

Resolution No. 162 June 18, 2013

Authorizing The Commissioner Of Finance To Accept And Reject Bids For Purchase Of Parcels Of County-Owned Property At The April 16, 2013 Public Auction - Department Of Finance

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

The Chairman of the Ways and Means Committee, Richard A. Gerentine, and Deputy Chairman Donald J. Gregorius 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, said parcels were acquired by reason of non-payment of taxes; and

WHEREAS, the total unpaid taxes for these parcels is ~~\$504,147.28~~ **\$499,573.08** and bids totaling ~~\$901,300.63~~ **\$890,800.63** were received, wherein ~~\$773,264.59~~ **\$747,264.59** is recommended to be accepted and ~~\$128,036.04~~ **\$143,536.04** is recommended to be rejected (parcels 106 and 193 due to the failure of the bidders to pay the balance of their bids and therefore their down payments totaling \$4,665.00 are forfeited, and parcels 111 and 113 due to incomplete title reports, and **parcel 109 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
Esopus	2	Fischer, Carolyn	O'Brien, Joseph J.	\$18,145.74	\$18,145.74	Accept
Esopus	12	Supple, Paul D.	Stefanis, Achilles K.	13,000.00	9,249.50	Accept
Gardiner	14	Min Sat Enterp.	NY Land Dvlpmnt Corp	22,868.57	22,868.57	Accept
Gardiner	15	Alamo, Louis B.	Sabuda, Robert James	16,500.00	8,982.91	Accept
			Santos, Humberto Martins			
Gardiner	18	Tyler, W & R	Irie1 LLC	8,000.00	2,816.05	Accept
Gardiner	19	Mukhtar, S & A	Teresa Shelley Living Trust	1,200.00	679.77	Accept
Hurley	22	Frustagli, J	Kierstad, Wayne & Roberta	3,000.00	3,013.32	Accept
Lloyd	32	Giamportone, P	Giamportone, Domenick	1,100.00	952.00	Accept
Marbletown	37	Countryman, Wm	Schulte, William L.	1,375.00	674.96	Accept
			& Victoria A.			
New Paltz	52	Mukhtar & Nusrat	Passante, Augustine	1,045.00	1,044.62	Accept

Resolution No. 162 June 18, 2013

Authorizing The Commissioner Of Finance To Accept And Reject Bids For Purchase Of Parcels Of County-Owned Property At The April 16, 2013 Public Auction - Department Of Finance

TOWN	#	FORMER OWNER	DEED TO	BID	TAXES	STATUS
Olive	61	Rosenbaum, Karen	Mid Hudson Property Rentals LLC	21,500.00	10,741.11	Accept
Plattekill	64	Coward, M & S	Castillo, Jose & Rodriguez, Nuris	1,044.00	444.30	Accept
Plattekill	69	Martinez, Jorge	St. Hill, Wayne	50.00	455.94	Accept
Rochester	71	Johnson, H & P	Herrod, William J. Nunes, Irene M.	12,250.00	6,702.11	Accept
Rochester	74	Tompkins, Arthur	Owens, Steven	967.09	967.09	Accept
Rosendale	77	Huben, Stephen	Wallkill Valley Land Trust	2,083.00	2,083.91	Accept
Rosendale	82	Sulpice, Paul	Roddy, Alison L. & Roddy, Joseph	4,463.00	4,463.79	Accept
Saugerties	86	Povinelli, A	Dresser Properties LLC & Iriel LLC	54,000.00	9,768.59	Accept
Saugerties	91	Greenidge, J&D	Vaccaro, Jeanne	42,000.00	41,555.33	Accept
Saugerties	96	Yamaguchi etal	Ebert, Glenn & Julie	16,000.00	6,056.76	Accept
Saugerties	106	Desiderio, Frank J	Maher, Lorraine A.	1,000.00	1,632.88	Reject
Saugerties	107	Levy, Collette M.	Viviani, Catello	40,000.00	22,794.09	Accept
Saugerties	108	Quadrozzi, John	Veltrie, James A. & Hope	5,653.55	5,653.55	Accept
Saugerties	109	O'Brien, Cathy L	Paul, Doru Mugur	15,500.00	9,315.39	Accept Reject
Saugerties	111	Sanders, Ronald	Vaccaro, Vincent	22,786.04	22,786.04	Reject
Saugerties	113	Sharpe, Heath A.	Chatham Ridge, LLC	90,000.00	15,503.93	Reject
Saugerties	115	Coward, M & S	Gheorghiu, Valeria Alexandra	8,000.00	1,126.99	Accept
Saugerties	118	Gunderson, R &R	Hommel, Brian R.	30,303.20	30,303.20	Accept
Shandaken	121	Bagnall. Donald	CST1 LLC	87,000.00	29,696.67	Accept
Shandaken	124	Universal Trade	Nevin, James B. & Rosenthal, Nancy B.	1,279.00	1,279.30	Accept
Shandaken	131	Perez, Joe	Arbatsky, Nicholas Y. Tortorelli, Ann M.	8,500.00	6,021.03	Accept
Shawangunk	137	Haight, Amanda	Mancuso & Family LLC	1,774.00	1,774.39	Accept
Shawangunk	142	Burgess, EF IV	Iriel LLC	46,000.00	17,085.83	Accept
Ulster	143	Heirs of L Wallace	Felton, Todd W.	8,000.00	5,553.71	Accept
Ulster	152	Middleton, Ray	Miller, Philip E.	2,336.02	2,336.02	Accept
Ulster	153	Gittere, E & G	Chatham Ridge, LLC	66,000.00	20,690.67	Accept
Ulster	166	Coward, M & S	Thomas, Jeffrey	838.55	838.55	Accept
Ulster	167	UC/Haight, A.	Ashworth, Warren	6,500.00	985.04	Accept
Ulster	168	Frischia, P & C	Arabani, Mojgan & Mehran	3,525.19	3,525.19	Accept
V Ellenville	171	Ramirez, Wilmer	Santisteban, Rosanna	25,000.00	60,103.21	Accept
V. Ellenville	174	Teitelbaum, R	Reyes, Katie L. & Ruben	2,241.28	2,241.28	Accept
Wawarsing	178	Rose, J & K	Gavaris, Roy Henry	13,000.00	4,564.81	Accept
Wawarsing	181	Distel, Ferne	Majdanski, Eugeniusz	6,750.00	5,471.43	Accept
Wawarsing	185	Minnewaska Estates	St. Hill, Wayne	1,524.35	1,524.35	Accept
Wawarsing	193	Smith, R & W	GHD Developers LLC	14,250.00	31,988.41	Reject
Wawarsing	201	Dillard, Vincent	Abate, Michael & Catherine	10,500.00	4,574.20	Accept
Wawarsing	203	Greenberg & Manpel	Lubach, Mark & Eva	11,448.05	11,448.05	Accept
Woodstock	206	Will Bradford	Vaccaro, Vincent M.	5,000.00	3,395.67	Accept
Woodstock	210	Eickhorn, C& S	Fleissner, Kathernie N. & Orr, James	126,000.00	28,267.03	Accept

and, be it further

Resolution No. 162 June 18, 2013

Authorizing The Commissioner Of Finance To Accept And Reject Bids For Purchase Of Parcels Of County-Owned Property At The April 16, 2013 Public Auction - Department Of Finance

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,

and moves its adoption.

ADOPTED AS AMENDED BY THE FOLLOWING VOTE:

AYES: 20 NOES: 0
(Legislator Robert Parete arrived at 7:28 PM,
Legislator Mary Wawro arrived at 7:49 PM,
Legislator Harris left at 7:45 PM,
Legislator Briggs left at 8:30 PM,
Legislator Lopez left at 9:30 PM)

Passed Committee: Ways and Means on June 11, 2013

FINANCIAL IMPACT:
~~\$504,147.28~~ **\$499,573.08**- TOTAL UNPAID TAXES
~~\$757,764.59~~ **\$747,264.59**- TOTAL ACCEPTED BIDS
~~\$143,536.04~~ **\$143,536.04** - TOTAL BIDS REJECTED
\$ 4,665.00 - TOTAL FORFEITED

Resolution No. 162 June 18, 2013

Authorizing The Commissioner Of Finance To Accept And Reject Bids For Purchase Of Parcels Of County-Owned Property At The April 16, 2013 Public Auction - Department Of Finance

Legislator Gerentine motioned, seconded by Legislator Donaldson, to strike parcel 201 due to a bankruptcy filing, and to change the bid on parcel 109 from “Accept” to “Reject” due to reacquisition by the original owner. This motion changes the dollar amounts throughout the resolution as indicated in bold font.

MOTION ADOPTED BY THE FOLLOWING VOTE:

AYES: 20 NOES: 0
(Legislator Robert Parete arrived at 7:28 PM,
Legislator Mary Wawro arrived at 7:49 PM,
Legislator Harris left at 7:45 PM,
Legislator Briggs left at 8:30 PM,
Legislator Lopez left at 9:30 PM)

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 18th Day of June, 2013, 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 Thirteen.

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

Submitted to the County Executive this
20th Day of June, 2013.

Approved by the County Executive this
24th Day of June, 2013.

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

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