

County of Albany

Harold L. Joyce
Albany County Office Building
112 State Street - Albany, NY 12207



Meeting Agenda

Thursday, August 29, 2024

6:30 PM

**Harold L. Joyce Albany County Office Building
Cahill Room - First Floor**

Audit and Finance Committee

PREVIOUS BUSINESS:

1. APPROVING PREVIOUS MEETING MINUTES
2. AMENDING THE RULES AND REGULATIONS FOR ALBANY COUNTY EMPLOYEES REGARDING HEALTH INSURANCE BENEFITS FOR RETIREES
3. PUBLIC HEARING ON PROPOSED LOCAL LAW NO. "L" FOR 2024: A LOCAL LAW OF THE COUNTY OF ALBANY, NEW YORK ESTABLISHING CHAPTER 112 OF THE ALBANY COUNTY CODE TO CREATE A PUBLIC ART FUND
4. LOCAL LAW NO. "L" FOR 2024: A LOCAL LAW OF THE COUNTY OF ALBANY, NEW YORK ESTABLISHING CHAPTER 112 OF THE ALBANY COUNTY CODE TO CREATE A PUBLIC ART FUND

CURRENT BUSINESS:

5. PROVIDING FOR A PLAN OF DISPOSITION OF COMMERCIAL GAMING REVENUE FUNDS
6. REQUESTING THE DEPARTMENT OF GENERAL SERVICES TO CONDUCT AN ECONOMIC IMPACT STUDY REGARDING THE PLACEMENT OF PUBLIC-USE ELECTRIC VEHICLE CHARGERS AT ALL COUNTY PROPERTIES, INCLUDING VACANT PARCELS
7. RATIFYING AN AGREEMENT OF ADJUSTMENT AND RELEASE OF OWNER WITH THE STATE OF NEW YORK AND AUTHORIZING THE EXECUTION OF CLOSING PAPERS ON BEHALF OF THE COUNTY OF ALBANY
8. AMENDING THE 2024 BOARD OF ELECTIONS BUDGET: OVERTIME
9. AMENDING RESOLUTION NO. 368 FOR 2020 REGARDING THE NEW YORK STATE ELECTIONS CYBERSECURITY REMEDIATION GRANT PROGRAM
10. AMENDING RESOLUTION NO. 469 FOR 2022 REGARDING THE ABSENTEE BALLOT PRE-PAID POSTAGE GRANT PROGRAM

11. AUTHORIZING THE CONVEYANCE OF REAL PROPERTY LOCATED AT 8 COLBY STREET (TAX MAP NO. 65.21-3-21) IN THE CITY OF ALBANY
12. AUTHORIZING THE CONVEYANCE OF REAL PROPERTY LOCATED AT 1579 CENTRAL AVENUE (TAX MAP NO. 41.8-6-41) IN THE TOWN OF COLONIE

County of Albany

*Harold L. Joyce
Albany County Office Building
112 State Street - Albany, NY 12207*



Meeting Minutes

Thursday, July 25, 2024

6:30 PM

**Harold L. Joyce Albany County Office Building
Cahill Room - First Floor**

Audit and Finance Committee

PREVIOUS BUSINESS:

Present: Wanda F. Willingham, Dustin M. Reidy, Frank J. Commisso, Gary W. Domalewicz, Raymond F. Joyce, Lynne Lekakis, Mark E. Grimm and Paul J. Burgdorf

Excused: William M. Clay

1. APPROVING PREVIOUS MEETING MINUTES

A motion was made that the previous meeting minutes be approved. The motion carried by a unanimous vote.

2. AMENDING THE RULES AND REGULATIONS FOR ALBANY COUNTY EMPLOYEES REGARDING HEALTH INSURANCE BENEFITS FOR RETIREES

This proposal was tabled at the request of the Sponsor.

CURRENT BUSINESS:**3. PUBLIC HEARING ON PROPOSED LOCAL LAW NO. "L" FOR 2024: A LOCAL LAW OF THE COUNTY OF ALBANY, NEW YORK ESTABLISHING CHAPTER 112 OF THE ALBANY COUNTY CODE TO CREATE A PUBLIC ART FUND**

This proposal was tabled at the request of the Sponsor.

4. LOCAL LAW NO. "L" FOR 2024: A LOCAL LAW OF THE COUNTY OF ALBANY, NEW YORK ESTABLISHING CHAPTER 112 OF THE ALBANY COUNTY CODE TO CREATE A PUBLIC ART FUND

This Local Law was tabled at the request of the Sponsor.

5. AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE NEW YORK STATE DEPARTMENT OF STATE REGARDING THE NY SWIMS LIFEGUARD GRANT PROGRAM

A motion was made to move the proposal forward with a positive recommendation as amended. The motion amended by a unanimous vote.

6. AUTHORIZING CORRECTIONS TO THE TAX ROLL FOR THE CITIES OF ALBANY AND COHOES

A motion was made to move the proposal forward with a positive recommendation as amended. The motion amended by a unanimous vote.

7. MAKING A SEQR DETERMINATION AND AUTHORIZING THE PURCHASE OF PARCELS OF REAL PROPERTY IN THE CITY OF ALBANY AND AMENDING THE 2024 ALBANY COUNTY BUDGET

A motion was made to move the proposal forward with a positive recommendation as amended. The motion amended by a unanimous vote.

8. MAKING A SEQR DETERMINATION AND AUTHORIZING THE PURCHASE OF A PARCEL OF REAL PROPERTY LOCATED AT 52 HOWARD STREET (TAX MAP NO. 76.42-1-12.1) IN THE CITY OF ALBANY AND AMENDING THE 2024 ALBANY COUNTY BUDGET

A motion was made to move the proposal forward with a positive recommendation as amended. The motion amended by a unanimous vote.

9. MAKING A SEQR DETERMINATION AND AUTHORIZING THE PURCHASE OF PARCELS OF REAL PROPERTY IN THE TOWN OF BETHLEHEM AND AMENDING THE 2024 ALBANY COUNTY BUDGET

A motion was made to move the proposal forward with a positive recommendation as amended. The motion amended by a unanimous vote.

10. AMENDING RESOLUTION NO. 140 FOR 2024 REGARDING NEW YORK STATE HOMES AND COMMUNITY RENEWAL COMMUNITY DEVELOPMENT BLOCK GRANT CARES ACT FUNDING

A motion was made to move the proposal forward with a negative recommendation. The motion passed 7-1 with Grimm opposed.

11. AUTHORIZING AN AGREEMENT WITH EMPIRE STATE DEVELOPMENT REGARDING RESTORE NEW YORK COMMUNITIES INITIATIVE FUNDING AND AMENDING THE 2024 DEPARTMENT OF ECONOMIC DEVELOPMENT, CONSERVATION AND PLANNING BUDGET

A motion was made to move the proposal forward with a positive recommendation as amended. The motion amended by a unanimous vote.

12. AMENDING THE 2024 DISTRICT ATTORNEY'S OFFICE BUDGET: ADMINISTRATIVE ADJUSTMENTS

A motion was made to move the proposal forward with a positive recommendation as amended. The motion amended by a unanimous vote.

LOCAL LAW NO. “L” FOR 2024

A LOCAL LAW OF THE COUNTY OF ALBANY, NEW YORK ESTABLISHING CHAPTER 112 OF THE ALBANY COUNTY CODE TO CREATE A PUBLIC ART FUND

Introduced: 7/8/24

By Reidy:

A Local Law creating Chapter 112 of the Code of the County of Albany, entitled **Arts and Culture**, and Article 1 of such Chapter, entitled **Public Art Fund**, to provide public financial support for public art in Albany County.

BE IT ENACTED by the Albany County Legislature as follows:

Section 1. Chapter Creation.

Chapter 112, **Arts and Culture** is hereby created.

Chapter 112, Article I, **Public Art Fund**, is hereby created.

Section 2. § 112-1, Title.

This Local Law shall be known as the “Albany County Matthew Peter Public Art Law.”

Section 3. § 112-2, Legislative Intent.

The Albany County Legislature hereby finds and determines that art is essential to the human experience and should be accessible to all County residents.

The Legislature further finds and determines that, in addition to aesthetic value, public art installations provide a community-building effect that evoke empathy, understanding, identity, and a sense of belonging.

The Legislature further finds and determines that public art is an indispensable tool combat blight, promote mental and physical health, deter criminal activity, and increase public safety in communities.

The Legislature further finds and determines that public art allows the community to participate in the creation of public spaces and is a powerful way to increase neighborhood pride and identity, foster social bonds, and provide access to art for all people regardless of their circumstance.

The Legislature further finds and determines that public art brings economic benefits such as increased tourism and new jobs by encouraging pedestrian activity, improving the viability of local businesses, and stimulating the local creative economy.

The Legislature further finds and determines that local artists should be valued for their work and provided opportunities to use their essential talents and skills to better the County in exchange for fair compensation.

The Legislature further finds and determines that due to the aforementioned reasons, Albany County would benefit greatly from the creation of a funding mechanism for public art related to certain County capital construction projects.

Section 4. § 112-3, Definitions.

“Public Art” includes any application of artistic skill to the production of tangible objects according to aesthetic principles. “Public Art” includes, but is not limited to, paintings, sculptures, engravings, carvings, frescoes, mobiles, murals, collages, mosaics, statues, bas-reliefs, tapestries, photographs, fountains, streetscapes, drawings, ceramics, topiary, and other decorative public use features.

“Capital Projects” includes:

- (a) New construction of a building or of additional space added to a building; and/or
- (b) Any reconstruction or renovation of a building or part of a building, whether financed through the issuance of bonds, pay-as-you-go funding, or other non-County funding sources.

“Projects” shall not include those which are solely for rehabilitation of equipment.

“Cost of a Project” includes design, architectural and engineering fees, site work, construction, and contingency allowances for a project.

“Public Art Fund” means a fund to which 1 percent of the value of a new capital project, up to a maximum of \$10,000 for each capital project, will be allocated to fund public art initiatives in Albany County.

“Board” refers to the Public Art Board of Directors.

“Master Public Art Plan” means the annual plan drafted by the Public Art Committee to ensure a transparent, culturally-competent acquisition program and clear implementation guidelines.

Section 5. § 112-4, Public Art Fund.

Capital projects that are \$250,000 or greater, whether funded by capital funds or operating funds, shall include the appropriation of funds equal to 1 percent of the cost of the project, with said funds to be appropriated for the acquisition, maintenance, and management of public art, except where the appropriating resolution, bond resolution, or budget may provide otherwise; provided, however, that, where applicable, such amount shall be reduced to the extent that state funds, Federal funds, and funding derived from water rates, water quality treatment charges, sewer rents and sewage, wastewater and refuse collection charges in the County, are not authorized to be used for such purpose. The maximum allocated for public art shall be \$10,000 from each eligible capital project.

A public art fund shall be created by the Department of Management and Budget to hold funds for implementation of the projects finalized in the Master Public Art Plan and/or projects chosen by the Public Art Board of Directors. The fund shall be known as the “Matthew Peter Public Art Fund” in memory of the late Legislator Matthew Peter who championed public art projects in the City of Albany.

The use of any funds appropriated for any project for public art purposes shall be in accordance with the Master Public Art Plan, except that any such funds provided from the proceeds of County serial bonds or notes shall be used only for public art purposes related to the project for which such bonds or notes were authorized. To the extent the total appropriation of a project is not used for the acquisition of works of art for said project, upon the approval of the County Legislature, the remainder may be used for:

- (a) Arts program administrative costs, insurance costs, or the repair and maintenance of any artwork acquired under this law; or
- (b) Supplementing other appropriations for the acquisition of artwork under this law or to place artwork in or near government facilities which have already been constructed.

Section 6. § 112-5, Public Art Board of Directors.

- A. There shall be Public Art Board of Directors, henceforth referred to as the Board, consisting of five voting members. The County Executive shall appoint one member, the Majority Leader of the Legislature shall appoint two members, the Chair of the Legislative Black Caucus shall appoint one member, and the full County Legislature shall appoint one member. All five members shall be subject to confirmation by the Legislature. The Board shall appoint a Chair from its membership to serve a one-year term.
- B. All Board members shall be experts in the fields of art, art history, architecture, or architectural history. Members must be residents of Albany County and may not be a County employee or officer or serve on any other

County advisory boards. Members shall be professionally associated with local visual arts groups, such as art galleries or art schools, or have at least 10 years of experience creating professional art.

- C. In addition to the five voting Board members, the County Executive, the Chair of the Legislature, the Chair of the Legislature's Public Works Committee, and the Majority Leader of the Legislature, or their designees, shall serve as ex officio members of the Board.
- D. The Board shall choose the method of acquisition of public art for each project. Methods of acquisition may include, but are not limited to, projects of preexisting art, direct commission, art competition, request for proposals, or acceptance of donations.
- E. For each project, the Board may convene a panel comprised of at least three Board members, one of whom shall be designated panel Chair. The Board may also appoint additional art experts to serve as members of the project panel. The Board may appoint additional members to the panel to serve as advisors, such as community representatives, County employees, project managers, or others who will have frequent contact with the public art when it is completed. An architect or engineer shall be an ex officio member of each panel. The panel shall review the scope of each project and shall make recommendations to the Board on the nature of the public art to be considered for the project, the method of acquisition for each project, the specific artist and the specific art for each project, and what portion of the budget for each project shall be used for refurbishing or restoring existing works of art or to be set aside for the maintenance of a work of art.
- F. The acquisition and siting of all artwork shall be subject to legislative approval.
- G. Ownership and title of all works of public art acquired by the County under this Local Law shall be vested in the County of Albany.
- H. The Board shall create by-laws, subject to legislative approval, which will govern the conduct and operations of the Board.
- I. The Albany County Department of Economic Development and Planning shall serve as coordinator for the program and provide staff support to the Board.
- J. The Board shall deliver an annual report to the County Legislature detailing its operations, Master Public Art Plan, and art created under its authority.

Section 7. § 112-6, Master Public Art Plan.

The Board shall prepare an annual Master Public Art Plan (“Plan”), subject to legislative approval, to ensure a transparent, culturally-competent acquisition program and clear implementation guidelines. The Board shall hold a public hearing on the Master Public Art Plan prior to its approval. The Master Public Art Plan shall be approved by the Board and submitted to the legislature annually by March 1.

- (a) All acquisitions and sales of public art shall be in accordance with the Master Public Art Plan. The Board shall recommend acquisitions and the hiring of artists in addition to overseeing the public education and curatorial aspects of the acquisition program.
- (b) The Plan shall make all efforts to be equitable and include artists from a variety of different backgrounds for public art projects. The siting of these projects shall be County-wide, but shall include efforts to place art in underserved areas.
- (c) The Plan shall make all efforts to utilize artists who are County residents.
- (d) The Plan shall emphasize the importance of fair and adequate compensation for artists.
- (e) The Plan shall be voted on by the Legislature and presented to the Department of Economic Development and Planning by May 1st each year.
- (f) The Board shall, through the Plan and its acquisition program, make best efforts to call for artist submissions and publicize the intention to find appropriate art within 30 days of the Plan’s approval each year.
- (g) Final contracts to authorize public art contracts and the hiring of artists are subject to approval by the Albany County Legislature.

Section 8. Severability.

If any clause, sentence, paragraph, section, subdivision, or other part of this Local Law or its application shall be adjudged by a court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder of the Local Law which shall remain in full force and effect except as limited by such order or judgment.

Section 9. SEQRA Compliance.

This County Legislature determines that this Local Law constitutes a “Type II action” pursuant to the provisions of the State Environmental Quality Review Act (SEQRA), and that no further action under SEQRA is required.

Section 10. Effective Date.

This Local Law shall take effect immediately following its filing with the Office of the Secretary of State.

RESOLUTION NO. 420

**PUBLIC HEARING ON PROPOSED LOCAL LAW NO. “L” FOR 2024: A
LOCAL LAW OF THE COUNTY OF ALBANY, NEW YORK ESTABLISHING
CHAPTER 112 OF THE ALBANY COUNTY CODE TO CREATE A PUBLIC
ART FUND**

Introduced: 7/8/24

By Reidy:

RESOLVED, By the County Legislature of the County of Albany that a public hearing on proposed Local Law No. “L” for 2024, “A Local Law of the County of Albany, New York Establishing Chapter 112 of the Albany County Code to Create a Public Art Fund” to be held by the Albany County Legislature at 7:15 p.m. on Tuesday, July 23, 2024, with participation information to be made available on the Albany County website, and the Clerk of the County Legislature is directed to cause notice of such hearing to be published containing the necessary information in accordance with the applicable provisions of law.

RESOLUTION NO. 493

PROVIDING FOR A PLAN OF DISPOSITION OF COMMERCIAL GAMING REVENUE FUNDS

Introduced:

By: Mauriello, Burgdorf, Collins, Conway, Drake, Grimm, Lockart, Perlee, Smith

WHEREAS, Chapter 174 of the Laws of 2013, the “Upstate New York Gaming Economic Development Act of 2013”, provided for the creation of four upstate casinos, one of which is now located in Schenectady, New York, and

WHEREAS, Section 10 of Chapter 174 created Section 97-nnnn of the State Finance Law, providing that 10% of the taxes and fees collected on upstate casinos be distributed from the commercial gaming revenue fund to counties within the region of an upstate casino, which includes Albany County, and

WHEREAS, In 2024, the projected commercial gaming revenue for Albany County was \$2,450,000, and

WHEREAS, In 2020, the Albany County Legislature adopted Resolution 395 of 2020, creating the Advance Albany County Alliance for the purposes of promoting employment and economic development within Albany County, and

WHEREAS, The Advance Albany County Alliance has no dedicated funding source, instead being reliant on annual appropriations through Albany County’s budget process, and

WHEREAS, Diversion of Albany County’s gaming revenue as a dedicated funding stream for economic development in Albany County is sound public policy with the unencumbered fund balance at a historically high level, now, therefore be it

RESOLVED, By the Albany County Legislature that Chapter 360 of the Albany County Code, Finance and Taxation, be amended to add an Article XIII titled “Gaming Revenue Disposition” to read as follows:

Article XIII Gaming Revenue Disposition

§ 360-43 Disposition required.

The first \$1,500,000 million in commercial gaming revenue funds deposited to the County of Albany in accordance with Section 97-nnnn of the New York State finance law shall be allocated to the Advance Albany County Alliance in the first budget year after this resolution is adopted. Each effective subsequent budget year, the amount allocated shall consecutively increase by \$237,500 until 100% of the gaming revenue

funds deposited with Albany County are encumbered. The contemplated allocations shall only take place if an agreement between Albany County and the Advance Albany County Alliance is authorized by the Albany County Legislature and in force.

and, be it further

RESOLVED, That this resolution shall take effect immediately, provided, however, that Article XIII of Chapter 360 of the Albany County Code shall not apply to the 2024 Albany County Budget, and shall expire and be deemed repealed on December 31, 2029.

RESOLUTION NO. 494

REQUESTING THE DEPARTMENT OF GENERAL SERVICES TO CONDUCT AN ECONOMIC IMPACT STUDY REGARDING THE PLACEMENT OF PUBLIC-USE ELECTRIC VEHICLE CHARGERS AT ALL COUNTY PROPERTIES, INCLUDING VACANT PARCELS

Introduced:

By: Drake, Burgdorf, Mauriello

WHEREAS, Resolution No. 374 for 2024, adopted by the Albany County Legislature on July 8th, 2024, requested a site feasibility study of the placement of public use electric vehicle charging stations on various County properties, and

WHEREAS, Resolution No. 374 of 2024 spoke primarily to the need of Albany County to survey what County properties, if any, would be suitable for hosting public use electric vehicle charging stations without consideration for the long-term fiscal sustainability of public use charging stations, specifically with regard to the installation, maintenance, and continued use of such stations, and

WHEREAS, While creating incentives for the adoption of electric vehicles is laudable, additional detail is necessary for the Legislature to properly make a determination regarding the adoption of County-operated electric vehicle charging stations, now, therefore, be it

RESOLVED, That this Honorable Body requests that the Department of General Services conduct a study on the fiscal sustainability of the installation of public use electric vehicle charging stations on vacant County properties; said study shall examine existing availability of public use chargers near County owned properties, the projected cost of installation of charging stations, the annual maintenance and projected electricity costs associated with such stations, the County funding source(s) which will cover these projected costs, projected revenues generated from fees on charging station usage, and any other issues determined by the Department to be necessary for implementation and long-term sustainability of said stations, and, be it further

RESOLVED, That the Department of General Services report its findings by August 30, 2025 so that, if feasible, the costs of such investment and any potential revenues can be made a part of the 2026 Albany County budget discussions, 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.



DANIEL P. McCOY
COUNTY EXECUTIVE

COUNTY OF ALBANY
REAL PROPERTY TAX SERVICE AGENCY
112 SATE STREET, ROOM 1340
ALBANY, NEW YORK 12207
OFFICE: (518) 487-5291
FAX: (518) 447-2503
www.albanycounty.com

MICHAEL McGUIRE
DIRECTOR

July 18, 2024

Honorable Joanne Cunningham, Chairperson
Albany County Legislature
112 State Street, Rm 710
Albany, NY 12207

Re: Requesting authorization to execute payment claim with the State of New York

Dear Chairperson Cunningham,

The County of Albany Department of Finance is requesting authorization for Jeffrey J.P. Neal, Director of Finance to execute a payment claim in the amount of \$17,000.00 for the payment of lands acquired by the People of the State of New York on February 16, 2000. The payment claim is for 2,125 square feet of land located at the intersection of New Scotland Avenue and Whitehall Road in the City of Albany. The payment claim was originally sent to the County of Albany Department of Public Works on May 6, 2010 under cover letter from Kathy Mero, NYSDOT Real Estate Specialist and recently discovered in the desk of a retired employee.

On May 9, 2024, an e-mail was sent to the New York State Department of Transportation Office of Right of Way for review of the payment matter. On May 29, 2024, New York State Department of Transportation Office of Right of Way issued new payment claim forms etc. The payment claim form executed in duplicate by Jeffrey J.P. Neal, Director of Finance together with other required documents were mailed to Sandra Whitaker, Real Estate Specialist 2, Region 1 Acquisition Manager Office of Right of Way on June 10, 2024.

On July 11, 2024, we received an e-mail from Sandra Whitaker, Real Estate Specialist 2, indicating the Attorney General's Office requires a resolution of the County of Albany Legislature authorizing Jeffrey J.P. Neal, Director of Finance as an authorized signatory, before they can certify payment of our claim. We are seeking your approval at this time.

Sincerely,

Michael McGuire, IAO, CCD
Real Property Tax Service Agency

CC: Dennis Feeny, Majority Leader
Frank Mauriello, Minority Leader
Rebekah Kennedy, Majority Counsel
Arnis Zilgme, Minority Counsel



County of Albany

Harold L. Joyce
Albany County Office
Building
112 State Street - Albany,
NY 12207

Legislation Text

File #: TMP-5764, **Version:** 1

REQUEST FOR LEGISLATIVE ACTION

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

REQUESTING AUTHORIZATION TO EXECUTE PAYMENT CLAIM WITH THE STATE OF NEW YORK

Date: 7/18/2024
Department: Real Property
Attending Meeting: Mike McGuire
Submitted By: Mike McGuire
Title: Director of Real Property
Phone: 518-487-5292

Purpose of Request: Other (State if not Listed)
York State

Seeking approval to execute payment claim with New

CONTRACT TERMS/CONDITIONS:

Party Names and Addresses:
Enter text.

Term: (Start/end date or duration) One Time
Amount/Raise Schedule/Fee: \$17,000

BUDGET INFORMATION:

Is there a Fiscal Impact: Yes ☒ No ☐
Anticipated in Budget: Yes ☒ No ☐
Spreadsheet attached: Yes ☐ No ☒

Source of Funding - (Percentages)

Federal: Enter text. County: Enter text.
State: 100 Local: Enter text.

County Budget Accounts:

Revenue Account and Line: A11310-01053
Revenue Amount: \$17,000
Appropriation Account and Line: Enter text.
Appropriation Amount: Enter text.

ADDITIONAL INFORMATION:

Mandated Program/Service: Yes ☐ No ☒

If Mandated, Cite Authority: Enter text.
Request for Bids / Proposals:
Competitive Bidding Exempt: Yes ☒ No ☐
of Response(s): Enter text.
of MWBE: Enter text.
of Veteran Business: Enter text.
Bond Resolution No.: Enter text.
Apprenticeship Program Yes ☐ No ☒

Previous requests for Identical or Similar Action:

Resolution/Law Number and Date: Enter text.

DESCRIPTION OF REQUEST: (state briefly why legislative action is requested)

The County of Albany Department of Finance is requesting authorization for Jeffrey J.P. Neal, Director of Finance to execute a payment claim in the amount of \$17,000.00 for the payment of lands acquired by the People of the State of New York on February 16, 2000. The payment claim is for 2,125 square feet of land located at the intersection of New Scotland Avenue and Whitehall Road in the City of Albany. The payment claim was originally sent to the County of Albany Department of Public Works on May 6, 2010 under cover letter from Kathy Mero, NYSDOT Real Estate Specialist and recently discovered in the desk of a retired employee.

On May 9, 2024, an e-mail was sent to the New York State Department of Transportation Office of Right of Way for review of the payment matter. On May 29, 2024, New York State Department of Transportation Office of Right of Way issued new payment claim forms etc. The payment claim form executed in duplicate by Jeffrey J.P. Neal, Director of Finance together with other required documents were mailed to Sandra Whitaker, Real Estate Specialist 2, Region 1 Acquisition Manager Office of Right of Way on June 10, 2024.

On July 11, 2024, we received an e-mail from Sandra Whitaker, Real Estate Specialist 2, indicating the Attorney General's Office requires a resolution of the County of Albany Legislature authorizing Jeffrey J.P. Neal, Director of Finance as an authorized signatory, before they can certify payment of our claim. We are seeking your approval at this time.



DANIEL P. McCOY
COUNTY EXECUTIVE

COUNTY OF ALBANY
REAL PROPERTY TAX SERVICE AGENCY
112 STATE STREET, ROOM 1340
ALBANY, NEW YORK 12207
(518)487-5290 - FAX (518)447-2503

MICHAEL MCGUIRE
DIRECTOR

June 10, 2024

Sandra Whitaker
Real Estate Specialist 2
Region 1 - Acquisition Manager Office of Right of Way
New York State Department of Transportation
50 Wolf Road POD 41
Albany NY 12232.

Re: PIN 1753.35.221, City of Albany Whitehall Road

Dear Ms. Whitaker:

I have enclosed the following documents in our request for payment in connection with the above referenced project

- Three (3) Executed Agreement of Adjustment and Release of Owner Forms
- Two (2) Land Claim Payment Vouchers.
- One (1) Affidavit of Title Form.
- One (1) W-9 Form and One (1) Substitute Form W-9.

Thank you very much for your assistance in this request.

If you have any questions, please do not hesitate to contact me at 518-447-4882 or by e-mail at JOHN.DAVIS@ALBANYCOUNTYNY.GOV.

Very truly yours,

A handwritten signature in black ink, appearing to read "John K. Davis".

John K. Davis
Coordinator of Tax Mapping

C: Jeffrey J.P. Neal - Director of Finance



Department of Transportation

KATHY HOCHUL
Governor

MARIE THERESE DOMINGUEZ
Commissioner

MICHAEL G. ARTHUR, P.E.
Regional Director

May 30, 2024

John K. Davis
Coordinator of Tax Mapping Services
Real Property Tax Service Agency
County of Albany
112 State Street, Room 1350
Albany, NY 12207



RE: **PIN: 1753.35.221**
SH:
City of Albany, Albany County
Map(s) 2 Parcel(s) 2

Dear Mr. Davis:

I am enclosing updated Agreements for you to execute and return to me. Enclosed are:

1. (3) Agreement of Adjustment and Release of Owner forms
2. (2) Land Claim Payment Vouchers
3. (1) Affidavit of Title form
4. (1) W-9, Request for Taxpayer Identification Number and Certification form

Please complete all the above forms and return them, in the enclosed postage paid envelope, to our office for processing. Please be sure to have the documents Notarized (where applicable) before they are signed. This claim cannot be processed until all requirements have been satisfied.

Please feel free to contact me with any questions. I can be reached at (518) 457-4260 or by email at sandra.whitaker@dot.ny.gov. Thank you.

Sincerely,

Sandra Whitaker
Real Estate Specialist 2

Enclosures

NEW YORK STATE DEPARTMENT OF TRANSPORTATION
OFFICE OF RIGHT OF WAY**AGREEMENT OF ADJUSTMENT
and RELEASE OF OWNER**PIN **175335221**PROC **11965**PROJECT **SH , City of Albany: Whitehall Road**

MAP(S)

PARCEL(S)

COUNTY **Albany**TOWN/CITY **Albany**

VILLAGE

THIS AGREEMENT, made this 5 day of June, 2024, between**County Of Albany
112 State Street
Albany, NY 12207**hereinafter referred to as "Claimant," and the **COMMISSIONER OF TRANSPORTATION FOR THE PEOPLE OF THE STATE OF NEW YORK**, hereinafter referred to as "the State,"

WITNESSETH:

WHEREAS, pursuant to statute, the State is appropriating or has appropriated, for the purpose of the above identified project, certain property shown and described on the above designated map(s), and

WHEREAS, the Claimant was, at the time of said appropriation or, if said appropriation has not yet occurred, the claimant is now, and at the time of said appropriation, will be, the owner of the property affected by said appropriation of some right, title, or interest therein;

NOW, THEREFORE, it is understood and agreed by and between the parties as follows:

1. The compensation to be paid by the State for the total value of the property so appropriated and for all legal damages caused by such appropriation, including all damages incurred by virtue and during the pendency of said appropriation proceedings, and including all damages to the remainder of said affected property, if any, of which the appropriated area formed a part, whether caused by said appropriation or by the use of said appropriated property, excepting the aggregate value, if any, of claims hereinafter specifically excluded, is the sum of **Seventeen Thousand and 00/100 Dollars (\$17,000.00)**.
2. The Claimant agrees, as a prerequisite to such payment, to execute and deliver, or cause to be executed and delivered, to the Attorney General, all title papers or other papers reasonably necessary to effect a valid transfer of title, authorize payment, and secure to the State a full release of all claims (other than the claim of Claimant) existing by reason of the aforementioned appropriation, including such claims existing by reason of any estate or interest in the streams, lakes, drainage and irrigation ditches or channels, streets, roads, highways, or public or private rights of way, if any, adjacent to or abutting the above-mentioned property required for the purposes of said project. The State will identify such title papers or other papers reasonably necessary, upon written request for this information by Claimant.
3. This Agreement is exclusive of the claims, if any, of persons other than owners of the appropriated property, their tenants, mortgagees and lienors, having any right or interest in any stream, lake, drainage and irrigation ditch or channel, street, road, highway, or public or private right of way, or the bed thereof, within the limits of the appropriated property or contiguous thereto.
4. The aforesaid compensation is to be paid hereunder only upon approval of this Agreement by the Director of Office of Right of Way or the Comptroller of the State of New York and upon certificate of the Attorney General of the State of New York as required by law.
5. This Agreement is also exclusive of claims, if any (other than the claim of the Claimant), for the value of or damage to easements and appurtenant facilities for the construction, operation and maintenance of publicly owned or public service electric, telephone, telegraph, pipe, water, sewer and railroad lines.
6. The amount agreed upon herein as compensation shall be binding and conclusive on the parties in any action or proceeding with relation to the aforesaid appropriation as representing the total value of the property so appropriated, together with all legal damages caused by or consequent upon such appropriation, as aforesaid.
7. Interest will be paid on the cash consideration herein provided for according to the conditions in ROW 21-8 Supplement to Agreement, attached and made a part hereof.
8. This Agreement is exclusive of the rights, if any, of others by virtue of all oil and gas leases, mines, minerals, mineral ore, quarries and petroleum deposits.

9. This agreement is exclusive of the claims, if any, for payment of allowable moving expenses of owners, occupants or tenants of residential and commercial property and is also exclusive of any claims of claimant for pro-rata payment of all real property taxes, water and sewer rents, levies or charges paid or payable to a taxing entity as provided for by statute.

10. It is understood and agreed by and between the parties hereto that any temporary occupancy beyond _____ months from the date of vesting by the State of New York will result in an additional payment at a rate of \$ 275 per month, until the State files a certificate of termination of the temporary easement or the current property owner divests itself of its interest in the property, whichever is earlier. A final payment for this temporary occupancy will be made upon the termination of the temporary easement pursuant to Highway Law Section 30(20) by the filing of the Certificate of Termination.

In consideration of the sum of **Seventeen Thousand and 00/100 Dollars (\$17,000.00)** and in accordance with and pursuant to the above provisions, claimant hereby releases, exonerates and discharges The People of the State of New York from any and all claims and liability arising from and growing out of said appropriation and agreement, including any claim for the value of the property so appropriated and for all legal damages caused by such appropriation and all damages incurred by virtue and during the pendency of said appropriation proceedings and all damages to the remainder of the property of claimant of which the appropriated area formed a part, whether caused by said appropriation or by the use of said appropriated property, and from any and all claims which claimant has or may have by reason of any estate or interest in the streams, lakes, streets, roads, highways or rights of way, if any, adjacent to or abutting on the above mentioned property.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written, and this release has been executed by Claimant this 5 day of June, 2024.

THIS AGREEMENT shall inure to the benefit of and bind the distributees, legal representatives, successors, and assigns of the parties.

Claimant:

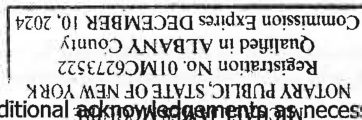
County Of Albany

BY: [Signature]

ITS: Jeffrey J.P. Neal
Director of Finance
Albany County, NY

STATE OF NEW YORK
COUNTY OF Albany) ss.:

On the 5 day of June in the year 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Jeffrey J.P. Neal personally known to me or proved to me on basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



(Attach additional acknowledgments as necessary.)

[Signature]
(Notary Public)

APPROVED:

COMMISSIONER OF TRANSPORTATION
FOR THE PEOPLE OF THE STATE OF NEW YORK

By: _____
(for the State Comptroller)

By: _____
(Director of Office of Right of Way)

Land Contract
No. _____

NEW YORK STATE DEPARTMENT OF TRANSPORTATION
REAL ESTATE DIVISION

APPROPRIATION OF PROPERTY BY THE PEOPLE OF THE STATE OF NEW YORK

PROJECT: City of Albany: Whitehall Rd.

COUNTY: Albany
CITY: Albany

MAP NO(S): 2
PARCEL NO(S): 2

OFFICE OF
ALBANY COUNTY CLERK
FEB 16 11 49 AM '00

ew7/68

LIBER 2650 PAGE 278

NOTICE OF APPROPRIATION

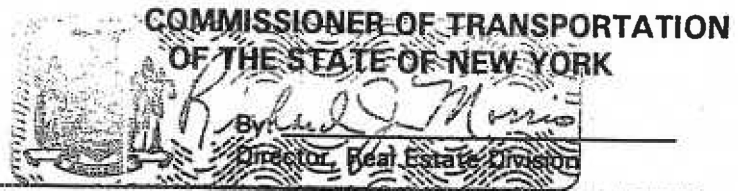
Pursuant to the statute set forth in the above maps

To:

1. COUNTY OF ALBANY, NEW YORK; 112 State St. Room 800, Albany, NY 12207

TAKE NOTICE that on the 28 day of Dec, 1997 there was filed in the office of the Department of Transportation the original tracing, or a microfilm or computer digitized copy, of each of the above designated maps of property; and that on the 16 day of FEB, 2000, there was filed in the office of the clerk of the county in which such property is situated, a certified copy of each of such maps.

TAKE FURTHER NOTICE that title to the property, easements, interests or rights set forth in said maps vested in The People of the State of New York upon such filing in the office of said county clerk.



Dated: FEB 16 2000

COUNTY CLERK'S CERTIFICATE OF FILING OF MAPS

State of New York
County of

ISS.:

I hereby certify that on the 16 day of FEB, 2000, the Commissioner of Transportation caused a copy of each of the maps referred to in the above Notice of Appropriation to be filed in this office.

Thomas G. Clingan

County Clerk

COUNTY CLERK'S CERTIFICATE OF FILING AND RECORDING
OF NOTICE OF APPROPRIATION

State of New York
County of

ISS.:

I hereby certify that on the 16 day of FEB, 2000, the Commissioner of Transportation caused the above Notice of Appropriation to be filed and recorded in this office.

Thomas G. Clingan

County Clerk.

(SEAL)
Dated: FEB 16 2000

STATE OF NEW YORK
COUNTY OF ALBANY
Recorded in DEEDS
As Shown Hereon and
Examined
Thomas G. Clingan
THOMAS G. CLINGAN
ALBANY COUNTY CLERK

SURVEY NOTES ON FILE AT NEW YORK DEPARTMENT OF TRANSPORTATION REGIONAL OFFICE NO. 1 LOCATED AT ALBANY, NY
TRN 3

CC L. 2516 P. 19

TM 75.05-1-27

COUNTY OF ALBANY (REPUTED OWNER) |

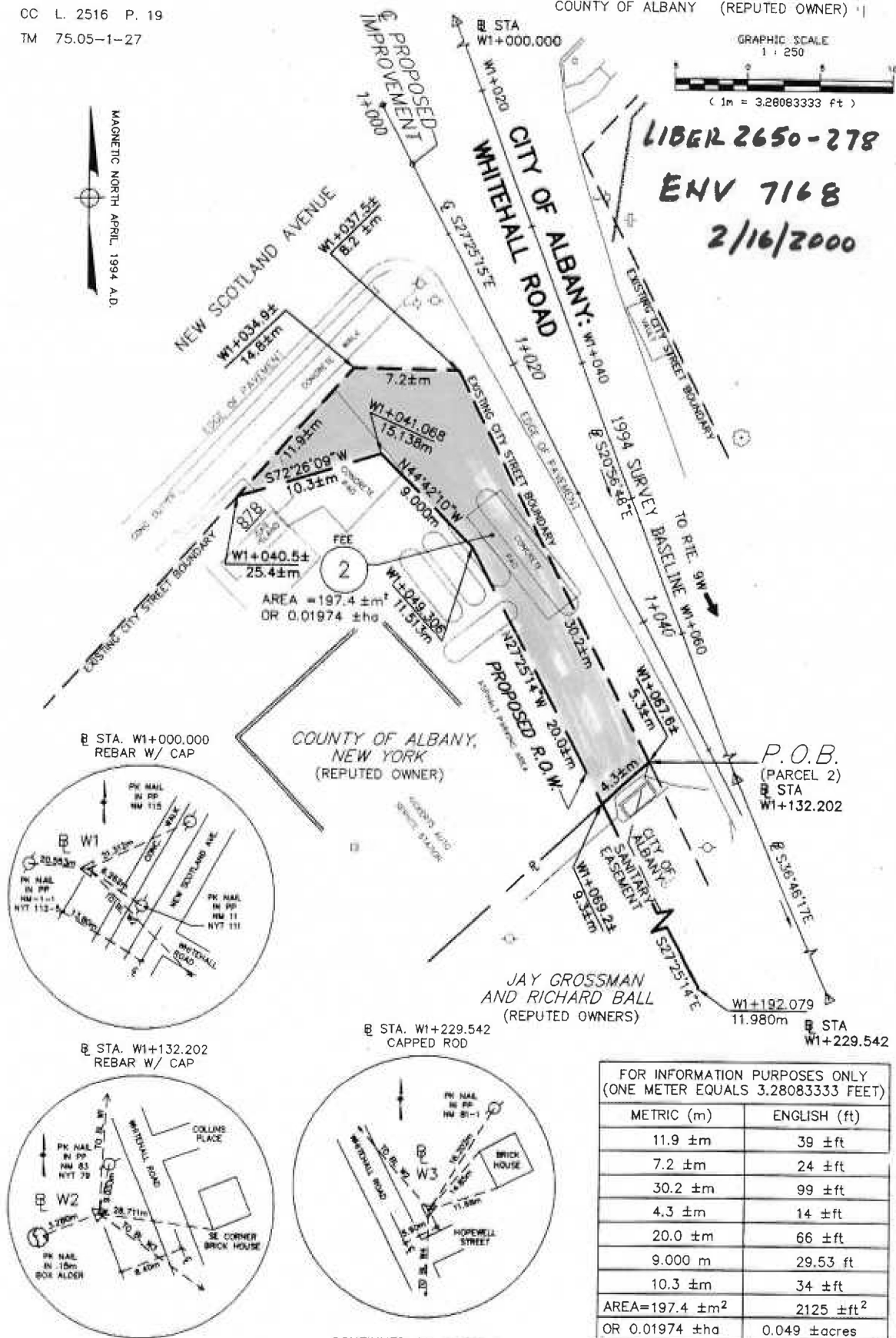
GRAPHIC SCALE
1 : 250

(1m = 3.28083333 ft)

LIBER 2650-278

ENV 7168

2/16/2000



CONTINUED ON SHEET 2

All that piece or parcel of property herein after designated as Parcel No. 2 situate in the City of Albany, County of Albany, State of New York, as shown on the accompanying map and described as follows:

Parcel No. 2

Beginning at a point on the southwesterly boundary of the existing Whitehall Road at the intersection of the said boundary with the division line between the property of County of Albany, New York (reputed owner) on the north and the property of Jay Grossman and Richard Ball (reputed owners) on the south, said point being 5.3± meters distant westerly, measured at right angles, from station W1+067.6± of the hereinafter described survey baseline for the reconstruction of Whitehall Road, an existing city street; thence southwesterly along said division line 4.3± meters to a point 9.3± meters distant westerly, measured at right angles, from station W1+069.2± of said baseline; thence through the property of said County of Albany (reputed owner) the following three (3) courses and distances: (1) North 27°-25'-14" West, 20.0± meters to a point 11.513 meters distant westerly measured at right angles, from station W1+049.306 of said baseline; (2) North 44°-42'-10" West, 9.000 meters to a point 15.138 meters distant westerly measured at right angles, from station W1+041.068 of said baseline; and (3) South 72°-26'-09" West, 10.3± meters to a point on the southeasterly boundary of the existing New Scotland Avenue, the last mentioned point being 25.4± meters distant westerly measured at right angles, from station W1+040.5± of said baseline; thence along the southeasterly boundary of said existing New Scotland Avenue the following two (2) courses and distances: (1) northeasterly, 11.9± meters to a point 14.8± meters distant westerly, measured at right angles, from station W1+034.9± of said baseline; and (2) easterly, 7.2± meters to a point on the aforementioned southwesterly boundary of the existing Whitehall Road, the last mentioned point being 8.2± meters distant westerly, measured at right angles, from station W1+037.5± of said baseline; thence southeasterly along the last mentioned boundary of said existing Whitehall Road, 30.2± meters to the point of beginning, being 197.4 square meters, or 0.01974 hectares more or less.

The above mentioned survey baseline is a portion of the 1994 survey baseline for the reconstruction of Whitehall Road as shown on a map and plan on file in the Office of the State Department of Transportation and described as follows:
Beginning at station W1+000.000; thence South 20°-56'-48" East to station W1+132.202; thence South 36°46'17" East to station W1+229.542.

All bearings referred to Magnetic North April, 1994 A.D.

"Unauthorized alteration or addition to a survey map bearing a licensed surveyor's seal is violation of Section 7209 Subdivision 2, of the New York Education Law.

I hereby certify that the property described and mapped above is necessary for this project and the acquisition thereof is recommended.

Date 5/21 19 99

Mark Silo
Mark Silo P.E., Regional Design Engineer
for the Regional Director of Transportation
Region No. 1



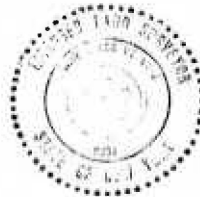
NEW YORK STATE DEPARTMENT OF TRANSPORTATION
DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY
CITY OF ALBANY:
WHITEHALL ROAD
ALBANY COUNTY

I hereby certify that this is an accurate description and map, made from an accurate survey, prepared under my direction.

Clough, Harbour & Associates, LLP

Date APRIL 29 19 99

Wayne L. Beye
Wayne L. Beye, Land Surveyor
P.L.S. License No. 49391



Map No. 2
Parcel No. 2

County of Albany, New York
(Reputed Owner)

TOTAL AREA= 197.4 ± m²
or 0.01974 ± ha

Description and map of property which the Commissioner of Transportation deems necessary to be acquired by appropriation in the name of the People of the State of New York in Fee, for purposes connected with the highway system of the State of New York pursuant to Sections 10 & 30 of the Highway Law and the Eminent Domain Procedure Law

There is excepted from this appropriation all the right, title and interest, if any, of the United States of America in or to said property.

Pursuant to statutes set forth above and the authority delegated to me by official order of the Commissioner of Transportation, the above description and map are hereby officially approved, and said description and the original tracing of this map are hereby officially filed in the office of the Department of Transportation.

Date December 28 19 99

I have compared the foregoing copy of description and map with the original and do hereby certify the same to be a true and correct copy of the original and of the same value.

Paula R. Rossi
Paula R. Rossi, Director, Real Estate Division
Real Estate Division

CLAIM FOR PAYMENT- PURCHASE OF LAND OR PROPERTY

NYS Agency / Vendor Information

Vendor Identification Number 14-6002563		Vendor Location ID		Vendor Address Sequence	
Vendor Name 1 County Of Albany			Vendor Name 2		
Voucher ID	Business Unit Name	Business Unit	Interest Eligible (Y/N)	Purchase Order No.	Date (MM) (DD) (YY)
Payment Date (MM) (DD) (YY)		Liability Date (MM) (DD) (YY)		Merch/Inv. Rec'd Date (MM) (DD) (YY)	
Withholding Class	Withholding Amount	Handling Code	Payee Amount	Agency Internal Use	
Address Line 1 112 State Street			Invoice Number		Invoice Date
Address Line 2			City Albany	State NY	Zip Code 12207

Description of Property Purchased (Limit to 254 spaces)

Property Address		
City	State NY	Zip Code

Map and Parcel Numbers M 2 P 2	Contract ID
Classification of Project Proc. 11965, Albany County 3H , City of Albany: Whitehall Road	Acquired Pursuant to Statute
Project Code 175335221	

To payment pursuant to agreement or agreement of adjustment dated _____ or judgment of Court of Claims for property and/or Easement Rights in and to property on appropriation map or as described above.

Certification by Claimant: This is to certify that the sum mentioned in the above statement is correct and that no part thereof has been previously submitted or paid and the whole thereof is justly due and payable to claimant(s) in the above entitled project.

Amount \$ **\$17,000.00**

Total \$

SIGNATURE OF CLAIMANT(S)

County Of Albany

Jeffrey J. Neal

BY:

ITS:

Jeffrey J.P. Neal
(Name)

Director of Finance
(Title)

PeopleSoft Format Charge Lines (If Applicable)

Business Unit	Department	Program	Fund	Account
Budget Reference	Project ID	Activity	Class	Operating Unit
Product	Chartfield 1 - Accumulator	Chartfield 2 - Accumulator	Chartfield 3 - Accumulator	Amount

Legacy Format Charge Lines (If Applicable)

Expenditures							Liquidation				
Dept.	Cost Center	Var.	Yr.	Object	Accum		Amount	Orig. Agency	PO/Contract	Line	F/P
					Dept	Statewide					
Liability Date		From Date		TC	Subledger			Optional			

AFFIDAVIT – Municipality

Proceeding 11965

Project SH, City of Albany: Whitehall Road

County Albany Town/City Albany Village _____

Map(s) 2 Parcel(s) 2

Note: The person executing this Affidavit (the affiant) must make any necessary additions or changes **(including crossing out 4A or 4B)** in this document prior to signing it, and place his or her initials on the line next to each paragraph. If the captioned map(s) have been filed in the County Clerk's Office prior to the execution of this Affidavit, Paragraphs 3, 4, 5, 6 and 9 are to be treated as referring to the state of facts as of the time of such filing. **References to mortgages include home equity lines of credit.**

State of New York)
)ss.:

County of Albany

Jeffrey J. P. Neal, being duly sworn, deposes and says:
Print name of Affiant

8 1. I reside at 8 Brockley Drive, Delmar NY
Initials

8 2. I am over the age of eighteen years.
Initials

8 3. I am the Director of Finance of Albany County
Initials Title Name of Municipality
(hereinafter "the Municipality"), which is the sole owner of the property affected by the captioned map(s)
As of the date of the vesting.

8 4. **(The person executing this Affidavit must cross out A or B as appropriate.)**
Initials

A. There is no mortgage or home equity line of credit on the property affected by the captioned map(s).

B. There is a mortgage or home equity line of credit on the property affected by the captioned map(s).

It was originally made to _____
(add name of bank/lending institution)

and is now held by _____ All
(add name of bank/lending institution)

payments on this mortgage are current and no portion is due other than the next scheduled payment. There is no other mortgage on the property, except one now held by

(add name of bank/lending institution or "None")

All payments on this mortgage, if any, are current and no portion is due other than the next scheduled payment.

-over-

- 8
Initials 5. The Municipality is not currently in bankruptcy.
- 8
Initials 6. There are no unpaid judgments against the Municipality and there are no liens or tenancies of any nature affecting the property except [state all exceptions or "None"] _____.
- 8
Initials 7. [Additional proof, if any.]
W/A
- 8
Initials 8. The Municipality has not assigned all or any portion of its right to receive the compensation in this matter. The Municipality is the only party entitled to receive the money in accordance with the Agreement for Advance Payment or Agreement of Adjustment relating to the captioned map(s).
- 8
Initials 9. If the amount set forth in such Agreement includes the value of any fixtures (such as signs), the Municipality is the sole owner of such fixture(s) and no other party has any interest in the fixture(s) or the money to be paid for the fixture(s).
- 8
Initials 10. The statements in Paragraphs 4 through 9 are made upon information and belief.
- 8
Initials 11. The statements in this Affidavit are made to induce the State of New York to pay to the Municipality the money in accordance with such Agreement, knowing that the State will rely on said statements in making such payment.
- 8
Initials 12. I have been advised that, if the Municipality is represented by an attorney in this matter, the check payable to the Municipality should be mailed to the attorney. If the Municipality is not represented by an attorney, the check payable to the Municipality should be mailed to the following address:

- 8
Initials 13. I understand that payment will be received without the execution of a release by one or more institutional lenders holding a mortgage on the property. Should the lender(s) make a claim to this payment, either to the State or the Municipality, the Municipality will promptly pay to said lender(s) such portion of the payment to which the lender(s) may be entitled pursuant to the terms of the loan documents.

Signature Michael James McGuire

Sworn to before me this

5 day of June, 2024.
Michael James McGuire
Notary Public, State of New York

ROW 34-I (Reverse) (03/2010)

MICHAEL JAMES MCGUIRE
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MC6273522
Qualified in ALBANY County
Commission Expires DECEMBER 10, 2024

Instructions for completing Affidavit - Corporate Owner

IMPORTANT - Please initial each paragraph on the line next to the number

1. Affidavit to be completed by representative of company.
2. Paragraphs 1, 2 and 3: self-explanatory.
3. Paragraphs 4A and 4B: cross out the paragraph that does not apply to you.

If Paragraph 4B applies to you:

- a. If your mortgage is still held with the original lending institution, insert that name in both spaces.
 - b. If your mortgage has changed hands, insert the name of the original lending institution in the first space and the name of the lending institution that now holds your mortgage in the second space.
 - c. If there is no other mortgage on your property, please indicate "None" in the third space. If there is more than one mortgage on your property, please insert the name of the lending institution who holds the mortgage in the space provided. You may use Paragraph 8 on the reverse side of the Affidavit if you need additional space.
4. Paragraphs 5 and 6: self-explanatory
 5. Paragraph 7: see Instruction #3-Paragraph c.
 6. Paragraph 8, 9, 10, 11 and 12: self-explanatory
 7. Paragraph 13: If paragraph 4B applies to you, than initial number 13. If not, leave number 13 blank.
 8. Please sign your name on the line provided and have your signature notarized.



NEW YORK STATE OFFICE OF THE STATE COMPTROLLER
SUBSTITUTE FORM W-9:
REQUEST FOR TAXPAYER IDENTIFICATION NUMBER & CERTIFICATION

TYPE OR PRINT INFORMATION NEATLY. PLEASE REFER TO INSTRUCTIONS FOR MORE INFORMATION.

Part I: Vendor Information

1. Legal Business Name: County of Albany	2. Business name/disregarded entity name, if different from Legal Business Name: Albany County
3. Entity Type (Check one only): ☐ Individual Sole Proprietor ☐ Partnership ☐ Limited Liability Co. ☐ Corporation ☐ Not For Profit ☐ Trusts/Estates ☒ Federal, State or Local Government ☐ Public Authority ☐ Disregarded Entity ☐ Other _____	
☐ Exempt Payee	

Part II: Taxpayer Identification Number (TIN) & Taxpayer Identification Type

1. Enter your TIN here: (DO NOT USE DASHES) See instructions.	1	4	6	0	0	2	5	6	3
2. Taxpayer Identification Type (check appropriate box): ☒ Employer ID No. (EIN) ☐ Social Security No. (SSN) ☐ Individual Taxpayer ID No. (ITIN) ☐ N/A (Non-United States Business Entity)									

Part III: Address

1. Remittance Address: Number, Street, and Apartment or Suite Number 112 State Street, Room 1340 City, State, and Nine Digit Zip Code or Country Albany, NY 12207	2. Ordering Address: Number, Street, and Apartment or Suite Number City, State, and Nine Digit Zip Code or Country Email Address
---	---

Part IV: Vendor Primary Contact Information – Executive Authorized to Represent the Vendor

Primary Contact Name: <u>M. David Reilly, Jr.</u>	Title: <u>Commissioner of Management Budget</u>
Email Address: <u>dmb@albanycountyny.gov</u>	Phone Number: <u>(518) 447-5525</u>

Part V: Certification and Exemption from Backup Withholding

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (TIN), and
- I am a U.S. citizen or other U.S. person, and
- (Check one only):
☒ I am not subject to backup withholding. I am (a) exempt from back up withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding), or
☐ I am subject to backup withholding. I have been notified by the IRS that I am subject to backup withholding as a result of a failure to report all interest or dividends, and I have not been notified by the IRS that I am no longer subject to back withholding.

Sign Here:

 Signature	Title	<u>June 5, 2024</u> Date
<u>Jeffrey J.P. Neal, Director of Finance</u> Print Preparer's Name	<u>(518) 447-4912</u> Phone Number	<u>jeff.neal@albanycountyny.gov</u> Email Address

DO NOT SUBMIT FORM TO IRS – SUBMIT FORM TO NYS ONLY AS DIRECTED

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the
requester. Do not
send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) Albany County	
	2 Business name/disregarded entity name, if different from above.	
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate ☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. ☐ Other (see instructions)	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.)
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions. ☐	
	5 Address (number, street, and apt. or suite no.). See instructions. 112 State Street Room 1340	6 City, state, and ZIP code Albany, NY 12207
7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
			-						
or									
Employer identification number									
1	4	-	6	0	0	2	5	6	3

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person 	Date 6/5/2024
------------------	--	----------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

**RESOLUTION OF THE GOVERNING BODY OF THE
County Of Albany
RATIFYING AN AGREEMENT OF ADJUSTMENT AND RELEASE OF OWNER
AND
AUTHORIZING _____ (OFFICER'S NAME) TO EXECUTE
CLOSING PAPERS ON BEHALF OF THE County Of Albany**

WHEREAS, the State of New York has taken or is in the process of taking a portion of the land owned by the County Of Albany through the process of eminent domain for the purposes of improving ;

WHEREAS, the State has offered to pay the County Of Albany the sum of \$17,000.00 for a portion of the County Of Albany's property along as depicted on Map(s) 2, as Parcel(s) 2;

WHEREAS, an agreement to accept said money (an Agreement of Adjustment and Release of Owner) has been signed on behalf of the County Of Albany by _____ (OFFICER'S NAME);

WHEREAS, the _____ (NAME OF GOVERNING BODY [i.e. Board of Directors]) of the County Of Albany is the governing body of the County Of Albany; and

WHEREAS, the _____ (NAME OF GOVERNING BODY [i.e. Board of Directors]) is meeting on this _____ day of _____, 20____, after proper notice to consider this matter; and

WHEREAS, the County Of Albany wishes to ratify the Agreement of Adjustment and Release of Owner and to appoint _____ (OFFICER'S NAME), as _____ (OFFICER'S TITLE), as the person to execute closing papers on behalf of the County Of Albany;

**IT IS, UPON MOTION DULY MADE AND SECONDED,
RESOLVED THIS _____ DAY OF _____, 20____;**

THAT, the Agreement of Adjustment and Release of Owner is hereby accepted and ratified;

THAT, _____ (OFFICER'S NAME) is hereby designated as the person to execute any and all closing papers with regard to this transfer to the State of New York.

**Certification of the Secretary of the _____ (NAME OF GOVERNING BODY [i.e. Board of Directors])
of the County Of Albany**

The undersigned Secretary of the _____ (NAME OF GOVERNING BODY [i.e. Board of Directors]) hereby certifies that the foregoing resolution was made, seconded and approved by a vote of the _____ (NAME OF GOVERNING BODY [i.e. Board of Directors]) at a meeting held at _____ (MEETING LOCATION) on the _____ day of _____, 20____,

Signed this _____ day of _____, 20____.

(SIGNATURE)

By: _____
(PRINT NAME)

Secretary of the _____
(NAME OF GOVERNING BODY [i.e. Board of Directors])

Of the County Of Albany



Albany County Board of Elections

COMMISSIONERS OF ELECTION
Rachel L. Bledi (R)
Kathleen Donovan (D)

260 S. PEARL ST.
ALBANY, NEW YORK 12202
OFFICE HOURS: 8:30 A.M. TO 4:30 P.M.
TELEPHONE: (518) 487-5060
FAX: (518) 487-5077
WWW.ALBANYCOUNTY.COM /VOTE/

MEMO

TO: Joanne Cunningham, Chairwoman of the Legislature
Dennis Feeney, Majority Leader
Frank Mauriello, Minority Leader
Dave Reilly, Commissioner of Management & Budget

FROM: Rachel Bledi, Board of Elections Republican Commissioner
Kathleen Donovan, Board of Elections Democratic Commissioner

RE: Transfer of Funds

DATE: 07/18/2024

Please be advised that the Albany County Board of Elections is seeking a transfer of funds in the amount of \$60,000 from the Election Day Staffing line (A91450 19975) to the Overtime line (A91450 19900).

Additional overtime funds are needed for trainers who teach evening inspector classes, along with an increased demand in workload associated with the presidential election.

INCREASE: Overtime line (A91450 19900) \$60,000

DECREASE: Election Day Staffing line (A91450 19975) (\$60,000)

REQUEST FOR LEGISLATIVE ACTION

Budget Amendment for Board of Elections

..title

Enter text.

..body

Date: 07/18/2024

Department: Board of Elections

Attending Meeting: Rachel Bledi and
Kathleen Donovan

Submitted By: Rachel Bledi

Title: Commissioner of Elections

Phone: 518-487-5070

Purpose of Request: Budget Amendment

Enter text.

CONTRACT TERMS/CONDITIONS:

Party Names and Addresses:

Enter text.

Term: (Start/end date or duration)

Enter text.

Amount/Raise Schedule/Fee:

Enter text.

BUDGET INFORMATION:

Is there a Fiscal Impact:

Yes ☒ No ☐

Anticipated in Budget:

Yes ☐ No ☒

Spreadsheet attached:

Yes ☒ No ☐

Source of Funding – (Percentages)

Federal: Enter text.

County:

Enter text.

State: Enter text.

Local:

Enter text.

County Budget Accounts:

Revenue Account and Line:

Enter text.

Revenue Amount:

Enter text.

Appropriation Account and Line:

A91450 19900 Overtime

Appropriation Amount:

\$60,000

ADDITIONAL INFORMATION:

Mandated Program/Service:

Yes ☐ No ☐

If Mandated, Cite Authority:

Enter text.

Request for Bids / Proposals:

Competitive Bidding Exempt:

Yes ☐ No ☐

of Response(s):

Enter text.

of MWBE:

Enter text.

of Veteran Business:

Enter text.

Bond Resolution No.:

Enter text.

Apprenticeship Program

Yes ☐ No ☐

Previous requests for Identical or Similar Action:

Resolution/Law Number and Date: Enter text.

DESCRIPTION OF REQUEST:

The Board of Elections is seeking a transfer of funds in the amount of \$60,000 to address a deficit on the overtime line. Additional overtime funds are needed for trainers who teach evening inspector classes, along with an increased demand in workload associated with the presidential election.

ACCOUNT NO.		APPROPRIATIONS		RESOLUTION DESCRIPTION	INCREASE	DECREASE	UNIT COST	DEPARTMENT NAME
A9 1450 19975				Election Day Staffing		\$60,000		Board of Elections
A9 1450 19900				Overtime	\$60,000			Board of Elections
TOTAL APPROPRIATIONS					60,000.00	60,000.00		



Albany County Board of Elections

COMMISSIONERS OF ELECTION
Rachel L. Bledi (R)
Kathleen Donovan (D)

260 S. PEARL ST.
ALBANY, NEW YORK 12202
OFFICE HOURS: 8:30 A.M. TO 4:30 P.M.
TELEPHONE: (518) 487-5060
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WWW.ALBANYCOUNTY.COM /VOTE/

MEMO

TO: Joanne Cunningham, Chairwoman of the Legislature
Dennis Feeney, Majority Leader
Frank Mauriello, Minority Leader
Dave Reilly, Commissioner of Management & Budget

FROM: Rachel Bledi, Board of Elections Republican Commissioner
Kathleen Donovan, Board of Elections Democratic Commissioner

RE: Contract extension for Cybersecurity Grant

DATE: 07/18/2024

Please be advised that the Albany County Board of Elections is seeking an extension of its contract with the NYS Board of Elections for an Elections Cybersecurity Remediation Grant, which has been extended from 12/21/2019 to 3/31/2025. The Original amount allocated was \$145,219.85, and only \$38,188.97 remains to be reimbursed.

The Grant is used to reimburse the Board for a remediation strategy developed after undergoing a comprehensive risk assessment of our election infrastructure.

REQUEST FOR LEGISLATIVE ACTION

Contract Extension for Board of Elections

..title

Cybersecurity Remediation Grant

..body

Date:	07/16/2024	Submitted By:	Rachel Bledi
Department:	Board of Elections	Title:	Commissioner of Elections
Attending Meeting:	Rachel Bledi and Kathleen Donovan	Phone:	518-487-5070

Purpose of Request: Contract Authorization Enter text.

CONTRACT TERMS/CONDITIONS:

Party Names and Addresses: NYS Board of Elections
40 N. Pearl St, Suite 5, Albany, NY 12207

Term: (Start/end date or duration)	12/21/2019 to 3/31/2025
Amount/Raise Schedule/Fee:	\$38,188.97

BUDGET INFORMATION:

Is there a Fiscal Impact:	Yes ☒ No ☐
Anticipated in Budget:	Yes ☒ No ☐
Spreadsheet attached:	Yes ☐ No ☒

Source of Funding – (Percentages)

Federal:	0	County:	0
State:	100%	Local:	0 Enter text.

County Budget Accounts:

Revenue Account and Line:	A1450 04342
Revenue Amount:	\$38,188.97
Appropriation Account and Line:	Enter text.
Appropriation Amount:	

ADDITIONAL INFORMATION:

Mandated Program/Service:	Yes ☒ No ☐
If Mandated, Cite Authority:	Election Law
Request for Bids / Proposals:	
Competitive Bidding Exempt:	Yes ☐ No ☐
# of Response(s):	Enter text.
# of MWBE:	Enter text.
# of Veteran Business:	Enter text.
Bond Resolution No.:	Enter text.
Apprenticeship Program	Yes ☐ No ☐

Previous requests for Identical or Similar Action:

Resolution/Law Number and Date: Res. 368 of 2020 Enter text.

DESCRIPTION OF REQUEST:

The Board of Elections is seeking an extension of its contract with the NYS Board of Elections for an Elections Cybersecurity Remediation Grant, which has been extended from 12/21/2019 to 3/31/2025. The Original amount allocated was \$145,219.85, and only \$38,188.97 remains to be reimbursed.

The Grant is used to reimburse the Board for a remediation strategy developed after undergoing a comprehensive risk assessment of our election infrastructure.

Peter S. Kosinski
Co-Chair

Anthony J. Casale
Commissioner

Raymond J. Riley, III
Co-Executive Director



Board of Elections

40 NORTH PEARL STREET, SUITE 5
ALBANY, N.Y. 12207

Phone: 518/474-8100 Fax: 518/486-4068
<http://www.elections.ny.gov>

Henry T. Berger
Co-Chair

Essma Bagnuola
Commissioner

Kristen Zebrowski Stavisky
Co-Executive Director

June 6, 2024

Dear: Albany

Please find enclosed your contract extensions for fiscal year 2024 -- 2025. Please be advised all extensions will now expire March 31, 2025 with the ability to submit claims until June 29, 2025. Your extensions will enable you to submit claims from the original start date of the contract (see page 2 of the extension for specific dates).

Please be advised you have the following remaining grants balances:

Absentee Postage: \$17,429.47

Cybersecurity: \$38,188.97

This packet does not include extensions for HAVA Poll Site Improvement or HAVA Voter Education as we are currently reconciling remaining funds with the Office of General Services. Those extensions will be sent to Counties with remaining funds once confirmed. This packet also does not include new contracts for the three new state grants (Ballot by Mail, E-Poll Book, and 2024 General Election Grants). New contracts will be sent once drafts are approved by OGS.

Return one signed and notarized copy of each extension to:

New York State Board of Elections
Attn: Grants
40 North Pearl Street
Suite 5
Albany NY 12207

Please be advised further we cannot submit your new extension(s) unless we have received your original contract and all extensions for prior fiscal years. If you are missing an original contract or extension(s) we have included them in this packet.

If you have any questions contact the Grants Department at (518) 474-1953 or grants@elections.ny.gov

Thank you,
Grants Team

STATE OF NEW YORK MASTER CONTRACT FOR GRANTS FACE PAGE

STATE AGENCY (Name & Address): New York State Board of Elections 40 North Pearl Street, Suite 5 Albany, NY 12207	BUSINESS UNIT/DEPT. ID: BOE01/1110000 CONTRACT NUMBER: BOE01 - C004232 - 1110000 CONTRACT TYPE: ☐ Multi-Year Agreement ☐ Simplified Renewal Agreement ☒ Fixed Term Agreement
CONTRACTOR SFS PAYEE NAME: Albany County	TRANSACTION TYPE: ☐ New ☐ Renewal ☒ Amendment
CONTRACTOR DOS INCORPORATED NAME: N/A	PROJECT NAME: Elections Cybersecurity Remediation Grant Program
CONTRACTOR IDENTIFICATION NUMBERS: NYS Vendor ID Number: 1000002428 Federal Tax ID Number: 14-6002563 DUNS Number (if applicable):	AGENCY IDENTIFIER: N/A CFDA NUMBER (Federally Funded Grants Only): N/A
CONTRACTOR PRIMARY MAILING ADDRESS: 112 State Street Albany, NY 12207 CONTRACTOR PAYMENT ADDRESS: ☐ Check if same as primary mailing address CONTRACT MAILING ADDRESS: ☐ Check if same as primary mailing address	CONTRACTOR STATUS: ☐ For Profit ☒ Municipality, Code: ☐ Tribal Nation ☐ Individual ☐ Not-for-Profit Charities Registration Number: N/A Exemption Status/Code: N/A ☐ Sectarian Entity

Contract Number: # BOE01 - C004232 - 1110000

Page 1 of 2

Master Grant Contract, Face Page

STATE OF NEW YORK MASTER CONTRACT FOR GRANTS FACE PAGE

CURRENT CONTRACT TERM: From: 12/21/2019 To: 12/31/2021 CURRENT CONTRACT PERIOD: From: 12/21/2019 To: 12/31/2021 AMENDED TERM: From: 12/21/2019 To: 03/31/2025 AMENDED PERIOD: From: 12/21/2019 To: 03/31/2025	CONTRACT FUNDING AMOUNT <i>(Multi-year - enter total projected amount of the contract; Fixed Term/Simplified Renewal - enter current period amount):</i> CURRENT: \$145,219.85 AMENDED: FUNDING SOURCE(S) ☒ State ☐ Federal ☐ Other
---	--

FOR MULTI-YEAR AGREEMENTS ONLY - CONTRACT PERIOD AND FUNDING AMOUNT:
(Out years represent projected funding amounts)

#	CURRENT PERIOD	CURRENT AMOUNT	AMENDED PERIOD	AMENDED AMOUNT
1				
2				
3				
4				
5				

ATTACHMENTS PART OF THIS AGREEMENT:

- | | |
|--|---|
| ☐ Attachment A:

☐ Attachment B:

☐ Attachment C: Work Plan
☐ Attachment D: Payment and Reporting Schedule
☐ Other: | ☐ A-1 Program Specific Terms and Conditions
☐ A-2 Federally Funded Grants

☐ B-1 Expenditure Based Budget
☐ B-2 Performance Based Budget
☐ B-3 Capital Budget
☐ B-1(A) Expenditure Based Budget (Amendment)
☐ B-2(A) Performance Based Budget (Amendment)
☐ B-3(A) Capital Budget (Amendment)

Attachment E: Funding Schedule |
|--|---|

Contract Number: # BOE01 - C004232 - 1110000

Page 2 of 2

Master Grant Contract, Face Page

IN WITNESS THEREOF, the parties hereto have executed or approved this Master Contract on the dates below their signatures.

CONTRACTOR:

Albany County

By: _____

Printed Name

Title: _____

Date: _____

STATE AGENCY: NYS Board of Elections

By: _____

By: _____

Printed Name

Title: _____

Date: _____

STATE OF NEW YORK

County of _____

On the ____ day of _____, _____, before me personally appeared _____, to me known, who being by me duly sworn, did depose and say that he/she resides at _____, that he/she is the _____ of the _____, the contractor described herein which executed the foregoing instrument; and that he/she signed his/her name thereto as authorized by the contractor named on the face page of this Master Contract.

(Notary) _____

ATTORNEY GENERAL'S SIGNATURE

Printed Name

Title: _____

Date: _____

STATE COMPTROLLER'S SIGNATURE

Printed Name

Title: _____

Date: _____

Contract Number: # BOE01 - C004232 - 1110000

Page 1 of 1, Master Contract for Grants Signature Page

RESOLUTION NO. 368

AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION AND AN AGREEMENT WITH THE NEW YORK STATE BOARD OF ELECTIONS FOR THE NEW YORK STATE ELECTIONS CYBERSECURITY REMEDIATION GRANT PROGRAM AND AMENDING THE 2020 BOARD OF ELECTIONS BUDGET

Introduced: 10/13/20

By Audit and Finance Committee:

WHEREAS, The Albany County Commissioners of Election have requested authorization to submit a grant application and enter into an agreement with the New York State Board of Elections for reimbursement funding for the New York State Elections Cybersecurity Remediation Grant Program in an amount not to exceed \$145,220, and

WHEREAS, The Commissioners have indicated that the grant funding would cover qualified expenditures made between December 21, 2019 and December 31, 2021 to help the County improve election security by remediating and mitigating risks identified during a prior risk assessment, and

WHEREAS, The Commissioners are also requesting a budget amendment to incorporate said grant funding, now, therefore be it

RESOLVED, By the Albany County Legislature that the County Executive is authorized to submit a grant application and enter into an agreement with the New York State Board of Elections for reimbursement funding for the New York State Elections Cybersecurity Remediation Grant Program in an amount not to exceed \$145,220, and, be it further

RESOLVED, By the Albany County Legislature that the 2020 Board of Elections budget is amended as follows:

Increase Revenue Account A3342 Cybersecurity Remediation Grant by \$145,220

Increase Appropriation Account A1450.2 by \$108,720 by increasing Line Item A1450 2 2050 Computer Equipment by \$108,720

Increase Appropriation Account A1450.4 by \$36,500 by increasing Line Item A1450 4 4046 Fees for Services by \$36,500

and, be it further



Albany County Board of Elections

COMMISSIONERS OF ELECTION
Rachel L. Bledi (R)
Kathleen Donovan (D)

260 S. PEARL ST.
ALBANY, NEW YORK 12202
OFFICE HOURS: 8:30 A.M. TO 4:30 P.M.
TELEPHONE: (518) 487-5060
FAX: (518) 487-5077
WWW.ALBANYCOUNTY.COM /VOTE/

MEMO

TO: Joanne Cunningham, Chairwoman of the Legislature
Dennis Feeney, Majority Leader
Frank Mauriello, Minority Leader
Dave Reilly, Commissioner of Management & Budget

FROM: Rachel Bledi, Board of Elections Republican Commissioner
Kathleen Donovan, Board of Elections Democratic Commissioner

RE: Contract extension for Pre-Paid Postage Grant

DATE: 07/18/2024

Please be advised that the Albany County Board of Elections is seeking an extension of its contract with the NYS Board of Elections for a Pre-Paid Postage Grant, which has been extended from 1/28/2023 to 3/31/2025. The Original amount allocated was \$130,598.85, and only \$1,197.16 remains to be reimbursed.

The Pre-Paid Postage Grant was used to reimburse the county for costs associated with mailing absentee ballots, including postage, envelopes and ballots. This was previously approved under a different contract period (Res.431 of 2022).

REQUEST FOR LEGISLATIVE ACTION

Contract Extension for Board of Elections

..title

Pre-Paid Postage Grant

..body

Date:	07/16/2024	Submitted By:	Rachel Bledi
Department:	Board of Elections	Title:	Commissioner of Elections
Attending Meeting:	Rachel Bledi and Kathleen Donovan	Phone:	518-487-5070

Purpose of Request: Contract Authorization Enter text.

CONTRACT TERMS/CONDITIONS:

Party Names and Addresses: NYS Board of Elections
40 N. Pearl St, Suite 5, Albany, Ny 12207

Term: (Start/end date or duration)	1/28/2023 to 3/31/2025
Amount/Raise Schedule/Fee:	\$1,197.16

BUDGET INFORMATION:

Is there a Fiscal Impact:	Yes ☒ No ☐
Anticipated in Budget:	Yes ☒ No ☐
Spreadsheet attached:	Yes ☐ No ☒

Source of Funding – (Percentages)

Federal:	0	County:	0
State:	100%	Local:	0 Enter text.

County Budget Accounts:

Revenue Account and Line:	A1450 03041
Revenue Amount:	\$1,197.16
Appropriation Account and Line:	Enter text.
Appropriation Amount:	

ADDITIONAL INFORMATION:

Mandated Program/Service:	Yes ☒ No ☐
If Mandated, Cite Authority:	Election Law
Request for Bids / Proposals:	
Competitive Bidding Exempt:	Yes ☐ No ☐
# of Response(s):	Enter text.
# of MWBE:	Enter text.
# of Veteran Business:	Enter text.
Bond Resolution No.:	Enter text.
Apprenticeship Program	Yes ☐ No ☐

Previous requests for Identical or Similar Action:

Resolution/Law Number and Date: Res. 469 of 2022 Enter text.

DESCRIPTION OF REQUEST:

The Board of Elections is seeking an extension of a contract with the State Board of Elections for a Pre-Paid Postage Grant, which has a remaining fund balance of \$1,197.16. This was previously approved by the County Legislature under a different contract term.

Peter S. Kosinski
Co-Chair

Anthony J. Casale
Commissioner

Raymond J. Riley, III
Co-Executive Director



Board of Elections

40 NORTH PEARL STREET, SUITE 5
ALBANY, N.Y. 12207
Phone: 518/474-8100 Fax: 518/486-4068
<http://www.elections.ny.gov>

Henry T. Berger
Co-Chair

Essma Bagnuola
Commissioner

Kristen Zebrowski Stavisky
Co-Executive Director

June 6, 2024

Dear: Albany

Please find enclosed your contract extensions for fiscal year 2024 – 2025. Please be advised all extensions will now expire March 31, 2025 with the ability to submit claims until June 29, 2025. Your extensions will enable you to submit claims from the original start date of the contract (see page 2 of the extension for specific dates).

Please be advised you have the following remaining grants balances:

Absentee Postage: \$17,429.47
Cybersecurity: \$38,188.97

This packet does not include extensions for HAVA Poll Site Improvement or HAVA Voter Education as we are currently reconciling remaining funds with the Office of General Services. Those extensions will be sent to Counties with remaining funds once confirmed. This packet also does not include new contracts for the three new state grants (Ballot by Mail, E-Poll Book, and 2024 General Election Grants). New contracts will be sent once drafts are approved by OGS.

Return one signed and notarized copy of each extension to:

New York State Board of Elections
Attn: Grants
40 North Pearl Street
Suite 5
Albany NY 12207

Please be advised further we cannot submit your new extension(s) unless we have received your original contract and all extensions for prior fiscal years. If you are missing an original contract or extension(s) we have included them in this packet.

If you have any questions contact the Grants Department at (518) 474-1953 or grants@elections.ny.gov

Thank you,
Grants Team

STATE OF NEW YORK MASTER CONTRACT FOR GRANTS FACE PAGE

STATE AGENCY (Name & Address): New York State Board of Elections 40 North Pearl Street, Suite 5 Albany, NY 12207	BUSINESS UNIT/DEPT. ID: BOE01/1110000 CONTRACT NUMBER: BOE01 - C004569- 1110000 CONTRACT TYPE: ☐ Multi-Year Agreement ☐ Simplified Renewal Agreement ☒ Fixed Term Agreement
CONTRACTOR SFS PAYEE NAME: Albany County	TRANSACTION TYPE: ☐ New ☐ Renewal ☒ Amendment
CONTRACTOR DOS INCORPORATED NAME: N/A	PROJECT NAME: Absentee Ballot Pre-Paid Postage Grant Program 2023
CONTRACTOR IDENTIFICATION NUMBERS: NYS Vendor ID Number:1000002428 Federal Tax ID Number: 14-6002563 DUNS Number (if applicable):	AGENCY IDENTIFIER: N/A CFDA NUMBER (Federally Funded Grants Only): N/A
CONTRACTOR PRIMARY MAILING ADDRESS: 260 South Pearl Street Albany NY 12202 CONTRACTOR PAYMENT ADDRESS: ☐ Check if same as primary mailing address CONTRACT MAILING ADDRESS: ☐ Check if same as primary mailing address	CONTRACTOR STATUS: ☐ For Profit ☒ Municipality, Code: ☐ Tribal Nation ☐ Individual ☐ Not-for-Profit Charities Registration Number: N/A Exemption Status/Code: N/A ☐ Sectarian Entity

Contract Number: # BOE01 - C004569- 1110000

Page 1 of 2

Master Grant Contract, Face Page

STATE OF NEW YORK MASTER CONTRACT FOR GRANTS FACE PAGE

CURRENT CONTRACT TERM:

From: 01/28/2023 To: 03/31/2024

CURRENT CONTRACT PERIOD:

From: 01/28/2023 To: 03/31/2024

AMENDED TERM:

From: 01/28/2023 To: 03/31/2025

AMENDED PERIOD:

From: 01/28/2023 To: 03/31/2025

CONTRACT FUNDING AMOUNT

(*Multi-year* - enter total projected amount of the contract; *Fixed Term/Simplified Renewal* - enter current period amount):

CURRENT: \$130,598.85

AMENDED:

FUNDING SOURCE(S)

- ☒ State
☐ Federal
☐ Other

FOR MULTI-YEAR AGREEMENTS ONLY - CONTRACT PERIOD AND FUNDING AMOUNT:

(Out years represent projected funding amounts)

#	CURRENT PERIOD	CURRENT AMOUNT	AMENDED PERIOD	AMENDED AMOUNT
1				
2				
3				
4				
5				

ATTACHMENTS PART OF THIS AGREEMENT:

- ☐ Attachment A:
- ☐ A-1 Program Specific Terms and Conditions
 - ☐ A-2 Federally Funded Grants
- ☐ Attachment B:
- ☐ B-1 Expenditure Based Budget
 - ☐ B-2 Performance Based Budget
 - ☐ B-3 Capital Budget
 - ☐ B-1(A) Expenditure Based Budget (Amendment)
 - ☐ B-2(A) Performance Based Budget (Amendment)
 - ☐ B-3(A) Capital Budget (Amendment)
- ☐ Attachment C: Work Plan
- ☐ Attachment D: Payment and Reporting Schedule
- ☐ Other:
- Attachment E: Funding Schedule

Contract Number: # BOE01 - C004569- 1110000

Page 2 of 2

Master Grant Contract, Face Page

IN WITNESS THEREOF, the parties hereto have executed or approved this Master Contract on the dates below their signatures.

CONTRACTOR:

Albany County

By: _____

Printed Name

Title: _____

Date: _____

STATE AGENCY:

NYS Board of Elections

By: _____

Printed Name

Title: _____

Date: _____

STATE OF NEW YORK

County of _____

On the ____ day of _____, _____, before me personally appeared _____, to me known, who being by me duly sworn, did depose and say that he/she resides at _____, that he/she is the _____ of the _____, the contractor described herein which executed the foregoing instrument; and that he/she signed his/her name thereto as authorized by the contractor named on the face page of this Master Contract.

(Notary) _____

ATTORNEY GENERAL'S SIGNATURE

STATE COMPTROLLER'S SIGNATURE

Printed Name

Printed Name

Title: _____

Title: _____

Date: _____

Date: _____



DANIEL P. MCCOY
COUNTY EXECUTIVE

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

MICHAEL P. McLAUGHLIN, JR.
DEPUTY COUNTY EXECUTIVE

August 5th, 2024

Honorable Joanne Cunningham
Chair, Albany County Legislature
112 State St. Rm. 710
Albany, NY 12207

Dear Chairwoman Cunningham,

Legislative authorization is requested to convey the property located at 8 Colby Street in the City of Albany to an adjacent property owner.

Willard Wakefield has offered \$1,500.00 for the purchase of the property. He is an adjacent property owner and this purchase is in accordance with the *Albany County Disposition Plan*.

Mr. Wakefield indicates that he is an active member of the community and will purchase the property to clean up garbage and debris and develop it for off-street parking opportunities.

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

Sincerely,

Daniel P. McCoy
Albany County Executive

cc: Hon. Dennis Feeney, Majority Leader
Hon. Frank Mauriello, Minority Leader
Rebekah Kennedy, Majority Counsel
Arnis Zilgme, Minority Counsel



County of Albany

Harold L. Joyce
Albany County Office
Building
112 State Street - Albany,
NY 12207

Legislation Text

File #: TMP-5760, **Version:** 1

REQUEST FOR LEGISLATIVE ACTION

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

Authorizing the Conveyance of Real Property in the City of Albany Located at 8 Colby Street

Date: 8/5/2024

Department: CEO

Attending Meeting: Patrick Curran

Submitted By: Patrick Curran

Title: Policy Analyst

Phone: 518-447-5639

Purpose of Request: Property Conveyance Enter text.

CONTRACT TERMS/CONDITIONS:

Party Names and Addresses:

Enter text.

Term: (Start/end date or duration)

Enter text.

Amount/Raise Schedule/Fee:

Enter text.

BUDGET INFORMATION:

Is there a Fiscal Impact:

Yes ☒ No ☐

Anticipated in Budget:

Yes ☒ No ☐

Spreadsheet attached:

Yes ☐ No ☒

Source of Funding - (Percentages)

Federal: Enter text. County:

Enter text.

State: Enter text. Local:

Enter text.

County Budget Accounts:

Revenue Account and Line:

A1310.01051

Revenue Amount:

\$1500.00

Appropriation Account and Line:

Enter text.

Appropriation Amount:

Enter text.

ADDITIONAL INFORMATION:

Mandated Program/Service:

Yes ☐ No ☒

If Mandated, Cite Authority:

Enter text.

Request for Bids / Proposals:

Competitive Bidding Exempt:	Yes ☒ No ☐
# of Response(s):	Enter text.
# of MWBE:	Enter text.
# of Veteran Business:	Enter text.
Bond Resolution No.:	Enter text.
Apprenticeship Program	Yes ☐ No ☒

Previous requests for Identical or Similar Action:

Resolution/Law Number and Date: Enter text.

DESCRIPTION OF REQUEST: (state briefly why legislative action is requested)

The County Executive's Office is requesting Legislative authorization of a resolution to convey the property located at 8 Colby Street in the City of Albany to an adjacent property owner. Willard Wakefield has offered \$1500.00 for purchase of the property.

Mr. Wakefield indicates that he is an active member of the community, will clean the area of garbage and debris, and intends to use the area for off-street parking.

As part of this sale, Mr. Wakefield will be subject to all closing costs.

Willard Wakefield, Jr.
12 Colby Street
Albany, NY 12206

July 5, 2023

Dear Albany County,

I am writing again to express my interest in purchasing the property at 8 Colby Street, Albany, NY. I am a Colby Street homeowner for close to 30 years as well as a lifetime Albany County resident. I own the property at 12 Colby. I am an invested and active member of my community. I believe as a property owner in the county of Albany I contribute to the counties sustainability as well as to the counties ability to thrive.

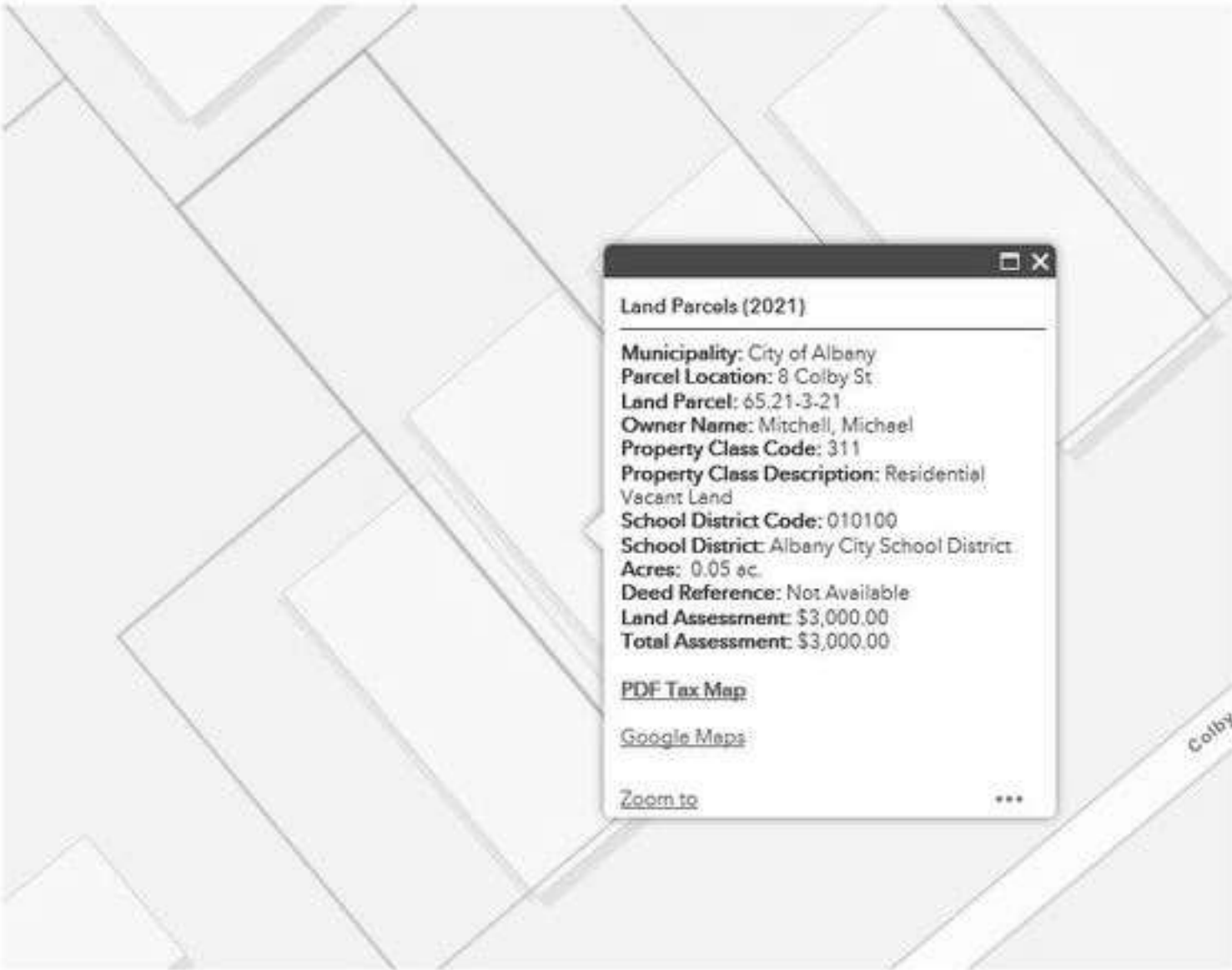
If available for purchase I am prepared to offer up to \$1500.00 for the lot. I will clean the area of its garbage and miscellaneous debris and research the possibilities for use as a parking area as it is in close proximity to my home. This will free up space on a very tight block as it pertains to vehicles. Or the possibilities of replacing the building that was torn down.

Additionally, as I am not familiar with the procedure to purchase the lot at 8 Colby Street, I am requesting information on the steps that are needed to proceed. If your office is not the correct office for this inquiry please notify me of the correct point of contact and office.

Thank you in advance for your time and assistance in this matter. I may be reached at 518-221-0778.

Sincerely,

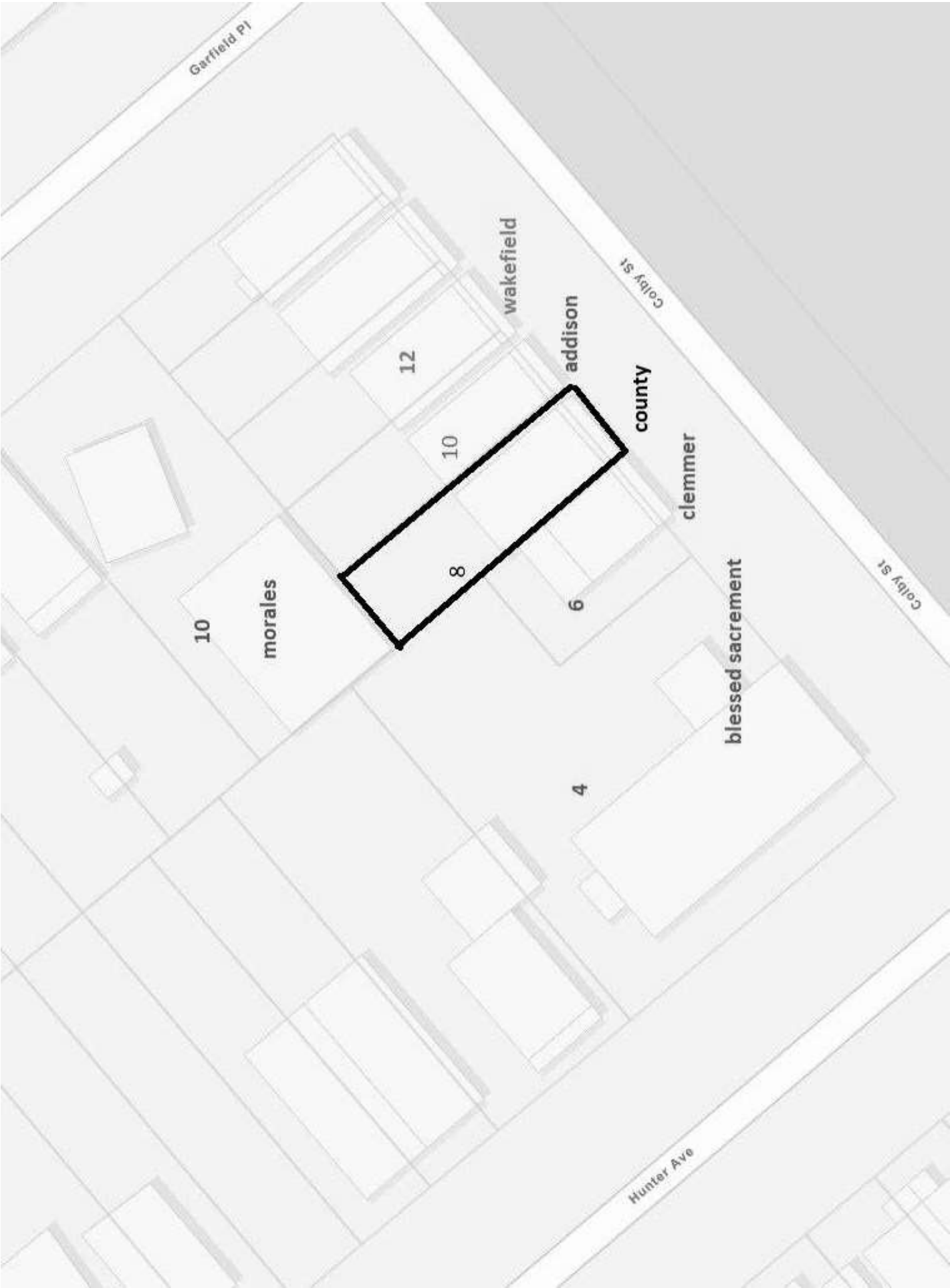
Willard Wakefield, Jr.



The image shows a map of land parcels with a pop-up window titled "Land Parcels (2021)". The window contains the following information:

Municipality: City of Albany
Parcel Location: 8 Colby St.
Land Parcel: 65.21-3-21
Owner Name: Mitchell, Michael
Property Class Code: 311
Property Class Description: Residential
Vacant Land
School District Code: 010100
School District: Albany City School District
Acres: 0.05 ac.
Deed Reference: Not Available
Land Assessment: \$3,000.00
Total Assessment: \$3,000.00

Below the text, there are three links: [PDF Tax Map](#), [Google Maps](#), and [Zoom to](#). A three-dot menu icon is located at the bottom right of the window.



Non Interest In 8 Colby Street Albany NY

I Rev. Daniel Quinn who owns property at 4
(Blessed Sacrement Representative)
Colby Street are not interested in acquiring 8 Colby Street
located in the City of Albany.

Rev. Daniel Quinn
Signature

16 / Apr / 2024
Date

I Ericka Quinones (Clemmer) who owns property at
6 Colby Street are not interested in acquiring 8 Colby Street
located in the City of Albany.

Ericka Quinones
Signature

4 / 12 / 24
Date

I Dorothy Addison (Addison) who owns property at 10
Colby Street are not interested in acquiring 8 Colby Street
located in the City of Albany.

Dorothy Addison
Signature

4 / 16 / 24
Date

I _____ (Morales) who owns property at 10
Garfield Pl are not interested in acquiring 8 Colby Street located
in the City of Albany.

Signature

Date

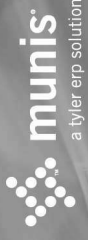
Non Interest In 8 Colby Street Albany NY

I A. Morales (Morales) who owns property at 10 Garfield Pl are not interested in acquiring 8 Colby Street located in the City of Albany.

A. Morales
Signature *te Rant*

4/4/24
Date

COUNTY OF ALBANY



COUNTY PROPERTY HISTORY REPORT

TOWN: ALL TOWNS

STATUS: A AS OF: 06/26/2024

PARCEL ID: 06502100030210000000
ASSESSED OWNER: T
PROP ACQUIRED DATE: 06/23/2023
STAT: A
LIEN YR: 2015 LIEN REF: 2561
LIEN YR: 2015 LIEN REF: 2561
AMOUNT: .00
CLASS: 220
BOOK/PAGE: 05418-16-000326
ASSESSED OWNER: MITCHELL MICHAEL
LOC:
ASSOC PARCEL(S):

REAS: NO: .00
DATE: AMT:

PEND DT: DEED DT:

TAX YEAR	PAY TYP	REFERENCE	TRN TYP	TRN DATE	TRN #	RECPT DATE	RECPT #	AMOUNT
2015	D	05418-16-000326	E	06/23/2023		06/23/2023		1,484.59
2015	TAXP		E	05/09/2024	MU333879	05/09/2024		1,484.20
2016	TAXP		E	05/09/2024	MU333880	05/09/2024		1,014.28
2016	TAXP		E	05/09/2024	MU333881	05/09/2024		694.40
2017	TAXP		E	05/09/2024	MU333882	05/09/2024		649.83
2017	TAXP		E	05/09/2024	MU333883	05/09/2024		877.66
2018	TAXP		E	05/09/2024	MU333884	05/09/2024		52,172.11
2018	TAXP		E	05/09/2024	MU333885	05/09/2024		78.88
2019	TAXP		E	05/09/2024	MU333870	05/09/2024		69.20
2019	TAXP		E	05/09/2024	MU333871	05/09/2024		398.20
2020	TAXP		E	05/09/2024	MU333872	05/09/2024		70.56
2020	TAXP		E	05/09/2024	MU333873	05/09/2024		182.26
2021	TAXP		E	05/09/2024	MU333874	05/09/2024		70.64
2021	TAXP		E	05/09/2024	MU333875	05/09/2024		176.66
2022	TAXP		E	05/09/2024	MU333876	05/09/2024		70.90
2022	TAXP		E	05/09/2024	MU333877	05/09/2024		44.72
2023	TAXP		E	05/09/2024	MU333878	05/09/2024		344.57

TOTAL COUNTY INVESTMENT: 59,883.66



DEPARTMENT OF MANGEMENT AND BUDGET

Purchaser Review

PROPERTY INFORMATION

Municipality — City of Albany

Address of Properties —8 Colby Street

Tax Map Number-65.21-3-21

Property Description- Residential Vacant Land

PROSPECTIVE BUYER NAME AND PROPERTIES OWNED BY PROSPECTIVE BUYER

Purchasers-Willard Wakefield, Jr

City of Albany-12 Colby Street

CODE ENFORCEMENT INFORMATION

There are no outstanding violations-Verified Albany Citizens Self Portal 7/8/2024

DELINQUENT TAX INFORMATION

No delinquent taxes-Verified with Albany County Tax Records Supervisor 7/8/2024

COUNTY FORECLOSURE INFORMATION

NA

Signed- ¹

ANTHONY DILELLA

Property Manager

DATE---JULY 8, 2024





DANIEL P. MCCOY
COUNTY EXECUTIVE

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

MICHAEL P. McLAUGHLIN, JR.
DEPUTY COUNTY EXECUTIVE

July 10th, 2024

Hon. Joanne Cunningham, Chairwoman
Albany County Legislature
112 State Street, Rm. 710
Albany, NY 12207

Dear Chairwoman Cunningham

Pursuant to the *Albany County Disposition Plan* adopted per ABL Resolution # 29 of 2019, Legislative authorization and approval is being sought to sell using a public bidding process and convey the tax foreclosed property located at 1579 Central Avenue in the Village of Colonie/Town of Colonie.

In this regard, the Department of Management and Budget conducted an online bidding process through the county website from the period beginning March 4, 2024 and ending April 3, 2024 at noon. This site allowed prospective bidders to view property information and were given the ability to place a bid online for this property. There were a total of three individual bidders for this property.

Legislative authorization is requested to approve the conveyance of 1579 Central Avenue to Luizzi Companies, the highest bidder for this property, for \$560,000. The submission made by Luizzi Companies was evaluated as a description of how their ownership would best meet the plan to remediate the property which intern benefits the community.

Luizzi Companies has requested that the deed of sale be drawn in the name of their newly formed LLC, LSDG LLC.

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

Sincerely Yours,

Daniel P. McCoy
Albany County Executive

cc: Hon. Dennis Feeney, Majority Leader
Hon. Frank Mauriello, Minority Leader
Rebekah Kennedy, Majority Counsel
Arnis Zilgme, Minority Counsel



County of Albany

Harold L. Joyce
Albany County Office
Building
112 State Street - Albany,
NY 12207

Legislation Text

File #: TMP-5695, **Version:** 1

REQUEST FOR LEGISLATIVE ACTION

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

Requesting the Authorization to Convey Tax Foreclosed property located in the Town/Village of Colonie 1579 Central Avenue..

body

Date: 7/9/24
Department: CEO
Attending Meeting: Patrick Curran
Submitted By: Patrick Curran
Title: Policy Analyst
Phone: 518-447-5639

Purpose of Request: Property Conveyance Enter text.

CONTRACT TERMS/CONDITIONS:

Party Names and Addresses:
Enter text.

Term: (Start/end date or duration) Enter text.
Amount/Raise Schedule/Fee: Enter text.

BUDGET INFORMATION:

Is there a Fiscal Impact: Yes ☒ No ☐
Anticipated in Budget: Yes ☒ No ☐
Spreadsheet attached: Yes ☐ No ☒

Source of Funding - (Percentages)

Federal: Enter text. County: Enter text.
State: Enter text. Local: Enter text.

County Budget Accounts:

Revenue Account and Line: A1310.01051
Revenue Amount: \$560,000.00
Appropriation Account and Line: Enter text.
Appropriation Amount: Enter text.

ADDITIONAL INFORMATION:

Mandated Program/Service: Yes ☐ No ☒

If Mandated, Cite Authority:	Enter text.
Request for Bids / Proposals:	
Competitive Bidding Exempt:	Yes ☐ No ☒
# of Response(s):	3
# of MWBE:	Enter text.
# of Veteran Business:	Enter text.
Bond Resolution No.:	Enter text.
Apprenticeship Program	Yes ☐ No ☒

Previous requests for Identical or Similar Action:

Resolution/Law Number and Date: Enter text.

DESCRIPTION OF REQUEST: (state briefly why legislative action is requested)

Legislative approval and authorization is being sought to sell using a public bidding process and convey the tax foreclosed property located at 1579 Central Avenue in the Village of Colonie/Town of Colonie. Tax Map No. 41.8-6-41 for economic development purposes pursuant to Paragraph A of the Section of the Albany County Disposition Plan "Properties which will be discretionally conveyed by the County to individuals or entities for economic development purposes".

Authorization is requested to convey 1579 Central Avenue, Tax Map No. 41.8-6-41 to Luizzi Companies for \$560,000. Luizzi Companies was evaluated as the bidder whose submission meets best the plan to remediate the property which intern benefits the community.

Luizzi Companies has placed the required deposit of \$ 112,000.00 with the Albany County Division of Finance.

Luizzi Companies has requested the deed for this property be drawn in the name of their newly formed LLC , LSDG LLC .

As part of this sale, any current year real estate taxes owed or paid by Albany County, which include, Property, Village or School Taxes will be prorated at the closing with a share being the responsibility of the selected bidder. All past due water bills not in the collection process of the Albany County Division of Finance at the scheduled date of closing are the responsibility of the selected bidder to pay. All municipal charges or fees not in the collection process of the Albany County Division of Finance at the scheduled date of closing are the responsibility of the selected bidder to pay. All closing costs will be the responsibility of the selected bidder.



STATE OF NEW YORK
DEPARTMENT OF STATE

I hereby certify that the annexed copy for LSDG LLC, File Number 240405000910 has been compared with the original document in the custody of the Secretary of State and that the same is true copy of said original.



WITNESS my hand and official seal of the
Department of State, at the City of Albany,
on April 05, 2024.

Brendan C. Hughes

Brendan C. Hughes
Executive Deputy Secretary of State

**ARTICLES OF ORGANIZATION
OF
LSDG LLC
Under Section 203 of the Limited Liability Company Law**

- FIRST: The Name of the limited liability company is: **LSDG LLC**
- SECOND: To engage in any lawful act or activity within the purposes for which limited liability companies may be organized pursuant to Limited Liability Company Law provided that the limited liability company is not formed to engage in any act or activity requiring the consent or approval of any state official, department, board, agency, or other body without such consent or approval first being obtained.
- THIRD: The county, within this state, in which the office of the limited liability company is to be located is **ALBANY**
- FOURTH: The Secretary of State is designated as agent of the limited liability company upon whom process against the limited liability company may be served. The post office address to which the Secretary of State shall mail a copy of any process against the limited liability company served upon the Secretary of State by personal delivery is:
PETER JUNIOR LUIZZI, JR.
857 1ST STREET
WATERVLIET, NY 12189
- FIFTH: The limited liability company is to be managed by: **One or more members**
- SIXTH: The existence of the limited liability company shall begin **upon filing of these Articles of Organization with the Department of State.**
- SEVENTH: The limited liability company shall have a perpetual existence.
- EIGHTH: The limited liability company shall defend, indemnify and hold harmless all members, managers, and former members and managers of the limited liability company against expenses (including attorney's fees, judgments, fines, and amounts paid in settlement) incurred in connection with any claims, causes of action, demands, damages, liabilities of the limited liability company, and any pending or threatened action, suit, or proceeding. Such indemnification shall be made to the fullest extent permitted by the laws of the State of New York, provided that such acts or omissions which gives rise to the cause of action or

proceedings occurred while the Member or Manager was in performance of his or her duties for the limited liability company and was not as a result of his or her fraud, gross negligence, willful misconduct or a wrongful taking. The indemnification provided herein shall inure to the benefit of successors, assigns, heirs, executors, and the administrators of any such person.

I certify that I have read the above statements, I am authorized to sign these Articles of Organization, that the above statements are true and correct to the best of my knowledge and belief and that my signature typed below constitutes my signature.

PETER JUNIOR LUIZZI, JR. (Signature)

PETER JUNIOR LUIZZI, JR., ORGANIZER
857 1ST STREET
WATERVLIET, NY 12189

Filed by:

PETER JUNIOR LUIZZI, JR.
857 1ST STREET
WATERVLIET, NY 12189



ARMSTRONG APPRAISALS, LLC

APPRAISAL REPORT

FORMER MOTEL PROPERTY

LOCATED AT

1579 CENTRAL AVENUE
VILLAGE OF COLONIE, NEW YORK 12205
ALBANY COUNTY
SBL: 41.8-6-41

SUBMITTED TO

ANTHONY DILELLA
PROPERTY MANAGER
ALBANY COUNTY DEPARTMENT OF LAW
112 STATE STREET
ROOM 600
ALBANY, NEW YORK 12207

DATE OF VALUATION

OCTOBER 6, 2022

DATE OF INSPECTION

OCTOBER 6, 2022

DATE OF PREPARATION

NOVEMBER 1, 2022

PREPARED BY

DAVID FONTANA
ARMSTRONG APPRAISALS, LLC
P.O. BOX 5016
CLIFTON PARK, NEW YORK 12065

ARMSTRONG APPRAISALS, LLC

P.O. Box 5016 | CLIFTON PARK, NY 12065 | P: 888-788-3141 | F: 866-782-7140

WWW.ARMSTRONGAPPRAISALS.COM

November 1, 2022

Anthony DiLella
Property Manager
Albany County Department of Law
112 State Street
Room 600
Albany, New York 12207

RE: Real Estate Appraisal of the
Former Motel
1579 Central Avenue
Colonie, New York 12205
Armstrong Reference No.: C22-726

Dear Mr. DiLella,

At your request, the following appraisal report has been prepared for the purpose of establishing the "as is" value of the fee simple interest in the above referenced property. The client for the assignment is Albany County and the intended use is for a potential selling decision. The effective date of the "as is" value is October 6, 2022, which is the date of the property inspection.

The Subject is a 10,347 square foot former motel built in 1985 situated on a 1.70 acre site at 1579 Central Avenue, Colonie, New York. The parcels' border fronting Central Avenue, Parkwood Drive and Forest Drive consists of 104.37, 160.00 and 257.42 feet of road frontage, respectively. The Subject is further identified as tax parcel 41.8-6-41 and is more fully described within the enclosed report.

The report is communicated as full appraisal prepared according to Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP), 2020-2021 Edition. It contains all of the analysis and approaches to value that are required to appropriately analyze a property of this complexity. The value conclusions reflect all known information about the Subject, market conditions, and available data.

The value reported is qualified by certain definitions, assumptions and limiting conditions, and certifications that are set forth in the attached report.

Based on the valuation analysis in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed in the report, my opinion of the Subject's market value is:

MARKET VALUE CONCLUSION

<u>Appraisal Premise</u>	<u>Interest Appraised</u>	<u>Date of Value</u>	<u>Estimated Value</u>
As Is Value	Fee simple	October 6, 2022	\$360,000**

***The value estimate of \$410,000 for the subject property as vacant is reduced by \$50,000 to raze the existing structure.

Thank you for your confidence in our services. If you have any questions or comments, call at your convenience.

Respectively Submitted,



David Fontana
Armstrong Appraisals, LLC
Certified Real Estate Appraiser
New York: 46000026870

dfontana@armstrongappraisals.com

EXTRAORDINARY ASSUMPTIONS

Extraordinary Assumption is defined in the 2020-2021 Uniform Standards of Professional Appraisal Practice as "an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends, or about the integrity of data used in an analysis."

Extraordinary Assumptions utilized in this Appraisal:

This report includes no extraordinary assumptions.

HYPOTHETICAL CONDITIONS

Hypothetical Condition is defined in the 2020-2021 Uniform Standards of Professional Appraisal Practice as "a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of assignment results but is used for the purpose of analysis. Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends, or about the integrity of data used in the analysis."

Hypothetical Conditions utilized in this Appraisal:

This report includes no hypothetical conditions.

Please note, the global outbreak of a novel coronavirus known as "COVID-19" was officially declared a pandemic by the World Health Organization on March 11, 2020, well before the effective date of value. The reader is cautioned and reminded that the conclusions presented in this report apply only as of the effective date of value, October 6, 2022.

CERTIFICATION

I, David Fontana, certify that to the best of my knowledge and belief:

The statements of fact contained in the accompanying report are to the best of my knowledge true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, unbiased professional analyses, opinions, and conclusions.

I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute on in conformity with the 2020-2021 Edition of the Uniform Standards of Professional Appraisal Practice.

I have not previously appraised the property that is the subject of this assignment within the 3 year period immediately preceding acceptance of this appraisal assignment.

All statements and information in the report are true and correct and that no information has knowingly been withheld.

The use of this report is subject to the requirements of The Appraisal Institute relating to review by its duly authorized representatives.

David Fontana have made an inspection of the subject and prepared the report. No one, other than those so named in the certification page herein, provided significant appraisal assistance to the undersigned with preparation of this report.

November 1, 2022



David Fontana
Armstrong Appraisals, LLC
Certified Real Estate Appraiser
New York: 46000026870
dfontana@armstrongappraisals.com

ASSUMPTIONS & LIMITING CONDITIONS

- 1) Appraisals are performed and written reports are prepared in accordance with the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation and with the Appraisal Institute's Standards of Professional Appraisal Practice and Code of Professional Ethics.
- 2) Unless specifically stated, the value conclusion(s) contained in the Appraisal applies to the real estate only and does not include personal property, machinery and equipment, trade fixtures, business value, goodwill or other non-realty items. The Appraisal report covering the subject is limited to surface rights only and does not include any inherent subsurface or mineral rights. Income tax considerations have not been included or valued unless so specified in the Appraisal. We make no representations as to the value change that may be attributed to such considerations.
- 3) The legal description used in this report is assumed to be correct and we have made no survey of the property. We assume there are no hidden or unapparent conditions of the property, subsoil or structures that would render it more or less valuable.
- 4) No opinion is rendered as to the property title, which is assumed to be good and marketable. Unless otherwise stated, no consideration is given to liens or encumbrances against the property. Sketches, maps, photos or other graphic aids included in the Appraisal reports are intended to assist the reader in ready identification and visualization of the property and are not intended for technical purposes.
- 5) It is assumed that legal, engineering or other professional advice, as may be required, has been or will be obtained from professional sources and that the appraisal report will not be used for guidance in legal or technical matters such as, but not limited to, the existence of encroachments, easements or other discrepancies affecting the legal description of the property. It is assumed that there are no concealed or dubious conditions of the subsoil or subsurface waters including water table and flood plain, unless otherwise noted. We further assume there are no regulations of any government entity to control or restrict the use of the property unless specifically referred to in the report. It is assumed that the property will not operate in violation of any applicable government regulations, codes, ordinances or statutes.
- 6) This report is not intended to be an engineering report. We are not qualified as structural or environmental engineers; therefore we are not qualified to judge the structural or environmental integrity of the improvements, if any. Consequently, no warranty or representations are made nor any liability assumed for the structural soundness, quality, adequacy or capacities of said improvements and utility services, including the construction materials, particularly the roof, foundations and equipment, including the HVAC systems, if applicable. Should there be any question concerning same, it is strongly recommended that an engineering, construction and/or environmental inspection be obtained. The value estimate(s) stated in this Appraisal, unless noted otherwise, is predicated on the assumptions that all improvements, equipment and building services, if any, are structurally sound and suffer no concealed or latent defects or inadequacies other than those noted in the Appraisal. We will call to your attention any apparent defects or material adverse conditions which come to our attention.
- 7) In the absence of competent technical advice to the contrary, it is assumed that the property being appraised is not adversely affected by concealed or unapparent hazards such as, but not limited to asbestos, hazardous or contaminated substances, toxic waste or radioactivity.
- 8) Information furnished by others is presumed to be reliable and where so specified in the report, has been verified; but no responsibility, whether legal or otherwise, is assumed for its accuracy, and it cannot be guaranteed as being certain. No single item of information was completely relied upon to the exclusion of other information.

- 9) Appraisal reports may contain estimates of future financial performance, estimates or opinions that represent the appraiser's view of reasonable expectations at a particular point in time, but such information, estimates or opinions are not offered as predictions or as assurances that a particular level of income or profit will be achieved, that events will occur or that a particular price will be offered or accepted. Actual results achieved during the period covered by our prospective financial analyses will vary from those described in our report, and the variations may be material.
- 10) Any proposed construction referred to in the Appraisal is assumed to be completed within a reasonable time and in a workmanlike manner according to and exceeding current accepted standards of design and methods of construction.
- 11) Any inaccessible portions of the property or improvements not inspected are assumed to be as reported or similar to the areas that are inspected.
- 12) It should be specifically noted by any prospective mortgagee that the appraisal assumes that the property will be competently managed, leased and maintained by financially sound owners over the expected period of ownership. This appraisal engagement does not entail an evaluation of management's or owner's effectiveness, nor are we responsible for future marketing efforts and other management or ownership actions upon which actual results will depend.
- 13) The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property.
- 14) The report, the final estimate of value and estimates of future financial performance are intended for the information of the person or persons to whom they are addressed, solely for the purposes stated therein and should not be relied upon for any other purpose. The addressee shall not distribute the report to third parties without prior permission of Armstrong Appraisal LLC. Before such permission shall be provided, the third party shall agree to hold Armstrong Appraisals LLC harmless relative to their use of the report. Neither our report, nor its contents, nor any reference to the appraisers or Armstrong Appraisals LLC, may be included or quoted in any offering circular or registration statement, prospectus, sales brochures, other appraisal, loan or other agreement or document without our prior written permission. Permission will be granted only upon meeting certain conditions. Generally, Armstrong Appraisals LLC will not agree to the use of its name as a "named expert" within the meaning of the Securities Act of 1933 and the Securities Act of 1934.
- 15) The valuation applies only to the property described and for the purpose so stated and should not be used for any other purpose. Possession of the report, or copy thereof, does not carry with it the right of publication. Any allocation of the total price between land and the improvements as shown is invalidated if used separately or in conjunction with any other report.
- 16) Neither the report nor any portion thereof (especially any conclusions as to value, the identity of the appraisers or Armstrong Appraisals LLC, or any reference to the Appraisal Institute or other recognized appraisal organization or the designations they confer) shall be disseminated to the public through public relations.
- 17) Media, news media, advertising media, sales media or any other public means of communication without the prior written consent and approval of the appraisers and Armstrong Appraisals LLC is not acceptable. The date(s) of the valuation to which the value estimate conclusions apply is set forth in the letter of transmittal and within the body of the report. The value is based on the purchasing power of the United States dollar as of that date.
- 18) Acceptance of and/or use of this report constitutes acceptance of all Standard Conditions.

- 19) Appraisal assignments are accepted with the understanding that there is no obligation to furnish services after completion of the original assignment. If the need for subsequent service related to an appraisal assignment (e.g., testimony, updates, conferences, reprint or copy service) is contemplated, special arrangements acceptable to Armstrong Appraisals LLC must be made in advance.
- 20) Unless otherwise stated, no effort has been made to determine the possible effect, if any, on the subject property of energy shortage or future federal, state or local legislation, including any environmental or ecological matters or interpretations thereof.
- 21) We take no responsibility for any events, conditions or circumstances affecting the subject property or its value, that take place subsequent to either the effective date of value cited in the Appraisal or the date of our field inspection, whichever occurs first.
- 22) This engagement may be terminated whether by client or Armstrong Appraisals LLC at any time upon written notice to that effect to the other parties, it being understood that, unless Armstrong Appraisals LLC shall unilaterally terminate the engagement without the client's consent and without reasonable cause, the provisions related to the payment of fees and expenses through the date of termination will survive any termination and it being further understood that the indemnification and hold harmless provisions shall survive any termination thereof, whether or not such termination is unilateral.

EXECUTIVE SUMMARY

Property Identification

Owner(s)	Maha Laxmi Corp.
Property Address	1579 Central Avenue, Albany, NY 12205
Assessor's Parcel Number(s)	41.8-6-41
Purpose of the Appraisal	To estimate the market value of the fee simple interest in the Subject property as of the date of valuation.

Site & Improvement Identification

Property Class	Motel
Site Size	1.70 acres
Shape	Irregular
Topography	Level
Wetlands	None
Flood Zone:	
Flood Panel Number	36001C0179D
Date	March 16, 2015
Risk Rating	X
Building Size	10,347 sq.ft.
Number of Units	60
Condition	Poor
Quality	Poor
Estimated Remaining Economic Useful Life (Effective Age)	50 years

Additional Information

Intended Users	Client and their representatives
Zoning	Commercial A District
Highest and Best Use	
As Vacant	Commercial Development
As Improved	Allowable uses under current zoning
Exposure/Marketing Time	Up to 12 months

Valuation Summary

Interest Appraised	Fee simple
Date of Valuation	October 6, 2022
Date of Inspection	October 6, 2022
Date of Report	November 1, 2022
Cost Approach	N/A
Sales Comparison Approach	\$410,000
Income Approach	N/A

Market Value Conclusion

As Is Value	\$410,000
Less	\$50,000 (Demolition/Removal Estimate)
Final Value	\$360,000

GENERAL INFORMATION

OWNERSHIP HISTORY

Standards Rule 1-5(b) of the *Uniform Standards of Professional Appraisal Practice* requires that a three-year sales history of the Subject property be included in the report for all residential and non-residential real estate. Title for the Subject is currently vested in the name of Maha Laxmi Corp. The Subject last transferred on August 5, 1997 from A.C.R. Ventures, Inc. for an undisclosed amount. This deed located at the Albany County Clerk's Office in book 2584 page 894.

IDENTIFICATION OF SUBJECT PROPERTY

The Subject is a 10,347 square foot former motel built in 1985 situated on a 1.70 acre site at 1579 Central Avenue, Colonie, New York. The parcels' border fronting Central Avenue, Parkwood Drive and Forest Drive consists of 104.37, 160.00 and 257.42 feet of road frontage, respectively. The Subject is further identified as tax parcel 41.8-6-41.

INTENDED USE/USER OF THE APPRAISAL

Based on the instructions by the client, the intended use of this appraisal is to render an opinion of the market value of the fee simple estate for a potential selling decision. The client and intended users include representatives of Albany County and no other users are intended, unless specifically indicated in this report.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal assignment is to provide a supportable opinion of the market value of the fee simple interest in the Subject property.

EFFECTIVE DATE OF THE APPRAISAL/DATE OF REPORT

On October 6, 2022, David Fontana inspected and photographed the Subject. The "as is" date of the appraisal is the same as the inspection date and the date of the report is November 1, 2022 which was written by David Fontana.

MARKET VALUE DEFINITION

The client agreed to the following definition of market value:

The most probable price that the specified property interest should sell for in a competitive market after a reasonable exposure time, as of a specified date, in cash, or in terms equivalent to cash, under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, for self-interest, and assuming that neither is under duress. Implicit in this definition is the consummation of a sale as of a specific date and the passing of title from seller to buyer under conditions whereby:

- *Buyer and seller are typically motivated;*
- *Both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest;*
- *A reasonable time is allowed for exposure in the open market;*
- *Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*
- *The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.*

PROPERTY RIGHTS APPRAISED

The property rights appraised consist of the fee simple interest in the Subject property based on the following definition:

Fee simple ownership represents an ownership interest in real property, though it is limited by government powers of taxation, compulsory purchase, police power, and escheat, and it could also be limited further by certain encumbrances or conditions in the deed, such as, for example, a condition that required the land to be used as a public park, with a reversion interest in the grantor if the condition fails; this is a fee simple conditional.

COMPETENCY DISCLOSURE

David Fontana is a qualified real estate appraiser with extensive appraisal experience, including among others the Subject property type. He has completed appraisals of a variety of similar property types across Albany and other counties, cities and towns in New York State.

The Armstrong Appraisal firm has completed appraisals throughout New York State for a variety of purposes but principally for loan underwriting, assessment review/certiorari, condemnation and/or estate settlement.

Mr. Fontana has received comprehensive educational training, currently being State Certified as a General Real Estate Appraiser with New York certification. He has considerable experience involving numerous valuations.

EXPOSURE/MARKETING TIME

Current appraisal guidelines require an estimate of a reasonable time period in which the Subject could be brought to market and sold. This reasonable time frame can either be examined historically or prospectively. In a historical analysis, this is referred to as exposure time. Exposure time always precedes the date of value, with the underlying premise being the time a property would have been on the market prior to the date of value, such that it would sell at its appraised value as of the date of value. On a prospective basis, the term marketing time is most often used. The exposure/marketing time is a function of price, time, and use. It is not an isolated estimate of time alone. In consideration of these factors, we have estimated the exposure time to be up to 12 months.

APPLICABLE VALUATION TOOLS

All three traditional appraisal approaches were considered. However, only the sales comparison and income approaches contribute materially to the appraisal problem. The cost approach was considered but was not material to the appraisal assignment. All relevant support, calculations, etc. and documentation is included herein, either in the report body or in the Addendum.

USPAP SPECIFIC CIRCUMSTANCES

As discussed in the "Environmental Contamination/Hazardous Waste" section later in this "Scope of Work," the appraisers cannot render any professional opinion on the environmental cleanliness of the Subject property (unless otherwise noted from our inspection).

ENVIRONMENTAL CONTAMINATION/HAZARDOUS WASTE

Based on our visual inspection, I know of no conditions of the Subject, including but not limited to the mechanical equipment, subsoil, structures, or presence of chemical/toxic substances (mold, etc.) that might otherwise render the Subject more or less valuable except as noted. Unless otherwise stated, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyls, petroleum leakage, fire-retardant-treated substances (FRT), lead-contaminated plumbing, soil and groundwater contamination, agricultural chemicals, electromagnetic fields (EMFs), toxic molds, radon or other indoor air contamination which may or may not be present on the Subject, or other environmental conditions, were not called to our attention nor did I become aware of such during the inspection. I have no knowledge of the existence of such materials on or in the Subject unless otherwise stated. I am not qualified to test such substances or conditions, or to judge whether the Subject complies with laws such as the Americans with Disabilities Act of 1990, Clean Air Act of 1990, Clean Water Act, Endangered Species Act, etc. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property. This report is Subject to revision should any contamination be shown to exist on the Subject.

The value opinions estimated are predicated on the assumption that there is no such condition on or in the Subject or in such proximity thereto that would cause a loss in value unless otherwise stated. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in that field if certainty is desired. I do state that this report is subject to revision should any such contaminants be shown to exist on or around the Subject.

WORKER SAFETY & CODES COMPLIANCE

Employee health and safety concerns as per the Occupational Safety & Health Administration (OSHA) and the 1992 Federal Worker Protection Standards are also assumed to be in compliance with current regulations and standards unless specifically addressed in this report. Such categories can consist of operational procedures, storage of hazardous materials, building/property safety or protection devices, safeguards for utility entrances and distribution areas, etc. Similarly, compliance with all relevant regulations of the US Environmental Protection Agency; the NYS Department of Environmental Conservation; State, County and local codes; and all other regulatory agencies are assumed to be in good standing unless otherwise specified in the report.

The value opinions estimated are predicated on the assumption that there is no such condition on or in the Subject or in such proximity thereto that would cause a loss in value unless otherwise stated. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in that field if certainty is desired.

SCOPE OF WORK

To perform this assignment, I took the following steps to gather, confirm, and analyze relevant data:

- Physically inspected the Subject property and the surrounding market area. The inspection of the property is limited to those things readily observable without the use of special testing or equipment.
- Collected factual information about the property and the surrounding market and confirmed the information with various sources.
- Analyzed market information and developed indications of value under the necessary approaches to value for a credible assignment result. The market information was analyzed for an appraisal of the Subject property.
- The appraisal of real estate typically employs three traditional valuation methods: the sales comparison approach, the cost approach, and the income approach. Only the Sales Comparison and Income Approaches were used to value the Subject. The Cost Approach was inapplicable and was not developed.
- Derived an estimate of value.
- Prepared an appraisal report summarizing our analyses, opinions and conclusions.

MARKET AREA ANALYSIS

Albany and Schenectady Counties, New York

Albany County is located in the east central part of New York State, extending southward and westward from the point where the Mohawk River joins the Hudson River. Its eastern boundary is the Hudson; a portion of its northern boundary is the Mohawk. The county seat and largest city is Albany, which is also the state capital of New York. Albany County constitutes the central core of the Capital District of New York State, which comprises the Albany-Schenectady-Troy, NY Metropolitan Statistical Area. The county has a total area of 533 square miles.

Schenectady County is located in east central New York State, northwest of Albany, an area usually considered "Upstate". The county seat is Schenectady. Schenectady County is part of the Albany-Schenectady-Troy, NY Metropolitan Statistical Area and is west of the confluence of the Mohawk with the Hudson River. It includes territory on the north and the south sides of the Mohawk River. The county has a total area of 209 square miles.

Since the 2000s, the economy of Albany County and the surrounding Capital District has been redirected toward high technology. Tech Valley is a marketing name for the eastern part of New York State, encompassing Albany County, the Capital District and the Hudson Valley. The area's high technology ecosystem is supported by technologically focused academic institutions including Rensselaer Polytechnic Institute and the State University of New York Polytechnic Institute. Tech Valley encompasses 19 counties straddling both sides of the Adirondack Northway and the New York Thruway and has experienced significant growth in the computer hardware side of the high-technology industry, with great strides in the nanotechnology sector, digital electronics design, and water- and electricity-dependent integrated microchip circuit manufacturing.

POPULATION

Albany and Schenectady Counties have a 2022 population of 313,932 and 156,836, which represents an average annual 0.1% and 0.4% decrease over the 2020 census of 314,848 and 158,061, respectively. Albany and Schenectady Counties lost an average of 458 and 613 residents per year over the 2020-2022 period. Albany county's annual growth rate was similar to New York State's rate of -0.1% while Schenectady County's annual growth rate was less than New York States.

Looking forward, Albany and Schenectady County's population is projected to decrease at a 0.1% and 0.1% annual rate from 2022-2027, equivalent to an average of 182 and 146 fewer residents per year. Albany and Schenectady County's growth rate is expected to be less than that of New York State, which is projected to be -0.4%.

POPULATION TRENDS

	Population			Compound Ann.% Chng	
	2020	2022	2027	2020-22	2022-27
Albany County	314,848	313,932	313,020	-0.1%	-0.1%
Schenectady County	158,061	156,836	156,106	-0.4%	-0.1%
New York State	20,201,249	20,154,573	19,778,809	-0.1%	-0.4%

Source: stdbonline.com/prepared by esri

HOUSEHOLD INCOME

Albany and Schenectady Counties have a lower level of household income than New York State. Median household income for Albany and Schenectady Counties is \$77,573 and \$71,977, which is 2.2% and 9.3% less than New York State's household income.

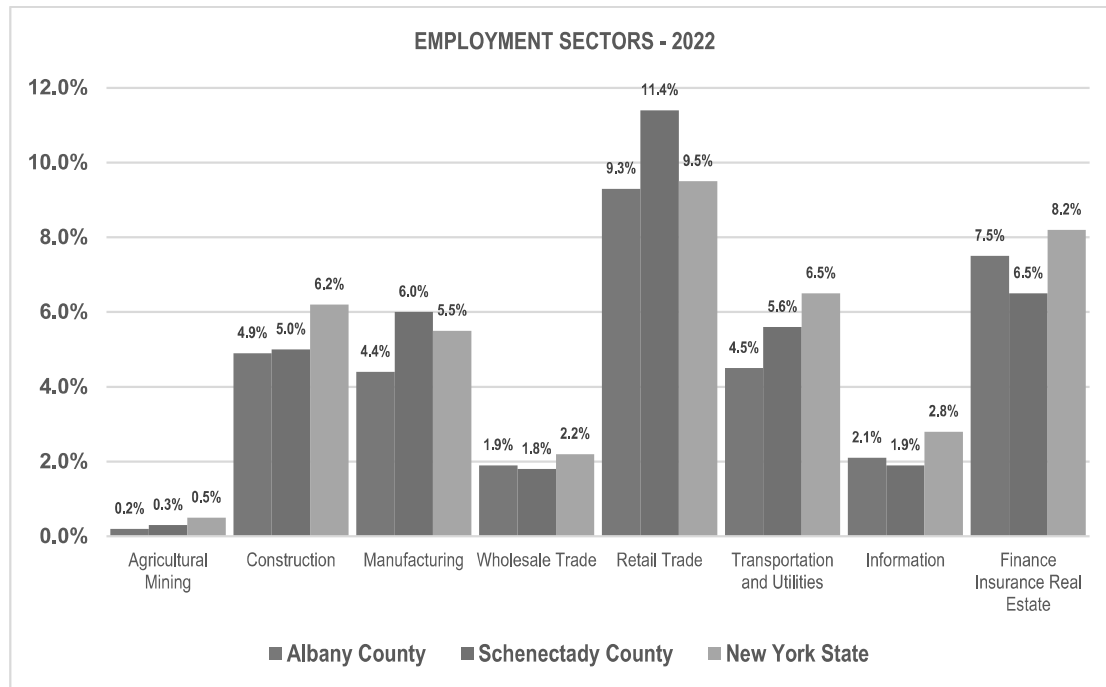
MEDIAN HOUSEHOLD INCOME-2022

Albany County	\$77,573
Schenectady County	\$71,977
New York State	\$79,320
Comparison of Albany County to State	-2.2%
Comparison of Schenectady County to State	-9.3%

Source: stdbonline.com/prepared by esri

EMPLOYMENT SECTORS

The composition of Albany and Schenectady Counties job market is depicted in the following chart, along with that of New York State. Total employment for both areas is broken down by major employment sector, and the sectors are ranked from largest to smallest based on the percentage of Albany and Schenectady Counties jobs in each category.



Source: stdbonline.com/prepared by esri

Employment sectors in Albany County that has a greater or equal concentrations than New York State:

None

Albany County is underrepresented in the following employment sectors:

1. Agricultural and Mining, representing 0.2% of Albany County payroll employment compared to 0.5% for NYS.
2. Construction, representing 4.9% of Albany County payroll employment compared to 6.2% for NYS.
3. Manufacturing, representing 4.4% of Albany County payroll employment compared to 5.5% for NYS.
4. Wholesale Trade, representing 1.9% of Albany County payroll employment compared to 2.2% for NYS.
5. Retail Trade, representing 9.3% of Albany County payroll employment compared to 9.5% for NYS.
6. Transportation/Utilities, representing 4.5% of Albany County payroll employment compared to 6.5% for NYS.
7. Information, representing 2.1% of Albany County payroll employment compared to 2.8% for NYS.
8. Financial/Insurance/RE, representing 7.5% of Albany County payroll employment compared to 8.2% for NYS.

Employment sectors in Schenectady County that has a greater or equal concentrations than New York State:

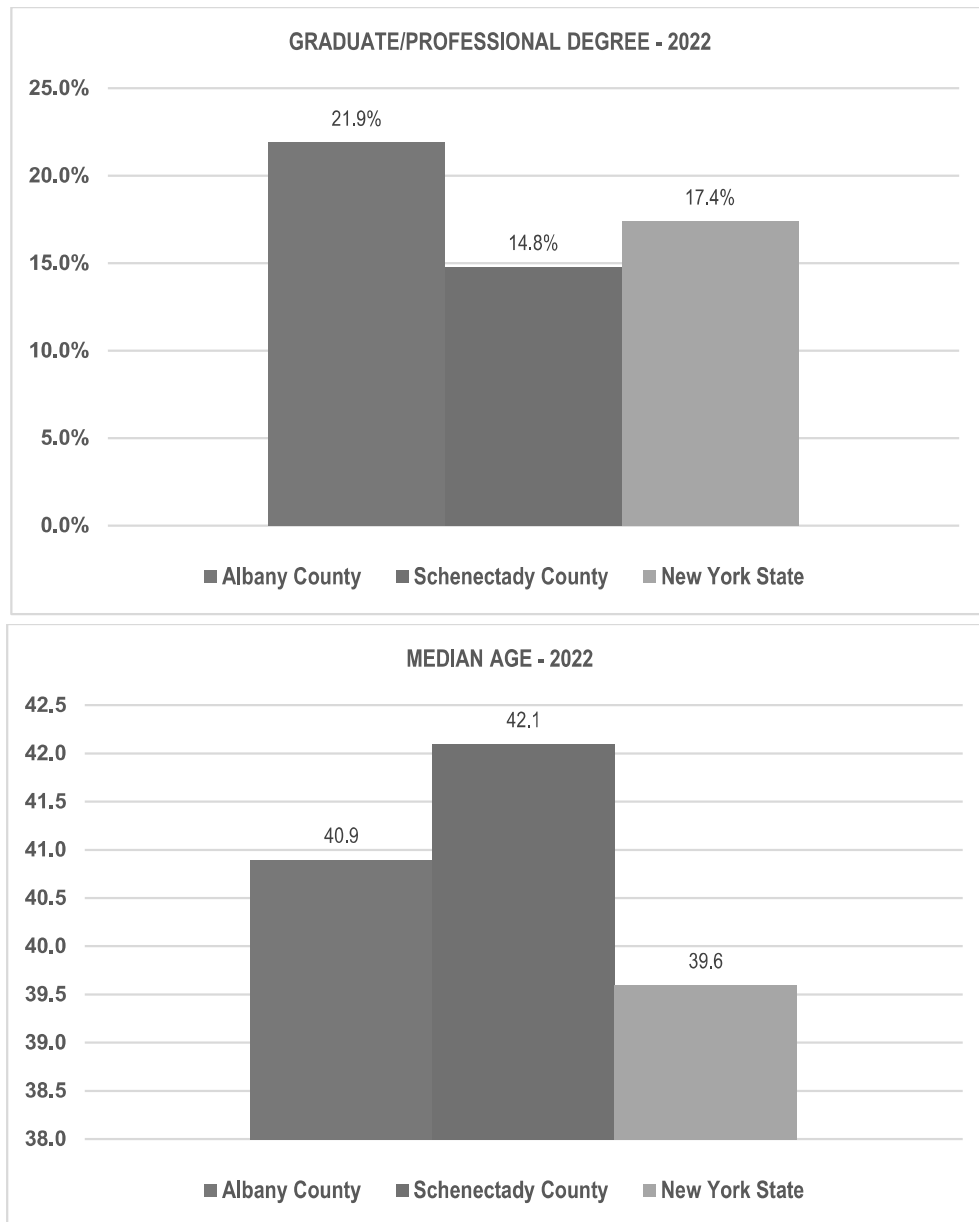
1. Manufacturing, representing 6.0% of Schenectady County payroll employment compared to 5.5% for NYS.
2. Retail Trade, representing 11.4% of Schenectady County payroll employment compared to 9.5% for NYS.

Schenectady County is underrepresented in the following employment sectors:

1. Agricultural and Mining, representing 0.3% of Schenectady County payroll employment compared to 0.5% for NYS.
2. Construction, representing 5.0% of Schenectady County payroll employment compared to 6.2% for NYS.
3. Wholesale Trade, representing 1.9% of Schenectady County payroll employment compared to 2.2% for NYS.
4. Transportation/Utilities, representing 5.6% of Schenectady County payroll employment compared to 6.5% for NYS.
5. Information, representing 1.9% of Schenectady County payroll employment compared to 2.8% for NYS.
6. Financial/Insurance/RE, representing 6.5% of Schenectady County payroll employment compared to 8.2% for NYS.

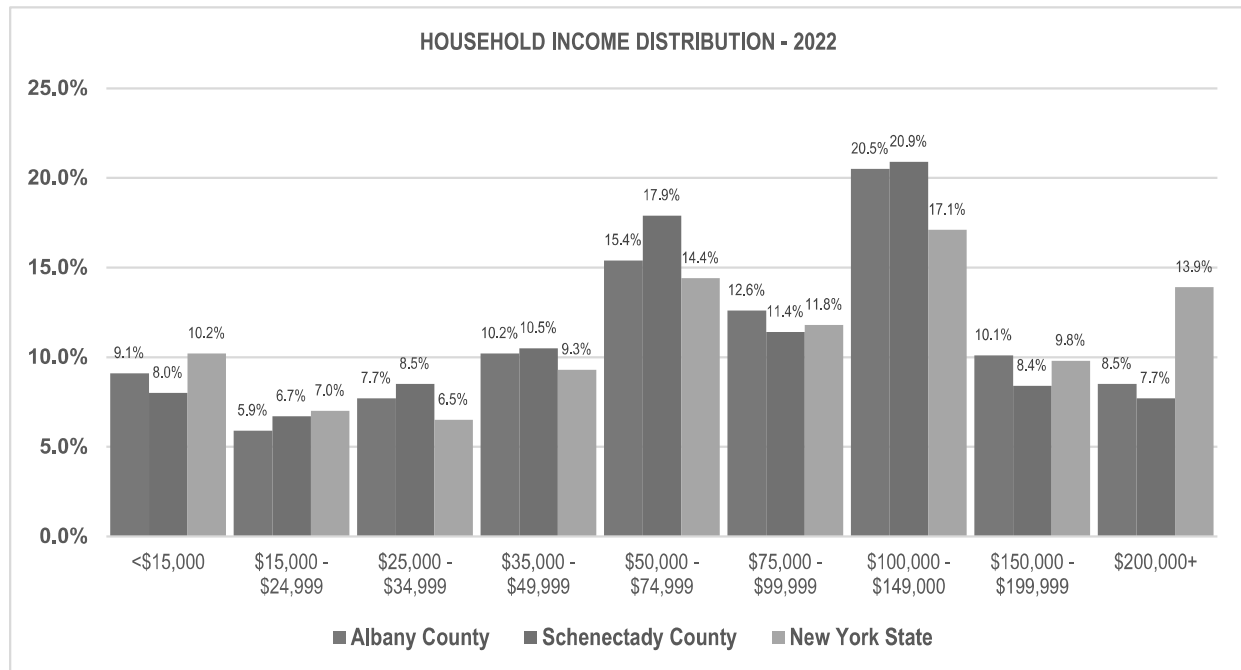
EDUCATION AND AGE

Residents of Albany County have a higher level of educational attainment as those of New York State. An estimated 21.9% of Albany County residents are college graduates with four-year degrees, versus 17.4% of New York State residents. Education attainment for Schenectady County is lower than that of New York State having 14.8%. People in Albany and Schenectady County are older than their New York State counterparts. The median age for Albany and Schenectady Counties is 40.9 and 42.1 years, while the median age for New York State is 39.6 years.



Source: stbonline.com/prepared by esri

The following chart shows the distribution of households across nine income levels. Albany and Schenectady Counties have a higher concentration of households in the lower income levels than New York State. Specifically, 7.7% and 8.5% of Albany and Schenectady Counties households are below the \$35,000 level in household income as compared to 6.5% of New York State households. A greater concentration of households is apparent in the higher income levels, as 20.5% and 20.9% of Albany and Schenectady Counties households are at the \$100,000 or greater levels in household income versus 17.1% of New York State's households.



UNEMPLOYMENT RATES

A comparison of unemployment rates is another way of gauging an area's economic health. Over the past five years, Albany and Schenectady Counties unemployment rate has been lower than that of New York State, with an average unemployment rate of 4.5% and 5.0%, respectively in comparison to a 5.9% rate for New York State. Recent data shows that Albany and Schenectady Counties unemployment rate is 3.4% and 3.7% in comparison to a 4.7% rate for New York State, a positive sign that is consistent with the fact that Albany and Schenectady Counties are currently outperforming New York State in the rate of job growth.

EMPLOYMENT TRENDS

Year	Unemployment Rate (Ann. Avg.)		
	Albany County	Schenectady County	New York State
2017	4.2%	4.5%	4.6%
2018	3.7%	4.0%	4.1%
2019	3.5%	3.7%	3.8%
2020	6.9%	7.7%	9.9%
2021	4.4%	4.9%	7.0%
Avg Unemp. Rate 2017-2021	4.5%	5.0%	5.9%
Unemployment Rate - August 2022	3.4%	3.7%	4.7%

Source: New York State Department of Labor

CONCLUSION

Albany and Schenectady County will be affected by a decreasing population base. Both counties have a lower level of household income than New York State. Albany County experienced a higher level of education than New York State while Schenectady County's education level was lower. The current unemployment rates for Albany and Schenectady Counties are less than that of New York State. I anticipate that Albany and Schenectady Counties economy will continue to decline.

NEIGHBORHOOD AREA ANALYSIS

Central Avenue Corridor – Albany and Schenectady Counties, New York

The Subject's neighborhood area encompasses approximately 2.74 square miles of the Central Avenue Corridor from State Street's (Central Avenue) intersection with Erie Boulevard in Schenectady, New York to Lark Street in Albany, New York.

DEMOGRAPHIC FACTORS

Selected neighborhood demographics are shown in the following table.

SELECTED NEIGHBORHOOD DEMOGRAPHICS	
	Central Avenue Corridor
Population 2020	12,528
Population 2022	12,373
Population 2027	12,316
Compound % Change 2020-2022	-0.6%
Compound % Change 2022-2027	-0.1%
Households 2020	5,564
Households 2022	5,541
Households 2027	5,536
Compound % Change 2020-2022	-0.2%
Compound % Change 2022-2027	0.0%
Median Household Income - 2022	\$43,865
Average Household Size	2.2
Median Age	36.5
Average Owner Occupied Housing Value	\$240,174
Source: stdbonline.com/prepared by esri	

As shown on the table above, the 2022 population is 12,373. Population in the area has not grown over the past 2 years and this trend is expected to continue in the foreseeable future. The current income level in the Subject area is \$43,865.

In comparison to other areas in the region, the area is rated as follows:

SURROUNDING AREA ATTRIBUTE RATINGS	
Highway Access	Average
Demand Generators	Average
Convenience to Support Services	Average
Convenience to Public Transportation	Average
Employment Stability	Average
Fire Protection	Average
Property Compatibility	Average
General Appearance of Properties	Average
Appeal to Market	Average
Price/Value Trend	Average

OUTLOOK AND CONCLUSIONS

The area is in the stability stage of its life cycle. Given the history of the area and the growth trends, it is anticipated that property values will continue to decline.

SITE ANALYSIS

Physical Description

Site Size	1.71 acres	
Primary Road Frontage	Central Avenue	104.37 feet
Secondary Road Frontage	Parkwood Drive	160.00 feet
Primary Road Frontage	Forest Drive	257.42 feet
Shape	Irregular	
Topography	Level	
Zoning	Commercial A District	
Wetlands	None	
Flood Zone:		
Flood Panel Number	36001C0179D	
Date	March 16, 2015	
Risk Rating	X	
Adjacent Land Uses	Commercial, Residential	

Comparative Analysis

Visibility	Average
Functional Utility	Adequate
Traffic Volume	High
Landscaping	Average
Drainage	Assumed adequate

Utilities

Water/Sewer	Municipal
Gas/Electricity	National Grid
Telephone	Yes

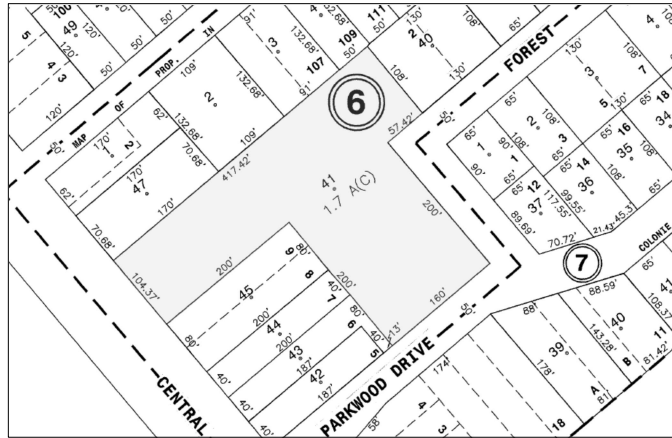
Other	Yes	No	Unknown
Detrimental Easements			X
Encroachments			X
Deed Restrictions			X
School District		South Colonie CSD	

Location/Physical Address: The site is located on the northeasterly side of Central Avenue, the northwesterly side of Parkwood Drive and the southwesterly side of Forest Drive Colonie, New York with the entrance within walking distance from Central Avenues' intersection with Mordella Road.

Soil and Subsoil: A soil report was not provided and is not considered necessary because there are no signs of unusual settling or erosion. No history of movement was reported. Based on observation of this site and development on nearby sites, there are no apparent ground stability problems. Appraisers, however, are not experts in soil analysis.

Environmental Hazards: No environmental or waste hazards affecting the Subject site are known. Identification of hazardous material is not within the scope of this appraisal assignment, and I have assumed that no such materials are present because no evidence to the contrary has been provided.

Site Conclusion: Considering the size, shape, topography and location of the site, it has the ability to be useful and to perform the function of any zoned permitted uses. The Subject is located within a suburban area where the majority of the surrounding properties consist of residential properties.



TAX MAPS



WETLANDS MAP



FLOOD MAP

ASSESSED VALUE AND TAXES

The real estate tax assessment the Subject is administered by Albany County, New York. Assessed value is based on the equalization rate of 55.75% of assessor's market value. Based on the county's municipal records, the Subject's assessment is \$637,200 with a full tax value of \$1,142,960. The tax burden is estimated at \$58,540. All estimated taxes do not include penalties and/or fees, if any.

STATE OF NEW YORK		2 0 2 2 F I N A L A S S E S S M E N T R O L L			PAGE	79
COUNTY	- Albany	T A X A B L E S E C T I O N O F T H E R O L L - 1			VALUATION DATE-JUL 01, 2021	
TOWN	- Colonie	T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S			TAXABLE STATUS DATE-MAR 01, 2022	
VILLAGE	- Colonie	P R O P E R T Y L O C A T I O N S E Q U E N C E				
SWIS	- 012601	U N I F O R M P E R C E N T O F V A L U E I S 0 5 5 . 7 5				
TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE----	VILLAGE-----	COUNTY-----	TOWN-----SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		

1571 Central Ave				41.8-6-42	*****	
41.8-6-42	464 Office bldg.		VILLAGE TAXABLE VALUE	135,000		
518REALTY.COM,INC	South Colonie 012601	51,000	COUNTY TAXABLE VALUE	135,000		
1571 Central Ave	N-8 E-Parkwood Dr	135,000	TOWN TAXABLE VALUE	135,000		
Albany, NY 12205	S-89-09		SCHOOL TAXABLE VALUE	135,000		
	ACRES 0.17 BANK 120					
	EAST-0635060 NRTH-0989970					
	DEED BOOK 3018 PG-889					
	FULL MARKET VALUE	242,152				

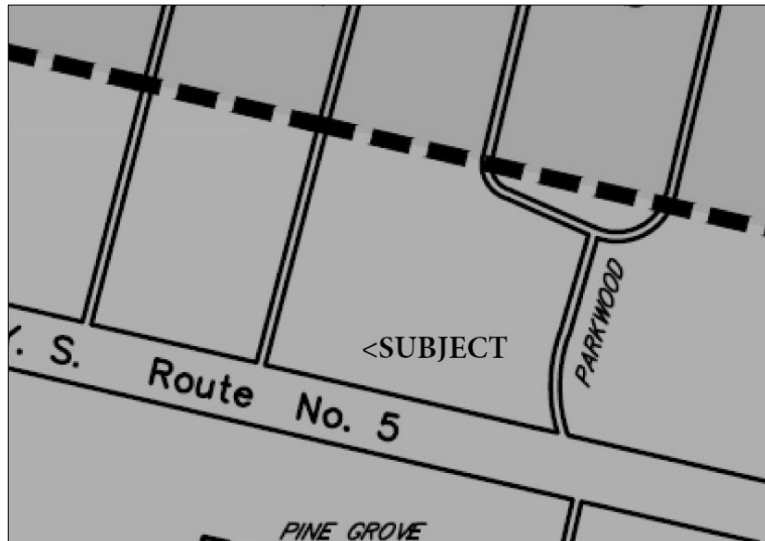
1573 Central Ave				41.8-6-43	*****	
41.8-6-43	484 1 use sm bld		VILLAGE TAXABLE VALUE	119,000		
Bayba William Z Jr.	South Colonie 012601	54,000	COUNTY TAXABLE VALUE	119,000		
1573 Central Ave	Lot 6	119,000	TOWN TAXABLE VALUE	119,000		
Albany, NY 12205	N-8 E-1571		SCHOOL TAXABLE VALUE	119,000		
	S-36-79					
	ACRES 0.18					
	EAST-0635040 NRTH-0990000					
	DEED BOOK 2751 PG-1079					
	FULL MARKET VALUE	213,453				

1575 Central Ave				41.8-6-45	*****	
41.8-6-45	464 Office bldg.		VILLAGE TAXABLE VALUE	300,000		
SDFGUF, LLC	South Colonie 012601	89,000	COUNTY TAXABLE VALUE	300,000		
1575 Central Ave	N-8 E-1573A	300,000	TOWN TAXABLE VALUE	300,000		
Albany, NY 12205-2405	S-8-13		SCHOOL TAXABLE VALUE	300,000		
	ACRES 0.37					
	EAST-0634977 NRTH-0990074					
	DEED BOOK 2736 PG-927					
	FULL MARKET VALUE	538,117				

1579 Central Ave				41.8-6-41	*****	
41.8-6-41	415 Motel		VILLAGE TAXABLE VALUE	637,200		
Maha Laxmi Corp	South Colonie 012601	459,000	COUNTY TAXABLE VALUE	637,200		
17 Old Gick Rd	N-4 E-1577	637,200	TOWN TAXABLE VALUE	637,200		
Saratoga Springs, NY 12866	S--01		SCHOOL TAXABLE VALUE	637,200		
	ACRES 1.70 BANK 000					
	EAST-0635080 NRTH-0990210					
	DEED BOOK 2584 PG-894					
	FULL MARKET VALUE	1142,960				

1583 Central Ave				41.8-6-47	*****	
41.8-6-47	483 Converted Re		VILLAGE TAXABLE VALUE	175,000		
Adam J. Enterprises LLC	South Colonie 012601	81,000	COUNTY TAXABLE VALUE	175,000		
1583 Central Ave	Office	175,000	TOWN TAXABLE VALUE	175,000		
Albany, NY 12205	N-5 E-1579		SCHOOL TAXABLE VALUE	175,000		
	S-4-47					
	ACRES 0.27 BANK 240					
	EAST-0634850 NRTH-0990200					
	DEED BOOK 2016 PG-23072					
	FULL MARKET VALUE	313,901				

ZONING



LEGEND	
	CONSERVATION/RESIDENTIAL
	RESIDENTIAL A
	RESIDENTIAL B
	RESIDENTIAL C
	COMMERCIAL A
	COMMERCIAL B
	COMMERCIAL D

ZONING SUMMARY

Zoning classification	Commercial A
Municipality	Village of Colonie, NY
Conforming	Yes
Permitted uses	See comments below
Zoning change	Not Likely
Category	Dimensional Regulations
Minimum lot area	N/A
Minimum lot width	N/A
Maximum building coverage	50%
Minimum front setback	25 feet
Minimum side setback	50 feet
Minimum rear setback	10 feet

PRINCIPAL PERMITTED USES

These districts allow for commercial uses.

CONCLUSION OF CONFORMITY OR NON-CONFORMITY

After examination of the village of Colonie zoning ordinance, the appraiser has concluded that the Subject property represents a legal conforming use with respect to the zoning regulations.

SITE/IMPROVEMENT ANALYSIS

LOCATION/PHYSICAL ADDRESS

The site is located on the northly side of Central Avenue in the Village of Colonie and the entrance consists of 104.37 linear feet. The curb cut is only along Central Avenue with additional frontage along Parkwood Drive and Foxwood Drive. The property is well positioned along one of the busy thoroughfares in the Village. The side streets to the rear are improved with residential homes.

SITE DIMENSIONS/SHAPE

The lot is an irregularly shaped, multisided site that looks like an awkward "T" shape. In total, the site consists of 1.70± acres.

TOPOGRAPHY

The site is generally level and at street grade. There appears to be no development or functional limitation based on topography.

DRAINAGE

This analysis assumes adequate surface water collection, both on-site and in public streets adjacent to the property. No drainage problems were observed or disclosed at the time of the site visit, and there are no known drainage issues in the area.

VISIBILITY/ACCESS

Central Avenue is a primary street traffic between the City of Albany and the Village/Town of Colonie and beyond. Traffic is heavy at times and mostly steady throughout the day and evening.

STREET IMPROVEMENTS

Details pertaining to the street improvements are summarized in the following table.

STREET IMPROVEMENTS	
Street name	Central Avenue
Front feet	104.37 linear feet
Paving	Asphalt
Curbs	Concrete
Sidewalks	Yes
Lanes	4 + turn Lane
Direction of traffic	Northwest-Southeast
Condition	Average
Traffic levels	Moderate-Heavy at times
Signals/traffic control	Signs and lights
Access/curb cuts	One

SITE IMPROVEMENTS

The site is has a dilapidated motel that is boarded and marked as abandoned. The asphalt paving is in poor condition and the landscaping is unkempt.

Based on the poor condition of the improvements, the potential use of the property would be to raze the former structure and prepare the site for new development.

SUBJECT PROPERTY PHOTOGRAPHS









HIGHEST AND BEST USE

HIGHEST AND BEST USE CRITERIA

The Dictionary of Real Estate Appraisal, Fifth Edition (2010), a publication of the Appraisal Institute, defines the highest and best use as:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.

To determine the highest and best use we typically evaluate the subject site under two scenarios: as if vacant and as presently improved. In both cases, the property's highest and best use must meet the four criteria described previously.

HIGHEST AND BEST USE OF SITE AS IF VACANT

Legally Permissible

The zoning regulations in effect at the time of the appraisal determine the legal permissibility of a potential use of the subject site. I am not aware of any legal restrictions that limit the potential uses of the Subject. In addition, rezoning of the site is not likely due to the character of the area.

Physically Possible

The physical possibility of a use is dictated by the size, shape, topography, availability of utilities, and any other physical aspects of the site. Overall, the site is considered adequate to accommodate most permitted development possibilities.

Financially Feasible and Maximally Productive

In order to be seriously considered, a use must have the potential to provide a sufficient return to attract investment capital over alternative forms of investment. A positive net income or acceptable rate of return would indicate that a use is financially feasible. Financially feasible uses are those uses that can generate a profit over and above the cost of acquiring the site and constructing the improvements. Of the uses that are permitted, possible, and financially feasible, the one that will result in the maximum value for the property is considered the highest and best use.

Conclusion

I have considered the legal restrictions. I have analyzed the physical characteristics of the site and have considered the financial feasibility to determine the use that is maximally productive. I believe commercial use would be a likely use at the Subject sites if vacant. Considering the Subject site's physical characteristics and location, as well as the state of the local market, it is my opinion that the Highest and Best Use of the Subject site as if vacant is for what is allowed under current zoning.

HIGHEST AND BEST USE OF PROPERTY AS IMPROVED

The Dictionary of Real Estate Appraisal defines highest and best use of the property as improved as:

The use that should be made of a property as it exists. An existing improvement should be renovated or retained “retrospective” so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one.

In analyzing the Highest and Best Use of a property as improved, it is recognized that the improvements should continue to be used until it is financially advantageous to alter physical elements of the structure or to demolish it and build a new one.

Legally Permissible

I determined that the existing improvements represent a legal conforming use. I have also determined that the existing use is a permitted use in this zone.

Physically Possible

The current improvements are likely at the end of their useful life and the improvements should be removed.

Financially Feasible and Maximally Productive

In my opinion, the improvements do not contribute to the value of the site. As discussed throughout this report there is evidence of demand for commercial use properties. The significant evidence of physical deterioration only bolsters the fact that the concluded fact that the subject needs to be cleared for future development.

Conclusion

It is my opinion that the existing improvements are no longer considered to represent the highest and best use of the site. Given current market conditions and the subject’s issues with condition it is my opinion that the highest and best use as improved would be to raze the structure and prepare the site for future commercial development.

APPRAISAL METHODOLOGY

The appraiser has three approaches from which to select when appraising real estate for market value: cost, sales comparison and income capitalization. The inherent strengths of each approach and the nature of the Subject property must be evaluated to determine which will provide supportable estimates of market value. The appraiser then selects one or more of the appropriate approaches in arriving at a final value estimate.

The cost approach estimates market value by computing the current cost of replacing the property and subtracting any depreciation resulting from deterioration and obsolescence. The value of the land is then added to the depreciated value. The cost approach is most reliable for estimating the value of new properties.

The sales comparison approach estimates the value of a property by comparing it to similar properties sold on the open market. To obtain an estimate of value, the sales price of a comparable property must be adjusted to reflect any dissimilarity between it and the Subject.

The income capitalization approach analyzes a property's ability to generate financial returns as an investment. The two methods used to estimate value via this approach include direct capitalization and a gross income multiplier method. If necessary, a reconciliation of a final estimate of value within this approach is provided.

The final step in the valuation process is the reconciliation of the value indications. Factors that are considered in assessing the reliability of each approach include the purpose of the appraisal, the nature of the Subject property, and the reliability of the data used. In the reconciliation, the applicability and supportability of each approach are considered and the range of value indications is examined. The most weight is given to the approach that produces the most reliable solution and most reflects the criteria used by typical investors. Our experience with numerous buyers and sellers indicates that the procedures used in estimating market value by the sales comparison approach is comparable to those investors who constitute the marketplace. For this reason, the income approach and cost approach while considered but not utilized.

SALES COMPARISON APPROACH

The Sales Comparison (Market Data) Approach to Value is a process of comparing market data; that is, the price paid for similar properties, prices asked by owners, and offers made by prospective purchasers willing to buy, rent or lease.

Market data is good evidence of value because it represents the actions of users and investors. The Sales Comparison Approach is based on the principle of substitution, which states that a prudent person will not pay more to buy or rent a property than it will cost him to buy a comparable substitute property. The Sales Comparison Approach recognizes that the typical buyer will compare asking prices and work through the most advantageous deal available. In the Sales Comparison Approach, the appraisers are observers of the buyer's actions. The buyer is comparing those properties which constitute the market for a given type and class.

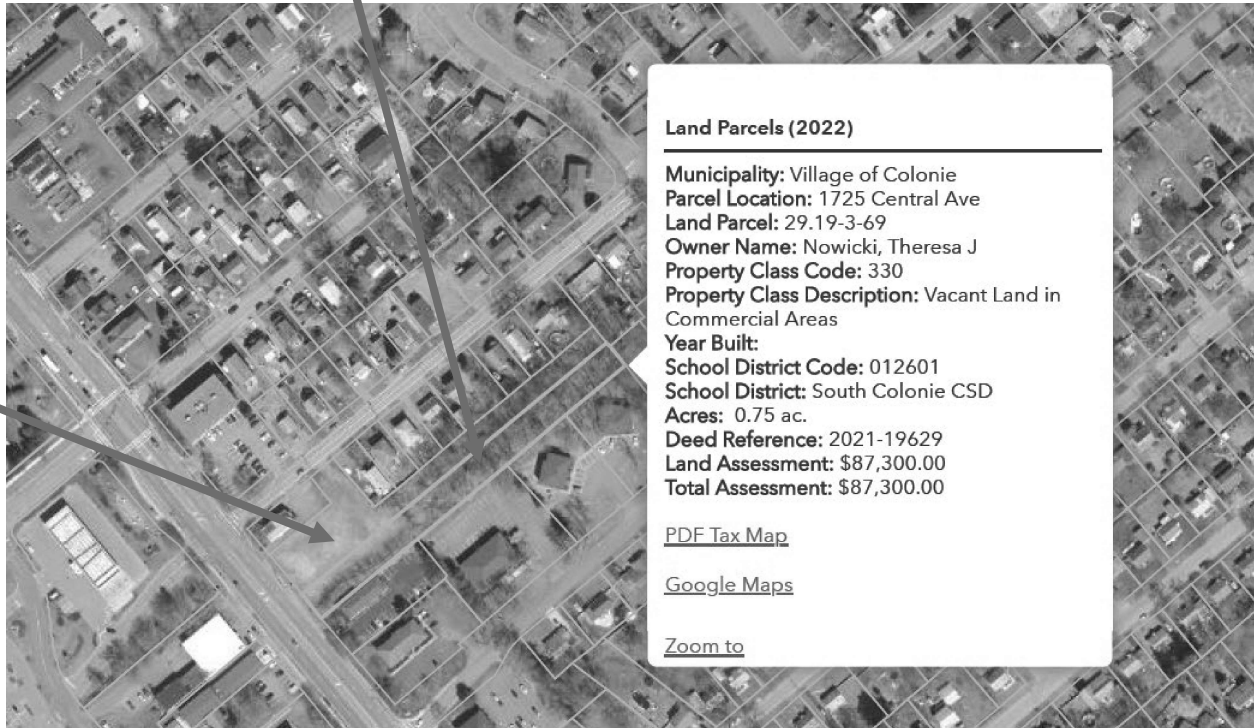
COMPARABLE SALES

Our selection of comparable sales is based upon a comprehensive search for transactions of vacant land properties that are expected to be similar to the subject property. We searched for sales of properties in the subjects extended market area. From these reviewed sales, we have chosen several primary transactions for further review and consideration in the development of an indication of value via this approach.



L-1
2028-2030 Central Ave
Colonie, New York
Albany County

Transaction Data		Property Data	
Date of Sale	October 18, 2022	Parcel Number	17.17-2-16/17.17-2-15
Interest Conveyed	Fee Simple	Property Class	Vacant Comm Land
Market Conditions	Typical	Location	Commercial
Conditions of Sale	Normal	Shape	Irregular
Buyer	Not Listed	Topography	Level
Seller	Carmella Negri Irrev Trust, Mary Biel , William H/Mary Biel Fam Trust, Karen Porpeggia, Nancy A Starr	Utilities at Roadside	All Public
Sales Price	\$200,000	Confirmation	GIS, MLS, Assessor Records, Broker Brochure
Land Size (ac)	0.47		
Price Per Acre	\$425,532		
Comments	This is a lot located in an area surrounded by primarily commercial properties all fronting Central Ave, with residential properties backing up into the sale lot. Broker records indicate 2028-2030 Central Ave was being sold as a package for \$200,000. Adjacent businesses include a car dealership, several retail properties, an ambulance service and a tire shop.		



L-2
1725-1727 Central Ave
Colonie, New York
Albany County

Transaction Data		Property Data	
Date of Sale	July 1, 2021	Parcel Number	29.19-3-69/29.19-3-70
Interest Conveyed	Fee Simple	Property Class	Vacant Comm
Market Conditions	Typical	Location	Commercial
Conditions of Sale	Normal	Shape	Irregular
Buyer	Theresa J Nowicki	Topography	Level
Seller	Estate of Eric Wiener	Utilities at Roadside	All Public
Sales Price	\$250,000	Confirmation	GIS, MLS, Assessor Records
Land Size (ac)	1.55		
Price Per Acre	\$161,290		
Comments	This is a lot located in an area surrounded by primarily commercial properties all fronting Central Ave, with residential properties backing up into the sale lot and offices adjacent to the lot. Both properties being sold together for \$250,000. Adjacent businesses include office properties, a doctors office and several retail properties.		



L-3
350 New Karner Rd
Colonie, New York
Albany County

Transaction Data		Property Data	
Date of Sale	March 9, 2020	Parcel Number	29.14-1-1.1
Interest Conveyed	Fee Simple	Property Class	Vacant Land
Market Conditions	Typical	Location	Commercial
Conditions of Sale	Normal	Shape	Irregular
Buyer	350 New Karner Realty, LLC	Topography	Level
Seller	Harry Liapes	Utilities at Roadside	All Public
Sales Price	\$550,000	Confirmation	GIS, MLS, Assessor Records
Land Size (ac)	4.40		
Price Per Acre	\$125,000		
Comments	This is a lot located in an area surrounded by primarily commercial properties all fronting New Karner Rd. Adjacent properties include a CarMax, a plaza, and several other retail/office properties. A Volvo Dealership has since been constructed on the premises.		

VACANT LAND SALES ADJUSTMENT GRID/VALUE INDICATION SUMMARY

Elements of Comparison	Subject	L-1	L-2	L-3
	1579 Central Ave	2028-2030 Central Ave	1725-1727 Central Ave	350 New Karner Rd
	Colonie, NY	Colonie, NY	Colonie, NY	Colonie, NY
Sale Price		\$200,000	\$250,000	\$550,000
Land Size (ac)	1.70	0.47	1.55	4.40
Price per Acre		\$425,532	\$161,290	\$125,000
Topography	Level	Level	Level	Level
Shape	Irregular	Irregular	Irregular	Irregular
Utilities to Site	All Public	All Public	All Public	All Public
Functional Utility	Commercial	Commercial	Commercial	Commercial
Date of Sale	06-Oct-22	18-Oct-22	01-Jul-21	09-Mar-20
Adjustments for Transaction Characteristics (price per acre)				
Property Rights Conveyed	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Adjustment		0.00%	0.00%	0.00%
Adjusted Sale Price		\$425,532	\$161,290	\$125,000
Financing Terms	Market	Similar	Similar	Similar
Adjustment		0.00%	0.00%	0.00%
Adjusted Sale Price		\$425,532	\$161,290	\$125,000
Conditions of Sale	Arm's Length	Typical	Typical	Typical
Adjustment		0.00%	0.00%	0.00%
Adjusted Sale Price		\$425,532	\$161,290	\$125,000
Market Conditions		Typical	Typical	Typical
Adjustment		0.00%	2.00%	4.00%
Adjusted Sale Price		\$425,532	\$164,516	\$130,000
Adjustments for Property Characteristics				
Location/Access	Commercial	Commercial	Commercial	Commercial
Adjustment		0.00%	0.00%	15.00%
Land Size (acres)	1.70	0.47	1.55	4.40
Adjustment		-20.00%	0.00%	10.00%
Topography	Level	Level	Level	Level
Adjustment		0.00%	0.00%	0.00%
Shape	Irregular	Irregular	Irregular	Irregular
Adjustment		-5.00%	0.00%	-5.00%
Utilities to Site	All Public	All Public	All Public	All Public
Adjustment		0.00%	0.00%	0.00%
Functional Utility	Commercial	Commercial	Commercial	Commercial
Adjustment		0.00%	0.00%	0.00%
Net Adjustment-%		-25.00%	0.00%	20.00%
Net Adjustment-\$		-\$106,383	\$0	\$26,000
Final Adjusted Unit Price				
		\$319,149	\$164,516	\$156,000
Median of Range	\$164,516			
Mean of Sales	\$213,222			
Conclusion of Value per Acre	\$240,000			
Estimated Value	\$408,000			
Rounded	\$410,000			

Unit of Comparison:

We have determined price on a per acre basis is the relevant unit of comparison for the subject property due to its smaller size. Price on a per acre basis of each sale is related and adjusted to match the unique characteristics of Subject.

Market Conditions:

Market trending of 2.00% per year is applicable between the sale date of each comparable and the effective date of appraisal as elaborated upon after the sales comparison approach.

Elements of Comparison:

Elements of comparison are characteristics of real property that cause prices paid for real estate to vary. Elements of comparison include Property Rights, Financing, Conditions of Sale (motivation), Date of Sale (improving or declining market conditions) are considered and adjusted sequentially. Adjustments are necessary to equate physical attributes including Location, Land Size, Access, Zoning etc.

Summaries of adjustments with explanations follow. The Sales Comparison Approach is most relevant when like-kind properties can be identified and effectively compared to the unique characteristics of the Subject property.

Location:

Location adjustments are made to comparable sales to recognize perceived value differences in relation to neighborhood influences, and overall market demand. Sales 1 and 2 are located on roughly the same area of Central Avenue similar to that of the subject in similarly competitive locales. Sale 3 was adjusted accordingly.

Land Area:

The differential between acreage contained to the Subject (1.70 ac) and sales 1 and 3 are large enough to warrant adjustments.

Topography:

Topography can affect the construction capabilities of a property. The topography of the subject and sales are not such that developmental capabilities are affected and were not adjusted on this basis.

Shape:

The elongated shape of the subject and sale 2 are similar while sales 1 and 3 are deemed slightly superior.

Utilities to Site:

Utility adjustments are made to comparable sales to recognize perceived value differences from the Subject, which has all public utility access similar to that of the rest of the sales which were not adjusted.

Functional Utility:

The subject and all sales have similar functionality as commercial land – no adjustments were warranted.

Sales 1 and 2 were given the most weight considering the similarities in size and the closer sales dates. We have reconciled to a rate of \$240,000 per acre or \$410,000. Less Demolition of an estimated \$50,000 for a total of \$360,000.

RECONCILIATION

The value indications from the approaches to value are summarized as follows:

SUMMARY OF VALUE CONCLUSIONS

<u>Approach Utilized</u>	<u>Value</u>
Cost Approach	N/A
Sales Comparison Approach	\$410,000
Income Approach	N/A

The cost approach is not applicable when valuing land as vacant for future development.

In the sales comparison approach, the subject is compared to similar properties that have been sold recently or for which listing prices or offers are known. The sales used in this analysis are considered highly comparable to the subject, and the required adjustments were based on reasonable and well-supported rationale. In addition, market participants are currently analyzing purchase prices on investment properties as they relate to available substitutes in the market. Therefore, the sales comparison approach is considered to provide a reliable value indication and has been given sole consideration in the final value reconciliation.

The income capitalization approach is not applicable to the Subject since the property is deemed as a vacant site ready for new development.

Based on the foregoing, the market value of the subject has been concluded as follows:

MARKET VALUE CONCLUSION

<u>Appraisal Premise</u>	<u>Interest Appraised</u>	<u>Date of Value</u>	<u>Estimated Value</u>
As Is Value	Fee simple	October 6, 2022	\$410,000
Less: Demolition of \$50,000 = \$360,000			

ADDENDUM

Item	Title
1	Qualifications
2	Glossary of Terms
3	Assessor Records
4	Zoning
5	Tax Bills
7	Deed

QUALIFICATIONS

DAVID M. FONTANA

LICENSES

NYS Certified General R E Appraiser #46-26870, 1993
MA Certified General R E Appraiser #100763, 2003
PA Certified General Real Estate Appraiser 2005
VT Certified General Real Estate Appraiser 2005
NY Qualified Instructor for Certified Appraisal Courses
NYS Certified Real Estate Salesperson, 1990
NYS Certified Real Estate Broker, 2001

EDUCATION

Bachelor of Science in Finance, Canisius College, Buffalo, New York, 1990
Associate of Science in Business Administration, Jefferson Community College, Watertown, New York, 1988

TECHNICAL TRAINING

Northern New York Real Estate Training Center
Fundamentals of Real Estate Sales Person, Sept, 1989

Albany Center for Real Estate Education
Valuation Principles and Procedures, May, 1992
Introduction to Real Estate Appraisal, April, 1992

Manfred Real Estate Learning Center, Inc.
Introduction of Real Estate Appraisal, September, 1992
Principles of Income Property Valuation, October, 1992
Applied Income Property Valuation, November, 1992
Ethics & Standards of Professional Practice, November, 1992
NYS Broker License Course, September, 2000

Appraisal Institute

Basic Income Capitalization, October, 1993
Standards of Professional Practice A & B April, 1994
Advanced Sales Comparison & Cost Approaches, November, 1997
Standards of Professional Practice, April, 1999
Advanced Income Capitalization, December, 2000
Highest & Best Use and Market Analysis, March, 2003
Report Writing, May, 2003
USPAP Update, October, 2004

WORK EXPERIENCE

Armstrong Appraisals, LLC {Also Haggett Appraisal Service}, Commercial Appraiser/Owner 1994 to Present
Heritage Prime Properties, LLC
NYS Licensed Real Estate Broker/Principal 1999 to Present

Fleet National Bank
Managed Assets Field Representative/AVP
Foreclosure Specialist Covering NY, MA, CT, NJ, VT 1998 to 2004
Real Estate Appraisal Services, Inc. Commercial Appraiser, 1994 to 1998
Prudential - Blake Group
NYS License Real Estate Agent, 1993 to 1997
Fleet Bank of New York
Appraisal Coordinator/Review Appraiser, Ordering and Reviewing Appraisals for all of NYS 1993 to 1997
Norstar Bank, Commercial Credit Analyst, 1991 to 1993
Century 21 - McDonald Realty, 1989 to 1991

PROFESSIONAL AFFILIATIONS

Appraisal Institute, Upstate New York Chapter
Realtor Associate Member, Greater Capital Association of Realtors, Greater Hudson Valley Association of Realtors, Jefferson County Board of Realtors, St. Lawrence County Board of Realtors, Sullivan County Board of Realtors
Warren County Chamber of Commerce
Seneca County Chamber of Commerce
Designated Member of the National Association of Realtors,
General Accredited Appraiser (GAA)
Foundation of Real Estate Appraisers, Commercial and Industrial Real Estate Board

APPRAISAL EXPERIENCE

Residential

Single, Double and Multi-Family Properties, Condominiums, Subdivisions, Vacant Land- Residential, Subdivisions, Commercial and Industrial, Agricultural, Rural Lands

Commercial

Retail Stores, Office Buildings, Restaurants, Branch Banks, Railroad Corridors, Golf Courses, Apartment Complexes, Hotels/Motels, Children's Camps, Reservoirs, Recreation Camps, Car Wash, Small Luxury Hotels

Industrial

Single and Multi-Story Warehouses, Factories, Manufacturing Complexes and Industrial Parks

GLOSSARY OF TERMS

Apartment: "A dwelling unit of one or more rooms designed to provide complete living facilities "§

Administrative Expenses-Total: "cost of items related to property management, overhead, such as leasing; telephone, legal, auditing, and other services; and leased furniture."§

As is Market Value: "The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date (Proposed Interagency Appraisal and Evaluation Guidelines, OCC-4810-33p20)†

Cost to Cure: The cost to restore an item of deferred maintenance to new or reasonably new condition.†

Entrepreneurial Incentive: "The amount an entrepreneur expects to receive for his or her contribution to a project. Entrepreneurial incentive may be distinguished from entrepreneurial profit (often called developer's profit) in that it is the expectation of future profit as opposed to the profit actually earned on a development or improvement." †

Equalization Rates: The State of New York publishes equalization rates annually for every municipality in New York. Equalization rates express the percentage of market value represented by assessed value. According to the New York State Office of Real Property Services, "An equalization rate is computed by dividing the total assessed value of taxable real property by an estimated total market value of the property in a city, town, or village as of a specified date."‡

For example, an equalization rate of 90% indicates that assessed value is 90% of market value. The mathematical relationships involved are expressed as follows:

- Market Value x Equalization Rate = Assessed Value
- Assessed Value ÷ Equalization Rate = Market Value

Exposure Time:

1. The time a property remains on the market.
2. The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market. " ‡

Extraordinary assumption: "An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the Subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2010-2011 ed.)" ‡

Fee simple estate: "Absolute ownership unencumbered by any other interest or estate, Subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat." ‡

Garden/low-rise apartments: A multi-family development of two- or three-story walk-up structures built in a garden-like setting; customarily a suburban or rural-fringe development. "¶

Highest and Best Use: "The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. Therefore the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Alternatively, the probable use of land or improved property- specific with respect to the user and timing of the use-that is adequately supported and results in the highest present value. " ‡

Hypothetical condition: "That which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the Subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. A hypothetical condition may be used in an assignment only if:

- Use of the hypothetical condition is clearly required for legal purposes, for purposes of reasonable analysis, or for purposes of comparison;
- Use of the hypothetical condition results in a credible analysis; and
- The appraiser complies with the disclosure requirements set forth in USPAP for hypothetical conditions. " ¶

Investment Value: "The value of a property interest to a particular investor or class of investors based on the investor's specific requirements. Investment value may be different from market value because it depends on a set of investment criteria that are not necessarily typical of the market. " ‡

Market Value: The following definition of market value is used by agencies that regulate federally insured financial institutions in

the United States: The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in US. Dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7, 1994). "†

Insurable Value: "A type of value for insurance purposes." †

Marketing Time (or marketing period): "An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. (Advisory Opinion 7 of the Appraisal Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time.)" †

Replacement Cost: "The estimated cost to construct, at current prices as of the effective appraisal date, a substitute for the building being appraised, using modern materials and current standards, design, and layout." †

Scope of Work: This section of the appraisal report sets forth general and specific explanatory notes, qualifications, and limiting conditions. The Scope of Work section is intended to clarify key appraisal issues and to summarize "the amount and type of information researched and the analysis applied in the assignment. Scope of Work includes, but is not limited to the following:

- The degree to which the property is inspected or identified;
- The extent of research into physical or economic factors that could affect the property;
- The extent of data research; and
- The type and extent of analysis applied to arrive at opinions or conclusions." †

Subject Property is defined as:

- (I) "The real estate involved in the appraisal. According to the Uniform Standards of Professional Appraisal Practice (USPAP), the Subject property can be specified by a legal description, address, map reference, copy of a survey or map, property sketch, photographs, or similar means.
- (2) The property that is the subject of the appraisal question. " †

USPAP is the acronym commonly used to refer to "The Uniform Standards of Professional Appraisal Practice ". These are the federally regulated standards by which appraisers must adhere to regarding all facets of the appraisal process (but for purposes of this appraisal report, UASFLA takes precedence over USPAP when there is conflict).

† Appraisal Institute, Dictionary of Real Estate Appraisal, Fifth Edition (Chicago: Appraisal Institute, 2010).

§ Dollars and Cents of Multi-Family Housing: 2004 (A Publication of the Urban Land Inst.).

‡ The New York State Office of Real Property Services. "Understanding the Equalization Rate." (Online) Available.

†† Appraisal Institute, Dictionary of Real Estate Appraisal, Fourth Edition (Chicago: Appraisal Institute, 2002).

ASSESSOR RECORDS



Property Description Report For: 1579 Central Ave, Municipality of Village of Colonie

No Photo Available

		Status:	Active
		Roll Section:	Taxable
		Swis:	012601
		Tax Map ID #:	41.8-6-41
		Property Class:	415 - Motel
		Site:	COM 1
		In Ag. District:	No
		Site Property Class:	415 - Motel
		Zoning Code:	45 - Commerical A
		Neighborhood Code:	00972
		School District:	South Colonie
		Total Assessment:	2022 - \$637,200
Total Acreage/Size:	1.70	Property Desc:	
Land Assessment:	2022 - \$459,000	Deed Page:	894
Full Market Value:	2022 - \$1,142,960	Grid North:	990210
Equalization Rate:	----		
Deed Book:	2584		
Grid East:	635080		

Owners

Maha Laxmi Corp
17 Old Gick Rd
Saratoga Springs NY 12866

Sales

No Sales Information Available

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec		

Inventory

Overall Eff Year Built:	0	Overall Condition:	Normal
Overall Grade:	Good	Overall Desirability:	3

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
5	100	100	0	Finished	1985		Poor	Average	18456	2

Site Uses

Use	Rentable Area (sqft)	Total Units
Motel	18,456	60
Motel	700	0

Improvements

Structure	Size	Grade	Condition	Year
Canpy-w/slab	480,00 sq ft	Average	Normal	2015
Porch-coverd	36,00 sq ft	Average	Normal	1965
Porch-coverd	2,200,00 sq ft	Average	Normal	1965
Porch-up cov	2,200,00 sq ft	Average	Normal	1965
Fldlt-mercry	0 x 0	Average	Normal	1965
Sign-dbl pls	0 x 0	Average	Normal	1965
Pavng-asphlt	31080 x 4	Average	Normal	1965

Land Types

Type	Size
Primary	1.70 acres

Special Districts for 2022

No information available for the 2022 roll year.

ZONING

§ 242-8 Commercial A District.

- A. In the Commercial A District, no building or premises or any part thereof shall be used and no building or structure or any part of either shall be erected which is arranged, intended or designed, in whole or in part, for any purpose or use except the following:
- (1) All uses specified and as regulated in §§ 242-5 and 242-6, subject to all restrictions, regulations, requirements and procedures as specified in said sections.
 - (2) Retail, professional services, restaurants, entertainment and similar uses.
 - (a) The following uses shall be permitted, provided that they are carried on in a completely enclosed building:
 - [1] Retail uses.
 - [2] Professional, personal, business and financial services; repair of appliances, machinery or other small goods.
 - [3] Restaurant or food service establishment.
 - [4] Entertainment establishment, such as a theater or nightclub.
 - [5] Printing.
 - [6] Shopping center consisting of one building containing two or more uses listed in Subsection A(2)(a) [1] through [5] above.
 - (b) In connection with any of the above uses, drive-in windows or similar facilities may be established.
 - (3) The sale and service of motor vehicles, mobile homes, recreational vehicles or boats, provided that all service or repair takes place in a completely enclosed building.
 - (4) Gasoline stations.
 - (a) Gasoline stations shall be subject to the approval of a special permit by the Planning Commission and the conditions below:
 - [1] No gasoline station shall be established within 1,000 feet, on the same side of the highway, of any other gasoline station or of the site for which a permit to establish a gasoline station has been granted.
 - [2] The site has a minimum street frontage of 200 feet and a minimum depth of 200 feet; odd-shaped sites with at least 200 feet of frontage and 40,000 square feet of lot area may be considered.
 - [3] The Planning Commission finds that the site plan, location of buildings, pumps, curb cuts, underground storage tanks and other appurtenances, as well as the amount of fuel to be stored and the arrangements for its filling and dispensing, are designed to avoid or mitigate any potential adverse effects on the public health, safety, comfort, convenience, general welfare, environment, stability of property values and aesthetics of the Village or its inhabitants and, for this purpose, may impose conditions more restrictive than specified elsewhere in this Code.
 - [4] An attendant is present on the premises whenever fuel or other petroleum products are dispensed.
 - (b) The review of the application shall follow the same procedure as a site plan review, and the Commission shall also consider the same factors as for site plan approval.
 - (5) Motels, hotels, tourist homes, hospitals or convalescent homes.
 - (6) Greenhouses, private garages, utility substations and warehouses. No articles or their containers, warehoused or stored, shall be permitted to remain in the open and visible from any street.
 - (7) Practice of a veterinarian, provided that:
 - (a) Dogs or other animals are kept on the premises for treatment only.
 - (b) No breeding of animals occurs.
 - (c) All animals are kept in an enclosed building between 9:00 p.m. and 7:00 a.m.
 - (d) Any runs or outdoor exercise areas for animals are securely fenced.
 - (8) Adult entertainment uses such as an adult bookstore, adult entertainment cabaret adult massage establishment, adult motel, adult peep show or adult theater subject to the following restrictions as to location which shall be in addition to any other requirements of this Code:
[Added 5-27-1997 by L.L. No. 2-1997; amended 9-22-1997 by L.L. No. 6-1997]
 - (a) Any of the above uses shall not be located within a one-thousand-foot radius of any area zoned for residential use either within the Village of Colonie or in any adjoining municipality.
 - (b) Any of the above uses shall not be located within a one-thousand-foot radius of another such use.
 - (c) Any of the above uses shall not be located within a one-thousand-foot radius of any school, church, or other place of religious worship, park, playground or playing field.
 - (d) No more than one adult entertainment use including any of the adult uses as defined in § 242-3 above shall be located on any lot.
 - (e) The one-thousand-foot radius herein shall be measured from the property line of the premises or zoning district boundary line, as same shall be appropriate for such purposes herein.
 - (f) Map showing areas where such uses are permitted is depicted herein.^[1]
[1] Editor's Note: The map is on file in the office of the Village Clerk.
- B. In connection with an authorized use, there may be displayed on such business locations advertising signs relating to items sold or services performed on the premises, subject to the limitations and regulations of Chapter 181, Signs.

C. Off-street parking and location of driveways.

- (1) Adequate space shall be provided on every site in the Commercial A District for the parking or garaging of all motor vehicles used in connection with or attracted to the site. No building permit shall be issued for any commercial construction unless the Planning Commission has approved the provisions made for parking in this Code, which are intended to protect property values, to create a more attractive business and economic climate and to enhance and protect the physical appearance of the Commercial A District and the community.
- (2) For every building erected, altered or changed in use, there shall be provided off-street parking spaces at least as set forth below:
 - (a) Office: one parking space, plus one additional space for every 200 square feet of floor area.
 - (b) Hotel, motel, tourist home and boardinghouse: one parking space for each three employees, plus one additional space for every guest room.
 - (c) Retail and business services: one parking space for every motor vehicle used directly in the business, which shall be estimated by the developer, plus one additional space for every 150 square feet of floor area.
 - (d) Barbers and beauty shops: one parking space per employee, plus three additional spaces per work station.
 - (e) Restaurant not serving any alcoholic beverages: one parking space for every 2 1/2 seats, plus one parking space for every 1 1/2 employees in the maximum shift.
 - (f) Restaurants serving alcoholic beverages, bars and similar drinking establishments and nightclubs: required parking spaces shall be calculated using the table below:

Parking Demand Level	Maximum Number of Square Feet of Usable Customer Floor Space Per Parking Space
Under .25	24 ¹
.25 to .49	23
.50 to .74	22
.75 to .99	21
1.00 to 1.24	20
1.25 to 1.49	19
1.50 to 1.74	18
1.75 to 1.99	17
2.00 and over	16

NOTES:

¹Includes establishments with no customer counter or direct food or drink service.

Where parking demand level is calculated by the formula

Parking Demand Level =
$$\frac{(\text{Linear Bar Footage})^2}{\text{square feet of usable customer floor space}}$$

and where:

- (1) Linear bar footage is defined as the length of customer access in feet along which direct food or drink service may be obtained, including waiter/waitress access point.
- (2) "Square feet of usable customer floor space" is the total floor area of the establishment prior to installation of tables, booths and partitions, but excluding rest rooms, coatrooms, storage rooms, utility rooms, kitchens, back bar area and other similar parts of the premises.

The Planning Commission may consider and approve provisions for parking in connection with a restaurant serving alcoholic beverages which are less than the requirements of this subsection only if it has been demonstrated to the satisfaction of the Planning Commission on the basis of studies of comparable restaurants in comparable locations that such lesser provision of parking spaces will satisfy the objectives of § 242-8C(1) above.

- (g) Medical services: one parking space for every 150 square feet of floor area.
- (h) Unspecified uses: one parking space for each 100 square feet of floor area, unless the Planning Commission determines that a different ratio is appropriate for the specific use(s) being applied for on the basis of recent studies or other evidence the Planning Commission deems locally applicable.
- (i) Combined uses [buildings containing two or more use classifications as defined by Subsection C(2)(a) through (h)]: parking requirements determined on the basis of the percentage of floor area per classification of total floor area plus the sum of mandated spaces. The Planning Commission may reduce this

requirement by not more than 50% of the lessor (or least) number of spaces if it finds that one of the uses will generate parking demand only at times when the other use(s) will generate no, or minimal, parking.

- (3) No driveway may be connected to a curb cut which is closer than 200 feet from the boundary of a residential district unless the parcel on the opposite side of the street is zoned Commercial A and actually used for a purpose other than residential.
- D. Height, yard, density and green space requirements.
- (1) No structure or building shall exceed 40 feet or three stories in height.
 - (2) Front, side and rear yards. The following minimum yards shall be provided on each lot, and no building, structure or addition thereto shall encroach into any required yard:
 - (a) Front yard: 25 feet.
 - (b) Side yard, when interior lot is used for residential purposes: a minimum of 10 feet on each side but a total of 25 feet for both sides, except that where the side line abuts a residential district and the interior lot is used for commercial purposes, then the side yard for that section of the side lot line shall be 50 feet.
[Amended 4-13-1998 by L.L. No. 4-1998]
 - (c) Side yard, corner lot: 25 feet adjoining any street line.
 - (d) Rear yard:
 - [1] Ten feet if the adjoining property is zoned commercial and occupied by a nonresidential use or is vacant.
 - [2] Twenty-five feet in all other cases.
 - (e) If a building or structure exceeds two stories or 25 feet in height, each of the minimum yards specified in Subsection D(2)(a) through (d) above will be increased by 10 feet for each additional story or each additional 12 feet in height by which the building exceeds two stories or 25 feet, respectively, whichever will result in the greater yard.
 - (3) Coverage. The total building area of buildings on the lot (including accessory buildings, garages or sheds) shall not exceed 50% of the lot area.
 - (4) Green space. No less than 20% of the lot area shall be devoted to green space, of which no less than 50% shall be located in the front yard.
 - (5) Buffer area. Where a lot abuts a lot which is used for residential purposes or is in a residential district, a buffer area shall be provided along the common property line, which shall be not less than 25 feet in width. The buffer strip shall be covered with natural or newly planted vegetation at least six feet high with a six-foot fence along the property line; where topographically feasible, the Planning Commission will require a berm; natural features shall be preserved and enhanced as far as possible.
 - (6) No building permit shall be issued for any structure in the Commercial A District which is intended to be placed within 500 feet of the westerly side of Rapple Drive, provided that it is more than 300 feet south of the southerly line of the Albany-Schenectady Road. Any permit to be issued for construction within the above district must require adequate screening by means of appropriate fencing, trees or hedges so that the residential values of the homes on Rapple Drive shall remain unaffected and undisturbed as much as possible. The Planning Commission shall determine the kind, amount and nature of such screening after a public hearing.
- E. Special provision for lots fronting on certain streets. The intent of this provision is to promote the orderly development of the Commercial A District in accordance with the long-range plan of the Village while protecting the amenity and property values of the numerous residences now found in this district during the transition to full commercial development.
- (1) Applicability.
 - (a) This provision applies only to lots in the Commercial A District which have frontage only on one of the following streets:

Birch Avenue	Mordella Road
Breeman Street	Nicholas Drive
Broderick Street	Nicole Drive
Delafield Drive	Parkwood Drive
Forest Drive	Pine Avenue
Fuller Terrace	Poplar Street
Hawley Avenue	Red Fox Drive
Holland Avenue	Tanglewood Road
Killeen Park	Tull Drive
Lanci Lane	Vly Road
Lapham Drive	Willow Avenue

Lincoln Avenue Woollard Avenue
Locust Park

- (b) This provision does not apply to:
 - [1] Corner lots.
 - [2] Corner lots owned and developed (or intended to be developed) as a unit, even though such corner lot contains one or more Tax Map parcel(s) which has/have frontage only on one of the streets named above.
 - (c) This provision will no longer apply to a Tax Map parcel which has been combined with other Tax Map parcels to form a corner lot [See Subsection E(1)(b)[2] above.] as soon as such combination has been effected and recorded.
- (2) On lots to which the provisions of this section apply, the following uses are permitted:
- (a) All uses specified and as regulated in § 242-5.
 - (b) Retail uses; professional, personal, business and financial services; repair of appliances, machinery or other small goods; catering, but excluding any consumption of food on the premises, provided that:
 - [1] Drive-in windows or similar facilities are prohibited.
 - [2] The Planning Commission finds, as part of its review, that external changes to existing buildings will be kept to a minimum and architectural features will be in harmony with the character of the neighborhood.
 - [3] Signs will conform to the regulation for home occupations in Residential A Districts.
- F. Noise.
- (1) Noise level generated by any nonresidential use shall not exceed 65 dBA between 7:00 a.m. and 9:00 p.m. Mondays through Saturdays or 50 dBA at all times as measured from the lot line of any residential lot or the boundary of any residential zoning district.
 - (2) Outdoor speakers and/or communication systems are prohibited.

TAX BILLS

TOWN OF COLONIE - TOWN & COUNTY 2022

FISCAL YEAR: 1/1/2022 to 12/31/2022		WARRANT DATE: 12/30/2021		STATE AID: CNTY \$102,140,410 TWN \$3,999,814	
MAKE CHECKS PAYABLE TO:				BANK	BILL
C. Michele Zilgme, Receiver of Taxes				000	360
				TAX MAP NUMBER	
				012601 41.8-6-41	
TO PAY IN PERSON:				PROPERTY INFORMATION:	
Memorial Town Hall				ACCOUNT#:	
534 New Loudon Rd.				DIMENSION: 1.70 Acres	
Latham, NY 12110				ROLL SECTION: 1 CLASS: 415 - MOTEL	
Mon. - Fri. 8:30 am - 4:30 pm				LOCATION: 1579 Central Ave	
				MUNICIPALITY: Village of Colonie	
				SCHOOL: 012601 South Colonie	
				FULL MARKET VALUE: As of 1/1/21 1,694,915	
				UNIFORM % OF VALUE: 59	
				LAND ASSESSMENT: 459,000	
				TOTAL ASSESSMENT: 1,000,000	
PROPERTY OWNER:				EXEMPTION	VALUE FULL VALUE TAX PURPOSE
Maha Laxmi Corp					
17 Old Gick Rd					
Saratoga Springs, NY 12866					

DELINQUENT TAXES ARE DUE ON THIS PARCEL

LEVY DESCRIPTION	TOTAL TAX LEVY	% CHANGE FROM PRIOR YEAR LEVY	TAXABLE VALUE OR UNITS	RATE	TAX AMOUNT
ALBANY COUNTY TAX	36,018,222	3.1	1,000,000.00	5.835283	5,835.28
COLONIE TOWN TAX	25,912,493	3.7	1,000,000.00	4.180524	4,180.52
SCHOOL RELEVY	0	0.0	0.00	1	30,093.04
VILLAGE RELEVY	0	0.0	0.00	1	30,227.67
TOTAL TAX AMOUNT:					\$70,336.51

SOUTH COLONIE - SCHOOL 2022-2023

FISCAL YEAR: 7/1/2022 to 6/30/2023	WARRANT DATE: 8/31/2022	STATE AID: SCHL \$30,270,774
MAKE CHECKS PAYABLE TO:		
C. Michele Zilgme, Receiver of Taxes	BANK 360	TAX MAP NUMBER 012601 41.8-6-41
TO PAY IN PERSON:		
Memorial Town Hall 534 New Loudon Rd. Latham, NY 12110 Mon. - Fri. 8:30 am - 4:30 pm		
PROPERTY OWNER:		
Maha Laxmi Corp 17 Old Gick Rd Saratoga Springs, NY 12866		
PROPERTY INFORMATION:		
ACCOUNT#: 1.70 Acres DIMENSION: 1 CLASS: 415 - MOTEL ROLL SECTION: 1579 Central Ave LOCATION: Village of Colonie MUNICIPALITY: 012601 South Colonie SCHOOL: FULL MARKET VALUE: As of 1/1/22 1,142,960 UNIFORM % OF VALUE: 55.75 LAND ASSESSMENT: 459,000 TOTAL ASSESSMENT: 637,200		
EXEMPTION	VALUE	FULL VALUE TAX PURPOSE

LEVY DESCRIPTION	TOTAL TAX LEVY	% CHANGE FROM PRIOR YEAR LEVY	TAXABLE VALUE OR UNITS	RATE	TAX AMOUNT
SOUTH COLONIE BILL	69,330,058	2.3	637,200.00	28.713248	18,296.08
TOTAL TAX AMOUNT:					\$18,296.08

DEED

A 209

Standard N.Y. Form 1006
Revised 11-1-86. Without warranty against error or omission.

01603-26917
JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 5th day of August, nineteen hundred and ninety-seven

BETWEEN A.C.R. VENTURES, INC., a New York corporation having an address at:

c/o Timothy F. Willert
292 Madison Avenue
New York, NY 10017

00187

LIBER 2584 PAGE 894

party of the first part, and

MAHA LAXMI CORP., a New York corporation having an address at:

1927 Central Avenue
Albany, NY 12205

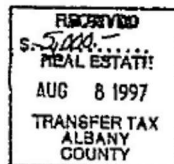
party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten (\$10.00)

dollars,

lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situated, lying and being in the Village and Town of Colonie, Albany County, State of New York, as is more particularly set forth in Schedule A annexed hereto.



ALBANY COUNTY
AUG 8 1 48 PM '97
SLENN

Best Image Available

LIBER 2584 PAGE 895

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

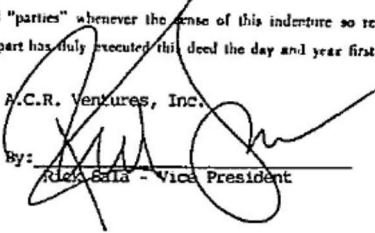
BEING THE SAME Premises conveyed by deed from Frank Rossi to
A.C.R. Ventures, Inc. dated November 30, 1973 and recorded
November 30, 1973 in Book 2074 at page 449.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

A.C.R. Ventures, Inc.

By: 
Rick Ellis - Vice President

LIBER 2584 PAGE 897

CHICAGO TITLE INSURANCE COMPANY

SCHEDULE A DESCRIPTION

This No: 9603-26917

ALL THAT TRACT, PIECE OF LAND situate, lying and being in the Village of Colonie, County of Albany and the State of New York, located on the northerly side of Central Avenue and more particularly bounded and described as follows:

Beginning at a point in the northerly line of Central Avenue, said point also being the southwesterly corner of lot no. 8 as shown on a map entitled "Lands of D. Eichenbrenner", made by Leslie Allen and dated July 1929; thence, in a westerly direction along said line of Central Avenue for a distance of 104.37' to a point; thence, in a northerly direction having an interior angle of 90° for a distance of 417.42' to a point; thence, in an easterly direction having an interior angle of 90° for a distance of 108.00 feet to a point in the westerly line of Forest Drive; thence, in a southerly direction along said line of Forest Drive having an interior angle of 90° for a distance of 57.42 feet to a point in the southerly line of Forest Drive; thence, in an easterly direction along said line of Forest Drive having an interior angle of 270° for a distance of 196.37' to a point in the westerly line of Parkwood Drive; thence, in a southerly direction along said line of Parkwood Drive having an interior angle of 90° for a distance of 160.00 feet to a point; thence, in a westerly direction having an interior angle of 90° for a distance of 200.00 feet to a point in the westerly line of Lot No. 8 as shown on said subdivision map; thence, in a southerly direction along said lot line having an interior angle of 270° for a distance of 200.00 feet to the point or place of beginning.

STATE OF NEW YORK)
COUNTY OF ALBANY)

Recorded in DEEDS
As Shown Hereon and
Examined
Thomas G. Clingan
THOMAS G. CLINGAN
ALBANY COUNTY CLERK

100001

Supplementary Land Listings:

Additional Commercial Land Listings						
#	Tax ID Number	Address	Status	Listing Price	Acreage	Price Per Acre
<u>S</u>	-	1579 Central Ave, Albany		-	1.7	-
1	16.7-6-20	2220 Central Ave, North Colonie	Under Contract	\$399,000	1.02	\$391,176
2	16.4-5-23	2060 Central Ave, Colonie	Active	\$350,000	0.50	\$700,000

Additional listings in the area.

Above are two additional comparable land listings in the subject's marketplace, ranging in per acre value from \$391,176 to \$700,000 per acre and in listing price from \$350,000 to \$399,000 which lends support to our final estimate of value of \$240,000 per acre or \$410,000.

How much does commercial demolition cost?

The average cost per square foot for a commercial demolition decreases as the project's square footage rises, but the general national average is **\$4 to \$8 per square foot**. The national average price for demolishing a small restaurant of 1,000 square feet is **\$1,400 to \$1,700**. This is a higher cost than residential, which falls between **\$2 to \$7 per square foot** or **\$2,000 to \$7,000** to get rid of a 1,000-square-foot house.

For a medium-sized project, such as a **10,000-square-foot** building, expect to pay between **\$40,000 and \$80,000**. These costs do not include the cost of disposal and cleanup of the demolished materials, nor do they include the price of permits needed to begin the project.

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DiLella, Anthony

From: Lisa Fiato <[REDACTED]>
Sent: Tuesday, April 2, 2024 11:53 AM
To: sealedbid
Cc: Peter Luizzi Jr; [REDACTED]; DiLella, Anthony
Subject: 1579 Central Ave, Colonie - \$560,000.00
Attachments: 1579 Central Ave Bid 2 \$560,000.pdf; 1579 Central Bid Cover Letter 2.docx; Properties owned in Albany County.docx

Good Morning,

Please find attached the bid submission form, a cover letter, and the list of properties owned in Albany County for the 1579 Central Avenue Bid. Should you have any questions or need additional information please do not hesitate to contact me.

Thank you,
Lisa Fiato
Luizzi Companies

Properties owned in Albany County

Luizzi Companies Properties

- **South Island Apartments**
10 Starbuck Drive, Green Island, NY 12183
Acquired 2020
Residential Property
- **PKL Associates, LLC**
49 Sicker Road
Albany, NY 12205
Acquired 2000
Commercial Property
- **308 Properties, LLC**
308 Old Niskayuna Road
Latham, NY 12110
Acquired 2006
Commercial Property
- **Commercial Avenue Realty, LLC**
17 Commercial Avenue
Albany, NY 12205
Acquired 1955
Commercial Property
- **P & L 49, LLC**
49 Railroad Avenue
Albany, NY 12205
Acquired 1957
Commercial Property
- **80 Lockrow Reality, LLC**
21 Interstate Avenue
Albany, NY 12205
Acquired 2019
Commercial Property
- **17 Interstate Realty, LLC**
17-19 Interstate Avenue
Albany, NY 12205
Acquired 2017

- **771 Shaker Reality, LLC**
771 Shaker Watervliet Road
Latham, NY 12110
Acquired 2007
Commercial Property
- **Lincoln Avenue Development, LLC**
851-861 1st Street
Watervliet, NY 12189

10-40 Pennsylvania Avenue
Watervliet, NY 12189

50 Reading Road
Watervliet, NY 12189
Acquired 2021 to 2023
Commercial Property
- **Warehouse Row Reality**
13 Warehouse Row Road
Albany, NY 12205
Acquired 1978
Commercial Property
- **19 Commercial Avenue Reality, LLC**
19 Commercial Avenue
Albany, NY 12205
Acquired 2022
Commercial Property
- **Cedar View Lane, LLC**
14 Cedar View Lane
Watervliet, NY 12189
Acquired 2015
Residential Property
- **Terry Court, LLC**
2-8 Terry Court
Albany, NY 12205
Acquired 1980
Residential Property

- **25 Tibbits Avenue, LLC**
147 Cannon Street
Green Island, NY 12183
Acquired 2022
Commercial Property
- **150 George Street Realty, LLC**
150 George Street
Green Island, NY 12183
Acquired 2022
Commercial Property

Timothy Stuto Properties

- **28 Colvin Avenue**
Albany, NY 12206
Acquired 2018
Commercial Property
- **40 Colvin Avenue**
Albany, NY 12206
Acquired 2018
Commercial Property
- **50 Colvin Avenue**
Albany, NY 12206
Acquired 2018
Commercial Property
- **60 Colvin Avenue**
Albany, NY 12206
Acquired 2018
- **226 North Allen Street**
Albany, NY 12206
Acquired 2021
Commercial Property
- **357 Troy Schenectady Road**
Latham, NY 12110
Acquired 2014
Commercial Property

- **563 Broadway**
Menands, NY 12204
Acquired 2016
Commercial Property



Albany County Legislative Resolution No. 29 of 2019

**SEALED BID
BIDDER SUBMISSION FORM**

IMPORTANT!

This process will be conducted online only.

Please check albanycounty.com/sealedbids for dates, forms & property info

Before bidding:

- **Review the property folder shown on the website;**
- **Read all terms of sale carefully;**
- **Complete this bid submission form AND sign the bidder certification;**
 - **Incomplete forms can be rejected;**
 - **Unsigned forms will be rejected.**

Submissions must be emailed within the allotted time, as specified on the website, to sealedbid@albanycountyny.gov.

Bidders must submit a copy of government-issued photo ID (e.g., driver's license).

Any questions about this form can be emailed to bidinfo@albanycountyny.gov.

ALBANY COUNTY DISPOSITION PLAN

**"Properties which will be discretionally conveyed by the County
to individuals or entities for economic development purposes."**

Adopted per Albany County Legislative Resolution No. 29 of 2019

With respect to properties which may be discretionarily conveyed by the County to individuals or entities for economic development purposes, the County of Albany is using a sealed bid process to convey delinquent tax foreclosed property located in the Village of Colonie/Town of Colonie 1579 Central Avenue, Tax Map No. 41.-8-6-41.

PROPERTY INFORMATION AND MINIMUM BID

Property Address	1579 Central Avenue
Municipality	Village of Colonie/Town of Colonie
Tax Map No	41.8-6-41
Description	Motel
Minimum Bid Allowed	\$360,000



TERMS AND CONDITIONS OF SEALED BIDS FOR 1579 CENTRAL AVENUE

A. Bid Amount, Process and Procedure.

1. 1579 Central Avenue located in the Village of Colonie/Town of Colonie Tax Map No. 41.8-6-41 is being offered for a minimum bid of no less than \$360,000.00 .
2. All bids shall be sealed with collusive bidding being prohibited.
3. All bids shall be submitted and processed online using the electronic bid submission form annexed hereto.
4. A bidder is permitted to submit only one bid per property being offered for sale.
5. 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: www.albanycounty.com/sealedbids.
6. 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.
7. All Bid submission forms received within the required submission time will be rated on a scale of 1-5 based on the following criteria: Reason for Bidding, Ownership Benefit to the Community, General Cost Estimate, Property Ownership History and overall submission.
8. Bidders are required to submit a copy of photographic identification, driver's license etc.
9. Bids may be withdrawn within 24 Hours after bids are opened by submitting a letter to sealedbid@albanycountyny.gov. This date and time will be indicated on the Bid Submission form.

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 by reason of delinquent tax foreclosure within the preceding 24 month time period.
 - d) The bidder has an unresolved building construction and fire safety code violation in connection with another property located within Albany County.
 - e) The bidder is a family member of the former owner of the property being offered for sale through a sealed bid process.

C. Terms of Sale Relating to Condition of Sealed Bid Properties Being Offered for Sale.

1. All sales are subject to non-reviewable discretionary approval of the County Executive and the Albany County Legislature, which approvals may for any reason be denied.
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.

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 can be sold for 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. No personal property is included in the sale of any property and/or parcel in possession of Albany County. The disposition of any personal property located on, in or under the property or parcel sold shall be the sole responsibility of the purchaser upon transfer of title.
6. 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.
7. Deed title to the property will be transferred directly to the selected bidder pursuant to a quitclaim deed.

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. Property Inspections of property or any structures or improvements located thereon may only be conducted from the exterior.
3. 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 Sealed Bids webpage: albanycounty.com/sealedbids.

E. Bid Payment Process and Procedure.

1. Upon notification, the bidder chosen by the Commissioner of Management and Budget or his assignees shall immediately deposit 20% of the 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, this deposit shall be non-refundable except in the event the sale is not approved. Certified Funds or Bank 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.
2. Upon Legislative approval, the chosen bidder will be notified that the remaining balance of the bid amount is to be immediately deposited with the Albany County Division of Finance, 112 State Street, Room 1340, Albany, New York 12207 either by certified mail or in person. Certified Funds or Bank Checks are to be made payable to Albany County Department of Management and Budget.

F. Sale Closing and Property Conveyance Process and Procedure.

1. The approved 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. Any current year real estate taxes (property, school and Village taxes) owed or paid by Albany County will be prorated at the closing with a share being the responsibility of the selected bidder.
3. All past due water bills not in the collection process of the Albany County Division of Finance at the scheduled 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 scheduled date of closing are the responsibility of the selected bidder to pay.
5. The County Legislature may set the responsibility for the Real Estate Taxes, Water Bills and Municipal Charges for the selected bidder by resolution.
6. If the approved bidder fails to pay the required 20% deposit of the bid amount, the property will be offered to the next highest rated bidder.
7. If the approved bidder fails to timely close and pay the balance of the bid amount and closing costs, the deposit will be forfeited and the property will be offered to the next highest rated bidder.

BIDDER INFORMATION

CONTACT AND DEED INFORMATION

Bidder Name: Luizzi Companies

(As it should appear on County deed)

Address: [REDACTED]Phone: [REDACTED]Email: [REDACTED]Preferred method of contact:
(choose one or both)☐ Phone☒ Email

TYPE OF ENTITY

☐ Individual☒ CorporationIncorporated in what state? NYDate incorporated: 08/19/2020

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: _____

REASON FOR BIDDING ON PROPERTY

COMPLETE THIS SECTION IF YOU ARE SEEKING TO PURCHASE A BUILDING

- | | | |
|---|--|---|
| ☐ Renovate | ☐ Demolish/Deconstruct | ☐ Occupy as a rental |
| ☐ Rehabilitate | ☐ New Construction | ☐ Redevelop and re-sell |
| ☐ Occupy/Operate "As Is" | ☐ Occupy as owner occupant
(primary residence) | ☒ Other <u>A full assessment of the</u> |

COMPLETE THIS SECTION IF YOU ARE SEEKING TO PURCHASE A LOT

- | | | |
|---|---|--------------------------------------|
| ☐ New Construction | ☐ Property Improvements
(e.g., fencing; landscaping;
garden/green space) | ☐ Other _____ |
|---|---|--------------------------------------|

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

- | | | |
|--------------------------------------|-------------------------------------|--------------------------------------|
| ☐ Fence | ☐ Driveway | ☐ Garage |
| ☐ Landscaping | ☐ Deck/Patio | ☐ 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.

Community Benefit

Use the below space to indicate how your ownership and development of this property will benefit the community. You may attach additional sheets or documentation as needed:

Luizzi Companies is well known for contributing to any community they develop in, they have any impeccable reputation. The benefits that come with any of their projects and the communities they have developed in are uncountable. These benefits have been well documented with their recent developments, Starbuck Island in Troy, NY, Rivers Ledge in Niskayuna, NY, and their upcoming luxury residence in Clifton Park, NY 146 Market Place. Luizzi Companies would like to bring this kind of community growth to Colonie, NY. The President of Luizzi Companies, Peter Luizzi, Jr., was born and raised in Colonie, NY and would like to bring his innovative ideas to his hometown.

GENERAL COST ESTIMATE

This bid is for: ☒ a building ☐ a vacant lot

Estimated MATERIAL Cost	\$280,000.00
Estimated LABOR Cost	\$280,000.00
Total	\$560,000.00

Explanation of costs:

PLEASE NOTE:

The cost for estimated materials and labor are yet to be determined, but the bid submission is \$560,000.00. There will need to be a full assessment of the property to determine the true costs to either renovate or build new construction on this property. We estimate it will not be less than \$1,000,000.00 to bring this property to the well established Luizzi Companies property standards.

PROPERTY OWNERSHIP HISTORY

- If you answer YES to any of these questions, please attach an explanation.
- Provide complete, accurate and current information.
- Information provided will be independently verified.

THIS INFORMATION APPLIES TO ALL MEMBERS, PARTNERS AND SHAREHOLDERS

Do you own any properties in Albany County?

(If yes, 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 seven (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 you are applying for?

☐ 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, 1579 Central Avenue located in the Village of Colonie/Town of Colonie, Tax Map No. 41.8-6-41, 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*" and also all terms and conditions as indicated in this bid submission form for this 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 webpage located at 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 20% of 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. This deposit shall be non-refundable except in the event the sale is not approved. I also understand that if I fail to make the required 20% deposit of the bid amount, the property will be offered to the next highest evaluated bidder,
6. Upon notification of legislative approval, I will immediately deposit the balance of the remaining bid amount to the Albany County Division of Finance, 112 State Street, Room 1340, Albany, New York 12207 either by certified mail or in person.
7. I also understand that if I fail to timely close and pay the balance of the bid amount and all closing costs, my deposit will be forfeited and the property will be offered to the next highest evaluated bidder.
8. Any current year real estate taxes owed or paid by Albany County (*i.e.*, property, school, and village taxes) will be prorated at the closing with a share being my responsibility.

BY ENTERING MY/OUR NAME(S) BELOW, I/WE CERTIFY THAT I/WE HAVE READ, UNDERSTAND AND AGREE TO BE BOUND BY ALL TERMS CONTAINED HEREIN AND I/WE FURTHER CERTIFY THAT ALL OF THE STATEMENTS SET FORTH BY ME/US IN THIS DOCUMENT ARE COMPLETE AND TRUE.

Applicant Name (please print) Peter Luizzi

Applicant Signature _____

Date 04/02/2024

Co-applicant Name (please print) Timothy Stuto

Co-applicant Signature _____

Date 04/02/2024

IMPORTANT:

- Bidders must submit a copy of government-issued photo ID (e.g., driver's license).
- Completed form must be emailed to sealedbid@albanycountyny.gov no later than: **12Noon on April 2, 2024.**
- To withdraw this bid a letter must be emailed to sealedbid@albanycountyny.gov no later than: **12Noon on April 3, 2024.**



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 20, 2022

Honorable Thomas Tobin, Mayor
Village of Colonie
2 Thunder Road
Colonie, New York 12205

Mayor Tobin,

Pursuant to the Albany County Property Disposition Plan, I am contacting you to make you aware we are exploring the possibility of dispensing the property located at 1579 Central Avenue in the Village of Colonie. Provided an acceptable proposal is received and passage is gained in the County Legislature, we will convey tax map parcel number 41.8-6-41 to a private entity.

We view this transaction as beneficial to both County and City residents since it will put blighted 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 Village of Colonie has any objection.

Best,

Mike McLaughlin
Director of Policy and Research



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 20, 2022

Sean M. Maguire, Director
Town of Colonie Planning and Economic Development
347 Old Niskayuna Road
Latham, New York 12110-2290

Director Maguire,

Pursuant to the Albany County Property Disposition Plan, I am contacting you to make you aware we are exploring the possibility of dispensing the property located at 1579 Central Avenue in the Town of Colonie. Provided an acceptable proposal is received and passage is gained in the County Legislature, we will convey tax map parcel number 41.8-6-41 to a private entity.

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Best,

Mike McLaughlin
Director of Policy and Research

TIMES UNION

timesunion.com

Order Confirmation

<u>Ad Order Number</u> 0004211675	<u>Customer Account</u> 040365006
<u>Sales Rep.</u> loveria	<u>Customer Information</u> ALBANY COUNTY DEPT OF FINANC 112 STATE ST ALBANY NY 122072019 USA
<u>Order Taker</u> loveria	
<u>Ordered By</u> Anthony	<u>Phone:</u> 5184474912
<u>Order Source</u> Phone	<u>Fax:</u> <u>Email:</u> Anthony.DiLella@albanycounty ny.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 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 the following properties will be given consideration by the Albany County Legislature for transfer:

Town of Colonie/Village of Colonie
1579 Central Avenue
Map No. 41.8-6-41

ALBANY COUNTY DEPARTMENT OF MANAGEMENT AND BUDGET

Dated: 6/21 & 6/22/2022

Albany, New York

Ad Cost

\$71.91

Payment Amt

\$0.00

Amount Due

\$71.91

Blind Box

Materials

Invoice Text

LEGAL NOTICE

Ad Number

0004211675-01

External Ad #

Pick Up Number

Ad Type

120 Legal Liner

Ad Size

3 X 17 li

PO Number

Color

\$0.00

Color Requests

Product and Zone

Times Union, Full

Inserts

2

Placement

Legals

Note: Retail Display Ads May Not End in Identified Placement

Run Dates

6/21/2022, 6/22/2022

Product and Zone

timesunion.com, Full

Inserts

2

Placement

Legals

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Town of Colonie/Village of Colonie

1579 Central Avenue

Map No. 41.8-6-41

ALBANY COUNTY DEPARTMENT
OF MANAGEMENT AND BUDGET

Dated: Albany, New York

EV 6/23, 6/30/22

Close

Search

Browse

Query

Add

Update

Delete

Attach

0

+

Addl Info

Detail

History

Adj Inq

Deed Info

Lien

Assoc Parcel

County Properties [COUNTY OF ALBANY]

Parcel information

Parcel *

04100800060410000000

T - TAX DEED

Lien year/number

2015

13565

Acquired/Deed date

12/28/2023

Deeded out date

Town *

05 - TOWN OF COLONI

Reference

05419-16-000228

Lien book/page

Foreclosure bk/pg

Deed bill year/no

2015

69

Owner

Assessed owner

445453

MAHA LAXMI CORP,

Location

1579 CENTRAL AVE

Property type *

Active

T - TAX DEED

Status *

Status reason

Status change date *

School district

012601

Lien expiration date

12/31/9999

Foreclosure date

12/28/2023

County investment

592,194.91

Resolution no

Special Conditions/Notes

County property detail

Recpt Date	Type	Reference	Yr	Trans No	Amount	Trn/Ck Date	Entry Date
12/28/2023	D	05419-16-000228	15		120,325.96	12/28/2023	05/10/2024

Display additional data for the County property.

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146