

Authorizing The Commissioner Of Finance To Accept A Bid For A Parcel Of County-Owned Real Property For Private Sale And Authorizing The Chairman Of The Ulster County Legislature To Convey Such Parcel – Department Of Finance

Referred to: The Ways and Means Committee (Chairman Gerentine and Legislators Bartels, Belfiglio, Briggs, Maio, Maloney, Provenzano and Rodriguez)

Chairman of the Ways and Means Committee, Richard A. Gerentine, and Deputy Chairman Tracey Bartels offer the following:

WHEREAS, this Resolution has been submitted by the County Executive on behalf of the Department of Finance; and

WHEREAS, the Ulster County Commissioner of Finance has requested permission to accept a bid for a parcel of county-owned real property as hereinafter described, which was acquired by the County by reason of non-payment of taxes; and

WHEREAS, said parcel, listed as 13.40 acres, residential, in the Town of Marlborough, section block and lot number 102.3-1-32, has unpaid taxes in the amount of \$43,597.47, dating back to the year 2009; and

WHEREAS, the prospective purchaser of said parcel has offered \$43,597.47 for the property, which is the amount of unpaid taxes due; and

WHEREAS, the prospective purchaser of said parcel is not the former owner of the property; and

WHEREAS, this prospective purchaser is the son of the deceased prior owner of the property; and

WHEREAS, although the parcel of property was included in the prior Article 11 of Real Property Tax Law proceeding for non-payment of taxes, the parcel of property was not offered at the 2013 auction as the County acquired title to it after that 2013 auction; and

WHEREAS, the County of Ulster obtained a Judgment of the County Court of the County of Ulster, awarding it full and complete title to the property in a proceeding brought pursuant to Article 11 of the Real Property Tax Law; and

WHEREAS, pursuant to Article 11, Section 1166 of Real Property Tax Law, the County may sell and convey this real property so acquired without advertising for bids; and

Resolution No. 139 April 15, 2014

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WHEREAS, this Resolution is subject to the purchaser making payment in the sum of \$43,597.47 to the County; and

WHEREAS, based upon the examination of the Ulster County Legislature, and pursuant to the County of Ulster’s State Environmental Quality Review Act (SEQRA) Type II List that was adopted by the County in Resolution No. 118 on April 20, 2012, and as per Section 4.1.5 of that list, it has been determined that the following transaction does not pose a significant environmental impact and may and constitutes a Type II actions in accordance with 6 NYCRR Part 617 of SEQRA; and does not require any determination or procedure under SEQRA; and, be it further

RESOLVED, that the Ulster County Commissioner of Finance is authorized to accept payment as follows:

PREVIOUS OWNER	TOWN/PURCHASER	AMOUNT
Jordan, Michael SBL#: 102.3-1-32	Marlborough Jordan, Christian M. 322 Mt. Zion Rd. Marlboro, NY 12542	\$43,597.47

and, be it further,

RESOLVED, that the Chairman of the Ulster County Legislature is hereby authorized and directed to make, execute and deliver to said purchaser making payment, a quitclaim deed conveying the interest of the County in said parcel, which quitclaim deed shall contain the covenant that the said County of Ulster shall in no event be or become liable for any defects in title conveyed for any cause whatsoever, and that no claim or demand of any nature shall ever be made against the County of Ulster arising from such sale, conveyance or the proceedings leading thereto,

and move its adoption.

ADOPTED BY THE FOLLOWING VOTE:

AYES: NOES:

Passed Committee: Ways and Means on _____.

FINANCIAL IMPACT:

\$43,597.47-TOTAL UNPAID TAXES/\$43,597.47-TOTAL ACCEPTED PAYMENT