

Authorizing The Ulster County Commissioner of Finance To Assign Rights On A Parcel Of Property Previously Offered At Public Auction (Town Of Rochester) – Department Of Finance

Referred to: The Ways & Means Committee (Chairman Gerentine and Legislators Harris, Maio, Maloney, Gregorius, Provenzano & Rodriguez)

Legislators Richard A. Gerentine and Donald J. Gregorius, Chairman and Deputy Chairman, respectively of the Ways and Means Committee, offer the following:

WHEREAS, The Ulster County Commissioner of Finance has requested permission to accept a bid for a parcel of property hereinafter described, and which has previously been offered at Public Auction (Parcel #85, April 11, 2012 – the “Parcel”); and

WHEREAS, the taxes due date back to 2006, and the Parcel, located in the Town of Rochester, is .50 of an acre in size, is classified as vacant commercial as it is a former automotive service station, and is identified as tax map number 77.9-1-42, and

WHEREAS, the Parcel has environmental hazards due to its previous use, and

WHEREAS, it is felt that the Parcel could be a liability for the County to own, and

WHEREAS, prospective purchasers now wish to acquire this Parcel despite knowledge of the hazardous condition, and

WHEREAS, the County is owed \$51,505.10, for this Parcel by reason of non-payment of taxes, and

WHEREAS, the Parcel was withdrawn from the most recent tax foreclosure since it was felt that it could be a liability for the County to own, and

WHEREAS, based upon the examination of the Ulster County Legislature, and pursuant to Part 617 of the implementing regulations pertaining to Article 8 of the State Environmental Quality Review Act (SEQRA), it has been determined that the following transaction constitutes a Type II action as defined under 6 NYCRR 617.5(c)(20) and (27) and does not require any determination or procedure under SEQRA, now, therefore, be it

RESOLVED, that the Ulster County Legislature hereby consents to the reinstatement of the foregoing Parcel in the tax foreclosure proceeding and to its conveyance directly from the Ulster County Commissioner of Finance to the prospective purchaser, Glenn H. Dymond, for \$900.00, and to the amendment of the

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judgment of foreclosure to include such Parcel, and to authorize and direct such assignment by the Ulster County Commissioner of Finance, and be it further

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

<u>PREVIOUS OWNER</u>	<u>TOWN</u>	<u>BIDDER</u>	<u>BID AMOUNT</u>
Reginald A. Solcberg, Jr. SBL#: 77.9-1-42 Parcel # 85, 2012 Public Auction	Rochester	Glenn H. Dymond 45 Cemetery Rd. Kerhonkson, NY 12446	\$900.00

and be it further

RESOLVED, that authorization to accept the bid of the prospective purchasers herein is conditioned upon the prospective purchasers entering into an agreement whereby they shall hold harmless Ulster County, its officers, agents and employees, from and against any and all suits, claims, actions, losses, costs, penalties and damages of whatsoever kind or nature arising out of, in connection with, or incident to the acceptance of their bid herein, the transfer of the subject real property herein, and/or the subject real property itself, and be it further

RESOLVED, that the prospective purchasers shall further agree, in writing, that they shall assume the defense of Ulster County and its officers and employees in all legal actions and proceedings and/or claim proceedings arising out of, in connection with, or incident to this transaction and shall pay all defense expenses, including reasonable attorney(s) fees, expert(s) fees, and costs incurred by Ulster County on account of such litigation and/or claims, and shall satisfy any judgment rendered in connection therewith or pay or reimburse Ulster County's payment of any sums reasonable to settle such litigation costs, and be it further

RESOLVED, that upon receipt of such payment with respect to this Parcel and upon execution of said hold harmless agreement as specified herein, the Chairman of the Ulster County Legislature is authorized and directed to make, execute and deliver to said purchasers making payment, a Quitclaim deed assigning without recourse the interest of the County in said Parcel, which Quitclaim Deed shall contain the covenant that the County of Ulster shall in no event be or become liable for defects in title so conveyed for any cause whatsoever, and/or that no claim or demand of any nature shall ever be made against the County of Ulster, arising from such sale, conveyance, or any proceedings leading thereto,

