

**Authorizing The Commissioner Of Finance To Accept And Reject Bids For Purchase Of Parcels Of County-Owned Property At The April 24, 2019 Public Auction - Department Of Finance**

Referred to: The Ways and Means Committee (Chairwoman Archer and Legislators Gerentine, Maio, James Maloney, Joseph Maloney, Petit, and Rodriguez)

Chairwoman of the Ways and Means Committee, Lynn Archer, and Deputy Chair Richard A. Gerentine offer the following:

WHEREAS, this resolution has been submitted by the Acting 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 certain parcels of county-owned property, which were acquired by reason of non-payment of taxes; and

WHEREAS, the total unpaid taxes for these parcels is \$849,000.00 and bids totaling \$1,367,089.00 were received; and

WHEREAS, \$1,324,689.00 is recommended to be accepted; and

WHEREAS, \$42,400.00 is recommended to be rejected: parcel #1 due to the failure of the bidder to pay his bid balance, and parcel # 179 due to an incomplete title report; 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
Esopus	1	Whipple, Gerald C.	Schultz, Richard K.	\$1,400.00	\$10,625.00	Reject
Esopus	2	Playford, Katherine & Robert	Lindburgh, Leo Lipman & Watkin, Malane Margaret	\$750.00	\$2,488.00	Accept
Esopus	3	Playford, Katherine & Playford, Robert	Albert, Lawrence & Deborah	\$750.00	\$17,982.00	Accept

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TOWN	#	FORMER OWNER	DEED TO	BID	TAXES	STATUS
Lloyd	16	Highland Views LLC	Turnover Inc.	\$26,000.00	\$20,347.00	Accept
Lloyd	22	Horowitz, Serena	Roehrs, David & Roehrs, Judi	\$2,000.00	\$1,565.00	Accept
Lloyd	23	Ari's Gardens Group LLC	Barracouta Acquisitions LLC	\$4,000.00	\$14,890.00	Accept
Lloyd	24	Haight, Jody	Sanon, David	\$81,000.00	\$36,642.00	Accept
Lloyd	27	Relyea, James L.	Terra Group, LLC	\$10,000.00	\$63,470.00	Accept
Marbletown	30	Dalton-Brush Building & Consulting LLC	Baldelli-Hendrick, Cris	\$50.00	\$6,855.00	Accept
Marbletown	31	Bogert, Russell & Gloria	Terra Group, LLC	\$3,700.00	\$2,402.00	Accept
Marlborough	39	Woodward, Wm J & Coupart, Thomas	Terra Group, LLC	\$22,218.00	\$22,218.00	Accept
Marlborough	45	Sadler, Charles Sr.	Sanon, David	\$71,000.00	\$59,342.00	Accept
Marlborough	47	New Gen Construction Inc.	Matuskiewicz, Jason S.	\$50.00	\$6,504.00	Accept
Marlborough	48	Mannese, Dominick	HAM III Realty LLC	\$50.00	\$7,862.00	Accept
New Paltz	49	Cotant Steven Jr. & Tracy	Adar Tishrei, LLC	\$781.00	\$781.00	Accept
New Paltz	56	Salciccia, Anthony	Terra Group, LLC	\$700.00	\$7,316.00	Accept
Olive	58	Harju, Arvid S. & Hedviga	Farkas, Joseph	\$10,250.00	\$5,517.00	Accept
Olive	59	Reiss, Robert J.	180 Developers LLC	\$19,000.00	\$8,502.00	Accept
Plattekill	63	Morgan, Carl	Pushman, Lori & Joseph	\$14,850.00	\$14,850.00	Accept
Plattekill	64	Tertan, Dario	Prendys, Carolyn A.	\$12,772.00	\$12,772.00	Accept
Plattekill	66	Vargas, Pilar	Moor Smith Property	\$15,050.00	\$15,050.00	Accept
Rochester	73	Kirshy, Henry	Dymond, Glenn H.	\$11,900.00	\$3,877.00	Accept
Rochester	74	Alvarez, Jean & Castor	Poplack, Jonathan J. & Thomson, Heather	\$52,000.00	\$20,390.00	Accept
Rochester	76	Nadratowsky, Ann	Proudley, Tom K.	\$31,000.00	\$11,050.00	Accept
Rochester	78	Luma, Joseph G. & Sonya	Haffmans, Edmund V.	\$172,500.00	\$6,167.00	Accept
Rochester	79	Paulsen, Martin Venus	Grassi, Trevor L.	\$14,237.00	\$14,237.00	Accept
Rosendale	81	Schatzel, Linda	Cosillo, Juan M. & Coyt, Dulce	\$3,500.00	\$13,732.00	Accept
Rosendale	83	Walsh, Joseph	Baldelli-Hendrick, Cris A.	\$700.00	\$8,319.00	Accept

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TOWN	#	FORMER OWNER	DEED TO	BID	TAXES	STATUS
Saugerties	90	Cotton (LKO) Willaim	Geisler, Frank R.	\$5,641.00	\$5,641.00	Accept
Saugerties	94	Cody Calvin & Linda	Edwards, Shane	\$1,500.00	\$1,232.00	Accept
Saugerties	95	Gremer, Hans & Ann	Solway Properties, LLC	\$76,000.00	\$11,402.00	Accept
Saugerties	96	Barnett, Rose	Reece, Arthur S. & Shannon Jami	\$32,000.00	\$12,740.00	Accept
Saugerties	99	Plitt, Shirley A.	Lemus, Ricardo	\$70,000.00	\$29,529.00	Accept
Saugerties	101	Kwiatkowski, Thomas & Fetty, Cynthia	Curtain, Nathan S.	\$86,000.00	\$43,299.00	Accept
Shandaken	104	Apjohn, Donald	Grassi, Trevor L.	\$25,500.00	\$9,733.00	Accept
Shandaken	105	Dominguez, Apolinar & Aguilar, Marcial	Grassi, Trevor L.	\$16,000.00	\$9,059.00	Accept
Shandaken	106	Rivera, George M & Ramon L.	Gilligan, Paul K. & Priscilla	\$12,000.00	\$4,689.00	Accept
Shandaken	107	Silk Road Organization NY Inc	Grassi, Trevor L.	\$50.00	\$2,883.00	Accept
Shandaken	108	Bruno, Philip & Adeline	Durgala and Company LLC	\$8,500.00	\$1,222.00	Accept
Shandaken	114	Prussin, Elizabeth L.	Gasiunas Kestutis & Kushch, Olena	\$1,000.00	\$3,218.00	Accept
Shandaken	115	Urban, Henry	Kowalchyk, Diane L.	\$49,000.00	\$21,537.00	Accept
Shawangunk	118	Spitz E & H Gail Battista	JRKB Properties	\$50,000.00	\$13,357.00	Accept
Shawangunk	125	Bosco, Michael & Marchesano, Michael	Byrne, Edward & Byrne, Sherry	\$9,329.00	\$9,329.00	Accept
Shawangunk	129	Vanau, Petre	MJJ Construction Inc.	\$1,208.00	\$1,208.00	Accept
Ulster	134	Nau, Robert F. & Josita	Grassi, Trevor L.	\$5,000.00	\$16,140.00	Accept
Ulster	135	Ga Ga Properties LLC	Mayone, Joseph M.	\$5,206.00	\$ 5,206.00	Accept
Ulster	136	Ga Ga Properties LLC	Stein, Alexander	\$5,000.00	\$2,795.00	Accept
Ulster	137	Ga Ga Properties LLC	Stein, Alexander	\$1,466.00	\$1,466.00	Accept
Ulster	143	Johnson Automotive Mgt LLC	Relax 845 LLC	\$72,000.00	\$50,380.00	Accept
Ulster	145	Williams, Harold & Beatrice	Organtini, Vincent & Lorraine	\$30,000.00	\$7,529.00	Accept

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TOWN	#	FORMER OWNER	DEED TO	BID	TAXES	STATUS
Village of Ellenville	154	Stewart, Robert John	Matuskiewicz, Jason S.	\$21,000.00	\$80,051.00	Accept
Village of Ellenville	157	Gagos, Electo & Maria Nelly	Miah, Mohammed S.	\$36,000.00	\$16,192.00	Accept
Wawarsing	170	Andrew, Stephen & Cheryl	Guo, Wei	\$32,000.00	\$11,821.00	Accept
Wawarsing	173	Wendel, Michael E.	Cohen, Stewart	\$2,600.00	\$2,496.00	Accept
Wawarsing	178	Carroll, Edward T. Jr & Jeffries Jo	Woodside Country LLC and Oak Wood Cottages LLC	\$20,000.00	\$8,000.00	Accept
Wawarsing	179	Kozuch, Wanda	Hecht, Levi	\$41,000.00	\$15,172.00	Reject
Wawarsing	180	Goldseger, Albert Lipes, Bertha	180 Developers LLC	\$30,500.00	\$6,015.00	Accept
Wawarsing	182	Hill, Susan L.	180 Developers LLC	\$16,000.00	\$14,526.00	Accept
Wawarsing	187	Kells, Kurt	Fang, Xu	\$14,000.00	\$6,315.00	Accept
Wawarsing	189	Koenig, Shirley	Decker, Bonnie & Jolicoeur, Jamie	\$3,471.00	\$3,471.00	Accept
Wawarsing	191	Egan, Howard	Schukow, Christine A.	\$2,910.00	\$2,910.00	Accept
Woodstock	194	Gallo, Anthony Faul, Mildred Sullivan, Helen	Donlon, Geraldine	\$3,000.00	\$2,685.00	Accept

and be it further,

RESOLVED, that upon receipt of such payment with respect to each of these parcels, the Chair of the Ulster County Legislature is authorized and directed to make, execute and deliver to each bidder making payment, a quitclaim deed conveying the interest of the County in the related 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,

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and move its adoption.

ADOPTED BY THE FOLLOWING VOTE:

AYES: 21                  NOES: 0  
(Absent: Legislators Eckert and Heppner)

Passed Committee: Ways and Means on June 11, 2019

FINANCIAL IMPACT:

\$ 849,000.00 – TOTAL UNPAID TAXES  
\$ 1,324,689.00 – TOTAL ACCEPTED BIDS  
\$ 42,400.00 – TOTAL BIDS REJECTED  
\$ 420.00 – TOTAL FORFEITED (DOWN PAYMENT ON PARCEL #1)

STATE OF NEW YORK  
ss:  
COUNTY OF ULSTER

I, the undersigned Clerk of the Legislature of the County of Ulster, hereby certify that the foregoing resolution is the original resolution adopted by the Ulster County Legislature on the 18<sup>th</sup> Day of June in the year Two Thousand and Nineteen, and said resolution shall remain on file in the office of said clerk.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the County of Ulster this 19<sup>th</sup> Day of June in the year Two Thousand and Nineteen.

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

Submitted to the County Executive this  
19<sup>th</sup> Day of June, 2019.

Approved by the County Executive this  
27<sup>th</sup> Day of June, 2019.

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

/s/ Patrick K. Ryan  
Patrick K. Ryan, County Executive