

DANIEL P. MCCOY
COUNTY EXECUTIVE



SHAWN A. THELEN
COMMISSIONER

COUNTY OF ALBANY
DEPARTMENT OF MANAGEMENT AND BUDGET

M. DAVID REILLY
DEPUTY COMMISSIONER

[HTTP://WWW.ALBANYCOUNTY.COM/SEALEDBIDS](http://www.albanycounty.com/sealedbids)

NOTICE

**Maplewood Autobody & Sales
746 Tanner Road
Clifton Park, NY 12065**

THE COUNTY OF ALBANY WITH BE OFFERING THE FOLOWING
PROPERTY FOR SALE BY SEALED BID AUCTION ONLINE

PROPERTY: Town of Colonie-2607 2nd Avenue

AS YOU ARE AN ADJACENT/ABUTTING OWNER TO THIS
PROPERTY WE ARE NOTIFYING YOU THAT ALL INFORMATION
AND TERMS CONCERNING THIS SALE AND HOW TO PLACE A BID
IS EXPLAINED ON THE FOLLOWING WEBSITE

www.albanycounty.com/sealedbids

This Sealed Bid Process will start ¹²6/15/20 and end ¹²7/15/20.

¹²
Nov 11

¹²
Nov 11

ALBANY COUNTY DEPARTMENT OF MANAGEMENT AND BUDGET

DATED

DANIEL P. MCCOY
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[HTTP://WWW.ALBANYCOUNTY.COM/SEALEDBIDS](http://www.albanycounty.com/sealedbids)

NOTICE

**Thomas Stillman and Deborah Chrisikos
14 Midway Drive
Colonie, NY 12205**

THE COUNTY OF ALBANY WITH BE OFFERING THE FOLOWING
PROPERTY FOR SALE BY SEALED BID AUCTION ONLINE

PROPERTY: Town of Colonie-2607 2nd Avenue

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PROPERTY WE ARE NOTIFYING YOU THAT ALL INFORMATION
AND TERMS CONCERNING THIS SALE AND HOW TO PLACE A BID
IS EXPLAINED ON THE FOLLOWING WEBSITE:

www.albanycounty.com/sealedbids.

This Sealed Bid Process will start **6/15/20** and end **7/16/20**.

**12
NOON**

**12
NOON**

ALBANY COUNTY DEPARTMENT OF MANAGEMENT AND BUDGET

DATED

LEGAL NOTICE

In accordance with Albany County Legislative Resolution No. 29 of 2019, notice shall be given for any property that will be considered for transfer by the Albany County Legislature for economic development purposes. Pursuant to said resolution, notice is hereby given that property located in the Town of Colonie, 2607 2nd Avenue, tax map No. 32.8-3-9.1 will be given consideration by the Albany County Legislature for transfer.

**ALBANY COUNTY DEPARTMENT
OF MANAGEMENT AND BUDGET**

Dated: September 9, 2019

EV 9/19, 9/26/19

TIMES UNION

timesunion.com

Order Confirmation

Ad Order Number 0004074921	Customer Account 040365006
Sales Rep. bernarr	Customer Information ALBANY COUNTY DEPT OF FINANC 112 STATE ST ALBANY NY 122072019 USA
Order Taker bernarr	
Ordered By Anthony DiLella	Phone: 5184474912
Order Source Phone	Fax: EEmail: Jeff.Neal@albanycountyny.gov

Ad Content Proof

Note: Ad size does not reflect actual ad

LEGAL NOTICE

In accordance with Albany County Legislative Resolution No. 29 of 2019, notice shall be given for any property that will be considered for transfer by the Albany County Legislature for economic development purposes. Pursuant to said resolution, notice is hereby given that property located in the Town of Colonie, 2607 2nd Avenue, tax map No. 32.8-3-9.1 will be given consideration by the Albany County Legislature for transfer.

ALBANY COUNTY DEPARTMENT OF MANAGEMENT AND BUDGET

Dated: September 9, 2019

TJ 5(4074921)

Ad Cost

\$101.70

Payment Amt

\$0.00

Amount Due

\$101.70

Blind Box

Materials

Invoice Text

Resolution No. 29 #32.8.3.9.1

Ad Number

0004074921-01

External Ad

Pick Up Number

0004074917

Ad Type

120 Legal Liner

Ad Size

2 X 15 li

PO Number

Color

\$0.00

Color Requests

Product and Zone

Times Union, Full

Inserts

5

Placement

Legals

Note: Retail Display Ads May Not End in Identified Placement

Run Dates

9/16/2019, 9/17/2019, 9/18/2019, 9/19/2019, 9/20/2019

Product and Zone

timesunion.com, Full

Inserts

5

Placement

Legals

Note: Retail Display Ads May Not End in Identified Placement

Run Dates

9/16/2019, 9/17/2019, 9/18/2019, 9/19/2019, 9/20/2019

SARATOGA

BANK & TRUST COMPANY

NATIONAL



171 SOUTH BROADWAY
SARATOGA SPRINGS, NEW YORK 12866

50-1152
213

NO. 0007897 325

DATE

07/27/2020

PAY ONLY **1844.00** CT SCTS

PAY EXACTLY

***\$1,844.00

■ ONE THOUSAND EIGHT HUNDRED FORTY-FOUR DOLLARS AND ZERO CENTS *****

PAY TO
THE
ORDER OF

COUNTY OF ALBANY

REMITTER: ROBERTS AUTO SERVICES LLC

RUB RED IMAGE
FADING WITH HEAT

CASHIER'S CHECK

AUTHORIZED SIGNATURE

THE BACK OF THIS DOCUMENT CONTAINS CHECK SECURITY WATERMARK AND COIN REACTIVE INK

007897211 0213115291 1100004411

DANIEL P. MCCOY
COUNTY EXECUTIVE



SHAWN A. THELEN
COMMISSIONER

COUNTY OF ALBANY
DEPARTMENT OF MANAGEMENT AND BUDGET
112 STATE STREET, SUITE 1200
ALBANY, NEW YORK 12207
OFFICE: (518) 447-5525
FAX: (518) 447-5589
www.albanycounty.com

M. DAVID REILLY
DEPUTY COMMISSIONER

July 23, 2020

Honorable Andrew Joyce
Chair, Albany County Legislature
112 State St., Rm. 710
Albany, NY 12207

Dear Chairman Joyce:

Pursuant to the "Albany County Disposition Plan" adopted per ABL Resolution # 29 of 2019, property withdrawn from tax foreclosure can be conditionally offered for sale by a Sealed Bid.

In this regard, the Department of Management and Budget conducted an online sealed bid process through the county website from the period beginning June 15, 2020 and ending July 15, 2020 at noon. This site allowed prospective bidders to view property information through individual "property folders" and were given the ability to place a bid online for the properties offered. Property known as 3068 New Scotland Road located in the Town of New Scotland was listed as part of this process.

Legislative authorization is requested to approve the conveyance of 3068 New Scotland Road to the bidders Tracy I Gibeau and Marc W Gibeau. The submission made by Tracy I Gibeau and Marc W Gibeau was evaluated as the best due to the detailed description of how their ownership would be a benefit to the community stemming from the proposed use of this property.

If you have any questions regarding this request I can make myself available at your earliest convenience. Thank you for your consideration.

Sincerely Yours,

Shawn A. Thelen

cc:
Hon. Dennis Feeney, Majority Leader
Hon. Frank Mauriello, Minority Leader
Majority Counsel
Minority Counsel



Legislation Text

File #: TMP-1815, **Version:** 1

REQUEST FOR LEGISLATIVE ACTION

Description (e.g., Contract Authorization for Information Services):

.Requesting Legislative Authority to Convey Property

Click or tap here to enter text.

Requesting Legislative Action to convey property located in the Town of New Scotland, 3068 New Scotland Road per the Sealed Bid Process conducted June 15 through July 15, 2020

Date:	July 30, 2020
Submitted By:	Shawn Thelen
Department:	Management and Budget
Title:	Commissioner
Phone:	518-447-7040
Department Rep.	Anthony DiLella
Attending Meeting:	David Reilly/Michael Mc Laughlin

Purpose of Request:

- ☐ Adopting of Local Law
- ☐ Amendment of Prior Legislation
- ☐ Approval/Adoption of Plan/Procedure
- ☐ Bond Approval
- ☐ Budget Amendment
- ☐ Contract Authorization
- ☐ Countywide Services
- ☐ Environmental Impact/SEQR
- ☐ Home Rule Request
- ☒ Property Conveyance
- ☐ Other: (state if not listed) Click or tap here to enter text.

CONCERNING BUDGET AMENDMENTS

Increase/decrease category (choose all that apply):

- ☐ Contractual
- ☐ Equipment

- ☐ Fringe
- ☐ Personnel
- ☐ Personnel Non-Individual
- ☐ Revenue

Increase Account/Line No.: Click or tap here to enter text.
Source of Funds: Click or tap here to enter text.
Title Change: Click or tap here to enter text.

CONCERNING CONTRACT AUTHORIZATIONS

Type of Contract:

- ☐ Change Order/Contract Amendment
- ☐ Purchase (Equipment/Supplies)
- ☐ Lease (Equipment/Supplies)
- ☐ Requirements
- ☐ Professional Services
- ☐ Education/Training
- ☐ Grant

Choose an item.

Submission Date Deadline Click or tap to enter a date.

- ☐ Settlement of a Claim
- ☐ Release of Liability
- ☐ Other: (state if not listed) Click or tap here to enter text.

Contract Terms/Conditions:

Party (Name/address):
Click or tap here to enter text.

Additional Parties (Names/addresses):
Click or tap here to enter text.

Amount/Raise Schedule/Fee: Click or tap here to enter text.
Scope of Services: Click or tap here to enter text.

Bond Res. No.: Click or tap here to enter text.
Date of Adoption: Click or tap here to enter text.

CONCERNING ALL REQUESTS

Mandated Program/Service: Yes ☐ No ☐
If Mandated Cite Authority: Click or tap here to enter text.

Is there a Fiscal Impact: Yes ☐ No ☐

Anticipated in Current Budget: Yes ☐ No ☐

County Budget Accounts:

Revenue Account and Line: Click or tap here to enter text.

Revenue Amount: Click or tap here to enter text.

Appropriation Account and Line: Click or tap here to enter text.

Appropriation Amount: Click or tap here to enter text.

Source of Funding - (Percentages)

Federal: Click or tap here to enter text.

State: Click or tap here to enter text.

County: Click or tap here to enter text.

Local: Click or tap here to enter text.

Term

Term: (Start and end date) Click or tap here to enter text.

Length of Contract: Click or tap here to enter text.

Impact on Pending Litigation

Yes ☐ No ☐

If yes, explain: Click or tap here to enter text.

Previous requests for Identical or Similar Action:

Resolution/Law Number: 551

Date of Adoption: 12/5/2019

Justification: (state briefly why legislative action is requested)

Properties are withdrawn from tax foreclosure as there exists a significant risk that the County of Albany might be exposed to a liability substantially in excess of the amount that could be recovered by foreclosing the tax lien.

Pursuant to ABL resolution No 29 of 2019 the Albany County Disposition Plan, properties “withdrawn” from a foreclosure proceeding can be offered for sale through a sealed bid process with the sale price criteria being “an amount which reflects the benefit to the community stemming from the proposed use of the property”. In this regard the Department of Management and Budget through the county website offered properties online through a sealed bid process which was conducted from June 15th until July 15, 2020. This process was governed by the “Terms and Conditions” as written by the Albany County Department of Law.

Authorization is requested to convey property located in the Town of New Scotland, 3068 New Scotland Road, Tax Map No. 93.-2-31 to Tracy I Gibeau and Marc W Gibeau, 365 Stove Top Road, Voorheesville 12186 for \$18,000. Tracy I Gibeau and Marc W Gibeau were the bidders whose bid submission was evaluated as the best as it contained a detailed description of how their ownership would be a benefit to the community stemming from the proposed use of multiyear tax delinquent property.

Tracy I Gibeau and Marc W Gibeau has deposited the full amount of the bid offered \$18,000 by certified funds with the Albany County Division of Finance.

The following shall be the responsibility of Tracy I Gibeau and Marc W Gibeau:

Any and all closing costs. All prior water, sewer and municipal charges not in the collection process of the Albany County Division of Finance as of the date of the property closing. Real estate taxes (Property, School Taxes) billed on and after January 1, 2021.





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DEPUTY COMMISSIONER

COUNTY OF ALBANY
DEPARTMENT OF MANAGEMENT AND BUDGET

TERMS AND CONDITIONS OF SEALED BID PROPERTY SALES

A. Bidding Process and Procedure

1. All bids shall be sealed with collusive bidding being prohibited.
2. All bids shall be submitted and processed online using the electronic Bid Submission Form.
3. A bidder is permitted to submit only one bid per property being offered for sale.
4. All sections of the Bid Submission Form shall be completed and the bid submitted together with all required back-up materials within the allowable timeframe for bidding indicated on the "Sealed Auction Bids" page of the Albany County website:
albanycounty.com/sealedbids.
5. The length of time a Sealed Bid shall be required to remain open will be indicated on the Bid Submission Form and will also be indicated on the website.

B. Bidder Eligibility and Implied Representations.

1. A prospective bidder is ineligible to bid if:
 - a) The bidder has failed to satisfactorily comply with any material representation made to Albany County with respect to the bidder's plans for the use, rehabilitation or economic development of any property previously purchased by the bidder from Albany County.
 - b) The bidder or the bidder's immediate family member(s), or anyone bidding on the bidder's behalf is/are the tax delinquent owner(s) or former owner(s) of any property located within Albany County
 - c) The bidder has lost title to property to Albany County because of delinquent tax foreclosure within the preceding 24 months.
 - d) The bidder has an unresolved Building Construction and Fire Safety Code violation in connection with other properties located within Albany County.

C. Terms of Sale Relating to Condition of Sealed Bid Properties

1. All sales are subject to non-reviewable discretionary approval of the County Executive and the Albany County Legislature, which approvals may be denied for any reason.
2. All properties offered for sale through the Sealed Bid process are sold without recourse in "where is" and "as is" condition as per its assessment roll description at the time it was foreclosed upon by Albany County with no representations or warranties of any kind made regarding the property's actual location, physical condition, title or legally permissible use.

C. Terms of Sale Relating to Condition of Sealed Bid Properties (continued from previous page)

3. Albany County shall not be liable for any conditions known or unknown on these properties, and the selected bidder shall be required to execute a release, hold harmless, and indemnification agreement in this regard at the closing on the sale thereof.
4. Properties offered for sale through the Sealed Bid process shall be sold with disclosure of the reasons for its withdrawal for either its appraised value, outstanding delinquent tax liability (inclusive of interest, penalties and legal charges) prior to its foreclosure, or an amount which in the sole non-reviewable discretionary opinion of Albany County reflects the best benefit to the community as a whole stemming from its proposed use.
5. A signed statement by the selected bidder will be required at the time of sale acknowledging bidder's receipt of full disclosure regarding the condition of the property offered for sale in so far as known to Albany County.
6. Deed title to the property will be transferred directly to the selected bidder pursuant to assignment without recourse.

D. Bidder's Due Diligence Requirements with Respect to Sealed Bid Properties

1. The bidder assumes all responsibility to investigate the physical condition of the property or of any structures or improvements located thereon.
2. By making a bid bidder certifies the bidder has made an on-site inspection of the property and has reviewed the online folder containing all information known to Albany County concerning the property available on the Albany County web page [Sealed Auction Bids \(albanycounty.com/sealedbids\)](http://albanycounty.com/sealedbids).

E. Bid Payment Process and Procedure.

Upon notification, the bidder chosen by the Commissioner of Management and Budget or his assignees shall immediately deposit the full bid amount with the Albany County Division of Finance, 112 State Street, Room 1340, Albany, New York 12207 either by certified mail or in person. Checks are to be made payable to Albany County Department of Management and Budget. No request for conveyance will be forwarded to the Albany County Legislature unless these funds are received. Upon Legislative approval, the approved bidder shall be responsible for all closing costs.

F. Sale Closing and Property Conveyance Process and Procedure

1. The selected bidder shall provide the information necessary to complete the required forms and documents for recording the Deed from the County of Albany in the Albany County Clerk's Office.
2. All real estate taxes not in the collection process of the Albany County Division of Finance at the date of closing are the responsibility of the selected bidder to pay.
3. All past due water bills not in the collection process of the Albany County Division of Finance at the date of closing are the responsibility of the selected bidder to pay.
4. All municipal charges or fees not in the collection process of the Albany County Division of Finance at the date of closing are the responsibility of the selected bidder to pay.
5. All recording fees shall be the responsibility of the selected bidder.

DiLella, Anthony

From: John Wright <gtajw@yahoo.com>
Sent: Friday, July 10, 2020 1:50 PM
To: sealedbid
Subject: J Wright bid , 4 line rd know ny
Attachments: Application4LineRoa.pdf

Thanks any questions please feel free to email me or call me especially if something is incorrect thank you

Sent from my iPhone

BIDDER INFORMATION - CONTACT AND DEED INFORMATION

*Bidder Name: John a Wright III

*As it will appear on County deed

Address: 11 Stevens rd Berne ny 12023

Phone: 518-764-2622

Email: Gtajw@yahoo.com

Preferred method of contact: ☒ Phone ☒ Email

TYPE OF ENTITY

☒ Individual

☐ Corporation

Incorporated in what state: _____ Date incorporated: _____

Authorized to do business in New York State? ☐ Yes ☐ No

☐ Partnership

Indicate type of partnership: _____

Number of general partners: _____ Number of limited partners: _____

☐ Not-for-profit

Incorporated in what state: _____ Date incorporated: _____

☐ Limited Liability Company

Formed in what state: _____ Date incorporated: _____

Authorized to do business in New York State? ☐ Yes ☒ No

☐ Sole Proprietorship

Name of Sole Proprietor: _____

PROPERTY INFORMATION AND BID AMOUNT OFFERED

COUNTY USE ONLY

PROPERTY INFORMATION

Property Address: 4 LINE ROAD

Municipality: TOWN OF KNOX

Tax map No: 78.-1-17

Description: MANUFACTURED HOUSING

Reason for Withdrawal from Foreclosure:

Environmental Concerns

"If the tax district were to acquire the parcel, there is a significant risk that it might be exposed to a liability substantially in excess of the amount that could be recovered by enforcing the tax lien."

Disposition plan excerpt being invoked:

An amount which reflects the benefit to the community stemming from the proposed use of the property.

Amount offered by bidder: \$ 4,102.00

REASON FOR BIDDING ON PROPERTY

COMPLETE THIS SECTION IF YOU ARE SEEKING TO PURCHASE A BUILDING

- | | |
|--|---|
| ☒ Renovate | ☐ Occupy as owner occupant (use as primary residence) |
| ☒ Rehabilitate | ☐ Occupy this property as a rental |
| ☐ Occupy/operate As Is | ☐ Redevelop and re-sell |
| ☒ Demolish/deconstruct | ☒ Other <small>Would like to rebuild and clean up and pass down to my son at some point</small> |
| ☐ New construction | |

COMPLETE THIS SECTION IF YOU ARE SEEKING TO PURCHASE A LOT

- ☐ New Construction
- ☐ Property Improvements (example: fencing, landscaping, garden/green space)
- ☐ Other _____

COMPLETE THIS SECTION IF YOU ARE SEEKING TO PURCHASE A SIDE-LOT*

- | | |
|--------------------------------------|--------------------------------------|
| ☐ Fence | ☐ Deck/Patio |
| ☐ Landscaping | ☐ Garage |
| ☐ Driveway | ☐ Other _____ |

Note: Bidders are responsible for verifying their respective property plan is compliant with local zoning. If the property plan does not comply with current zoning or land use laws, additional approvals may be required and are the sole responsibility of the bidder. Contact the appropriate municipality to find out more information.

Use the below space or attach additional sheets to indicate how your ownership and development of this property will benefit the community (attach additional supporting material as needed):

If I am selected bidder, I would have all debris/garbage and yard cleaned up within 30 days of Taking possession. I would immediately start making appropriate changes and rehabilitate the Landscape, structure to make a nice clean appealing yard and home. I'm on a Zoning board, and I am fully aware of the zoning ordinances and violations that this place potentially faces..I am eager To start the rehabilitation process and renovations to make a nice clean environment.. This place has been an eye sore for many years and it will all change if I become the new owner Please consider accepting my bid as I am eager to make this a beautiful place, not a eye sore ! My future plans after rehabilitation is to pass this down to my son.

Thank you for your consideration :)John Wright

GENERAL COST ESTIMATE

Complete this section if bidding on a BUILDING

Estimated MATERIAL Cost: \$ 15000 Estimated LABOR Cost: \$ 2500

Total: \$ 17500

Complete this section if bidding on a VACANT LOT

Estimated MATERIAL Cost: \$ Estimated LABOR Cost: \$

Total: \$ 0

Explanation of costs:

Cost to be determined .. was not able to fully inspect interior of structure.

Estimate of 15,000 for demolition services of structure if it's not salvageable..

PROPERTY OWNERSHIP HISTORY

If you answer YES to any of these questions, attach an explanation. Please provide complete, accurate and current information. Please be advised information provided will be independently verified.

THIS INFORMATION APPLIES TO ALL MEMBERS, PARTNERS AND SHAREHOLDERS

Do you own any properties in Albany County?

☒ Yes ☐ No

(attach a list with addresses, property type and year acquired)

Does any property you own currently have code violations?

☐ Yes ☒ No

Are you an owner of tax delinquent property?

☐ Yes ☒ No

Have you filed for bankruptcy within the past 7 years?

☐ Yes ☒ No

Have you owned property foreclosed on for tax-delinquency?

☐ Yes ☒ No

Have you or a family member previously owned the property for which you are applying?

☐ Yes ☒ No

BIDDER CERTIFICATION (PLEASE READ CAREFULLY BEFORE SIGNING)

I HEREBY CERTIFY THAT:

1. I understand that by submitting a bid on the listed parcel, I am accepting the terms and conditions stated in the Albany County Disposition Plan adopted by Albany County Legislative Resolution No. 29 of 2019 "Properties which will be discretionally conveyed by the County to individuals or entities for economic development purposes" section B and all terms and conditions for the Sealed Bid process.
2. I also understand that all properties offered though the "Sealed Bid" process by Albany County are sold in "as is" condition and no warranties are made regarding property condition. The bidder assumes all responsibility to investigate, and if necessary, repair the physical condition of the properties or of any structures or improvements located on any of the properties
3. I have reviewed the online folder with information concerning this property listed on the Albany County website page www.albanycounty.com/sealedbids.
4. I understand that the Albany County Executive or the Albany County Legislature may decline my offer to acquire this property for any reason.
5. If I am the approved Bidder, upon notification I will immediately deposit the full purchase price via certified funds with the Albany County Division of Finance either by certified mail or in person as without this deposit my bid will not be forwarded to the Albany County Legislature for review.
6. I understand that all real estate taxes, past due water bills and municipal charges not in the collection of Albany County at the date of closing are my responsibly to pay. I also understand that any and all closing costs are also my responsibility.

BY ENTERING YOUR NAME(S) BELOW, YOU CERTIFY THAT YOU HAVE READ, UNDERSTAND AND AGREE TO BE BOUND BY ALL TERMS CONTAINED HEREIN AND YOU FURTHER CERTIFY THAT ALL OF THE STATEMENTS SET FORTH BY YOU IN THIS DOCUMENT ARE COMPLETE AND TRUE.

John a Wright III
Applicant Name (Print)

Signature

Date

Co-Applicant Name (Print)

Signature

Date

THIS ENTIRE FORM MUST BE SUBMITTED BY EMAIL TO SEALEDID@ALBANYCOUNTYNY.GOV
BY THE FOLLOWING DATE: July 15, 2020 12 Noon

DiLella, Anthony

From: Tracy Gibeau <tgibeau@acrha.org>
Sent: Wednesday, July 15, 2020 11:44 AM
To: sealedbid
Subject: 3068 New Scotland Road Sealed Bid
Attachments: 20200715103909.pdf

Please see attached sealed bid for 3068 New Scotland Road Voorheesville NY 12186.

Thank you, Tracy Gibeau

Tracy Gibeau
385 Stove Pipe Road
Voorheesville NY 12186
tgibeau@acrha.org
(518) 768-2449

BIDDER INFORMATION - CONTACT AND DEED INFORMATION

*Bidder Name: Tracy L Gibeau & Marc W Gibeau

*As it will appear on County deed

Address: 385 Stove Pipe Road Voorheesville NY 12186

Phone: (518) 768-2449

Email: tgibeau@acrha.org

Preferred method of contact: ☐ Phone ☒ Email

TYPE OF ENTITY

☒ Individual

☐ Corporation

Incorporated in what state: _____ Date incorporated: _____

Authorized to do business in New York State? ☐ Yes ☐ No

☐ Partnership

Indicate type of partnership: _____

Number of general partners: _____ Number of limited partners: _____

☐ Not-for-profit

Incorporated in what state: _____ Date incorporated: _____

☐ Limited Liability Company

Formed in what state: _____ Date incorporated: _____

Authorized to do business in New York State? ☐ Yes ☒ No

☐ Sole Proprietorship

Name of Sole Proprietor: _____

PROPERTY INFORMATION AND BID AMOUNT OFFERED**COUNTY USE ONLY****PROPERTY INFORMATION**Property Address: 3068 NEW SCOTLAND ROADMunicipality: TOWN OF NEW SCOTLANDTax map No: 93.-2-31Description: 1 FAMILY RESIDENCE**Reason for Withdrawal from Foreclosure:****Environmental Concerns**

"If the tax district were to acquire the parcel, there is a significant risk that it might be exposed to a liability substantially in excess of the amount that could be recovered by enforcing the tax lien."

Disposition plan excerpt being invoked:

An amount which reflects the benefit to the community stemming from the proposed use of the property.

Amount offered by bidder: \$18,000

REASON FOR BIDDING ON PROPERTY

COMPLETE THIS SECTION IF YOU ARE SEEKING TO PURCHASE A BUILDING

- | | |
|--|--|
| ☐ Renovate | ☐ Occupy as owner occupant (use as primary residence) |
| ☐ Rehabilitate | ☐ Occupy this property as a rental |
| ☐ Occupy/operate As Is | ☐ Redevelop and re-sell |
| ☒ Demolish/deconstruct | ☐ Other _____ |
| ☐ New construction | |

COMPLETE THIS SECTION IF YOU ARE SEEKING TO PURCHASE A LOT

- ☐ New Construction
- ☐ Property Improvements (example: fencing, landscaping, garden/green space)
- ☐ Other _____

COMPLETE THIS SECTION IF YOU ARE SEEKING TO PURCHASE A SIDE-LOT*

- | | |
|--------------------------------------|--------------------------------------|
| ☐ Fence | ☐ Deck/Patio |
| ☐ Landscaping | ☐ Garage |
| ☐ Driveway | ☐ Other _____ |

Note: Bidders are responsible for verifying their respective property plan is compliant with local zoning. If the property plan does not comply with current zoning or land use laws, additional approvals may be required and are the sole responsibility of the bidder. Contact the appropriate municipality to find out more information.

Use the below space or attach additional sheets to indicate how your ownership and development of this property will benefit the community (attach additional supporting material as needed):

Our intent for the property is to demolish the existing home and garage and remove the debris that is littered throughout the property. The land will be mowed regularly and trees and brush removed to give the property a cleaner appearance while also maintaining a green space. Within one to two years we would like to construct a one family home that our children can purchase, otherwise we would use it for rental income and will it to them upon our passing. This would increase the tax base for both Albany County and the Town of New Scotland.

This will benefit the community by removing the blight and increasing surrounding property values.

GENERAL COST ESTIMATE

Complete this section if bidding on a BUILDING

Estimated MATERIAL Cost: \$ 7784.00 Estimated LABOR Cost: \$ 17060.00

Total: \$ 24844

Complete this section if bidding on a VACANT LOT

Estimated MATERIAL Cost: \$ _____ Estimated LABOR Cost: \$ _____

Total: \$ 0

Explanation of costs:

Per a local Realtor based on the current property conditions the home has an estimated value of \$33,000. Cost of Demo: Labor: Home and garage @ \$5 per sf = \$6060, Potential Asbestos removal \$5,000. Material Costs: 8 thrity yard dumpsters @ 698 : \$5,584, Excavator for one week \$1,200, Skid Steer for one week \$1,000 and \$6,000 in sweat equity that it will take to make the property safe and aesthetically. The hazardous waste will need to be disposed of as well and this amount could vary in a range from \$5,000 to \$10,000 depending on what substances are found. The hazardous waste is not in the calculation above due to it being an unknown at this time. If environmental testing is required I would hire Flatley Read LLC.

PROPERTY OWNERSHIP HISTORY

If you answer YES to any of these questions, attach an explanation. Please provide complete, accurate and current information. Please be advised information provided will be independently verified.

THIS INFORMATION APPLIES TO ALL MEMBERS, PARTNERS AND SHAREHOLDERS

Do you own any properties in Albany County?

(attach a list with addresses, property type and year acquired)

☒ Yes ☐ No

Does any property you own currently have code violations?

☐ Yes ☒ No

Are you an owner of tax delinquent property?

☐ Yes ☒ No

Have you filed for bankruptcy within the past 7 years?

☐ Yes ☒ No

Have you owned property foreclosed on for tax-delinquency?

☐ Yes ☒ No

Have you or a family member previously owned the property for which you are applying?

☐ Yes ☒ No

BIDDER CERTIFICATION (PLEASE READ CAREFULLY BEFORE SIGNING)

I HEREBY CERTIFY THAT:

1. I understand that by submitting a bid on the listed parcel, I am accepting the terms and conditions stated in the Albany County Disposition Plan adopted by Albany County Legislative Resolution No. 29 of 2019 "Properties which will be discretionally conveyed by the County to individuals or entities for economic development purposes" section B and all terms and conditions for the Sealed Bid process.
2. I also understand that all properties offered through the "Sealed Bid" process by Albany County are sold in "as is" condition and no warranties are made regarding property condition. The bidder assumes all responsibility to investigate, and if necessary, repair the physical condition of the properties or of any structures or improvements located on any of the properties
3. I have reviewed the online folder with information concerning this property listed on the Albany County website page www.albanycounty.com/sealedbids.
4. I understand that the Albany County Executive or the Albany County Legislature may decline my offer to acquire this property for any reason.
5. If I am the approved Bidder, upon notification I will immediately deposit the full purchase price via certified funds with the Albany County Division of Finance either by certified mail or in person as without this deposit my bid will not be forwarded to the Albany County Legislature for review.
6. I understand that all real estate taxes, past due water bills and municipal charges not in the collection of Albany County at the date of closing are my responsibility to pay. I also understand that any and all closing costs are also my responsibility.

BY ENTERING YOUR NAME(S) BELOW, YOU CERTIFY THAT YOU HAVE READ, UNDERSTAND AND AGREE TO BE BOUND BY ALL TERMS CONTAINED HEREIN AND YOU FURTHER CERTIFY THAT ALL OF THE STATEMENTS SET FORTH BY YOU IN THIS DOCUMENT ARE COMPLETE AND TRUE.

Tracy L. Gibeau
Applicant Name (Print)

Tracy L. Gibeau
Signature

7-15-2020
Date

Marc W. Gibeau
Co-Applclicant Name (Print)

Marc W. Gibeau
Signature

7-15-2020
Date

THIS ENTIRE FORM MUST BE SUBMITTED BY EMAIL TO SEALEDID@ALBANYCOUNTYNY.GOV
BY THE FOLLOWING DATE: _____

Tracy and Marc Gibeau

Property owned in Albany County:

385 Stove Pipe Road Voorheesville NY- Primary Residence SBL: 93.-2-32.2

Additional Property: Stove Pipe Road Voorheesville NY -- Vacant Land SBL 93.-2-323

Both properties were acquired in 1992. In 2014 after my mom passed we sold her home and increased the acreage of our property.

BIDDER NAME-Tracy & Marc Gibeau

PROPERTY ADDRESS - 3068 New Scotland Road

SEALED BID ENDED-July 15, 2020

EVALUATION CRITERIA ALBANY COUNTY SEALED BIDS

The Commissioner of Management and Budget and/or his designee (s) will perform a review of bid submissions and take the information provided within into consideration and rate (1 through 5 with 5 being highest) each bidder's detailed plan and choose the submission which reflects the best benefit to the community stemming from the proposed use of the property based on the following factors:

Rehabilitation Plan 5

Community Benefit 5

Overall Submission 5

TOTAL 15

All sales are subject to the approval of the Albany County Executive and the Albany County Legislature and either may reject any sale for any reason. All sales must be approved by Legislative Resolution.

EVALUATED BY Dave Kelly

DATED 7/23/2020

BIDDER NAME-John Wright

PROPERTY ADDRESS - 3068 New Scotland Road

SEALED BID ENDED-July 15, 2020

EVALUATION CRITERIA ALBANY COUNTY SEALED BIDS

The Commissioner of Management and Budget and/or his designee (s) will perform a review of bid submissions and take the information provided within into consideration and rate (1 through 5 with 5 being highest) each bidder's detailed plan and choose the submission which reflects the best benefit to the community stemming from the proposed use of the property based on the following factors:

Rehabilitation Plan 4

Community Benefit 4

Overall Submission 4

TOTAL 4 12

All sales are subject to the approval of the Albany County Executive and the Albany County Legislature and either may reject any sale for any reason. All sales must be approved by Legislative Resolution.

EVALUATED BY Dave Reilly

DATED 7/23/2020

BIDDER NAME-Tracy & Marc Gibeau

PROPERTY ADDRESS - 3068 New Scotland Road

SEALED BID ENDED-July 15, 2020

EVALUATION CRITERIA ALBANY COUNTY SEALED BIDS

The Commissioner of Management and Budget and/or his designee (s) will perform a review of bid submissions and take the information provided within into consideration and rate (1 through 5 with 5 being highest) each bidder's detailed plan and choose the submission which reflects the best benefit to the community stemming from the proposed use of the property based on the following factors:

Rehabilitation Plan 5

Community Benefit 5

Overall Submission 5

TOTAL 15

All sales are subject to the approval of the Albany County Executive and the Albany County Legislature and either may reject any sale for any reason. All sales must be approved by Legislative Resolution.

EVALUATED BY Michael Ragaini

DATED 7/24/20

Code Enforcement

BIDDER NAME-John Wright

PROPERTY ADDRESS - 3068 New Scotland Road

SEALED BID ENDED-July 15, 2020

EVALUATION CRITERIA ALBANY COUNTY SEALED BIDS

The Commissioner of Management and Budget and/or his designee (s) will perform a review of bid submissions and take the information provided within into consideration and rate (1 through 5 with 5 being highest) each bidder's detailed plan and choose the submission which reflects the best benefit to the community stemming from the proposed use of the property based on the following factors:

Rehabilitation Plan 3

Community Benefit 1

Overall Submission 2

TOTAL 6

All sales are subject to the approval of the Albany County Executive and the Albany County Legislature and either may reject any sale for any reason. All sales must be approved by Legislative Resolution.

EVALUATED BY Michael Ragaini

DATED 7/24/20

Code Enforcement



DEPARTMENT OF MANGEMENT AND BUDGET

SEALED BID - BIDDER REVIEW- Bidding Session-July 15, 2020

PROPERTY BID ON INFORMATION

Municipality -New Scotland

Address of Property -3068 New Scotland Road

Tax Map Number-92.3-2-31

Property Description-One Family Residence

BIDDER NAME AND PROPERTIES OWNED BY BIDDER

Bidders-Tracy & Marc Gibreau

Town of New Scotland-385 Stove Top Road

Town of New Scotland -Stove Top Road

CODE ENFORCEMENT INFORMATION

No outstanding violations-Verified with Town of New Scotland Code Enforcement officer 7/24/20

DELINQUENT TAX INFORMATION

No delinquent taxes-Verified with Albany County Tax Records Supervisor 7/24/20

COUNTY FORECLOSURE INFORMATION

Not Applicable as properties were never delinquent

Signed-----

ANTHONY DILELLA

Property Manager

DATE-----

7/30/20



DANIEL P. MCCOY
COUNTY EXECUTIVE

COUNTY OF ALBANY
OFFICE OF THE EXECUTIVE
112 STATE STREET, ROOM 1200
ALBANY, NEW YORK 12207-2021
(518) 447-7040 - FAX (518) 447-5589
WWW.ALBANYCOUNTY.COM

DANIEL C. LYNCH, ESQ
DEPUTY COUNTY EXECUTIVE

June 4, 2020

Doug LaGrange
Supervisor
Town of New Scotland
2029 New Scotland Rd.
Slingerlands, NY 12159

Supervisor LaGrange,

Pursuant to the Albany County Property Disposition Plan, I am contacting you to make you aware we are undertaking a sealed bid auction to dispense of the property located at 3068 New Scotland Road in the Town of New Scotland. Provided an appropriate bid is received, and that bid gains passage in the County Legislature, we will convey tax map parcel 93.-2-31 to a private entity.

We view this transaction as beneficial to both County and Town residents since it will put a potentially environmentally problematic and tax delinquent property back into productive use. Please let us know if you know of any potential issues that might arise with such a transfer or if the City of Albany has any objection.

Best,

Mike McLaughlin
Director of Policy and Research

CERTIFICATE OF WITHDRAWAL

(Real Property Tax Law, §1138 (subds.1, 2 and 3))

INDEX NO. 1946-12

TO THE ALBANY COUNTY CLERK:

PLEASE TAKE NOTICE that the following parcel of real property included on the List of Delinquent Taxes for the "In Rem" delinquent tax lien foreclosure proceeding filed by the County of Albany, New York, Tax District in your Office under the above Index No. on APRIL 25, 20 12 covering the 706th US in Albany County:

PARCEL No. 1946-12-0000058

OWNER(S) MARGARET SCHAAP

ADDRESS 3068 New Scotland Rd

Town of New Scotland

TAX MAP No. 093 000 0002 031 000 0000

is hereby **WITHDRAWN** from said foreclosure proceeding by me for one or more of the following reasons (check all that apply):

☐ There is reason to believe that there may be a legal impediment to the enforcement of the tax lien(s) affecting said parcel.

☐ The tax lien(s) on said parcel has/have been canceled or is/are subject to cancellation pursuant to section 558 of the Real Property Tax Law.

☐ The enforcement of the tax lien(s) on said parcel has/have been stayed by the filing of a petition pursuant to the Bankruptcy Code of 1978 (Title 11 of the United States Code).

☒ If the Tax District were to acquire said parcel, there is a significant risk that it might be exposed to a liability substantially in excess of the amount that could be recovered by enforcing said tax lien(s).

2017 OCT 13 AM 9:14
ALBANY COUNTY CLERK

RECEIVED

1
The owner of said parcel has entered into an agreement to pay said tax lien(s) in installments pursuant to section 1184 of the Real Property Tax Law and has not defaulted thereon.

Said parcel was included in the Petition for Foreclosure in said proceeding, but it has since been demonstrated to my satisfaction as Enforcing Officer that said parcel is residential or farm property, and as such, said parcel is not yet subject to inclusion in such a Petition.

The facts which render said parcel eligible for withdrawal from said proceeding are as follows:

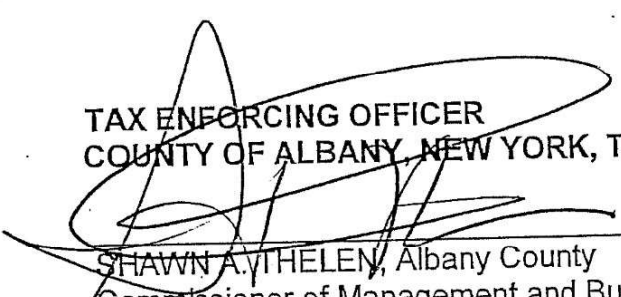
Possible Environmental Concerns

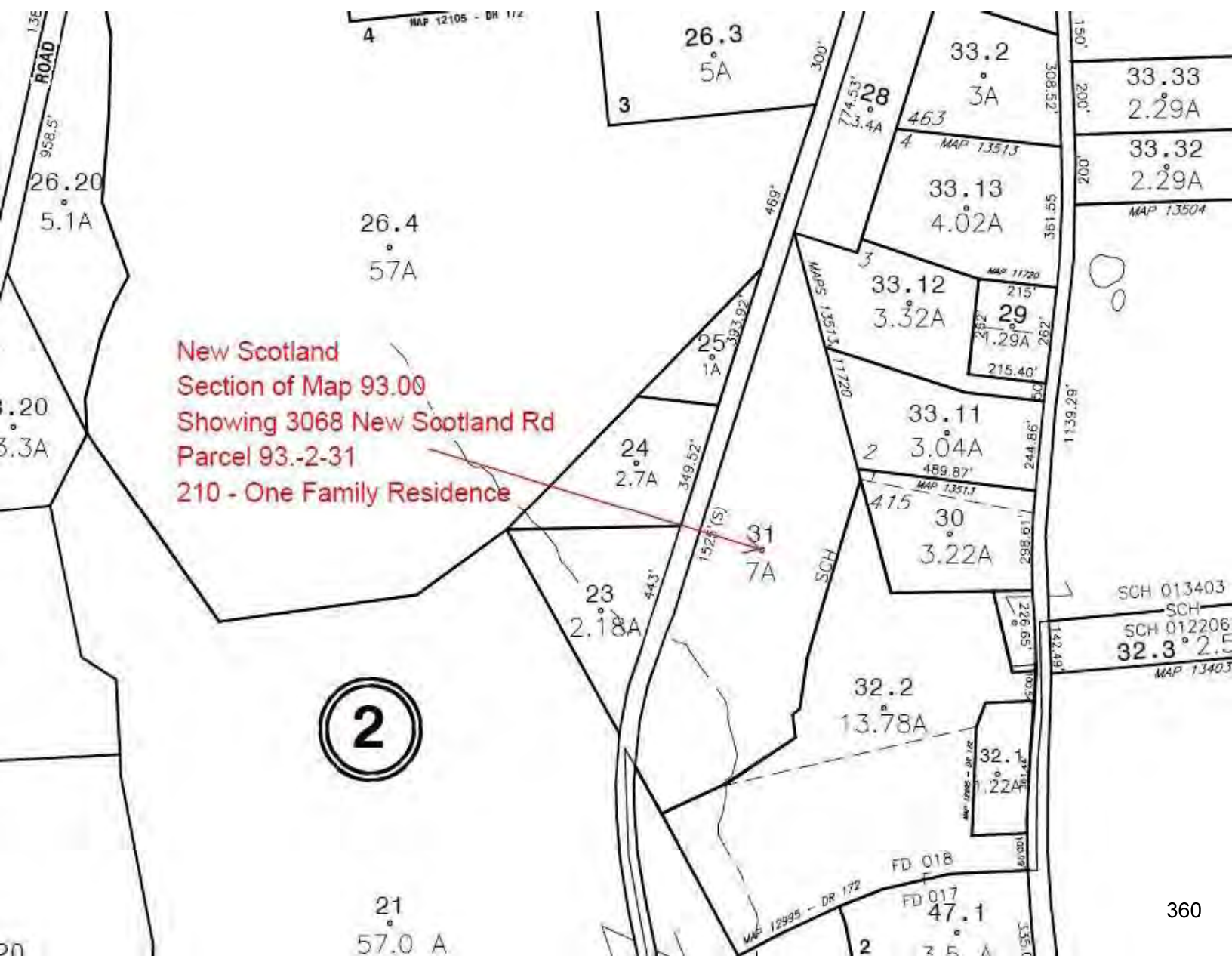
PLEASE TAKE FURTHER NOTICE that pursuant to Real Property Tax Law, §1138 (sub. 2 (b) you are therefore required and directed to upon the filing of this Certificate of Withdrawal in your Office enter on said List of Delinquent Taxes the word "withdrawn" and the date of such filing opposite the description of said parcel.

PLEASE TAKE FURTHER NOTICE that pursuant to Real Property Tax Law, §1138 (subd. 3) the filing of this Certificate of Withdrawal has no effect upon the delinquent real property tax lien(s) against said parcel, or upon the notice of pendency of said proceeding as to said parcel, unless such lien(s) are canceled and, if said lien(s) are not canceled, said proceeding may be reinstated against said parcel.

DATED: October 12, 2017

TAX ENFORCING OFFICER
COUNTY OF ALBANY, NEW YORK, TAX DISTRICT


SHAWN A. THELEN, Albany County
Commissioner of Management and Budget



07/16/2020 09:54 | COUNTY OF ALBANY
cmurray | Real Estate Tax Statement

| P 1
| txtaxstm

PARCEL: 09300000020310000000

LOCATION: 3068 NEW SCOTLAND RD

OWNER:
SCHAAP MARGARET
3068 NEW SCOTLAND RD
VOORHEESVILLE NY 12186

STATUS:
TOTAL ACRES 7.000
DEFERRED ACRES .000
LAND VALUATION 60,000
BUILDING VALUATION 0
EXEMPTIONS 0
TAXABLE VALUATION 60,000
INTEREST PER DIEM 10,987.76

LEGAL DESCRIPTION:

DEED DATE: BOOK/PAGE: INTEREST DATE: 07/31/2020

YEAR INST	TYPE CHARGE	BILL	BILLED	PRIN DUE	INT DUE	TOTAL DUE
2020	RE-A	614				
1	NEW SCOT		1,858.04	1,858.04	111.48	1,969.52
			1,858.04	1,858.04	111.48	1,969.52
2019	RE-A	210				
1	NEW SCOT		1,880.06	1,880.06	338.41	2,218.47
			1,880.06	1,880.06	338.41	2,218.47
2018	RE-A	167				
1	NEW SCOT		1,816.16	1,816.16	544.85	2,361.01
	MAILING CH		1.00	1.00	.00	1.00
	LEGAL CHAR		225.00	225.00	.00	225.00
			2,042.16	2,042.16	544.85	2,587.01
			2,042.16	2,042.16	544.85	2,587.01
2017	LIEN	395				
1	NEWSCOT TL		1,841.11	1,841.11	773.27	2,614.38
	LEGAL CHAR		225.00	225.00	.00	225.00
			2,066.11	2,066.11	773.27	2,839.38
			2,066.11	2,066.11	773.27	2,839.38
2016	LIEN	651				
1	NEWSCOT TL		1,839.39	1,839.39	993.27	2,832.66
	LEGAL CHAR		150.00	150.00	.00	150.00
			1,989.39	1,989.39	993.27	2,982.66

07/16/2020 09:54
cmurray

COUNTY OF ALBANY
Real Estate Tax Statement

P 2
txtaxstm

YEAR INST	TYPE CHARGE	BILL	BILLED	PRIN DUE	INT DUE	TOTAL DUE
			1,989.39	1,989.39	993.27	2,982.66
2015	LIEN	263				
1	NEWSCOT TL		1,839.50	1,839.50	1,214.07	3,053.57
	LEGAL CHAR		150.00	150.00	.00	150.00
			1,989.50	1,989.50	1,214.07	3,203.57
			1,989.50	1,989.50	1,214.07	3,203.57
2014	LIEN	152				
1	NEWSCOT TL		1,832.37	1,832.37	1,429.25	3,261.62
	LEGAL CHAR		150.00	150.00	.00	150.00
			1,982.37	1,982.37	1,429.25	3,411.62
			1,982.37	1,982.37	1,429.25	3,411.62
2013	LIEN	742				
1	NEWSCOT TL		1,757.19	1,757.19	1,581.47	3,338.66
	LEGAL CHAR		150.00	150.00	.00	150.00
	TITLE SEAR		290.00	290.00	.00	290.00
			2,197.19	2,197.19	1,581.47	3,778.66
			2,197.19	2,197.19	1,581.47	3,778.66
2012	LIEN	209				
1	NEWSCOT TL		1,723.77	1,723.77	1,758.25	3,482.02
	LEGAL CHAR		150.00	150.00	.00	150.00
			1,873.77	1,873.77	1,758.25	3,632.02
			1,873.77	1,873.77	1,758.25	3,632.02
2011	LIEN	858				
1	NEWSCOT TL		1,834.59	1,834.59	2,061.23	3,895.82
	MAIL CHARG		27.00	27.00	.00	27.00
			1,861.59	1,861.59	2,061.23	3,922.82
			1,861.59	1,861.59	2,061.23	3,922.82

07/16/2020 09:54
cmurray

COUNTY OF ALBANY
Real Estate Tax Statement

P 3
txtaxstm

YEAR TYPE INST CHARGE	BILL	BILLED	PRIN DUE	INT DUE	TOTAL DUE
GRAND TOTALS		19,740.18	19,740.18	10,805.55	30,545.73

PARTIAL PAYMENTS ARE NOT ACCEPTED WITHOUT AN INSTALLMENT AGREEMENT
IF ANY PARCEL REMAINS SUBJECT TO ONE OR MORE DELINQUENT TAX LIENS,
THE PAYMENT YOU HAVE MADE WILL NOT POSTPONE THE ENFORCEMENT OF THE
OUTSTANDING LIEN OR LIENS. CONTINUED FAILURE TO PAY THE ENTIRE
AMOUNT OWED WILL RESULT IN THE LOSS OF THE PROPERTY(IES).

PAYMENT MADE TO:

ALBANY COUNTY DIVISION OF FINANCE
112 STATE ST. ROOM 1340
ALBANY, NY 12207
TEL: 447-7082

\$35.00 WILL BE CHARGED FOR ANY RETURNED CHECK
INTEREST WILL INCREASE ON THE 1ST OF THE MONTH

DANIEL P. MCCOY
COUNTY EXECUTIVE



SHAWN A. THELEN
COMMISSIONER

COUNTY OF ALBANY
DEPARTMENT OF MANAGEMENT AND BUDGET

M. DAVID REILLY
DEPUTY COMMISSIONER

[HTTP://WWW.ALBANYCOUNTY.COM/SEALEDBIDS](http://www.albanycounty.com/sealedbids)

NOTICE

**Paul & Kathleen Zimmerman
415 Stove Pipe Road
Voorheesville, NY 12186**

THE COUNTY OF ALBANY WITH BE OFFERING THE FOLOWING
PROPERTY FOR SALE BY SEALED BID AUCTION ONLINE

PROPERTY: Town of New Scotland-3068 New Scotland Road

AS YOU ARE AN ADJACENT/ABUTTING OWNER TO THIS
PROPERTY WE ARE NOTIFYING YOU THAT ALL INFORMATION
AND TERMS CONCERNING THIS SALE AND HOW TO PLACE A BID
IS EXPLAINED ON THE FOLLOWING WEBSITE:

www.albanycounty.com/sealedbids

This Sealed Bid Process will start *6/15/20* and end *7/15/20*.

*12
MAY*

*19
JUN*

ALBANY COUNTY DEPARTMENT OF MANAGEMENT AND BUDGET

DATED

DANIEL P. MCCOY
COUNTY EXECUTIVE



SHAWN A. THELEN
COMMISSIONER

COUNTY OF ALBANY
DEPARTMENT OF MANAGEMENT AND BUDGET

M. DAVID REILLY
DEPUTY COMMISSIONER

[HTTP://WWW.ALBANYCOUNTY.COM/SEALEDBIDS](http://www.albanycounty.com/sealedbids)

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439 Stove Pipe Road,
Voorheesville, NY 12186

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www.albanycounty.com/sealedbid

This Sealed Bid Process will start *6/15/20* and end *7/15/20*.

12
Not

12
Not

ALBANY COUNTY DEPARTMENT OF MANAGEMENT AND BUDGET

DATED

DANIEL P. MCCOY
COUNTY EXECUTIVE



SHAWN A. THELEN
COMMISSIONER

COUNTY OF ALBANY
DEPARTMENT OF MANAGEMENT AND BUDGET

M. DAVID REILLY
DEPUTY COMMISSIONER

[HTTP://WWW.ALBANYCOUNTY.COM/SEALEDBIDS](http://www.albanycounty.com/sealedbids)

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385 Stove Pipe Road,
Voorheesville, NY 12186**

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www.albanycounty.com/sealedbids

This Sealed Bid Process will start ~~6/15/20~~ and end ~~7/15/20~~.

*12
N/08/20*

*12
N/06/20*

ALBANY COUNTY DEPARTMENT OF MANAGEMENT AND BUDGET

DATED

LEGAL NOTICE

In accordance with Albany County Legislative Resolution No. 29 of 2019, notice shall be given for any property that will be considered for transfer by the Albany County Legislature for economic development purposes. Pursuant to said resolution, notice is hereby given that property located in the Town of New Scotland, 3068 New Scotland Road, tax map No. 93.00-2-31 will be given consideration by Albany County Legislature for transfer.

**ALBANY COUNTY DEPARTMENT
OF MANAGEMENT AND BUDGET**

Dated: September 9, 2019

EV 9/19, 9/26/19

TIMES UNION

timesunion.com

Order Confirmation

Ad Order Number 0004074916	Customer Account 040365006
Sales Rep. bernarr	Customer Information ALBANY COUNTY DEPT OF FINANC 112 STATE ST ALBANY NY 122072019 USA
Order Taker bernarr	
Ordered By ANTHONY DILELLA	Phone: 5184474912
Order Source Phone	Fax: EEmail: Jeff.Neal@albanycountyny.gov

Ad Content Proof

Note: Ad size does not reflect actual ad

LEGAL NOTICE

In accordance with Albany County Legislative Resolution No. 29 of 2019, notice shall be given for any property that will be considered for transfer by the Albany County Legislature for economic development purposes. Pursuant to said resolution, notice is hereby given that property located in the Town of New Scotland, 3068 New Scotland Road, tax map No. 93.00-2-31 will be given consideration by Albany County Legislature for transfer.

ALBANY COUNTY DEPARTMENT OF MANAGEMENT AND BUDGET

Dated: September 9, 2019

TJ 5(4074916)

Ad Cost

\$101.70

Payment Amt

\$0.00

Amount Due

\$101.70

Blind Box

Materials

Invoice Text

Resolution No. 29

Ad Number

0004074916-01

External Ad

Pick Up Number

Ad Type

120 Legal Liner

Ad Size

2 X 15 li

PO Number

Color

\$0.00

Color Requests

Product and Zone

Times Union, Full

Inserts

5

Placement

Legals

Note: Retail Display Ads May Not End in Identified Placement

Run Dates

9/16/2019, 9/17/2019, 9/18/2019, 9/19/2019, 9/20/2019

Product and Zone

timesunion.com, Full

Inserts

5

Placement

Legals

Note: Retail Display Ads May Not End in Identified Placement

Run Dates

9/16/2019, 9/17/2019, 9/18/2019, 9/19/2019, 9/20/2019



COUNTY OF ALBANY
DIVISION OF FINANCE

DEPOSIT TRANSMITTAL

Division of Finance, Cash Receipts, 112 State Street, Suite 117, Albany, New York 12207
Office: (518) 447-7070, Fax: (518) 447-5516
PLEASE PRINT OR TYPE INFORMATION

369

DEPARTMENT: Finance

ADDRESS: 112 State St.

Total Number of Checks: _____

Total Amount of Checks: \$1.00

Total Amount of Cash: \$0.00

Total Deposit: \$18,000.00

[illegible]

VERIFIED BY:

DATE: 1/30/2020

TITLE:

If Problems with Deposit, Contact: _____ Phone: _____

FOR OFFICE USE ONLY: DIVISION OF FINANCE

RECEIVED BY (Initial):

PAID RECEIPT STAMP

JUL 30 2020

Rev. 08-2006



P.O. Box 12189
Albany, NY 12212-2189

CHECK NO. 181727

Payee: County of Albany
Address:

Account Detail

Share Draft

Fee/Withholding:

Payee County of Albany

Account #

CHKAMT

18,000.00

Balance

Ref:

NON-NEGOTIABLE Chk 181727 07-30-2020 12:05:34 PM Br 186-1862 Amt 18,000.00

DETACH BEFORE DEPOSITING

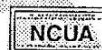
THIS DOCUMENT HAS: ARTIFICIAL WATERMARK ON BACK • ENDORSEMENT BACKER • MICRO PRINT SIGNATURE LINE



SEFCU
A Federal Credit Union

P.O. Box 12189
Albany, NY 12212-2189

OFFICIAL CHECK



DATE:

07/30/2020

CHECK NO. 181727

29-7338/2213

PAY TO THE
ORDER OF

County of Albany

Ref:

PAY

Eighteen Thousand and 00/100*****

County of Albany

\$ **** 18,000.00 ****

3068 New Scotland Road

⑈ 181727 ⑈ ⑆ 221373383⑆ 1690064780⑈

DANIEL P. MCCOY
COUNTY EXECUTIVE



SHAWN A. THELEN
COMMISSIONER

COUNTY OF ALBANY
DEPARTMENT OF MANAGEMENT AND BUDGET
112 STATE STREET, SUITE 1200
ALBANY, NEW YORK 12207
OFFICE: (518) 447-5525
FAX: (518) 447-5589
www.albanycounty.com

M. DAVID REILLY
DEPUTY COMMISSIONER

July 23, 2020

Honorable Andrew Joyce
Chair, Albany County Legislature
112 State St., Rm. 710
Albany, NY 12207

Dear Chairman Joyce:

Pursuant to the "Albany County Disposition Plan" adopted pursuant to ABL Resolution # 29 of 2019, property withdrawn from tax foreclosure can be conditionally offered for sale by a Sealed Bid.

In this regard, the Department of Management and Budget conducted an online sealed bid process through the county website from the period beginning June 15, 2020 and ending July 15, 2020 at noon. This site allowed prospective bidders to view property information through individual "property folders" and they were given the ability to place a bid online for the properties offered. Property known as 95 Morris Road located in the Town of Colonie was listed as part of this process.

Legislative authorization is requested in two parts, to rescind the sale of 95 Morris Road previously granted per ABL Resolution No. 552 of 2019 and to approve the conveyance of this property to the sole bidder Mr. James Porcaro. The submission made by Mr. Porcaro indicates a benefit to the community stemming from the proposed use of this property.

If you have any questions regarding this request I can make myself available at your earliest convenience. Thank you for your consideration.

Sincerely Yours,

Shawn A. Thelen

cc:
Hon. Dennis Feeney, Majority Leader
Hon. Frank Mauriello, Minority Leader
Majority Counsel
Minority Counsel



Legislation Text

File #: TMP-1816, **Version:** 1

REQUEST FOR LEGISLATIVE ACTION

Description (e.g., Contract Authorization for Information Services):

Requesting Legislative Authority to Rescind a Sale of Property and Convey Property

Click or tap here to enter text.

Requesting Legislative Action to rescind the sale of property located in the Town of Colonie, 95 Morris Road previously granted and convey this property per the Sealed Bid Process conducted June 15 through July 15, 2020

Date:	July 30, 2020
Submitted By:	Shawn Thelen
Department:	Management and Budget
Title:	Commissioner
Phone:	518-447-7040
Department Rep.	Anthony DiLella
Attending Meeting:	David Reilly/Michael Mc Laughlin

Purpose of Request:

- ☐ Adopting of Local Law
- ☐ Amendment of Prior Legislation
- ☐ Approval/Adoption of Plan/Procedure
- ☐ Bond Approval
- ☐ Budget Amendment
- ☐ Contract Authorization
- ☐ Countywide Services
- ☐ Environmental Impact/SEQR
- ☐ Home Rule Request
- ☒ Property Conveyance
- ☐ Other: (state if not listed) Click or tap here to enter text.

CONCERNING BUDGET AMENDMENTS

Increase/decrease category (choose all that apply):

- ☐ Contractual

- ☐ Equipment
- ☐ Fringe
- ☐ Personnel
- ☐ Personnel Non-Individual
- ☐ Revenue

Increase Account/Line No.: Click or tap here to enter text.
Source of Funds: Click or tap here to enter text.
Title Change: Click or tap here to enter text.

CONCERNING CONTRACT AUTHORIZATIONS

Type of Contract:

- ☐ Change Order/Contract Amendment
- ☐ Purchase (Equipment/Supplies)
- ☐ Lease (Equipment/Supplies)
- ☐ Requirements
- ☐ Professional Services
- ☐ Education/Training
- ☐ Grant

Choose an item.

Submission Date Deadline Click or tap to enter a date.

- ☐ Settlement of a Claim
- ☐ Release of Liability
- ☐ Other: (state if not listed) Click or tap here to enter text.

Contract Terms/Conditions:

Party (Name/address):
Click or tap here to enter text.

Additional Parties (Names/addresses):
Click or tap here to enter text.

Amount/Raise Schedule/Fee: Click or tap here to enter text.
Scope of Services: Click or tap here to enter text.

Bond Res. No.: Click or tap here to enter text.
Date of Adoption: Click or tap here to enter text.

CONCERNING ALL REQUESTS

Mandated Program/Service: Yes ☐ No ☐
If Mandated Cite Authority: Click or tap here to enter text.

Is there a Fiscal Impact: Yes ☐ No ☐

Anticipated in Current Budget: Yes ☐ No ☐

County Budget Accounts:

Revenue Account and Line: Click or tap here to enter text.

Revenue Amount: Click or tap here to enter text.

Appropriation Account and Line: Click or tap here to enter text.

Appropriation Amount: Click or tap here to enter text.

Source of Funding - (Percentages)

Federal: Click or tap here to enter text.

State: Click or tap here to enter text.

County: Click or tap here to enter text.

Local: Click or tap here to enter text.

Term

Term: (Start and end date) Click or tap here to enter text.

Length of Contract: Click or tap here to enter text.

Impact on Pending Litigation

Yes ☐ No ☐

If yes, explain: Click or tap here to enter text.

Previous requests for Identical or Similar Action:

Resolution/Law Number: 551

Date of Adoption: 12/5/2019

Justification: (state briefly why legislative action is requested)

Properties are withdrawn from tax foreclosure as there exists a significant risk that the County of Albany might be exposed to a liability substantially in excess of the amount that could be recovered by foreclosing the tax lien.

Pursuant to ABL resolution No 29 of 2019 the Albany County Disposition Plan, properties "withdrawn" from a foreclosure proceeding can be offered for sale through a sealed bid process with the sale price criteria being "an amount which reflects the benefit to the community stemming from the proposed use of the property". In this regard the Department of Management and Budget through the county website offered properties online through a sealed bid process which was conducted from June 15th until July 15, 2020. This process was governed by the "Terms and Conditions" as written by the Albany County Department of Law.

Legislative action is requested in two parts, to rescind the authorization to convey 95 Morris Rd located in Town of Colonie Tax Map no. 16.04-4-4.2 to Marc Awad per ALB Resolution #552 of 2019 and convey this property to Mr. James Porcaro, 872 Watervliet Shaker Road, Latham NY, 12210 for \$6,000. Mr. Porcaro was the sole bidder on this property and his submission indicates a detailed plan to rehabilitate this multi year tax delinquent property which intern will benefit the community.

Mr. Porcaro has deposited the full amount of the bid offered \$6,000 by certified funds with the Albany County Division of Finance.

The following shall be the responsibility of Mr. James Porcaro:

Any and all closing costs. All prior water, sewer and municipal charges not in the collection process of the Albany County Division of Finance as of the date of the property closing. Real estate taxes (Property, School Taxes) billed on and after January 1, 2021.



DANIEL P. MCCOY
COUNTY EXECUTIVE

SHAWN A. THELEN
COMMISSIONER

M. DAVID REILLY
DEPUTY COMMISSIONER

COUNTY OF ALBANY
DEPARTMENT OF MANAGEMENT AND BUDGET

TERMS AND CONDITIONS OF SEALED BID PROPERTY SALES

A. Bidding Process and Procedure

1. All bids shall be sealed with collusive bidding being prohibited.
2. All bids shall be submitted and processed online using the electronic Bid Submission Form.
3. A bidder is permitted to submit only one bid per property being offered for sale.
4. All sections of the Bid Submission Form shall be completed and the bid submitted together with all required back-up materials within the allowable timeframe for bidding indicated on the "Sealed Auction Bids" page of the Albany County website:
albanycounty.com/sealedbids.
5. The length of time a Sealed Bid shall be required to remain open will be indicated on the Bid Submission Form and will also be indicated on the website.

B. Bidder Eligibility and Implied Representations.

1. A prospective bidder is ineligible to bid if:
 - a) The bidder has failed to satisfactorily comply with any material representation made to Albany County with respect to the bidder's plans for the use, rehabilitation or economic development of any property previously purchased by the bidder from Albany County.
 - b) The bidder or the bidder's immediate family member(s), or anyone bidding on the bidder's behalf is/are the tax delinquent owner(s) or former owner(s) of any property located within Albany County
 - c) The bidder has lost title to property to Albany County because of delinquent tax foreclosure within the preceding 24 months.
 - d) The bidder has an unresolved Building Construction and Fire Safety Code violation in connection with other properties located within Albany County.

C. Terms of Sale Relating to Condition of Sealed Bid Properties

1. All sales are subject to non-reviewable discretionary approval of the County Executive and the Albany County Legislature, which approvals may be denied for any reason.
2. All properties offered for sale through the Sealed Bid process are sold without recourse in "where is" and "as is" condition as per its assessment roll description at the time it was foreclosed upon by Albany County with no representations or warranties of any kind made regarding the property's actual location, physical condition, title or legally permissible use.

C. Terms of Sale Relating to Condition of Sealed Bid Properties (continued from previous page)

3. Albany County shall not be liable for any conditions known or unknown on these properties, and the selected bidder shall be required to execute a release, hold harmless, and indemnification agreement in this regard at the closing on the sale thereof.
4. Properties offered for sale through the Sealed Bid process shall be sold with disclosure of the reasons for its withdrawal for either its appraised value, outstanding delinquent tax liability (inclusive of interest, penalties and legal charges) prior to its foreclosure, or an amount which in the sole non-reviewable discretionary opinion of Albany County reflects the best benefit to the community as a whole stemming from its proposed use.
5. A signed statement by the selected bidder will be required at the time of sale acknowledging bidder's receipt of full disclosure regarding the condition of the property offered for sale in so far as known to Albany County.
6. Deed title to the property will be transferred directly to the selected bidder pursuant to assignment without recourse.

D. Bidder's Due Diligence Requirements with Respect to Sealed Bid Properties

1. The bidder assumes all responsibility to investigate the physical condition of the property or of any structures or improvements located thereon.
2. By making a bid bidder certifies the bidder has made an on-site inspection of the property and has reviewed the online folder containing all information known to Albany County concerning the property available on the Albany County web page [Sealed Auction Bids \(albanycounty.com/sealedbids\)](http://albanycounty.com/sealedbids).

E. Bid Payment Process and Procedure.

Upon notification, the bidder chosen by the Commissioner of Management and Budget or his assignees shall immediately deposit the full bid amount with the Albany County Division of Finance, 112 State Street, Room 1340, Albany, New York 12207 either by certified mail or in person. Checks are to be made payable to Albany County Department of Management and Budget. No request for conveyance will be forwarded to the Albany County Legislature unless these funds are received. Upon Legislative approval, the approved bidder shall be responsible for all closing costs.

F. Sale Closing and Property Conveyance Process and Procedure

1. The selected bidder shall provide the information necessary to complete the required forms and documents for recording the Deed from the County of Albany in the Albany County Clerk's Office.
2. All real estate taxes not in the collection process of the Albany County Division of Finance at the date of closing are the responsibility of the selected bidder to pay.
3. All past due water bills not in the collection process of the Albany County Division of Finance at the date of closing are the responsibility of the selected bidder to pay.
4. All municipal charges or fees not in the collection process of the Albany County Division of Finance at the date of closing are the responsibility of the selected bidder to pay.
5. All recording fees shall be the responsibility of the selected bidder.



DiLella, Anthony

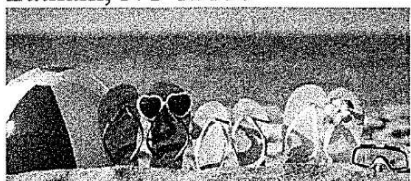
From: Lisa Kelley <apexreceivables@gmail.com>
Sent: Wednesday, July 15, 2020 8:01 AM
To: sealedbid
Subject: RE: 95 Morris Rd Bid
Attachments: 20200715075441093.pdf

Please see the attached paperwork for sealed bid

--

Thank You,

Lisa Kelley
518-785-0795
E: apexreceivables@gmail.com
Apex Sewer and Drain Cleaning
872 Albany Shaker Rd
Latham, NY 12110



BIDDER INFORMATION - CONTACT AND DEED INFORMATION

*Bidder Name: _____

*As it will appear on County deed

Address: _____

Phone: _____

Email: _____

Preferred method of contact: ☒ Phone ☐ Email

TYPE OF ENTITY

☐ Individual

☒ Corporation

Incorporated in what state: New York

Date incorporated: 1992

Authorized to do business in New York State? ☒ Yes ☐ No

☐ Partnership

Indicate type of partnership: _____

Number of general partners: _____

Number of limited partners: _____

☐ Not-for-profit

Incorporated in what state: _____

Date incorporated: _____

☐ Limited Liability Company

Formed in what state: _____

Date incorporated: _____

Authorized to do business in New York State? ☐ Yes ☒ No

☐ Sole Proprietorship

Name of Sole Proprietor: _____

PROPERTY INFORMATION AND BID AMOUNT OFFERED

COUNTY USE ONLY

PROPERTY INFORMATION

Property Address: 95 MORRIS ROAD

Municipality: TOWN OF COLONIE

Tax map No: 16.4-4-4.2

Description: ONE FAMILY RESIDENCE

Reason for Withdrawal from Foreclosure:

Environmental Concerns

"If the tax district were to acquire the parcel, there is a significant risk that it might be exposed to a liability substantially in excess of the amount that could be recovered by enforcing the tax lien."

Disposition plan excerpt being invoked:

An amount which reflects the benefit to the community stemming from the proposed use of the property.

Amount offered by bidder: \$ 6,000-

REASON FOR BIDDING ON PROPERTY

COMPLETE THIS SECTION IF YOU ARE SEEKING TO PURCHASE A BUILDING

- | | |
|---|--|
| ☒ Renovate | ☐ Occupy as owner occupant (use as primary residence) |
| ☐ Rehabilitate | ☐ Occupy this property as a rental |
| ☐ Occupy/operate As Is | ☐ Redevelop and re-sell |
| ☐ Demolish/deconstruct | ☐ Other _____ |
| ☐ New construction | |

COMPLETE THIS SECTION IF YOU ARE SEEKING TO PURCHASE A LOT

- ☐ New Construction
- ☐ Property Improvements (example: fencing, landscaping, garden/green space)
- ☐ Other _____

COMPLETE THIS SECTION IF YOU ARE SEEKING TO PURCHASE A SIDE-LOT*

- | | |
|--------------------------------------|--------------------------------------|
| ☐ Fence | ☐ Deck/Patio |
| ☐ Landscaping | ☐ Garage |
| ☐ Driveway | ☐ Other _____ |

Note: Bidders are responsible for verifying their respective property plan is compliant with local zoning. If the property plan does not comply with current zoning or land use laws, additional approvals may be required and are the sole responsibility of the bidder. Contact the appropriate municipality to find out more information.

Use the below space or attach additional sheets to indicate how your ownership and development of this property will benefit the community (attach additional supporting material as needed):

The property has been in ruins for 10 plus years. It will no longer be the eye sore that it is today.

It is very very close/on Morris Rd, around a blind bend - turn. The property is a very small lot. No turn around space. My business is next to this property so it will be easy to maintain.

I will look to renovate the property for rental usage or use the property to enhance the square footage as office space for business if town allows.

GENERAL COST ESTIMATE

Complete this section if bidding on a BUILDING

Estimated MATERIAL Cost: \$ 10,000 Estimated LABOR Cost: \$ 5,000Total: \$ 0 15,000

Complete this section if bidding on a VACANT LOT

Estimated MATERIAL Cost: \$ _____ Estimated LABOR Cost: \$ _____

Total: \$ 0

Explanation of costs:

New furnace system, Kitchen area
Cabinets etc. Bathroom if needed
New plumbing in whole house.
Blacktop?

PROPERTY OWNERSHIP HISTORY

If you answer YES to any of these questions, attach an explanation. Please provide complete, accurate and current information. Please be advised information provided will be independently verified.

THIS INFORMATION APPLIES TO ALL MEMBERS, PARTNERS AND SHAREHOLDERS

Do you own any properties in Albany County?

(attach a list with addresses, property type and year acquired)

☒ Yes ☐ No

Does any property you own currently have code violations?

☐ Yes ☒ No

Are you an owner of tax delinquent property?

☐ Yes ☒ No

Have you filed for bankruptcy within the past 7 years?

☐ Yes ☒ No

Have you owned property foreclosed on for tax-delinquency?

☐ Yes ☒ No

Have you or a family member previously owned the property for which you are applying?

☐ Yes ☒ No

97-99 Morris Rd. 2018

BIDDER CERTIFICATION (PLEASE READ CAREFULLY BEFORE SIGNING)

I HEREBY CERTIFY THAT:

1. I understand that by submitting a bid on the listed parcel, I am accepting the terms and conditions stated in the Albany County Disposition Plan adopted by Albany County Legislative Resolution No. 29 of 2019 "Properties which will be discretionally conveyed by the County to individuals or entities for economic development purposes" section B and all terms and conditions for the Sealed Bid process.
2. I also understand that all properties offered through the "Sealed Bid" process by Albany County are sold in "as is" condition and no warranties are made regarding property condition. The bidder assumes all responsibility to investigate, and if necessary, repair the physical condition of the properties or of any structures or improvements located on any of the properties
3. I have reviewed the online folder with information concerning this property listed on the Albany County website page www.albanycounty.com/sealedbids.
4. I understand that the Albany County Executive or the Albany County Legislature may decline my offer to acquire this property for any reason.
5. If I am the approved Bidder, upon notification I will immediately deposit the full purchase price via certified funds with the Albany County Division of Finance either by certified mail or in person as without this deposit my bid will not be forwarded to the Albany County Legislature for review.
6. I understand that all real estate taxes, past due water bills and municipal charges not in the collection of Albany County at the date of closing are my responsibility to pay. I also understand that any and all closing costs are also my responsibility.

BY ENTERING YOUR NAME(S) BELOW, YOU CERTIFY THAT YOU HAVE READ, UNDERSTAND AND AGREE TO BE BOUND BY ALL TERMS CONTAINED HEREIN AND YOU FURTHER CERTIFY THAT ALL OF THE STATEMENTS SET FORTH BY YOU IN THIS DOCUMENT ARE COMPLETE AND TRUE.

JAMES L PORCARI

Applicant Name (Print)

[Signature]

Signature

7-4-20

Date

Co-Applicant Name (Print)

Signature

Date

THIS ENTIRE FORM MUST BE SUBMITTED BY EMAIL TO SEALEDID@ALBANYCOUNTYNY.GOV
BY THE FOLLOWING DATE: July 15, 2020 12 Noon



DEPARTMENT OF MANGEMENT AND BUDGET

SEALED BID - BIDDER REVIEW- Bidding Session-July 15, 2020

PROPERTY BID ON INFORMATION

Municipality - Colonie

Address of Property -95 Morris Road

Tax Map Number-16.4-4-4.2

Property Description-One Family Residence

BIDDER NAME AND PROPERTIES OWNED BY BIDDER

Bidders-James Pocaro

Town of Colonie-872 Albany Shaker Road

Town of Knox –Bozenkill Road

CODE ENFORCEMENT INFORMATION

No outstanding violations-Verified with Town of Colonie Code Enforcement officer 7/27/20

No outstanding violations-Verified with Town of Knox Code Enforcement officer 7/31/20

DELINQUENT TAX INFORMATION

No delinquent taxes-Verified with Albany County Tax Records Supervisor 7/28/20

COUNTY FORECLOSURE INFORMATION

Not Applicable

Signed-----

ANTHONY DILELLA

Property Manager

DATE-----

7/31/20



DANIEL P. MCCOY
COUNTY EXECUTIVE

COUNTY OF ALBANY
OFFICE OF THE EXECUTIVE
112 STATE STREET, ROOM 1200
ALBANY, NEW YORK 12207-2021
(518) 447-7040 - FAX (518) 447-5589
WWW.ALBANYCOUNTY.COM

PHILIP F. CALDERONE, ESQ.
DEPUTY COUNTY EXECUTIVE

July 1, 2019

Joe LaCivita,
Director
Planning and Economic Development Department
Town of Colonie
Public Operations Center
347 Old Niskayuna Road
Latham, NY 12110

Director LaCivita,

Pursuant to the newly authorized Albany County Property Disposition Plan, I am contacting you to make you aware we are undertaking a sealed bid auction to dispense of the property located at 95 Morris Rd. within the Town of Colonie. Provided an appropriate bid is received and that bid gains passage in the County Legislature, we will convey tax map parcel number 16.4-4-4.2 to a private entity.

We view this transaction as beneficial to both County and Town residents since it will put a potentially environmentally problematic and tax delinquent property back into productive use. Please let us know if you know of any potential issues that might arise with such a transfer or if the Town of Colonie has any objection.

Best,

Mike McLaughlin
Director of Policy and Research

RESOLUTION NO. 552

AUTHORIZING THE CONVEYANCE OF REAL PROPERTY LOCATED AT 95 MORRIS ROAD (TAX MAP NO. 16.4-4-4.2) IN THE TOWN OF COLONIE

Introduced: 12/5/19

By Audit and Finance Committee:

WHEREAS, The County of Albany has withdrawn a property located at 95 Morris Road (Tax Map No. 16.4-4-4.2) in the Town of Colonie from a filed in rem foreclosure proceeding, and

WHEREAS, Pursuant to the Albany County Disposition Plan adopted per Resolution No. 29 for 2019, a sealed bid process may be used regarding the conveyance of withdrawn real property, and

WHEREAS, The Commissioner of the Department of Management and Budget has indicated that the County received two sealed bids for said parcel, and has recommended that the parcel be conveyed to the highest responsive bidder, Mr. Marc Awad, Albany NY 12209, for the amount of \$10,000, now, therefore be it

RESOLVED, By the Albany County Legislature that the County Executive is authorized to execute on behalf of the County any documents necessary to convey 95 Morris Road (Tax Map No. 16.4-4-4.2) in the Town of Colonie to Mr. Marc Awad, Albany NY 12209, for the amount of \$10,000, and, be it further

RESOLVED, That the County Attorney is authorized to approve said conveyances as to form and content, and, be it further

RESOLVED, That the Clerk of the County Legislature is directed to forward certified copies of this resolution to the appropriate County Officials.

Adopted by unanimous vote – 12/5/19

CERTIFICATE OF WITHDRAWAL

(Real Property Tax Law, §1138 (subds.1, 2 and 3))

INDEX NO. 1946-12

TO THE ALBANY COUNTY CLERK:

PLEASE TAKE NOTICE that the following parcel of real property included on the List of Delinquent Taxes for the "In Rem" delinquent tax lien foreclosure proceeding filed by the County of Albany, New York, Tax District in your Office under the above Index No. on APRIL 25, 2012 covering the TOWNS in Albany County:

PARCEL No. 1946-12-0000063
OWNER(S) Ruth Gillam
ADDRESS 95 Morris Rd
Town of Colmie
TAX MAP No. 01600400040040020000

RECEIVED
2017 OCT 13 AM 9:14
ALBANY COUNTY CLERK

is hereby **WITHDRAWN** from said foreclosure proceeding by me for one or more of the following reasons (check all that apply):

☐ There is reason to believe that there may be a legal impediment to the enforcement of the tax lien(s) affecting said parcel.

☐ The tax lien(s) on said parcel has/have been canceled or is/are subject to cancellation pursuant to section 558 of the Real Property Tax Law.

☐ The enforcement of the tax lien(s) on said parcel has/have been stayed by the filing of a petition pursuant to the Bankruptcy Code of 1978 (Title 11 of the United States Code).

☒ If the Tax District were to acquire said parcel, there is a significant risk that it might be exposed to a liability substantially in excess of the amount that could be recovered by enforcing said tax lien(s).

_____ The owner of said parcel has entered into an agreement to pay said tax lien(s) in installments pursuant to section 1184 of the Real Property Tax Law and has not defaulted thereon.

_____ Said parcel was included in the Petition for Foreclosure in said proceeding, but it has since been demonstrated to my satisfaction as Enforcing Officer that said parcel is residential or farm property, and as such, said parcel is not yet subject to inclusion in such a Petition.

The facts which render said parcel eligible for withdrawal from said proceeding are as follows: _____

Possible Environmental Concerns

PLEASE TAKE FURTHER NOTICE that pursuant to Real Property Tax Law, §1138 (sub. 2. (b) you are therefore required and directed to upon the filing of this Certificate of Withdrawal in your Office enter on said List of Delinquent Taxes the word "withdrawn" and the date of such filing opposite the description of said parcel.

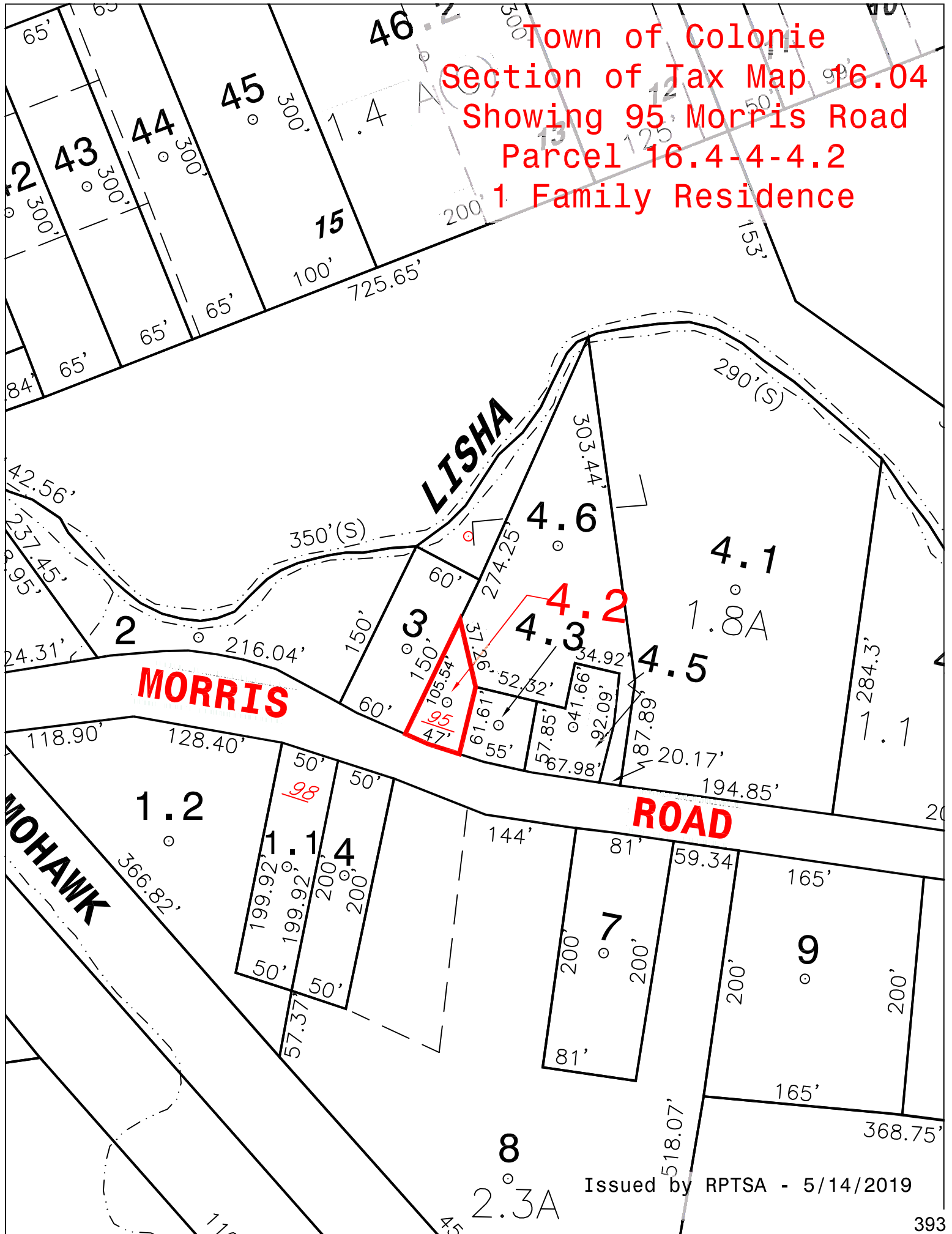
PLEASE TAKE FURTHER NOTICE that pursuant to Real Property Tax Law, §1138 (subd. 3) the filing of this Certificate of Withdrawal has no effect upon the delinquent real property tax lien(s) against said parcel, or upon the notice of pendency of said proceeding as to said parcel, unless such lien(s) are canceled and, if said lien(s) are not canceled, said proceeding may be reinstated against said parcel.

DATED: October 12, 2017

TAX ENFORCING OFFICER
COUNTY OF ALBANY, NEW YORK, TAX DISTRICT

SHAWN A. THELEN, Albany County
Commissioner of Management and Budget

Town of Colonie
Section of Tax Map 16.04
Showing 95 Morris Road
Parcel 16.4-4-4.2
1 Family Residence



07/16/2020 09:54 | COUNTY OF ALBANY
cmurray | Real Estate Tax Statement

| P 1
| txtaxstm

PARCEL: 01600400040040020000

LOCATION: 95 MORRIS RD

OWNER:
GILLAM RUTH
ATTN: DONNA LETO
2893 CURRY RD
SCHENECTADY NY 12303

STATUS:
SQUARE FEET 3,049
LAND VALUATION 35,000
BUILDING VALUATION 0
EXEMPTIONS 0
TAXABLE VALUATION 35,000
INTEREST PER DIEM 10,319.64

LEGAL DESCRIPTION:

DEED DATE: BOOK/PAGE: INTEREST DATE: 07/31/2020

YEAR INST	TYPE CHARGE	BILL	BILLED	PRIN DUE	INT DUE	TOTAL DUE
2020	RE-5	1533				
1	COLONIE TO		1,811.83	1,811.83	108.71	1,920.54
			1,811.83	1,811.83	108.71	1,920.54
2019	RE-5	960				
1	COLONIE TO		1,789.39	1,789.39	322.09	2,111.48
			1,789.39	1,789.39	322.09	2,111.48
2018	RE-5	1415				
1	COLONIE TO		1,735.86	1,735.86	520.76	2,256.62
	MAILING CH		1.00	1.00	.00	1.00
	LEGAL CHAR		225.00	225.00	.00	225.00
			1,961.86	1,961.86	520.76	2,482.62
			1,961.86	1,961.86	520.76	2,482.62
2017	LIEN	580				
1	COLONIE TL		1,750.70	1,750.70	735.29	2,485.99
	LEGAL CHAR		225.00	225.00	.00	225.00
			1,975.70	1,975.70	735.29	2,710.99
			1,975.70	1,975.70	735.29	2,710.99
2016	LIEN	296				
1	COLONIE TL		1,741.09	1,741.09	940.19	2,681.28
	LEGAL CHAR		150.00	150.00	.00	150.00
			1,891.09	1,891.09	940.19	2,831.28

07/16/2020 09:54
cmurray

COUNTY OF ALBANY
Real Estate Tax Statement

P 2
txtaxstm

YEAR INST	TYPE CHARGE	BILL	BILLED	PRIN DUE	INT DUE	TOTAL DUE
			1,891.09	1,891.09	940.19	2,831.28
2015	LIEN	418				
1	COLONIE TL		1,712.06	1,712.06	1,129.96	2,842.02
	LEGAL CHAR		150.00	150.00	.00	150.00
			1,862.06	1,862.06	1,129.96	2,992.02
			1,862.06	1,862.06	1,129.96	2,992.02
2014	LIEN	353				
1	COLONIE TL		1,671.68	1,671.68	1,303.91	2,975.59
	LEGAL CHAR		150.00	150.00	.00	150.00
			1,821.68	1,821.68	1,303.91	3,125.59
			1,821.68	1,821.68	1,303.91	3,125.59
2013	LIEN	360				
1	COLONIE TO		1,607.60	1,607.60	1,446.84	3,054.44
	LEGAL CHAR		150.00	150.00	.00	150.00
	MAIL CHARG		1.00	1.00	.00	1.00
	TITLE SEAR		290.00	290.00	.00	290.00
			2,048.60	2,048.60	1,446.84	3,495.44
			2,048.60	2,048.60	1,446.84	3,495.44
2012	LIEN	495				
1	COLONIE TL		1,567.71	1,567.71	1,599.06	3,166.77
	LEGAL CHAR		150.00	150.00	.00	150.00
			1,717.71	1,717.71	1,599.06	3,316.77
			1,717.71	1,717.71	1,599.06	3,316.77
2011	LIEN	289				
1	COLONIE TL		1,816.64	1,816.64	2,040.77	3,857.41
	MAIL CHARG		27.00	27.00	.00	27.00
			1,843.64	1,843.64	2,040.77	3,884.41
			1,843.64	1,843.64	2,040.77	3,884.41

07/16/2020 09:54 | COUNTY OF ALBANY
cmurray | Real Estate Tax Statement

| P 3
| txtaxstm

YEAR TYPE INST CHARGE	BILL	BILLED	PRIN DUE	INT DUE	TOTAL DUE
GRAND TOTALS		18,723.56	18,723.56	10,147.58	28,871.14

PARTIAL PAYMENTS ARE NOT ACCEPTED WITHOUT AN INSTALLMENT AGREEMENT
IF ANY PARCEL REMAINS SUBJECT TO ONE OR MORE DELINQUENT TAX LIENS,
THE PAYMENT YOU HAVE MADE WILL NOT POSTPONE THE ENFORCEMENT OF THE
OUTSTANDING LIEN OR LIENS. CONTINUED FAILURE TO PAY THE ENTIRE
AMOUNT OWED WILL RESULT IN THE LOSS OF THE PROPERTY(IES).

PAYMENT MADE TO:

ALBANY COUNTY DIVISION OF FINANCE
112 STATE ST. ROOM 1340
ALBANY, NY 12207
TEL: 447-7082

\$35.00 WILL BE CHARGED FOR ANY RETURNED CHECK
INTEREST WILL INCREASE ON THE 1ST OF THE MONTH

DANIEL P. MCCOY
COUNTY EXECUTIVE



SHAWN A. THELEN
COMMISSIONER

COUNTY OF ALBANY
DEPARTMENT OF MANAGEMENT AND BUDGET

M. DAVID REILLY
DEPUTY COMMISSIONER

[HTTP://WWW.ALBANYCOUNTY.COM/SEALEDBIDS](http://www.albanycounty.com/sealedbids)

NOTICE

**James Porcaro, LLC
872 Albany Shaker Road
Latham, NY 12110**

THE COUNTY OF ALBANY WITH BE OFFERING THE FOLOWING
PROPERTY FOR SALE BY SEALED BID AUCTION ONLINE

PROPERTY: Town of Colonie-95 Morris Road

AS YOU ARE AN ADJACENT/ABUTTING OWNER TO THIS
PROPERTY WE ARE NOTIFYING YOU THAT ALL INFORMATION
AND TERMS CONCERNING THIS SALE AND HOW TO PLACE A BID
IS EXPLAINED ON THE FOLLOWING WEBSITE:

[www. albanycounty.com/sealedbids](http://www.albanycounty.com/sealedbids)

This Sealed Bid Process will start **6/15/20** and end **7/15/20**.

**12
NOON**

**14
NOON**

ALBANY COUNTY DEPARTMENT OF MANAGEMENT AND BUDGET

DATED

DANIEL P. MCCOY
COUNTY EXECUTIVE



SHAWN A. THELEN
COMMISSIONER

COUNTY OF ALBANY
DEPARTMENT OF MANAGEMENT AND BUDGET

M. DAVID REILLY
DEPUTY COMMISSIONER

[HTTP://WWW.ALBANYCOUNTY.COM/SEALEDBIDS](http://www.albanycounty.com/sealedbids)

NOTICE

**Susan Tuttle and Joan Grice-Davignon
89 Morris Road
Schenectady, NY 12304**

THE COUNTY OF ALBANY WITH BE OFFERING THE FOLOWING
PROPERTY FOR SALE BY SEALED BID AUCTION ONLINE

PROPERTY: Town of Colonie-95 Morris Road

AS YOU ARE AN ADJACENT/ABUTTING OWNER TO THIS
PROPERTY WE ARE NOTIFYING YOU THAT ALL INFORMATION
AND TERMS CONCERNING THIS SALE AND HOW TO PLACE A BID
IS EXPLAINED ON THE FOLLOWING WEBSITE:

www.albanycounty.com/sealedbids

This Sealed Bid Process will start *6/15/20* and end *7/15/20*.

*12
Noon*

*12
Noon*

ALBANY COUNTY DEPARTMENT OF MANAGEMENT AND BUDGET

DATED

DANIEL P. MCCOY
COUNTY EXECUTIVE



SHAWN A. THELEN
COMMISSIONER

COUNTY OF ALBANY
DEPARTMENT OF MANAGEMENT AND BUDGET

M. DAVID REILLY
DEPUTY COMMISSIONER

[HTTP://WWW.ALBANYCOUNTY.COM/SEALEDBIDS](http://www.albanycounty.com/sealedbids)

NOTICE

**Catherine LeBarge
91 Morris Road,
Schenectady, NY 12304**

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*12
noon*

*12
noon*

ALBANY COUNTY DEPARTMENT OF MANAGEMENT AND BUDGET

DATED

LEGAL NOTICE

In accordance with Albany County Legislative Resolution No. 29 of 2019 which states notice shall be given for any property that will be considered for transfer by the Albany County Legislature for economic development purposes, pursuant to said resolution, notice is hereby given that property located in the Town of Colonie, 95 Morris Road, tax map No. 16.4-4-4.2 will be given consideration by the Albany County Legislature for transfer.

**ALBANY COUNTY DEPARTMENT
OF MANAGEMENT AND BUDGET**

Dated: May/1/2019

Albany, New York

EV 5/9, 5/16/19

TIMES UNION

timesunion.com

Order Confirmation

Ad Order Number

0004053812

Customer Account

040365006

Sales Rep.

bernarr

Customer Information

ALBANY COUNTY DEPT OF FINANC

112 STATE ST

ALBANY NY 122072019

USA

Order Taker

bernarr

Ordered By

ANTHONY DILELLA

Phone: 5184477158

Order Source

Phone

Fax:

EMail: Anthony.DiLella@albanycounty
ny.gov

Ad Content Proof

Note: Ad size does not reflect actual ad

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ALBANY COUNTY DEPARTMENT OF MANAGEMENT AND BUDGET

Dated: May 1, 2019

Albany, New York

TU514053812

Ad Cost

\$122.04

Payment Amt

\$0.00

Amount Due

\$122.04

Blind Box**Materials****Invoice Text**

Resolution No. 29 - #16.4-4-4.2

Ad Number

0004053812-01

External Ad #**Pick Up Number**

0004053811

Ad Type

120 Legal Liner

Ad Size

3 X 12 li

PO Number**Color**

\$0.00

Color Requests**Product and Zone**

Times Union, Full

Inserts

5

Placement

Legals

Note: Retail Display Ads May Not End in Identified Placement

Run Dates

5/ 6/2019, 5/ 7/2019, 5/ 8/2019, 5/ 9/2019, 5/10/2019

Product and Zone

timesunion.com, Full

Inserts

5

Placement

Legals

Note: Retail Display Ads May Not End in Identified Placement

Run Dates

5/ 6/2019, 5/ 7/2019, 5/ 8/2019, 5/ 9/2019, 5/10/2019

