence	Property Folder - 813 19th Street Tax Map - 813 19th Street Online Bid Application - 813 19th Street
	172 Main Street, Coeymans	Health apt	Property Folder - 172 Main Street Tax Map - 172 Main Street Online Bid Application - 172 Main Street
	4000 Albany Street, Colonie	One family residence	Property Folder - 4000 Albany Street

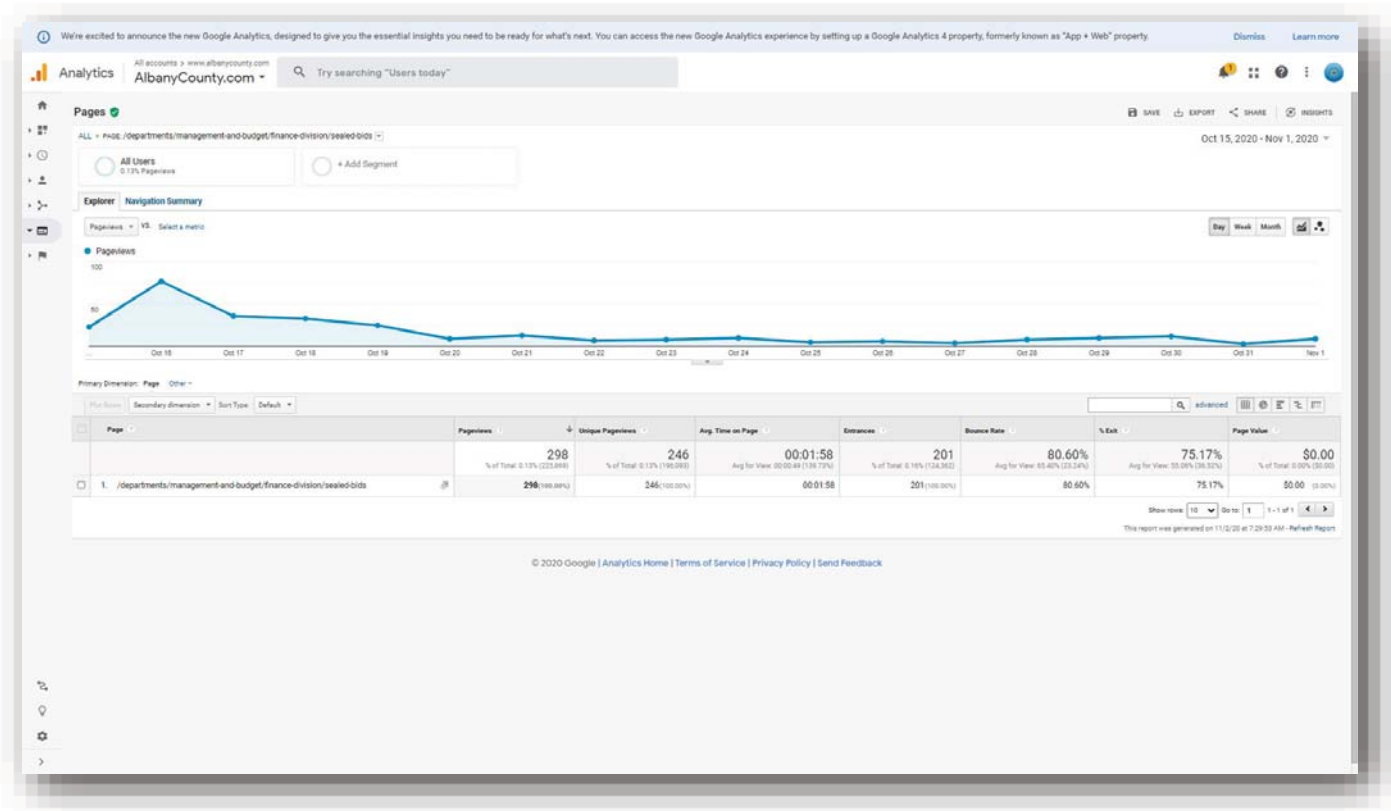
HOME OUR COUNTY GOVERNMENT DEPARTMENTS BUSINESS RECREATION

For more details, please read the terms and conditions

Available Properties

Photo <small>Click for full size</small>	Address	Property Type/Comments	Property Documents
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	813 19th Street, Watervliet	One family residence	Property Folder - 813 19th Street Tax Map - 813 19th Street Online Bid Application - 813 19th Street
	172 Main Street, Coeymans	Health spas	Property Folder - 172 Main Street Tax Map - 172 Main Street Online Bid Application - 172 Main Street
	4092 Albany Street, Colonie	One family residence	Property Folder - 4092 Albany Street Tax Map - 4092 Albany Street Online Bid Application - 4092 Albany Street
	25 Newton Street, Colonie	Residential vacant lands	Property Folder - 25 Newton Street Tax Map - 25 Newton Street Online Bid Application - 25 Newton Street
	434 Broadway, Colonie	Vacant land in commercial area	Property Folder - 434 Broadway Tax Map - 434 Broadway Online Bid Application - 434 Broadway
	56 James Street, Green Island	Vacant land in commercial area	Property Folder - 56 James Street Tax Map - 56 James Street Online Bid Application - 56 James Street
	29 Arch Street, Green Island	Vacant land	Property Folder - 29 Arch Street Tax Map - 29 Arch Street Online Bid Application - 29 Arch Street





**Albany County Legislative Resolution No. 29 of 2019
SEALED BID
BIDDER SUBMISSION FORM**

INSTRUCTIONS

**THIS PROCESS WILL BE CONDUCTED ONLINE ONLY AT
WWW.ALBANYCOUNTY.COM/SEALEDBIDS**

PLEASE REVIEW PROPERTY FOLDER SHOWN ON WEBSITE

PLEASE READ ALL TERMS OF SALE CAREFULLY BEFORE BIDDING

**FILL IN ALL INFORMATION RELATIVE TO YOUR BID ON THIS BID SUBMISSION FORM.
INCOMPLETE FORMS CAN BE REJECTED.**

**PLEASE SIGN THE BIDDER CERTIFICATION ON THE BID SUBMISSION FORM OR
YOUR BID WILL BE REJECTED**

**THIS SUBMISSION MUST BE EMAILED WITHIN THE ALLOTTED TIME AS
SPECIFIED ON WWW.ALBANYCOUNTY.COM/SEALEDBIDS
TO SEALEDID@ALBANYCOUNTYNY.GOV**

**ANY QUESTIONS CONCERNING THIS FORM CAN BE EMAILED TO
BIDINFO@ALBANYCOUNTYNY.GOV**

ALBANY COUNTY DISPOSITION PLAN

“Properties which will be discretionally conveyed by the County to individuals or entities for economic development purposes.”

Adopted per Albany County Legislative Resolution No. 29 of 2019

B. If they have been withdrawn from foreclosure, these properties shall be conditionally offered for sale via sealed bid for either its appraised value, outstanding delinquent tax liability (inclusive of interest, penalties and legal charges) prior to foreclosure, or an amount which reflects the benefit to the community stemming from the proposed use of the property with disclosure of the reasons for their withdrawal. It shall be the bidder’s responsibility to research all information in the County’s property file in this regard. Written notice to the local municipality(s) in which the property is located shall be required no less than 30 days prior to consideration by the County Legislature of such property transfer. Proof of compliance with the aforementioned written notice requirement shall be provided to the Legislature as a pre-condition to the Legislature’s consideration of any conveyance falling under this section. Upon bid approval by the County Legislature, the full amount of the sale price and closing costs must be submitted to the County in escrow prior to and as a prerequisite to the completion of the foreclosure process. A signed statement by the bidder acknowledging receipt of full disclosure regarding the condition of the property in so far as known to the County will be required at that time. The County shall not be liable for any conditions known or unknown on these properties, and the purchaser will be required to execute a release, hold harmless, and indemnification agreement in this regard at the closing on the sale. Deed title will be transferred directly to the successful bidder pursuant to assignment without recourse

§ 1138. Withdrawal of parcels from foreclosure

“The enforcing officer of any tax district may at any time prior to final judgment withdraw any parcel of real property from a foreclosure proceeding under this title for one or more of the following reasons if the tax district were to acquire the parcel, there is a significant risk that it might be exposed to a liability substantially in excess of the amount that could be recovered by enforcing the tax lien “

TERMS AND CONDITIONS OF SEALED BID PROPERTY SALES

A. Bidding Process and Procedure:

1. All bids shall be sealed with collusive bidding being prohibited.
2. All bids shall be submitted and processed online using the electronic bid submission form annexed hereto.
3. A bidder is permitted to submit only one bid per property being offered for sale.
4. All sections of the bid submission form shall be completed and the bid submitted together with all required back-up materials within the allowable timeframe for bidding indicated on the “Sealed Auction Bids” page of the Albany County website: www.albanycounty.com/sealedbids.
5. The length of time a sealed bid shall be required to remain open will be indicated on the bid submission form and will also be indicated on the website.

B. Bidder Eligibility and Implied Representations.

1. A prospective bidder is ineligible to bid if:
 - a) The bidder has failed to satisfactorily comply with any material representation made to Albany County with respect to the bidder’s plans for the use, rehabilitation or economic development of any property previously purchased by the bidder from Albany County.
 - b) The bidder or the bidder’s immediate family member(s), or anyone bidding on the bidder’s behalf is/are the tax delinquent owner(s) or former owner(s) of any property located within Albany County.
 - c) The bidder has lost title to property to Albany County by reason of delinquent tax foreclosure within the preceding 24 month time period.
 - d) The bidder has an unresolved building construction and fire safety code violation in connection with another property located within Albany County.

C. Terms of Sale Relating to Condition of Sealed Bid Properties Being Offered for Sale.

1. All sales are subject to non-reviewable discretionary approval of the County Executive and the Albany County Legislature, which approvals may for any reason be denied.
2. All properties offered for sale through the Sealed Bid process are sold without recourse in “where is” and “as is” condition as per its assessment roll description at the time it was foreclosed upon by Albany County with no representations or warranties of any kind made regarding the property’s actual location, physical condition, title or legally permissible use.
3. Albany County shall not be liable for any conditions known or unknown on these properties, and the selected bidder shall be required to execute a release, hold harmless, and indemnification agreement in this regard at the closing on the sale thereof.
4. Properties offered for sale through the Sealed Bid process shall be sold with disclosure of the reasons for its withdrawal for either its appraised value, outstanding delinquent tax liability (inclusive of interest, penalties and legal charges) prior to its foreclosure, or an amount which in the sole non-reviewable discretionary opinion of Albany County reflects the best benefit to the community as a whole stemming from its proposed use.
5. A signed statement by the selected bidder will be required at the time of sale acknowledging bidder’s receipt of full disclosure regarding the condition of the property offered for sale in so far as known to Albany County.
6. Deed title to the property will be transferred directly to the selected bidder pursuant to assignment without recourse.

D. Bidder’s Due Diligence Requirements with Respect to “Sealed Bid” Properties.

1. The bidder assumes all responsibility to investigate the physical condition of the property or of any structures or improvements located thereon.
2. By making a bid, bidder certifies the bidder has made an on-site inspection of the property and has reviewed the online folder containing all information known to Albany County concerning the property available on the Albany County website page [Sealed Auctions Bids \(www.albanycounty.com/sealedbids\)](http://www.albanycounty.com/sealedbids).

E. Bid Payment Process and Procedure

Upon notification, the bidder chosen by the Commissioner of Management and Budget or his assignees shall immediately deposit the full bid amount with the Albany County Division of Finance, 112 State Street, Room 1340, Albany, New York 12207 either by certified mail or in person. Checks are to be made payable to Albany County Department of Management and Budget. No request for conveyance will be forwarded to the Albany County Legislature unless these funds are received. Upon Legislative approval, the approved bidder shall be responsible for any and all closing costs.

F. Sale Closing and Property Conveyance Process and Procedure

1. The selected bidder shall provide the information necessary to complete the required forms and documents for recording the deed from the County of Albany in the Albany County Clerk's office.
2. All real estate taxes not in the collection process of the Albany County Division of Finance at the scheduled date of closing are the responsibility of the selected bidder to pay.
3. All current and past due water bills not in the collection process of the Albany County Division of Finance at the scheduled date of closing are the responsibility of the selected bidder to pay.
4. All municipal charges or fees not in the collection process of the Albany County Division of Finance at the scheduled date of closing are the responsibility of the selected bidder to pay.
5. The County Legislature may set the responsibility for the Real Estate Taxes, Water Bills and Municipal Charges for the selected bidder by resolution.
6. All recording fees are the responsibility of the selected bidder.

BIDDER INFORMATION - CONTACT AND DEED INFORMATION

*Bidder Name: Niko Ventures, LLC

*As it will appear on County deed

Address: 242 Broadway, Menands, NY 12204

Phone: 518-818-0045

Email: mail@alviongroup.com

Preferred method of contact: Phone Email

TYPE OF ENTITY

Individual

Corporation

Incorporated in what state: _____ Date incorporated: _____

Authorized to do business in New York State? Yes No

Partnership

Indicate type of partnership: _____

Number of general partners: _____ Number of limited partners: _____

Not-for-profit

Incorporated in what state: _____ Date incorporated: _____

Limited Liability Company

Formed in what state: NY Date incorporated: 10/29/2020

Authorized to do business in New York State? Yes No

Sole Proprietorship

Name of Sole Proprietor: _____

PROPERTY INFORMATION AND BID AMOUNT OFFERED

COUNTY USE ONLY

PROPERTY INFORMATION

Property Address: 434 BROADWAY

Municipality: TOWN OF COLONIE

Tax map No: 44.18-2-17

Description: VACANT LAND IN COMMERCIAL AREA

Reason for Withdrawal from Foreclosure:

Environmental Concerns

"If the tax district were to acquire the parcel, there is a significant risk that it might be exposed to a liability substantially in excess of the amount that could be recovered by enforcing the tax lien."

Disposition plan excerpt being invoked:

An amount which reflects the benefit to the community stemming from the proposed use of the property.

Amount offered by bidder: \$ 161,000

REASON FOR BIDDING ON PROPERTY

COMPLETE THIS SECTION IF YOU ARE SEEKING TO PURCHASE A BUILDING

- | | | |
|---|------------|--|
| <input type="checkbox"/> Renovate | N/A | <input type="checkbox"/> Occupy as owner occupant (use as primary residence) |
| <input type="checkbox"/> Rehabilitate | | <input type="checkbox"/> Occupy this property as a rental |
| <input type="checkbox"/> Occupy/operate As Is | | <input type="checkbox"/> Redevelop and re-sell |
| <input type="checkbox"/> Demolish/deconstruct | | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> New construction | | |

COMPLETE THIS SECTION IF YOU ARE SEEKING TO PURCHASE A LOT

- New Construction
- Property Improvements (example: fencing, landscaping, garden/green space)
- Other 434 Broadway Vacant Land - Seeking to remediate lot to acceptable DEC Standards & redevelop lot for senior housing

COMPLETE THIS SECTION IF YOU ARE SEEKING TO PURCHASE A SIDE-LOT*

- | | | |
|--------------------------------------|------------|--------------------------------------|
| <input type="checkbox"/> Fence | N/A | <input type="checkbox"/> Deck/Patio |
| <input type="checkbox"/> Landscaping | | <input type="checkbox"/> Garage |
| <input type="checkbox"/> Driveway | | <input type="checkbox"/> Other _____ |

Note: Bidders are responsible for verifying their respective property plan is compliant with local zoning. If the property plan does not comply with current zoning or land use laws, additional approvals may be required and are the sole responsibility of the bidder. Contact the appropriate municipality to find out more information.

Use the below space or attach additional sheets to indicate how your ownership and development of this property will benefit the community (attach additional supporting material as needed):

Our company's intent if the successful bidder, is to remediate the 434 Broadway site to levels acceptable to NYS DEC and other appropriate entities by removing contaminated soil and the 7 underground storage tanks.

It is our intent to redevelop the property with multi-unit housing (preferably senior housing).

As the property is located on the public bus line and is convenient to shopping, and restaurants we believe it would be ideally suited for this purpose while benefiting the community.

We will work with the Village of Menands and other interested entities to ensure that the redevelopment offers aesthetic appeal - including greenscaping, lighting, and

attractive yet practical architectural features. To the extent possible we will make efforts to implement green energy. This redevelopment project will offer a benefit for the immediate surrounding areas businesses, shops, restaurants and local population.

In the alternative, if senior housing is not suitable for this location or approvals are not granted, our intent is to develop the site for warehouse use thereby bringing business and jobs into the community.

This location, conveniently located immediately off I-787 and 378 and in the heart of the Capitol Region is ideally suited for business use.

GENERAL COST ESTIMATE

Complete this section if bidding on a BUILDING

N/A

Estimated MATERIAL Cost: \$ _____ Estimated LABOR Cost: \$ _____

Total: \$ 0

Complete this section if bidding on a VACANT LOT

Estimated MATERIAL Cost: \$ 2,500,000 Estimated LABOR Cost: \$ 2,000,000

Total: \$ ~~4,500,000~~ \$4,500,000

Explanation of costs:

Rental of excavator

Payment of Excavator Operation

Removal of contaminated soil (\$80/ton haul & dispose)

Geologist/Environmental Engineer Services

Removal of Tanks

Breakdown and Removal of Concrete

Lot Remediation \$100,000

Lot Cleaning \$150,000

Senior Housing if approved by NYS Office of Homes & Community Renewal \$4,250,000

PROPERTY OWNERSHIP HISTORY

If you answer YES to any of these questions, attach an explanation. Please provide complete, accurate and current information. Please be advised information provided will be independently verified.

THIS INFORMATION APPLIES TO ALL MEMBERS, PARTNERS AND SHAREHOLDERS

- Do you own any properties in Albany County? Yes No
(attach a list with addresses, property type and year acquired)
- Does any property you own currently have code violations? Yes No
- Are you an owner of tax delinquent property? Yes No
- Have you filed for bankruptcy within the past 7 years? Yes No
- Have you owned property foreclosed on for tax-delinquency? Yes No
- Have you or a family member previously owned the property for which you are applying? Yes No

PROPERTIES OWNED IN ALBANY COUNTY BY AFFILIATES OF NIKO VENTURES, LLC & IMPROVEMENTS/INVESTMENTS MADE:

- 1) 240 Broadway, Menands - purchased 12/16/2019 (North New York Holdings, LLC); replaced leaking roof on this property; at company expense replaced rotted, dilapidated wooden border fence between 240 Broadway and neighboring properties located at 6, 8, and 10 Brookside Ave, Menands at company sole expense coordinating with neighbors permission and consent to do the same thereby improving not only the property at 240 Broadway but adding enhancement to the immediate neighborhood / borders of 6, 8, and 10 Brookside Ave, Menands. We have also begun the process of readying the property for paving by filling long neglected pot holes with crushed stone and will complete paving in the near future. We have reached out to NYS DOT and the Village of Menands in an effort to partner with them improving the sidewalks along Broadway (Rt. 32) when we pave the lot.
- 2) 242 Broadway, Menands - purchased 9/26/2019 (242 Broadway Holdings, LLC); replaced leaking roof of this foreclosed and long abandoned property; replaced flooring, updated doors.
- 3) 291 Broadway, Menands - purchased 9/16/2019 (SPR Group Holdings, LLC) - upgraded the HVAC system; installed sidewalk; prepped and painted interior

Our investment in the local community is evidenced by our capital investments in the surrounding community. We have a vested interest in increasing the surrounding property values.

Our primary company, Alvion Group Inc. is in the business of construction, remediation of asbestos/lead abatement and mold removal. We have been the successful general contractor on multiple bids improving state and federal owned properties including the abatement of lead in armories across the state; abatement of asbestos in the Corning Tower, Albany and in the SUNY Geneseo Library among other projects. We employ dozens of workers on these projects.

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through January 12, 2021.

Selected Entity Name: NIKO VENTURES, LLC

Selected Entity Status Information

Current Entity Name: NIKO VENTURES, LLC

DOS ID #: 5867542

Initial DOS Filing Date: OCTOBER 29, 2020

County: ALBANY

Jurisdiction: NEW YORK

Entity Type: DOMESTIC LIMITED LIABILITY COMPANY

Current Entity Status: ACTIVE

Selected Entity Address Information

DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)

NICK SPARAKIS

242 BROADWAY

MENANDS, NEW YORK, 12204

Registered Agent

NONE

This office does not require or maintain information regarding the names and addresses of members or managers of nonprofessional limited liability companies. Professional limited liability companies must include the name(s) and address(es) of the original members, however this

information is not recorded and only available by
[viewing the certificate.](#)

***Stock Information**

# of Shares	Type of Stock	\$ Value per Share
No Information Available		

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
OCT 29, 2020	Actual	NIKO VENTURES, LLC

A **Fictitious** name must be used when the **Actual** name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

NOTE: New York State does not issue organizational identification numbers.

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DANIEL P. MCCOY
COUNTY EXECUTIVE

COUNTY OF ALBANY
OFFICE OF THE EXECUTIVE
112 STATE STREET, ROOM 1200
ALBANY, NEW YORK 12207-2021
(518) 447-7040 - FAX (518) 447-5589
WWW.ALBANYCOUNTY.COM

DANIEL C. LYNCH, ESQ.
DEPUTY COUNTY EXECUTIVE

September 30, 2020

Megan Grenier,
Mayor
Village of Menands
280 Broadway
Menands, New York 12204

Mayor Grenier,

Pursuant to the Albany County Property Disposition Plan, I am contacting you to make you aware we are undertaking a sealed bid auction to dispense of the property located at 434 Broadway in the Village of Menands. Provided an appropriate bid is received and that bid gains passage in the County Legislature, we will convey tax map parcel number 44.18-2-17 to a private entity.

We view this transaction as beneficial to both County and Village residents since it will put a potentially environmentally problematic and tax delinquent property back into productive use. Please let us know if you know of any potential issues that might arise with such a transfer or if the Village of Menands has any objection.

Best,

Mike McLaughlin
Director of Policy and Research



DANIEL P. MCCOY
COUNTY EXECUTIVE

COUNTY OF ALBANY
OFFICE OF THE EXECUTIVE
112 STATE STREET, ROOM 1200
ALBANY, NEW YORK 12207-2021
(518) 447-7040 - FAX (518) 447-5589
WWW.ALBANYCOUNTY.COM

DANIEL C. LYNCH, ESQ
DEPUTY COUNTY EXECUTIVE

September 30, 2020

John H. Cunningham
Commissioner
Department of Public Works
Town of Colonie
Public Operations Center
347 Old Niskayuna Road
Latham, NY 12110-2290

Commissioner Cunningham,

Pursuant to the Albany County Property Disposition Plan, I am contacting you to make you aware we are undertaking a sealed bid auction to dispense of the property located at 434 Broadway in the Town of Colonie. Provided an appropriate bid is received and that bid gains passage in the County Legislature, we will convey tax map parcel number 44.18-2-17 to a private entity.

We view this transaction as beneficial to both County and Town residents since it will put a potentially environmentally problematic and tax delinquent property back into productive use. Please let us know if you know of any potential issues that might arise with such a transfer or if the Town of Colonie has any objection.

Best,

Mike McLaughlin
Director of Policy and Research



COUNTY OF ALBANY
DIVISION OF FINANCE

DEPOSIT TRANSMITTAL

Division of Finance, Cash Receipts, 112 State Street, Suite 117, Albany, New York 12207
Office: (518) 447-7070, Fax: (518) 447-5516
PLEASE PRINT OR TYPE INFORMATION

DEPARTMENT: Management and Budget

ADDRESS: 112 STATE ST

Total Number of Checks: 1

Total Amount of Checks: \$161,000.00

Total Amount of Cash: \$0.00

Total Deposit: \$161,000.00

Table with 5 columns: ORG, OBJECT, PROJECT, DESCRIPTION, AMOUNT. Row 1: A, 00690, 434 BROADWAY NOV 2020 SEALED BID, \$ 161,000.00



Cashier's Check

No. 1314308561

Notice to Purchaser - In the event that this check is lost, misplaced or stolen, a sworn statement and 90-day waiting period will be required prior to replacement. This check should be negotiated within 90 days.

Void After 90 Days

30-Y/1140

Date 01/06/21 09:12:17 AM

NTX

CENTURY MAIL

0005 0000367 0012

Pay



BANK OF AMERICA SIX ONE ZERO ZERO ZERO CTSCTS

\$161,000.00

One Hundred Sixty One Thousand and 00/100 Dollars

To The COUNTY OF ALBANY
Order Of

Remitter (Purchased By): NIKO VENTURES LLC

Bank of America, N.A.
SAN ANTONIO, TX

Handwritten signature

AUTHORIZED SIGNATURE

THE ORIGINAL DOCUMENT HAS A WHITE REFLECTIVE WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW WHEN CHECKING THE ENDORSEMENTS.

TITLE:

If Problems with Deposit, Contact: Phone:

FOR OFFICE USE ONLY: DIVISION OF FINANCE

PAID RECEIPT STAMP

RECEIVED BY (Initial): ce

Handwritten initials: 1/8/21



DEPARTMENT OF MANGEMENT AND BUDGET

Purchaser Review

PROPERTY INFORMATION

<p>Municipality - Colonie</p> <p>Address of Property – 434 Broadway</p> <p>Tax Map Number-44.18-2-17</p> <p>Property Description-Vacant Land in Commercial Area</p>

BIDDER NAME AND PROPERTIES OWNED BY BIDDER

<p>Purchaser- Niko Ventures, LLC</p> <p>Town of Colonie- 240 Broadway - 242 Broadway – 291 Broadway</p>
--

CODE ENFORCEMENT INFORMATION

There are no outstanding violations-Verified 11/18/20 with Village of Menands Code Enforcement officer

DELINQUENT TAX INFORMATION

No delinquent taxes-Verified with Albany County Tax Records Supervisor 11/19/2020

COUNTY FORECLOSURE INFORMATION

Not Applicable as properties were never delinquent

Signed-  _____

ANTHONY DILELLA

Property Manager

DATE----October 19, 2020---



DANIEL P. MCCOY
COUNTY EXECUTIVE

SHAWN A. THELEN
COMMISSIONER

COUNTY OF ALBANY
DEPARTMENT OF MANAGEMENT AND BUDGET

M. DAVID REILLY
DEPUTY COMMISSIONER

[HTTP://WWW.ALBANYCOUNTY.COM/SEALEDIBIDS](http://www.albanycounty.com/sealedbids)

NOTICE

**JAMES SCARINGE
41 JAMES DRIVE
LOUDONVILLE, NY 12205**

THE COUNTY OF ALBANY WITH BE OFFERING THE FOLOWING
PROPERTY FOR SALE BY SEALED BID AUCTION ONLINE

PROPERTY: TOWN OF COLONIE-434 BROADWAY

AS YOU ARE AN ADJACENT/ABUTTING OWNER TO THIS
PROPERTY WE ARE NOTIFYING YOU THAT ALL INFORMATION
AND TERMS CONCERNING THIS SALE AND HOW TO PLACE A BID
IS EXPLAINED ON THE FOLLOWING WEBSITE:

www.albanycounty.com/sealedbids

This Sealed Bid Process will start 10/15 /20 and end 11 / 16 / 20 12 Noon.

ALBANY COUNTY DEPARTMENT OF MANAGEMENT AND BUDGET

LEGAL NOTICE

In accordance with Albany County Legislative Resolution No. 29 of 2019 which states notice shall be given for any property that will be considered for transfer by the Albany County Legislature for economic development purposes, pursuant to said resolution, notice is hereby given that the following properties will be given consideration by the Albany County Legislature for transfer:

City of Albany

144 Broad Street

Tax Map No. 76.73-3-42

City of Watervliet

813 19th Street

Tax Map No. 32.50-5-14

Town of Colonie

25 Newton Street

Tax Map No. 53.11-8-34

434 Broadway

Tax Map No. 44.18-2-17

Town of Guilderland

3620 Western Turnpike

Tax Map No. 13.-1-0.1

1611 Western Avenue

Tax Map No. 52.14-3-18

ALBANY COUNTY DEPARTMENT
OF MANAGEMENT AND BUDGET

Dated: 9/24/20 and 10/1/20

Albany, New York

EV 9/24, 10/1/20

TIMES UNION

timesunion.com

Order Confirmation

Ad Order Number 0004126166	Customer Account 040365006
Sales Rep. tomest	Customer Information ALBANY COUNTY DEPT OF FINANC 112 STATE ST ALBANY NY 122072019 USA
Order Taker tomest	Phone: 5184477074
Ordered By Anthony DiLella	Fax:
Order Source Phone	Email: Jeff.Neal@albanycountyny.gov

Ad Content Proof

Note: Ad size does not reflect actual ad

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City of Albany
144 Broad Street Tax Map No. 76.73-3-42

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Town of Colonie
25 Newton Street Tax Map No. 53.11-8-34
434 Broadway Tax Map No. 44.18-2-17

Town of Guilderland
3620 Western Turnpike Tax Map No. 13.-1-0.1
1611 Western Avenue Tax Map No. 52.14-3-18

ALBANY COUNTY DEPARTMENT OF MANAGEMENT AND BUDGET
Dated:
Albany, New York

TU5t 4126166

Ad Cost \$206.19	Payment Amt \$0.00	Amount Due \$206.19
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Blind Box **Materials**

Invoice Text

Required Per Disposition Plan (Part 4)

Ad Number 0004126166-01	External Ad #	Pick Up Number
Ad Type 120 Legal Liner	Ad Size 2 X 29 li	PO Number
Color \$0.00	Color Requests	

Product and Zone Times Union, Full	# Inserts 5	Placement Legals
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Note: Retail Display Ads May Not End in Identified Placement

Run Dates
9/19/2020, 9/20/2020, 9/21/2020, 9/22/2020, 9/23/2020

Product and Zone timesunion.com, Full	# Inserts 5	Placement Legals
---	-----------------------	----------------------------

Note: Retail Display Ads May Not End in Identified Placement

Run Dates
9/19/2020, 9/20/2020, 9/21/2020, 9/22/2020, 9/23/2020

CERTIFICATE OF WITHDRAWAL

(Real Property Tax Law, §1138 (subds.1, 2 and 3))

INDEX NO. 6159-13

TO THE ALBANY COUNTY CLERK:

PLEASE TAKE NOTICE that the following parcel of real property included on the List of Delinquent Taxes for the "In Rem" delinquent tax lien foreclosure proceeding filed by the County of Albany, New York, Tax District in your Office under the above Index No. on November 11, 2013 covering the TOWNS in Albany County:

PARCEL No. 6159-13-0000314
OWNER(S) AA MENANDS Self Storage, LLC
ADDRESS 434 BROADWAY
Town of Colonie
TAX MAP No. 044018 0002017 0000000

RECEIVED
2010 MAR -8 AM 10:39
ALBANY COUNTY CLERK

is hereby **WITHDRAWN** from said foreclosure proceeding by me for one or more of the following reasons (check all that apply):

There is reason to believe that there may be a legal impediment to the enforcement of the tax lien(s) affecting said parcel.

The tax lien(s) on said parcel has/have been canceled or is/are subject to cancellation pursuant to section 558 of the Real Property Tax Law.

The enforcement of the tax lien(s) on said parcel has/have been stayed by the filing of a petition pursuant to the Bankruptcy Code of 1978 (Title 11 of the United States Code).

If the Tax District were to acquire said parcel, there is a significant risk that it might be exposed to a liability substantially in excess of the amount that could be recovered by enforcing said tax lien(s).

_____ The owner of said parcel has entered into an agreement to pay said tax lien(s) in installments pursuant to section 1184 of the Real Property Tax Law and has not defaulted thereon.

_____ Said parcel was included in the Petition for Foreclosure in said proceeding, but it has since been demonstrated to my satisfaction as Enforcing Officer that said parcel is residential or farm property, and as such, said parcel is not yet subject to inclusion in such a Petition.

The facts which render said parcel eligible for withdrawal from said proceeding are as follows:


Possible Environmental Issues

PLEASE TAKE FURTHER NOTICE that pursuant to Real Property Tax Law, §1138 (sub. 2 (b) you are therefore required and directed to upon the filing of this Certificate of Withdrawal in your Office enter on said List of Delinquent Taxes the word "withdrawn" and the date of such filing opposite the description of said parcel.

PLEASE TAKE FURTHER NOTICE that pursuant to Real Property Tax Law, §1138 (subd. 3) the filing of this Certificate of Withdrawal has no effect upon the delinquent real property tax lien(s) against said parcel, or upon the notice of pendency of said proceeding as to said parcel, unless such lien(s) are canceled and, if said lien(s) are not canceled, said proceeding may be reinstated against said parcel.

DATED: March 6, 2018

**TAX ENFORCING OFFICER
COUNTY OF ALBANY, NEW YORK, TAX DISTRICT**


SHAWN A. THELEN, Albany County
Commissioner of Management and Budget

11/19/2020 13:52 | COUNTY OF ALBANY
cmurray | Real Estate Tax Statement

| P 1
| txtaxstm

PARCEL: 04401800020170000000

LOCATION: 434 BROADWAY

OWNER:

AA MENANDS SELF STORAGE, LLC
11 GLOBE CT
RED BANK NJ 07701

STATUS:

TOTAL ACRES 3.600
DEFERRED ACRES .000
LAND VALUATION 306,000
BUILDING VALUATION 0
EXEMPTIONS 0
TAXABLE VALUATION 306,000
INTEREST PER DIEM 85,589.05

LEGAL DESCRIPTION:

DEED DATE: BOOK/PAGE: INTEREST DATE: 11/19/2020

YEAR	TYPE	BILL	BILLED	PRIN DUE	INT DUE	TOTAL DUE
INST	CHARGE					
2020	RE-5	1578				
1	COLONIE TO		15,872.40	15,872.40	1,587.24	17,459.64
			15,872.40	15,872.40	1,587.24	17,459.64
2019	RE-5	1550				
1	COLONIE TO		19,611.84	19,611.84	4,314.60	23,926.44
	LEGAL CHAR		225.00	225.00	.00	225.00
			19,836.84	19,836.84	4,314.60	24,151.44
			19,836.84	19,836.84	4,314.60	24,151.44
2018	LIEN	2333				
1	COLONIE TL		18,973.63	18,973.63	6,451.03	25,424.66
	LEGAL CHAR		225.00	225.00	.00	225.00
			19,198.63	19,198.63	6,451.03	25,649.66
			19,198.63	19,198.63	6,451.03	25,649.66
2017	LIEN	475				
1	COLONIE TL		18,714.36	18,714.36	8,608.61	27,322.97
	LEGAL CHAR		225.00	225.00	.00	225.00
			18,939.36	18,939.36	8,608.61	27,547.97
			18,939.36	18,939.36	8,608.61	27,547.97

11/19/2020 13:52
cmurray

COUNTY OF ALBANY
Real Estate Tax Statement

P 2
txtaxstm

YEAR INST	TYPE CHARGE	BILL	BILLED	PRIN DUE	INT DUE	TOTAL DUE
2016	LIEN	211				
1	COLONIE TL		19,920.23	19,920.23	11,553.73	31,473.96
	LEGAL CHAR		150.00	150.00	.00	150.00
			20,070.23	20,070.23	11,553.73	31,623.96
			20,070.23	20,070.23	11,553.73	31,623.96
2015	LIEN	348				
1	COLONIE TL		14,620.55	14,620.55	10,234.39	24,854.94
	LEGAL CHAR		150.00	150.00	.00	150.00
			14,770.55	14,770.55	10,234.39	25,004.94
			14,770.55	14,770.55	10,234.39	25,004.94
2014	LIEN	276				
1	COLONIE TL		17,167.12	17,167.12	14,077.04	31,244.16
	LEGAL CHAR		150.00	150.00	.00	150.00
			17,317.12	17,317.12	14,077.04	31,394.16
			17,317.12	17,317.12	14,077.04	31,394.16
2013	LIEN	287				
1	COLONIE TO		13,825.85	13,825.85	12,996.30	26,822.15
	LEGAL CHAR		150.00	150.00	.00	150.00
	MAIL CHARG		1.00	1.00	.00	1.00
	TITLE SEAR		290.00	290.00	.00	290.00
			14,266.85	14,266.85	12,996.30	27,263.15
			14,266.85	14,266.85	12,996.30	27,263.15
2012	LIEN	679				
1	COLONIE TL		13,438.36	13,438.36	14,244.66	27,683.02
	LEGAL CHAR		150.00	150.00	.00	150.00
	TITLE SEAR		195.00	195.00	.00	195.00
	MAIL CHARG		27.00	27.00	.00	27.00
			13,810.36	13,810.36	14,244.66	28,055.02
			13,810.36	13,810.36	14,244.66	28,055.02

11/19/2020 13:52
cmurray

COUNTY OF ALBANY
Real Estate Tax Statement

P 3
txtaxstm

YEAR INST	TYPE CHARGE	BILL	BILLED	PRIN DUE	INT DUE	TOTAL DUE
GRAND TOTALS			154,082.34	154,082.34	84,067.60	238,149.94

PARTIAL PAYMENTS ARE NOT ACCEPTED WITHOUT AN INSTALLMENT AGREEMENT
IF ANY PARCEL REMAINS SUBJECT TO ONE OR MORE DELINQUENT TAX LIENS,
THE PAYMENT YOU HAVE MADE WILL NOT POSTPONE THE ENFORCEMENT OF THE
OUTSTANDING LIEN OR LIENS. CONTINUED FAILURE TO PAY THE ENTIRE
AMOUNT OWED WILL RESULT IN THE LOSS OF THE PROPERTY(IES).

PAYMENT MADE TO:
ALBANY COUNTY DIVISION OF FINANCE
112 STATE ST. ROOM 1340
ALBANY, NY 12207
TEL: 447-7082

\$35.00 WILL BE CHARGED FOR ANY RETURNED CHECK
INTEREST WILL INCREASE ON THE 1ST OF THE MONTH

RESOLUTION NO. 92

AUTHORIZING THE CONVEYANCE OF REAL PROPERTY LOCATED AT 434 BROADWAY (TAX MAP NO. 44.18-2-17) IN THE TOWN OF COLONIE

Introduced: 3/8/21

By Audit and Finance Committee:

WHEREAS, The County of Albany has withdrawn a property located at 434 Broadway (Tax Map No. 44.18-2-17) in the Town of Colonie from a filed in rem foreclosure proceeding, and

WHEREAS, Pursuant to the Albany County Disposition Plan adopted per Resolution No. 29 for 2019, a sealed bid process may be used regarding the conveyance of withdrawn real property, and

WHEREAS, The Commissioner of the Department of Management and Budget has indicated that the County received one sealed bid for said parcel, and has recommended that the parcel be conveyed to the sole responsive bidder, Niko Ventures, LLC. Menands, NY 12204, for the amount of \$161,000, now, therefore be it

RESOLVED, By the Albany County Legislature that the County Executive is authorized to execute on behalf of the County any documents necessary to 434 Broadway (Tax Map No. 44.18-2-17) in the Town of Colonie to Niko Ventures, LLC. Menands, NY 12204, for the amount of \$161,000, and, be it further

RESOLVED, That Niko Ventures, LLC. shall be responsible for all closing costs, all prior water, sewer and municipal charges not in the collection process of the Albany County Division of Finance as of the date of the property closing, as well as any and all water, sewer, and municipal charges, and all school and municipal real estate taxes billed on and after July 1, 2021, and, be it further

RESOLVED, That the County Attorney is authorized to approve said conveyances as to form and content, and, be it further

RESOLVED, That the Clerk of the County Legislature is directed to forward certified copies of this resolution to the appropriate County Officials.

RESOLUTION NO. 93

**APPOINTMENT OF A MEMBER TO THE COMMUNITY SERVICES BOARD
SUBCOMMITTEE ON MENTAL HEALTH**

Introduced: 3/8/21

By Mr. Feeney:

WHEREAS, A vacancy exists on the Albany County Community Services Board Subcommittee on Mental Health due to the resignation of Mr. William Serafin, and

WHEREAS, Mr. Henri Williams, a current member of the Community Services Board, has expressed an interest in serving on this Subcommittee as Chair, now, therefore be it

RESOLVED, By the Albany County Legislature that pursuant to Section 41.11 of the NYS Mental Hygiene Law and Section 1003 of the Albany County Charter, Mr. Henri Williams is hereby appointed to the Mental Health Subcommittee to serve as Chair for a term commencing immediately and ending December 31, 2022, and, be it further

RESOLVED, That the Clerk of the County Legislature is directed to forward certified copies of this resolution to the appropriate County Officials.

RESOLUTION NO. 94

APPOINTMENT OF MEMBER TO THE ALBANY COUNTY SOIL AND WATER CONSERVATION DISTRICT BOARD

Introduced: 3/8/21

By Mr. Feeney:

WHEREAS, In accordance with Sections 6 and 7 of the New York State Soil and Water Conservation Districts Law, three of the five directors appointed by the Legislature shall serve a term of three years, and

WHEREAS, A vacancy currently exists on the Board, and Mr. Douglas E. LaGrange has expressed interest in serving in this position, now, therefore be it

RESOLVED, By the Albany County Legislature, that the following named individual is hereby appointed to the Albany County Soil and Water Conservation District Board for a term commencing immediately and ending December 31, 2022:

Director

Douglas E. LaGrange

Title

At Large Representative

and, be it further

RESOLVED, That the Clerk of the County Legislature is directed to forward certified copies of this resolution to the appropriate County Officials.

RESOLUTION NO. 95

PUBLIC HEARING ON LOCAL LAW NO. “D” FOR 2021 A LOCAL LAW OF THE COUNTY OF ALBANY, NEW YORK, THE RESTAURANT PROTECTION LAW, IN RELATION TO THIRD-PARTY DELIVERY SERVICES

Introduced: 3/8/21

By Grimm, Mauriello, Lockart, Perlee, Burgdorf, Drake, Langdon, Tunny, Whalen:

RESOLVED, By the County Legislature of the County of Albany that a public hearing on proposed Local Law No. “D” for 2021, “A LOCAL LAW OF THE COUNTY OF ALBANY, NEW YORK, THE RESTAURANT PROTECTION LAW, IN RELATION TO THIRD-PARTY DELIVERY SERVICES” to be held remotely by the Albany County Legislature at 7:15 p.m. on Tuesday, April 27, 2021, with participation information to be made available on the Albany County website, and the Clerk of the County Legislature is directed to cause notice of such hearing to be published containing the necessary information in accordance with the applicable provisions of law.