

Authorizing The Commissioner Of Finance To Accept And Reject Bids For Purchase Of Parcels Of County-Owned Property At The April 23, 2014 Public Auction - 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 A. Bartels offer the following:

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

WHEREAS, the Commissioner of Finance has requested permission to accept and reject bids from various individuals for parcels of county-owned property as hereinafter described, which parcels were acquired by reason of non-payment of taxes; and

WHEREAS, the total unpaid taxes for these parcels is \$960,613.00 and bids totaling \$1,856,817.71 were received, wherein \$1,800,854.71 is recommended to be accepted and \$55,963.00 is recommended to be rejected (parcel 8 due to the failure of the bidder to pay the balance of his bid and therefore his down payment totaling \$5,415.00 is forfeited, parcel 61 due to bid by owner less than taxes due, and parcel 259 due to reacquisition by the original owner); and

WHEREAS, these conveyances constitute Type II actions under section 4.1.5 of the County of Ulster's State Environmental Quality Review Act (SEQRA) Type II List that was adopted in Resolution No. 118 on April 20, 2010; and

WHEREAS, as per section 3 of the County's Type II List, these actions do not pose a significant potential environmental impact and may be progressed as Type II actions in accordance with 6 NYCRR Part 617 of SEQRA; now, therefore, be it

RESOLVED, that the Ulster County Commissioner of Finance is hereby authorized to accept and reject payments as follows:

TOWN	#	FORMER OWNER	DEED TO	BID	TAXES	STATUS
Denning	1	Szlatiner, Edward	Pilot Blue Hollow LLC	\$87,000.00	\$24,482.51	Accept
Esopus	2	Coughlin, Carol	McConnell, Kevin P & Basil-McConnell, Marina	43,000.00	17,672.30	Accept
Esopus	5	Newman, Frances	Jay C Jim, LLC	16,000.00	8,470.06	Accept
Esopus	6	Conklin & Lefever	The Scenic Hudson Land Trust Inc.	34,000.00	8,574.50	Accept

Resolution No. 217 June 17, 2014

Authorizing The Commissioner Of Finance To Accept And Reject Bids For Purchase Of Parcels Of County-Owned Property At The April 23, 2014 Public Auction - Department Of Finance

TOWN	#	FORMER OWNER	DEED TO	BID	TAXES	STATUS
Esopus	8	Bombino, J & T	Casale, John	\$17,763.00	\$17,763.12	Reject
Gardiner	11	Thompson, Eric	A World Above, LLC	11,325.50	11,325.50	Accept
Hardenburgh	13	Miller & Morocco	KG & MG Holdings, LLC	16,000.00	4,950.88	Accept
Hardenburgh	14	Scalza Margaret T	Snyder, Richard W.	15,000.00	2,796.99	Accept
Kingston	26	Colon, Fernando	Fabbie, Gregory J. & Mary L.	9,000.00	13,244.32	Accept
Lloyd	31	Mannello, Patricia	Precour, Joanne	20,000.00	11,887.33	Accept
Lloyd	33	Campbell, James	Hatfield, Henry	116,000.00	44,921.73	Accept
Lloyd	36	Prospero, D & M	Irie1 LLC & Dresser Properties, LLC	21,597.16	21,597.16	Accept
Lloyd	38	East USA RE	Walker, Desmond	23,043.05	23,043.05	Accept
Marbletown	40	Kreger, G & J	Lane, Laura M	\$ 3,500.00	718.40	Accept
Marlborough	50	Ferrara, Jos Jr.	Columbia Drumlin LLC	68,000.00	44,801.11	Accept
New Paltz	60	Raiola, A & E	Mid Hudson II Holding Co Inc.	106,000.00	37,912.68	Accept
New Paltz	61	Cuccia, William A	Cuccia, William J	3,200.00	24,628.43	Reject
New Paltz	63	Palmeri, S & A	Trestka, Kenneth A.	800.00	2,619.36	Accept
New Paltz	67	Bartolomei & Oth	Carraine Holding Corp	109,000.00	31,264.75	Accept
Olive	68	Quinones, George	Bruno, Ricard & Ting , Suzan	38,000.00	7,349.08	Accept
Olive	72	Kranenburg, E	Haffmans, Edmund	88,000.00	25,124.47	Accept
Plattekill	75	Dunham, J & C	Columbia Drumlin, LLC	54,000.00	30,120.92	Accept
Plattekill	84	Joy, Edward	Hulse, Gina M. & Gregory	6,404.95	6,404.95	Accept
Plattekill	85	Evans, E & V	Ludlow, Grant S. & Rich, Eileen	31,561.67	31,561.67	Accept
Rochester	88	Hurley, Paul	Berend, Eric	13,000.00	4,227.78	Accept
Rochester	89	Unknown Owner	Berend, Eric	2,500.00	1,621.94	Accept
Rochester	90	Acampora, A	Irie1 LLC & Dresser Properties, LLC	7,600.00	7,472.00	Accept
Rochester	91	Grother, Richard	Larsen, Walter & Aileen	8,000.00	6,186.31	Accept
Rochester	93	Mesceda, Donald	Kortright Keith G & Gary S	4,000.00	1,028.74	Accept
Rochester	95	Mudry, Tina	Holleran, Peter G. & Hershkowitz, Henry	40,000.00	19,249.02	Accept
Rochester	98	Nowakowski, C	Irie1 LLC & Dresser Properties LLC	27,000.00	17,375.07	Reject
Rochester	104	Unknown Owner	McNeil, Katrina	2,000.00	1,393.74	Accept
Rochester	107	Kingston Trust	Bianco, James	1,537.31	1,537.31	Accept
Rochester	109	Shorter, Alexis	Kaufman, Krista	13,491.52	13,491.52	Accept
Rosendale	116	Lounsbury, Mary	Watson, William F. IV	22,000.00	15,389.38	Accept
Rosendale	123	Woods, William	Gill, Nancy B.	3,983.21	3,983.21	Accept
Village of	126					
Saugerties		Tiedtke, R & T	Saugerties Holdings, LLC	28,022.92	28,022.92	Accept
Village of	127					
Saugerties		McLaughlin, E	Satten, Steve	43,000.00	22,293.83	Accept
Saugerties	137	Shultis, R & L	The Howard Trust	27,000.00	21,955.10	Accept
Saugerties	143	Strazzini, A	Irie1 LLC & Dresser Properties LLC	30,000.00	18,322.93	Accept
Saugerties	144	Ahmed Syed S	Shader, Shawn & Laurie	1,060.00	1,059.98	Accept
Saugerties	146	Donahue & Straub	O'Connor, Elizabeth	3,253.22	3,253.22	Accept
Saugerties	153	Wamsley, K & S	Wamsley, Kenneth & Samantha	2,500.00	610.95	Accept
Saugerties	155	Neubeck, L & G	McIntyre, Jill	14,428.97	14,428.97	Accept
Saugerties	159	Hackett, W & E	Andreassen, Robert J.	13,000.00	11,644.05	Accept
Saugerties	161	Bascon, M.	McIntyre, Michael T.	26,072.92	26,072.92	Accept
Saugerties	164	Kosonen, R/Oths	Covert, Dennis J.	8,442.00	8,441.95	Accept
Shandaken	174	Cowan, E&A	Stirbl, Aren	2,641.74	2,641.74	Accept

Resolution No. 217 June 17, 2014

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TOWN	#	FORMER OWNER	DEED TO	BID	TAXES	STATUS
Shandaken	178	Parks, Douglas	478 Route 55 A LLC	\$ 5,250.00	\$ 2,023.81	Accept
Shawangunk	190	D'Souza, Kim C	GJG Preserve LLC	500.00	1,540.39	Accept
Ulster	193	Mt Clvy Lu Ch	Felton, Todd W	20,590.16	20,590.16	Accept
Ulster	197	Weishaupt, T&R	Amaro, Norma	9,500.00	18,557.36	Accept
Ulster	198	UC/Tonnesen	CBR Properties LTD.	2,725.80	2,725.80	Accept
Ulster	200	Sullivan/Jackson	Viviani, Catello	11,800.00	7,211.16	Accept
Ulster	204	Silva, Thomas	Amaro, Norma	1,500.00	2,306.95	Accept
Ulster	207	Belnavis, M.	Maragoudakis, Chris	100.00	3,443.42	Accept
Ulster	213	Glass, R,C &R	Viviani, Catello	13,883.63	13,883.63	Accept
Village of Ellenville	225	Szabo, Fred	Shorter, Nathaniel & Marolyn	4,462.15	4,462.15	Accept
Village of Ellenville	226	Wenig, John	Gavaris, John B.	1,100.00	2,409.43	Accept
Village of Ellenville	227	Richard, Charles	Stoeckler, Joseph P. Jr	21,107.56	21,107.56	Accept
Wawarsing	232	Mazzarino, M	Pilot Blue Hollow LLC	40,000.00	25,992.49	Accept
Wawarsing	233	Bozajic, I & C	Janczewski, Grzegorz	5,750.00	3,715.91	Accept
Wawarsing	234	Meyer, Francis C		11,500.00	9,810.07	Accept
Wawarsing	249	Feather, Daniel	Stillwater Recovery LLC	6,813.00	6,813.00	Accept
Wawarsing	254	Phillips, D & J	Bobinger, Erika	24,000.00	11,073.39	Accept
Wawarsing	255	Hull, Augustus	Santiago, Yolanda	750.00	4,894.88	Accept
Wawarsing	259	Kulyk, I & N	Nesbitt, Thomas W.	35,000.00	12,014.86	Reject
Wawarsing	260	Benton, B & M	Casazza, Patricia	1,553.00	1,552.59	Accept
Woodstock	264	Flying Ace Realty	Daykin, Rachel & Daykin, Graeme	36,000.00	7,554.92	Accept
Woodstock	265	Montbray of Am	Hudson Valley Reo, LLC & Chaikin, Steven	7,500.00	4,634.77	Accept
Woodstock	266	Montbray of Am	Irie1 LLC & Dresser Properties LLC	16,000.00	5,188.36	Accept
Woodstock	267	Montbary of Am.	Hudson Valley REO, LLC Chaikin, Steven	281,000.00	46,462.82	Accept Reject
Woodstock	268	Mystic Gray Inc.	Clegg, David J.	15,703.27	15,703.27	Accept

and be it further,

RESOLVED, that upon receipt of such payment with respect to these parcels, the Chairman of the Ulster County Legislature is authorized and directed to make, execute and deliver to said bidder 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, or that no claim or demand of any nature shall ever be made against the County of Ulster, arising from such sales, conveyances or any proceedings leading thereto,

Resolution No. 217 June 17, 2014

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April 23, 2014 Public Auction - Department Of Finance**

and move its adoption.

ADOPTED AS AMENDED BY THE FOLLOWING VOTE:

AYES: 22 NOES: 0
(Absent: Legislator Roberts)

Passed Committee: Ways and Means on June 11, 2014

FINANCIAL IMPACT:

\$ 960,613.00 - TOTAL UNPAID TAXES
~~\$1,773,854.71~~ **\$1,492,854.71** - TOTAL ACCEPTED BIDS
~~\$ 82,963.00~~ **\$ 363,963.00** - TOTAL BIDS REJECTED
\$ 5,415.00 - TOTAL FORFEITED

Legislator Gerentine motioned, seconded by Legislator Maio, to change the status on #267 to "Reject", as the property is being reacquired by the original owner. The "Financial Impact" shall be changed to reflect this amendment.

MOTION ADOPTED BY THE FOLLOWING VOTE:

AYES: 22 NOES: 0
(Absent: Legislator Roberts)

Resolution No. 217 June 17, 2014

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STATE OF NEW YORK

ss:

COUNTY OF ULSTER

This is to certify that I, the undersigned Clerk of the Legislature of the County of Ulster have compared the foregoing resolution with the original resolution now on file in the office of said clerk, and which was adopted by said Legislature on the 17th Day of June, 2014, and that the same is a true and correct transcript of said resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the County of Ulster this 20th Day of June in the year Two Thousand and Fourteen.

|s| Victoria A. Fabella
Victoria A. Fabella, Clerk
Ulster County Legislature

Submitted to the County Executive this
20th Day of June, 2014.

|s| Victoria A. Fabella
Victoria A. Fabella, Clerk
Ulster County Legislature

Approved by the County Executive this
24th Day of June, 2014.

|s| Michael P. Hein
Michael P. Hein, County Executive