County of Albany

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

Meeting Agenda

Thursday, January 30, 2025

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. 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

5. 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

6. LOCAL LAW NO. “S” FOR 2024: A LOCAL LAW OF THE COUNTY OF ALBANY, NEW YORK, AMENDING THE ALBANY COUNTY CHARTER AND LOCAL LAW NO. 8 FOR 1993 AS AMENDED TO ADJUST THE MONETARY THRESHOLD OF THE BOARD OF CONTRACT ADMINISTRATION

CURRENT BUSINESS:

7. REQUESTING AUTHORIZATION TO CANCEL CERTAIN UNENFORCEABLE DELINQUENT TAX LIENS AGAINST 562 CLINTON AVENUE, LOCATED WITHIN THE CITY OF ALBANY, TAX IDENTIFICATION NUMBER 65.55-2-20

8. AUTHORIZING THE CONVEYANCE OF REAL PROPERTY LOCATED AT 75 CLINTON AVENUE (TAX MAP NO. 65.82-4-40) AND 77 CLINTON AVENUE (TAX MAP NO. 65.82-4-41) IN THE CITY OF ALBANY

9. AUTHORIZING THE RELEASE OF RIGHT OF REVERTER AND RE-ENTRY OF TITLE TO 26 TRINITY PLACE, CITY OF ALBANY

County of Albany

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

Meeting Minutes

Monday, October 28, 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.

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. 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

This proposal was tabled at the request of the Sponsor.

5. 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.

CURRENT BUSINESS:

6. AUTHORIZING AN AGREEMENT WITH THE LEGAL AID SOCIETY OF NORTHEASTERN NEW YORK, INC. AND ALTERNATIVES TO ECONOMIC AND HOUSING DISPLACEMENT, INC. REGARDING THE EVICTION PREVENTION INTERVENTION COLLABORATIVE

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

7. PUBLIC HEARING ON PROPOSED LOCAL LAW NO. “S” FOR 2024: A LOCAL LAW OF THE COUNTY OF ALBANY, NEW YORK, AMENDING THE ALBANY COUNTY CHARTER AND LOCAL LAW NO. 8 FOR 1993 AS AMENDED TO ADJUST THE MONETARY THRESHOLD OF THE BOARD OF CONTRACT ADMINISTRATION

This proposal was tabled at the request of the Sponsor.

8. LOCAL LAW NO. “S” FOR 2024: A LOCAL LAW OF THE COUNTY OF ALBANY, NEW YORK, AMENDING THE ALBANY COUNTY CHARTER AND LOCAL LAW NO. 8 FOR 1993 AS AMENDED TO ADJUST THE MONETARY THRESHOLD OF THE BOARD OF CONTRACT ADMINISTRATION

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

9. AUTHORIZING AN AGREEMENT WITH THE NEW YORK STATE DEPARTMENT OF STATE REGARDING THE LOCAL GOVERNMENT EFFICIENCY GRANT PROGRAM

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

10. AMENDING THE 2024 DISTRICT ATTORNEY'S OFFICE BUDGET: SALARY ADJUSTMENT

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

11. AUTHORIZING AN AGREEMENT WITH AQUARIUS CAPITAL SOLUTIONS GROUP, LLC REGARDING ACTUARIAL SERVICES

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

12. AUTHORIZING AN AGREEMENT WITH M&T BANK REGARDING BANKING SERVICES

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

13. AUTHORIZING AN AGREEMENT WITH HODGSON RUSS, LLP REGARDING BOND COUNSEL SERVICES

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

14. AUTHORIZING AN AGREEMENT WITH CAPITAL MARKET ADVISORS, LLC REGARDING FINANCIAL ADVISORY SERVICES

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

15. AUTHORIZING AN AGREEMENT WITH BST & CO. CPAS, LLP REGARDING INDEPENDENT AUDITING SERVICES

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

16. SUPPLEMENTAL BOND AUTHORIZATION FOR VARIOUS CAPITAL IMPROVEMENTS FOR COUNTY OWNED GARAGES AND PARKING FACILITIES

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

17. BOND AUTHORIZATION FOR THE ALBANY COUNTY NURSING HOME VEHICLE REPLACEMENT PROJECT

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

18. BOND AUTHORIZATION FOR THE FOOD SERVICE AND DISTRIBUTION EQUIPMENT PROJECT

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

19. AMENDING RESOLUTION NOS. 489 AND 490 FOR 2021, AS AMENDED, 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 positive recommendation as amended. The motion amended by a unanimous vote.

20. AUTHORIZING THE CONVEYANCE OF REAL PROPERTY LOCATED AT 204 15TH STREET (TAX MAP NO. 32.75-1-26) IN THE CITY OF WATERVLIET

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

21. AUTHORIZING AN AGREEMENT REGARDING THE ALBANY COUNTY HEALTHCARE CONSORTIUM

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

22. RESOLUTION OF THE COUNTY OF ALBANY, NEW YORK (THE "COUNTY"), ADOPTED _____ __, 2024, AUTHORIZING THE EXECUTION OF A FINANCING AGREEMENT BY AND BETWEEN THE COUNTY AND THE ALBANY COUNTY PINE HILLS LAND AUTHORITY (THE "AUTHORITY"), AND RELATED AGREEMENTS IN CONNECTION WITH THE FOREGOING.

This proposal was tabled at the request of the Committee.

23. AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO AND AN AGREEMENT WITH THE NEW YORK STATE DIVISION OF CRIMINAL JUSTICE SERVICES REGARDING THE CRIMES AGAINST REVENUE PROGRAM

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

24. AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO AND AN AGREEMENT WITH THE NEW YORK STATE DIVISION OF CRIMINAL JUSTICE SERVICES REGARDING THE GUN INVOLVED VIOLENCE ELIMINATION GRANT AND AMENDING THE 2024 DISTRICT ATTORNEY'S OFFICE BUDGET

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

25. AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO AND AN AGREEMENT WITH THE NEW YORK STATE DIVISION OF CRIMINAL JUSTICE SERVICES REGARDING THE MOTOR VEHICLE THEFT AND INSURANCE FRAUD PREVENTION PROGRAM

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

26. AUTHORIZING AN AGREEMENT WITH THE NEW YORK STATE DIVISION OF CRIMINAL JUSTICE SERVICES REGARDING THE AID TO PROSECUTION GRANT AND AMENDING THE 2024 DISTRICT ATTORNEY'S OFFICE BUDGET

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

County of Albany

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

Meeting Minutes

Monday, December 16, 2024

6:30 PM

William J. Conboy II Legislative Chambers
Albany County Courthouse

Audit and Finance Committee

CURRENT 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. AMOUNTS LEVIED FOR THE SEWER DISTRICT NO. 1 IN THE TOWN OF BERNE

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

2. AMOUNTS LEVIED FOR THE FIRE AND AMBULANCE DISTRICTS IN THE TOWN OF BERNE

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

3. AMOUNTS LEVIED FOR FIRE, WATER, SEWER, LIGHTING AND AMBULANCE DISTRICTS IN THE TOWN OF BETHLEHEM

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

4. AMOUNT LEVIED FOR UNPAID WATER AND SEWER CHARGES IN THE BETHLEHEM WATER DISTRICT

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

5. AMOUNT LEVIED FOR FIRE DISTRICTS IN THE TOWN OF COEYMANS

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

6. AMOUNT LEVIED FOR UNPAID WATER AND SEWER CHARGES IN THE TOWN OF COEYMANS

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

7. AMOUNTS LEVIED FOR FIRE, WATER, SEWER, LIGHTING, REFUSE AND GARBAGE COLLECTION DISTRICTS IN THE TOWN OF COLONIE

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

8. AMOUNT LEVIED FOR UNPAID WATER CHARGES IN THE LATHAM WATER DISTRICT TOWN OF COLONIE

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

9. AMOUNTS LEVIED FOR FIRE, AMBULANCE, WATER, LIGHTING AND SEWER DISTRICTS IN THE TOWN OF GUILDERLAND

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

10. AMOUNT LEVIED FOR UNPAID WATER CHARGES IN THE GUILDERLAND WATER DISTRICT

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

11. AMOUNTS LEVIED FOR FIRE AND LIGHTING DISTRICTS IN THE TOWN OF KNOX

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

12. AMOUNT LEVIED FOR BERNE FIRE DISTRICT IN THE TOWN OF KNOX

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

13. AMOUNT LEVIED FOR THE FIRE PROTECTION, AMBULANCE, LIGHTING, WATER AND SEWER DISTRICTS IN THE TOWN OF NEW SCOTLAND

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

14. AMOUNTS LEVIED FOR UNPAID WATER AND SEWER CHARGES IN THE TOWN OF NEW SCOTLAND

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

15. AMOUNT LEVIED FOR FIRE AND LIGHTING DISTRICTS IN THE TOWN OF RENSSELAERVILLE

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

16. AMOUNT LEVIED FOR UNPAID WATER AND SEWER CHARGES IN RENSSELAERVILLE WATER AND SEWER DISTRICT NO. 1

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

17. AMOUNT LEVIED FOR FIRE, LIGHTING AND WATER DISTRICTS IN THE TOWN OF WESTERLO

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

18. AMOUNT LEVIED FOR UNPAID WATER CHARGES IN THE TOWN OF WESTERLO FOR WATER DISTRICT NO. 1

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

19. AMOUNTS TO BE LEVIED AND ASSESSED FOR HIGHWAYS, BRIDGES AND MISCELLANEOUS HIGHWAY PURPOSES IN THE TOWNS

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

20. AMOUNT LEVIED TO PAY TOWN BUDGETS

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

21. RE-LEVY OF UNPAID SCHOOL TAXES

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

22. RE-LEVY OF UNPAID VILLAGE TAXES

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

23. AMOUNT LEVIED FOR UNPAID WATER AND SEWER CHARGES IN THE CITY OF WATERVLIET

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

24. AMOUNT LEVIED FOR UNPAID WATER AND SEWER CHARGES IN THE CITY OF ALBANY

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

25. AUTHORIZING THE LEVY UPON THE CITY OF ALBANY PROPERTY OF THE AMOUNT NEEDED FOR VARIOUS PURPOSES

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

26. AUTHORIZING THE LEVY UPON THE CITY OF WATERVLIET PROPERTY OF THE AMOUNT NEEDED FOR VARIOUS PURPOSES

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

27. AMOUNTS LEVIED FOR MUNICIPAL CHARGES FOR VARIOUS CITIES AND TOWNS

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

28. ADOPTION OF TABLE OF EQUALIZATION FOR THE ASSESSMENT YEAR 2024 COUNTY TAX YEAR 2025

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

29. ADOPTION OF PARTIAL TAX EXEMPTIONS AND AMOUNTS DETERMINED AS THE ASSESSED VALUATION OF REAL PROPERTY AS BASIS OF EQUALIZATION

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

30. ADOPTING COUNTY EQUALIZATION RATES FOR 2024 FOR THE CITIES AND TOWNS WITHIN THE COUNTY OF ALBANY

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

31. AUTHORIZING LEVIES FOR DEBIT AND CREDIT BALANCES

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

32. AMOUNTS LEVIED FOR COURT ORDERED REFUNDS AND COUNTY TAXES

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

33. TAXES TO BE APPROPRIATED AND LEVIED UPON THE SEVERAL CITIES AND TOWNS IN THE COUNTY FOR VARIOUS PURPOSES AND FOR SPECIAL DISTRICT TAXES IN THE TOWNS

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

34. APPROVAL OF EXTENSION IN TAX ROLLS, OF FORM, AND AMOUNTS IN TAX WARRANTS AND AUTHORIZING THEIR EXECUTION

A motion was made to move the proposal forward with a positive recommendation. The motion carried 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. 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: 8/12/24
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.

Referred to Public Works and Audit and Finance Committees – 8/12/24
Negative Recommendation Public Works Committee – 8/27/24

LOCAL LAW NO. "S" FOR 2024

A LOCAL LAW OF THE COUNTY OF ALBANY, NEW YORK, AMENDING THE ALBANY COUNTY CHARTER AND LOCAL LAW NO. 8 FOR 1993 AS AMENDED TO ADJUST THE MONETARY THRESHOLD OF THE BOARD OF CONTRACT ADMINISTRATION

Introduced: 10/15/24
By Cunningham and Willingham:

PURSUANT TO SECTIONS 10 AND 33 OF THE MUNICIPAL HOME RULE LAW, COUNTY LAW SECTION 400 AND SECTION 2702 OF THE ALBANY COUNTY CHARTER:

Be it enacted by the Legislature of the County of Albany as follows:

SECTION I. Legislative Intent:

In 2012, a Charter Review Commission was formed by this Honorable Body to determine what, if any, changes could be made to the then decade's old charter. The Commission met routinely over the course of a year and published recommended changes to the Charter, many of which sought to streamline processes or modernize the County's operations. To date, many of the proposed changes have been adopted, but a various substantive changes have evaded adoption. One major proposal by the Charter Review Commission was to expand the governance of the Board of Contract Administration. The Board's authority was established in 1993, and provided oversight of contracts less than $100,000. The Charter Review Commission suggested increasing that amount based on inflation, which would have been $155,000 at the time of the Charter Review Commission's proposal. Today, that amount, adjusted for inflation, is approximately $215,000. The recommendation of the Charter Review Commission should be adopted to reflect the fact that the Board of Contract Administration is operating in 2024, and not 1993.

SECTION II. Article 13 of the Albany County Charter is hereby amended as follows:

Section 1301: Board of Contract Administration; powers and duties.

For the purpose of simplifying, clarifying and centralizing the approval process for contracts, there is hereby established a Board of Contract Administration. The Board shall be composed of the County Executive, the Chairperson of the County Legislature and the County Clerk. The Board of Contract Administration is empowered to approve contracts for execution by the County Executive in amounts of not less than twenty thousand dollars ($20,000), and, not more than [one] <u>two</u> hundred <u>fifteen</u> thousand dollars ($[100]<u>215</u>,000), or such higher amount as may be established by local law. The Board shall report [periodically] quarterly to the County Legislature, detailing the contracts approved by it.

Section 1302: Other contract approvals.

The County Executive shall be empowered to approve and execute contracts in an amount less than twenty thousand dollars ($20,000). The County Legislature shall be empowered to approve contracts for execution by the County Executive in amounts over [one] two hundred fifteen thousand dollars ($[100]215,000), in addition to those mentioned in Section 204(m) of this Charter. The County Executive shall not, through change orders, amendments, renewals, or any other method or device, exceed such twenty thousand dollar ($20,000) limit with respect to any vendor or subject matter, without approval of the County Legislature.

Section 1303: Annual Adjusted Amount

The dollar amounts set forth above in sections 1301 and 1302 of this Article shall be adjusted annually on the first day of January each year by the Consumer Price Index ("CPI") to keep pace with inflation. The County's Department of Management and Budget shall use the annual CPI data for adjustment, rounded to the nearest five thousand dollar amount ($5,000). The annual adjusted dollar amount shall be provided to the Clerk of the Legislature, County Comptroller and County Clerk by the Commissioner of Management and Budget upon it being determined.

SECTION III. 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 IV. Effective Date.

This Local Law is adopted subject to permissive referendum pursuant to Section 24 of the New York State Municipal Home Rule Law.

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

December 9, 2024

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

Re: Request authorizing the cancellation of certain unenforceable delinquent tax liens
562 Clinton Avenue, City of Albany – SBL 65.55-2-20

Dear Chairperson Cunningham,

The three-year time limit to use the ordinary correction of errors process has expired, therefore, enclosed for your review is a resolution. In reviewing the 2017 List of Delinquent Taxes, it became apparent that a property tax bill was imposed on a property owned by the Church of Jesus Christ in error. 562 Clinton Avenue has been a functioning religious institution for over 100 years. Due to a clerical error made on the 2016 and 2017 assessment rolls the property was granted a 99% exemption from real property taxes. The property should have been 100% exempt from real property taxes pursuant to RPTL §420-a.

Given the information provided, I am requesting that the County Legislature adopt a resolution canceling the unenforceable liens on 562 Clinton Avenue pursuant to RPTL §1138 (6). Additionally, I am requesting that said resolution authorize a chargeback of all amounts credited or guaranteed to the City of Albany.

Sincerely,

Michael McGuire, IAO, CCD
Real Property Tax Service Agency

Enclosures:

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-6216, **Version:** 1

REQUEST FOR LEGISLATIVE ACTION
Description (e.g., Contract Authorization for Information Services):
REQUESTING AUTHORIZATION TO CANCEL CERTAIN UNENFORCEABLE DELINQUENT TAX LIENS AGAINST 562 CLINTON AVENUE, LOCATED WITHIN THE CITY OF ALBANY, TAX IDENTIFICATION NUMBER 65.55-2-20

Date: 12/9/2024
Department: Real Property
Attending Meeting: Michael McGuire
Submitted By: Michael McGuire
Title: Director
Phone: 518-487-5292

Purpose of Request: Other (State if not Listed) Adopt resolution to cancel unenforceable delinquent taxes

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: 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 three-year time limit to use the ordinary correction of errors process has expired, therefore, enclosed for your review is a resolution. In reviewing the 2017 List of Delinquent Taxes, it became apparent that a property tax bill was imposed on a property owned by the Church of Jesus Christ in error. 562 Clinton Avenue has been a functioning religious institution for over 100 years. Due to a clerical error made on the 2016 and 2017 assessment rolls the property was granted a 99% exemption from real property taxes. The property should have been 100% exempt from real property taxes pursuant to RPTL §420-a.

Given the information provided, I am requesting that the County Legislature adopt a resolution canceling the unenforceable liens on 562 Clinton Avenue pursuant to RPTL §1138 (6). Additionally, I am requesting that said resolution authorize a chargeback of all amounts credited or guaranteed to the City of Albany.

00/00/24

RESOLUTION NO. _____

AUTHORIZING CANCELLATION OF CERTAIN UNENFORCEABLE DELINQUENT REAL PROPERTY TAX LIENS ON 562 CLINTON AVENUE IN THE CITY OF ALBANY AND CHARGE BACK OF THE AMOUNTS CREDITED IN CONNECTION WITH SAID LEINS

Introduced: 00/00/24
By Audit and Finance Committee:

WHEREAS, the Commissioner of the County Department of Management and Budget as Enforcing Officer ("Enforcing Officer") of the County of Albany, New York, Tax District ("Tax District") acting upon the advice of the County Department of Law has pursuant to RPTL 1138 (subds. 1 and 2) duly issued and filed with the County Clerk a Certificate of Withdrawal of the following parcel of real property from a proceeding brought by the Tax District pursuant to RPTL Article Eleven, Title 3, to foreclose the following delinquent real property tax liens affecting said parcel held by the Tax District on the ground there is a legal impediment to the enforcement of said liens:

CITY OF ALBANY				
Parcel Location	Tax Map No.	Tax Lien Year and Type	Charge Back Amount	Legal Impediment
562 Clinton Avenue, City of Albany	65.55-2-20	2017 Property Tax 2018 Property Tax	$118.60 $76.64	This parcel is owned and being used by a religious corporation as its church and is therefore by law exempt from real property taxation

, and

WHEREAS, the County Legislature in its capacity as the governing body of the Tax District has upon the advice of the Enforcing Officer determined as required by RPTL 1138 (subd.6 (a)) that under the circumstances there is no practical method to enforce the collection of said liens against said parcel, and that a supplementary proceeding to enforce their collection would not be effective, now, therefore be it

RESOLVED, that pursuant to RPTL 1138 (subd.6 (a)) said liens on said parcels are hereby cancelled and the Enforcing Officer is directed to issue and within 10 days thereafter file with the County Clerk a Certificate of Cancellation of said liens, and, be it further

RESOLVED, that the Enforcing Officer is pursuant to RPTL 1138 (subd. 6(c)) hereby authorized to upon filing said Certificate of Cancellation of said liens with the County Clerk charge back to those municipal corporations within which said parcel is located any and all amounts credited or guaranteed to such corporations by the Tax District in connection with said cancelled liens, and, be it further

RESOLVED, That the Clerk of the County Legislature is hereby directed to file a copy of this Resolution with said Enforcing Officer and to forward certified copies thereof to the other appropriate County Officials.

CERTIFICATE OF WITHDRAWAL

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

Index No. 03032-18

TO THE ALBANY COUNTY CLERK:

PLEASE TAKE NOTICE that the following parcel of real property included on the List of Delinquent Taxes for the "In Rem" delinquent tax lien foreclosure proceeding filed by the County of Albany, New York, Tax District in your Office under the above Index No. on JULY 6, 2018 covering the CITY OF ALBANY in Albany County:

PARCEL No. 03032-18-001199

OWNER(S) CHURCH OF JESUS CHRIST

ADDRESS 562 CLINTON AVE

CITY of ALBANY

TAX MAP No. 06505500020200000000

RECEIVED
2024 NOV 12 PM 2: 21
ALBANY COUNTY CLERK

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

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

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

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

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

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

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

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

§1138 (1) (D) LEGAL IMPEDIMENT

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

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

DATED: October 25, 2024

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

M. DAVID REILLY Jr., Albany County
Commissioner of Management and Budget

CERTIFICATE OF WITHDRAWAL

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

Index No. 01927-19

TO THE ALBANY COUNTY CLERK:

PLEASE TAKE NOTICE that the following parcel of real property included on the List of Delinquent Taxes for the "In Rem" delinquent tax lien foreclosure proceeding filed by the County of Albany, New York, Tax District in your Office under the above Index No. on JULY 12, 2019 covering the CITY OF ALBANY in Albany County:

PARCEL No. 01927-19-000616

OWNER(S) CHURCH OF JESUS CHRIST

ADDRESS 562 CLINTON AVE

CITY of ALBANY

TAX MAP No. 06505500020200000000

RECEIVED
2024 NOV 12 PM 2: 21
ALBANY COUNTY CLERK

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

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

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

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

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

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

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

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

§1138 (1) (D) LEGAL IMPEDIMENT

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

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

DATED: October 25, 20 24

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

M. DAVID REILLY Jr., Albany County
Commissioner of Management and Budget

COUNTY OF ALBANY

Real Estate Tax Statement

Parcel: 06505500020200000000
Location: 562 CLINTON AVE

Owner:
CHURCH OF JESUS CHRIST
562 CLINTON AVE
ALBANY NY 12206

Status:

Square	0
Land Valuation:	362,100
Building Valuation:	0
Exemptions:	0
Taxable Valuation:	362,100
Interest Per Diem:	163.16

Legal Description:

Deed Date: **Book/Page:** **Interest Date:** 10/31/2024

Year	Type	Bill
2018	TL-1	1004

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB LIENS	76.64	76.64	64.38	141.02
		76.64	76.64	64.38	141.02
Year Totals		**76.64**	**76.64**	**64.38**	**141.02**

Year	Type	Bill
2017	TL-E	1002

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB SCH LN	118.60	118.60	94.88	213.48
		118.60	118.60	94.88	213.48
Year Totals		**118.60**	**118.60**	**94.88**	**213.48**
Grand Totals		**195.24**	**195.24**	**159.26**	**354.50**

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

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

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

** End of Report - Generated by Stone, Isabella **

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

January 2nd, 2025

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

Dear Chairwoman Cunningham:

This request is for the authorization of the sale of two County-owned properties located at 75 and 77 Clinton Avenue in the City of Albany back to the previous owners. Garland Brothers Funeral Home has owned and operated their funeral home service at the Clinton Avenue properties since 1929 and the taxes on the properties went delinquent as a result of Benjamin Garland's declining health and subsequent death in 2023. The Garland family has sufficient funds to pay $200,000, so the current proposal is to have the County foreclose the lien and sell the parcel back to the family. The County will retain $187k of the funds from the sale, which resolves litigation issues related to the "market value" of the properties raised by the Tyler v Hennepin County Supreme Court decision. This will be a deed-in-assignment Quit-Claim Deed sale which will protect the County from any liability issues in change of ownership.

If you should have any questions, please do not hesitate to contact me.

Sincerely,

Daniel P. McCoy

Daniel P. McCoy
Albany County Executive

cc: Hon. Dennis Feeney, Majority Leader
Hon. Frank Mauriello, Minority Leader
Rebekah Kennedy, Majority Counsel
James Curran, Minority Counsel

County of Albany

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

Legislation Text

File #: TMP-6260, **Version:** 1

REQUEST FOR LEGISLATIVE ACTION

Description (e.g., Contract Authorization for Information Services):
Authorization for the sale of the properties located at 75 and 77 Clinton Avenue in the City of Albany back to previous owners.

Date: 1/2/2025
Department: Finance
Attending Meeting: Jeff Neal
Submitted By: Patrick Curran
Title: Sr. Policy Analyst
Phone: 518-447-5639

Purpose of Request: Property Conveyance Enter text.

CONTRACT TERMS/CONDITIONS:

Party Names and Addresses:
Garland Brothers Funeral Home, 75 Clinton Avenue, Albany NY 12210

Term: (Start/end date or duration) N/A
Amount/Raise Schedule/Fee: $200,000

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:	0	Local:	100

County Budget Accounts:

Revenue Account and Line: A1310 01053
Revenue Amount: $187,000
Revenue Account and Line: A00690
Revenue Amount: $13,000
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)
This request is for the authorization of the sale of two County-owned properties located at 75 and 77 Clinton Avenue in the City of Albany back to the previous owners. Garland Brothers Funeral Home has owned and operated their funeral home service at the Clinton Avenue properties since 1929 and the taxes on the properties went delinquent as a result of Benjamin Garland's declining health and subsequent death in 2023. The Garland family has sufficient funds to pay $200,000, so the current proposal is to have the County foreclose the lien and sell the parcel back to the family. The County will retain $187k of the funds from the sale, which resolves litigation issues related to the "market value" of the properties raised by the Tyler v Hennepin County Supreme Court decision. This will be a deed-in-assignment Quit-Claim Deed sale which will protect the County from any liability issues in change of ownership.

DANIEL P. MCCOY
COUNTY EXECUTIVE

COUNTY OF ALBANY
DEPARTMENT OF MANAGEMENT AND BUDGET
FINANCE DIVISION
112 STATE STREET, ROOM 1340
ALBANY, NEW YORK 12207-2021
(518) 447-7070 - FAX (518) 447-5516
www.albanycounty.com

M. DAVID REILLY, JR.
COMMISSIONER

JEFFREY NEAL
DIRECTOR OF FINANCE

To: Commissioner M. David Reilly, Jr.

From: Jeff Neal, Director of Finance

Date: February 29, 2024

Re: Garland Funeral Home Delinquencies and pending "in rem"

For nearly a century, Garland Brothers' Funeral Home has provided trusted service to generations of minority families celebrating the lives of their deceased loved ones. Founded by two brothers in 1929, Garland Brothers' is recognized as one of the oldest minority-owned funeral homes in the Northeast.

In prosperous years, 200 funeral services were held yearly. Business dropped off as market forces and health issues affected this family business. More recently, the pandemic created increased need for services as Garland Brothers' cared for a community disproportionately impacted by the COVID-19.

The delinquent taxes that arose as Benjamin Garland's health declined now total more than $185K in unpaid principal. Mr. Garland deceased in 2023 and the family has expressed an interest in keeping the funeral home open through their 100-year centenary in 2029.

The Garlands have already paid the delinquent taxes on several parcels on Clinton Avenue, but are unable to raise sufficient funding to pay the interest portion of the current bill. When the COVID ACT moratorium ended, the "in rem" process advanced to judgment, currently stayed by the court as the proposal below is considered.

Proposal to Address Equity and Unpaid Taxes

The family has sufficient funds to pay $200K covering the amounts the County has made-whole to the City and City School district during these delinquencies. The current proposal is to have County foreclose the lien and sell the parcel back to the family, extinguishing the interest portion.

This conveyance will resolve potential litigation related to equity and "market value" of this business raised by the May 2023 US Supreme Court decision on *Tyler v Hennepin County*. That court decision would allow the County to retain only $187K of the funds that arose from a sale.

The NYS Legislature is currently considering several amendments to the "in rem" process that would further degrade the County's position to secure payment in full from post-foreclosure sales. One proposal would require the County to pay the full "market value" to the property owner at the time of foreclosure, similar to the eminent domain proceedings. The County currently lacks a mechanism to determine the market value of unique parcels like this one, likely leading to litigation as the law is amended this year.

Acceptance of the $200K offer is recommended, with a deed-in-assignment Quit-Claim Deed sale protecting the County from any liability issues in change of ownership.

Returning the parcel to the former owner, to continue a 95-year family-owned business operation in this community seems to be in the best interests of the County and the taxpayers.

STATE OF NEW YORK
COUNTY COURT COUNTY OF ALBANY

SETTLEMENT AGREEMENT.

In the Matter of the "In Rem" Delinquent Tax Lien Foreclosure Proceeding brought pursuant to Article Eleven, Title 3 of the Real Property Tax Law

by

THE COUNTY OF ALBANY, NEW YORK, TAX DISTRICT,

against

The Parcels of Real Property included in the LIST OF DELINQUENT TAXES filed on January 6, 2009 covering the CITY OF ALBANY, Albany County

MOTION FOR ORDER GRANTING SUMMARY JUDGMENT DISMISSING ANSWER, FINAL JUDGMENT OF FORECLOSURE, EXECUTION AND WRIT OF ASSISTANCE AS TO AFFIDAVIT IN SUPPORT OF MOTION FOR ORDER GRANTING SUMMARY JUDGMENT DISMISSING ANSWER, FINAL JUDGMENT OF FORECLOSURE, EXECUTION AND WRIT OF ASSISTANCE AS TO PARCEL Nos. ALBANY 9130-08-1380 (75 Clinton Avenue, City of Albany), 9130-08-1381 (77 Clinton Avenue, City of Albany), 9130-08-1382 (79 Clinton Avenue, City of Albany), 9130-08-1383 (81 Clinton Avenue, City of Albany) and 9130-08-1384 (83 Clinton Avenue, City of Albany)

Index No. 9130-08
RJI No. CC-12-00002
IAS Judge: Surrogate Stacy Pettit
Acting Albany County Court Judge

SETTLEMENT AGREEMENT
AS TO
75 CLINTON AVENUE, CITY OF ALBANY (PARCEL NO. 9130-08-1380)
AND 77 CLINTON AVENUE, CITY OF ALBANY (PARCEL NO. 9130-08-1381)

WHEREAS the County of Albany, New York, Tax District ("Tax District") has pursuant to Article 11, Title 3 of the Real Property Tax Law brought the above captioned Motion against 75,77,79,81 and 83 Clinton Avenue in the City of Albany, and

WHEREAS said Motion has been resolved as to 79, 81 and 83 Clinton Avenue, and

WHEREAS the U.S. Supreme Court decision in May 2023 in the matter of Tyler v Hennepin County resulted in moratoria and amendments pending with respect to the NYS RPTL, and

WHEREAS in light of said U.S. Supreme Court decision the Tax District seeks to avoid potential costly litigation" in State and Federal Courts regarding the "market value" of a longstanding cornerstone funeral home business located at 75 and 77 Clinton Avenue, and

WHEREAS the Tax District will as the result of this Settlement Agreement subsequently receive payment in full of the $84,084.65 delinquent real property tax bill on 77 Clinton Avenue, together with statutory interest due on the date of payment (currently an additional $70,519.21 in interest accrued through April 30, 2024), thus resolving the above captioned pending proceeding against 75 and 77 Clinton Avenue, and

WHEREAS the Tax District and the Estate of the owner of record of 75 Clinton Avenue (Parcel No. 9130-08-1380) and 77 Clinton Avenue (Parcel No. 9130-08-1381) parcels ("parties") have agreed by and through their undersigned attorneys to resolve said proceeding as to said parcels as follows:

1. With respect to 75 Clinton Avenue, upon receipt from the Estate of the former owner of record of the sum of $200,000.00 in certified funds, the Tax District will request that this Court grant Judgment against 75 Clinton Avenue in this proceeding;

2. The Tax District will when said Judgment has been granted request legislative action by the County Legislature to convey 75 Clinton Avenue back to the Estate of its former owner. This conveyance will provide the Estate of its former owner with equity to secure a conventional mortgage to make needed repairs and redeem the delinquent real property taxes on 77 Clinton Avenue then owing to the Tax District;

3. The Tax District will not object to the Court adjourning this matter to June 6, 2024 to allow the County Legislature time to consider and potentially approve this Settlement Agreement; and

4. If this settlement proposal is not approved by the County Legislature, it will become null and void and the full sum of $200,000.00 will be returned to the Estate of the former owner of record of 75 Clinton Avenue via its undersigned attorney.

Attorney for the Estate of the former Owner of Record of 75 and 77 Clinton Avenue

Bernard Bryan, Esq.

Date signed: April 18, 2024

EUGENIA KOUTELIS CONDON
Albany County Attorney
Attorney for the Tax District

By
Gregory A. Rutnik, Esq.
Assistant Albany County Attorney

Date signed: April 17, 2024

THE ABOVE SETTLEMENT AGREEMENT OF THE PARTIES IS HEREBY SO ORDERED

SURROGATE STACY L. PETTIT
Acting Albany County Court Judge

Signed on April 25, 2024 at Albany New York

COUNTY OF ALBANY
DIVISION OF FINANCE

DEPOSIT TRANSMITTAL

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

DEPARTMENT: Finance, Division of

ADDRESS: 112 State St

Total Number of Checks: 3 **Total Amount of Checks:** $200,000.00

Total Amount of Cash: $0.00 **Total Deposit:** $200,000.00

ORG	OBJECT	PROJECT	DESCRIPTION	AMOUNT
A	00690		P/S 75-83 CLINTON AVE (3 CKS)#753-5	$ 50,000.00
			CK#518758752-6	$ 75,000.00
			#091575655	$ 75,000.00
				$
				$
				$
				$
				$
				$
				$
				$
				$
				$

VERIFIED BY [signature] **DATE:** 4/29/2024

TITLE: TRM

If Problems with Deposit, Contact: _____ **Phone:** _____

FOR OFFICE USE ONLY: DIVISION OF FINANCE

RECEIVED BY (Initial):

PAID RECEIPT STAMP

PAID
APR 29 2024
Albany Co. Dept. of Management & Budget
Division of Finance

Rev. 08-2006

VERIFY THE AUTHENTICITY OF THIS MULTI-TONE SECURITY DOCUMENT. CHECK BACKGROUND AREA CHANGES COLOR GRADUALLY FROM TOP TO BOTTOM.

COPYBAN CAPTURE ANTI-FRAUD PROTECTION

45

OFFICIAL CHECK

091575655

62-20
311

237 - Loudonville
Loudonville, New York

Date 04/29/2024

Remitter PHILLIPPA P GARLAND WILCOX

$ 75,000.00 ***

Pay To The Order Of ALBANY COUNTY FINANCE DEPARTMENT

Pay: SEVENTY FIVE THOUSAND DOLLARS AND 00 CENTS *

Drawer: KeyBank

Issued by: Citibank N.A. One Penn's Way, New Castle, DE 19720
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AUTHORIZED SIGNATURE

Memo: Property Taxes

⑈091575655⑈ ⑆031100209⑆ 3877421 2⑈

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

OFFICIAL CHECK

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

M 8058052-E

93055 New 7/22

Citizens

057-0012
0115

518758752-6

April 29 2024

PAY **** $75,000.00 **** DOLLARS

TO THE ORDER OF * Albany County Finance Departments *

MEMO:

Drawer: Citizens Bank, N.A.

Security Features Details on Back.

NY033 MP

AUTHORIZED SIGNATURE

⑈518758752⑈ ⑆011500120⑆ 20752164⑈

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

OFFICIAL CHECK

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

M 8058052-E

93055 New 7/22

Citizens

057-0012
0115

518758753-5

April 29 2024

PAY **** $50,000.00 **** DOLLARS

TO THE ORDER OF * Albany County Finance Departments *

MEMO:

Drawer: Citizens Bank, N.A.

Security Features Details on Back.

NY033 MP

AUTHORIZED SIGNATURE

⑈518758753⑈ ⑆011500120⑆ 20752164⑈

STATE OF NEW YORK
COUNTY COURT COUNTY OF ALBANY

SETTLEMENT AGREEMENT

In the Matter of the "In Rem" Delinquent Tax Lien Foreclosure Proceeding brought pursuant to Article Eleven, Title 3 of the Real Property Tax Law

by

THE COUNTY OF ALBANY, NEW YORK, TAX DISTRICT,

against

The Parcels of Real Property included in the LIST OF DELINQUENT TAXES filed on January 6, 2009 covering the CITY OF ALBANY, Albany County

RECEIVED
ALBANY COUNTY CLERK
2024 APR 26 PM 2:10

MOTION FOR ORDER GRANTING SUMMARY JUDGMENT DISMISSING ANSWER, FINAL JUDGMENT OF FORECLOSURE, EXECUTION AND WRIT OF ASSISTANCE AS TO AFFIDAVIT IN SUPPORT OF MOTION FOR ORDER GRANTING SUMMARY JUDGMENT DISMISSING ANSWER, FINAL JUDGMENT OF FORECLOSURE, EXECUTION AND WRIT OF ASSISTANCE AS TO PARCEL Nos. ALBANY 9130-08-1380 (75 Clinton Avenue, City of Albany), 9130-08-1381 (77 Clinton Avenue, City of Albany), 9130-08-1382 (79 Clinton Avenue, City of Albany), 9130-08-1383 (81 Clinton Avenue, City of Albany) and 9130-08-1384 (83 Clinton Avenue, City of Albany)

Index No. 9130-08
RJI No. CC-12-00002
IAS Judge: Surrogate Stacy Pettit
Acting Albany County Court Judge

SETTLEMENT AGREEMENT
AS TO
75 CLINTON AVENUE, CITY OF ALBANY (PARCEL NO. 9130-08-1380)
AND 77 CLINTON AVENUE, CITY OF ALBANY (PARCEL NO. 9130-08-1381)

WHEREAS the County of Albany, New York, Tax District ("Tax District") has pursuant to Article 11, Title 3 of the Real Property Tax Law brought the above captioned Motion against 75,77,79,81 and 83 Clinton Avenue in the City of Albany, and

WHEREAS said Motion has been resolved as to 79, 81 and 83 Clinton Avenue, and

WHEREAS the U.S. Supreme Court decision in May 2023 in the matter of Tyler v Hennepin County resulted in moratoria and amendments pending with respect to the NYS RPTL, and

WHEREAS in light of said U.S. Supreme Court decision the Tax District seeks to avoid potential costly litigation" in State and Federal Courts regarding the "market value" of a longstanding cornerstone funeral home business located at 75 and 77 Clinton Avenue, and

WHEREAS the Tax District will as the result of this Settlement Agreement subsequently receive payment in full of the $84,084.65 delinquent real property tax bill on 77 Clinton Avenue, together with statutory interest due on the date of payment (currently an additional $70,519.21 in interest accrued through April 30, 2024), thus resolving the above captioned pending proceeding against 75 and 77 Clinton Avenue, and

WHEREAS the Tax District and the Estate of the owner of record of 75 Clinton Avenue (Parcel No. 9130-08-1380) and 77 Clinton Avenue (Parcel No. 9130-08-1381) parcels ("parties") have agreed by and through their undersigned attorneys to resolve said proceeding as to said parcels as follows:

1. With respect to 75 Clinton Avenue, upon receipt from the Estate of the former owner of record of the sum of $200,000.00 in certified funds, the Tax District will request that this Court grant Judgment against 75 Clinton Avenue in this proceeding;

2. The Tax District will when said Judgment has been granted request legislative action by the County Legislature to convey 75 Clinton Avenue back to the Estate of its former owner. This conveyance will provide the Estate of its former owner with equity to secure a conventional mortgage to make needed repairs and redeem the delinquent real property taxes on 77 Clinton Avenue then owing to the Tax District;

3. The Tax District will not object to the Court adjourning this matter to June 6, 2024 to allow the County Legislature time to consider and potentially approve this Settlement Agreement; and

4. If this settlement proposal is not approved by the County Legislature, it will become null and void and the full sum of $200,000.00 will be returned to the Estate of the former owner of record of 75 Clinton Avenue via its undersigned attorney.

Attorney for the Estate of the former Owner of Record of 75 and 77 Clinton Avenue

Bernard Bryan, Esq.

Date signed: April 18, 2024

EUGENIA KOUTELIS CONDON
Albany County Attorney
Attorney for the Tax District

By
Gregory A. Rutnik, Esq.
Assistant Albany County Attorney

Date signed: April 17, 2024

THE ABOVE SETTLEMENT AGREEMENT OF THE PARTIES IS HEREBY SO ORDERED

SURROGATE STACY L. PETTIT
Acting Albany County Court Judge

Signed on April 25, 2024 at Albany New York

s/ SLP
42624

COUNTY OF ALBANY

Real Estate Tax Statement

Parcel: 06508200040400000000
Location: 75 CLINTON AVE

Owner:
GARLAND BENJAMIN G
75 CLINTON AVE
ALBANY NY 12210

Status:

Square	0
Land Valuation:	190,000
Building Valuation:	0
Exemptions:	0
Taxable Valuation:	190,000
Interest Per Diem:	190,539.31

Legal Description:

Deed Date: **Book/Page:** **Interest Date:** 02/28/2024

Year	Type	Bill
2023	RE-E	2979

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY SCH	5,942.14	5,942.14	415.95	6,358.09
	5% PERCENT	297.11	297.11	0.00	297.11
		6,239.25	6,239.25	415.95	6,655.20
Year Totals		**6,239.25**	**6,239.25**	**415.95**	**6,655.20**

Year	Type	Bill
2023	RE-1	7442

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY PRO	3,581.12	3,581.12	572.98	4,154.10
	ALBANY WAT	2,422.91	2,422.91	387.67	2,810.58
	5 PERCENT	300.20	300.20	0.00	300.20
		6,304.23	6,304.23	960.65	7,264.88
Year Totals		**6,304.23**	**6,304.23**	**960.65**	**7,264.88**

Year	Type	Bill
2022	RE-E	4754

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY SCH	6,124.37	6,124.37	1,163.63	7,288.00
	5% PERCENT	306.22	306.22	0.00	306.22
		6,430.59	6,430.59	1,163.63	7,594.22
Year Totals		**6,430.59**	**6,430.59**	**1,163.63**	**7,594.22**

Year	Type	Bill
2022	RE-1	7264

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY PRO	3,495.27	3,495.27	978.68	4,473.95
	MAILING CH	1.00	1.00	0.00	1.00
	5 PERCENT	174.76	174.76	0.00	174.76
		3,671.03	3,671.03	978.68	4,649.71
Year Totals		**3,671.03**	**3,671.03**	**978.68**	**4,649.71**

COUNTY OF ALBANY

Real Estate Tax Statement

Year	Type	Bill
2021	RE-E	5448

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY SCH	5,901.03	5,901.03	1,829.32	7,730.35
	5% PERCENT	295.05	295.05	0.00	295.05
		6,196.08	6,196.08	1,829.32	8,025.40
Year Totals		**6,196.08**	**6,196.08**	**1,829.32**	**8,025.40**

Year	Type	Bill
2021	RE-1	6396

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY PRO	3,417.14	3,417.14	1,366.86	4,784.00
	ALBANY WAT	336.43	336.43	134.57	471.00
	5 PERCENT	187.68	187.68	0.00	187.68
		3,941.25	3,941.25	1,501.43	5,442.68
Year Totals		**3,941.25**	**3,941.25**	**1,501.43**	**5,442.68**

Year	Type	Bill
2020	RE-E	5569

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY SCH	5,754.17	5,754.17	2,474.29	8,228.46
	5% PERCENT	287.71	287.71	0.00	287.71
		6,041.88	6,041.88	2,474.29	8,516.17
Year Totals		**6,041.88**	**6,041.88**	**2,474.29**	**8,516.17**

Year	Type	Bill
2020	RE-1	7238

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY PRO	3,389.07	3,389.07	1,762.32	5,151.39
	ALBANY WAT	236.56	236.56	123.01	359.57
	LEGAL CHAR	225.00	225.00	0.00	225.00
	5 PERCENT	181.28	181.28	0.00	181.28
		4,031.91	4,031.91	1,885.33	5,917.24
Year Totals		**4,031.91**	**4,031.91**	**1,885.33**	**5,917.24**

Year	Type	Bill
2019	RE-E	5608

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY SCH	5,765.80	5,765.80	3,171.19	8,936.99
	MAILING CH	1.00	1.00	0.00	1.00
	LEGAL CHAR	225.00	225.00	0.00	225.00
	5% PERCENT	288.29	288.29	0.00	288.29
		6,280.09	6,280.09	3,171.19	9,451.28
Year Totals		**6,280.09**	**6,280.09**	**3,171.19**	**9,451.28**

COUNTY OF ALBANY

Real Estate Tax Statement

Year	Type	Bill
2019	RE-1	7195

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY PRO	3,347.43	3,347.43	2,142.36	5,489.79
	ALBANY WAT	240.19	240.19	153.72	393.91
	MAILING CH	1.00	1.00	0.00	1.00
	5 PERCENT	179.38	179.38	0.00	179.38
		3,768.00	3,768.00	2,296.08	6,064.08
Year Totals		**3,768.00**	**3,768.00**	**2,296.08**	**6,064.08**

Year	Type	Bill
2018	TL-E	293

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB SCH LN	5,878.34	5,878.34	3,644.57	9,522.91
	LEGAL CHAR	225.00	225.00	0.00	225.00
		6,103.34	6,103.34	3,644.57	9,747.91
Year Totals		**6,103.34**	**6,103.34**	**3,644.57**	**9,747.91**

Year	Type	Bill
2018	TL-1	1175

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB LIENS	3,883.23	3,883.23	2,951.25	6,834.48
		3,883.23	3,883.23	2,951.25	6,834.48
Year Totals		**3,883.23**	**3,883.23**	**2,951.25**	**6,834.48**

Year	Type	Bill
2017	TL-E	1128

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB SCH LN	6,171.38	6,171.38	4,443.39	10,614.77
		6,171.38	6,171.38	4,443.39	10,614.77
Year Totals		**6,171.38**	**6,171.38**	**4,443.39**	**10,614.77**

Year	Type	Bill
2017	TL-1	1762

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB LIENS	4,122.55	4,122.55	3,627.84	7,750.39
	LEGAL CHAR	225.00	225.00	0.00	225.00
		4,347.55	4,347.55	3,627.84	7,975.39
Year Totals		**4,347.55**	**4,347.55**	**3,627.84**	**7,975.39**

Year	Type	Bill
2016	TL-1	958

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB LIENS	4,251.53	4,251.53	4,251.53	8,503.06
		4,251.53	4,251.53	4,251.53	8,503.06
Year Totals		**4,251.53**	**4,251.53**	**4,251.53**	**8,503.06**

COUNTY OF ALBANY

Real Estate Tax Statement

Year	Type	Bill
2016	TL-E	1778

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB SCH LN	6,961.33	6,961.33	6,265.20	13,226.53
	LEGAL CHAR	150.00	150.00	0.00	150.00
		7,111.33	7,111.33	6,265.20	13,376.53
Year Totals		**7,111.33**	**7,111.33**	**6,265.20**	**13,376.53**

Year	Type	Bill
2015	TL-1	845

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB LIENS	4,150.24	4,150.24	4,648.27	8,798.51
		4,150.24	4,150.24	4,648.27	8,798.51
Year Totals		**4,150.24**	**4,150.24**	**4,648.27**	**8,798.51**

Year	Type	Bill
2015	TL-E	1301

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB SCH LN	7,552.88	7,552.88	7,855.00	15,407.88
		7,552.88	7,552.88	7,855.00	15,407.88
Year Totals		**7,552.88**	**7,552.88**	**7,855.00**	**15,407.88**

Year	Type	Bill
2014	TL-E	908

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB SCH LN	7,262.84	7,262.84	8,933.29	16,196.13
	LEGAL CHAR	150.00	150.00	0.00	150.00
		7,412.84	7,412.84	8,933.29	16,346.13
Year Totals		**7,412.84**	**7,412.84**	**8,933.29**	**16,346.13**

Year	Type	Bill
2014	RE-1	8894

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY PRO	3,640.55	3,640.55	4,514.28	8,154.83
	ALBANY WAT	457.78	457.78	567.65	1,025.43
	MAILING CH	1.00	1.00	0.00	1.00
	5 PERCENT	204.92	204.92	0.00	204.92
		4,304.25	4,304.25	5,081.93	9,386.18
Year Totals		**4,304.25**	**4,304.25**	**5,081.93**	**9,386.18**

Year	Type	Bill
2013	TL-E	1079

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB SCH LN	8,087.15	8,087.15	7,521.05	15,608.20
		8,087.15	8,087.15	7,521.05	15,608.20
Year Totals		**8,087.15**	**8,087.15**	**7,521.05**	**15,608.20**

Real Estate Tax Statement

Year	Type	Bill
2013	TL-1	1731

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB LIENS	3,927.93	3,927.93	5,341.98	9,269.91
	LEGAL CHAR	150.00	150.00	0.00	150.00
	TITLE SEAR	290.00	290.00	0.00	290.00
		4,367.93	4,367.93	5,341.98	9,709.91
Year Totals		**4,367.93**	**4,367.93**	**5,341.98**	**9,709.91**

Year	Type	Bill
2012	TL-1	1256

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB LIENS	4,052.04	4,052.04	5,997.02	10,049.06
		4,052.04	4,052.04	5,997.02	10,049.06
Year Totals		**4,052.04**	**4,052.04**	**5,997.02**	**10,049.06**

Year	Type	Bill
2012	TL-E	1884

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB SCH LN	7,695.32	7,695.32	8,080.09	15,775.41
	LEGAL CHAR	150.00	150.00	0.00	150.00
		7,845.32	7,845.32	8,080.09	15,925.41
Year Totals		**7,845.32**	**7,845.32**	**8,080.09**	**15,925.41**

Year	Type	Bill
2011	TL-E	1812

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB SCH LN	7,157.67	7,157.67	9,233.39	16,391.06
	LEGAL CHAR	150.00	150.00	0.00	150.00
		7,307.67	7,307.67	9,233.39	16,541.06
Year Totals		**7,307.67**	**7,307.67**	**9,233.39**	**16,541.06**

Year	Type	Bill
2011	TL-1	2820

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB LIENS	3,644.60	3,644.60	5,831.36	9,475.96
		3,644.60	3,644.60	5,831.36	9,475.96
Year Totals		**3,644.60**	**3,644.60**	**5,831.36**	**9,475.96**

Year	Type	Bill
2010	TL-1	2174

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB LIENS	4,044.41	4,044.41	6,956.39	11,000.80
	LEGAL CHAR	150.00	150.00	0.00	150.00
		4,194.41	4,194.41	6,956.39	11,150.80
Year Totals		**4,194.41**	**4,194.41**	**6,956.39**	**11,150.80**

COUNTY OF ALBANY

Real Estate Tax Statement

Year	Type	Bill
2010	TL-E	3112

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB SCH LN	7,183.46	7,183.46	9,266.66	16,450.12
		7,183.46	7,183.46	9,266.66	16,450.12
Year Totals		**7,183.46**	**7,183.46**	**9,266.66**	**16,450.12**

Year	Type	Bill
2009	TL-1	1945

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB LIENS	3,344.46	3,344.46	6,153.81	9,498.27
		3,344.46	3,344.46	6,153.81	9,498.27
Year Totals		**3,344.46**	**3,344.46**	**6,153.81**	**9,498.27**

Year	Type	Bill
2009	TL-E	2203

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB SCH LN	7,318.79	7,318.79	10,319.49	17,638.28
	LEGAL CHAR	100.00	100.00	0.00	100.00
		7,418.79	7,418.79	10,319.49	17,738.28
Year Totals		**7,418.79**	**7,418.79**	**10,319.49**	**17,738.28**

Year	Type	Bill
2008	TL-1	862

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB LIENS	3,285.85	3,285.85	6,440.27	9,726.12
		3,285.85	3,285.85	6,440.27	9,726.12
Year Totals		**3,285.85**	**3,285.85**	**6,440.27**	**9,726.12**

Year	Type	Bill
2008	TL-E	1533

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB SCH LN	7,237.77	7,237.77	11,073.79	18,311.56
	LEGAL CHAR	150.00	150.00	0.00	150.00
		7,387.77	7,387.77	11,073.79	18,461.56
Year Totals		**7,387.77**	**7,387.77**	**11,073.79**	**18,461.56**

Year	Type	Bill
2007	TL-1	653

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB LIENS	2,726.49	2,726.49	5,671.10	8,397.59
		2,726.49	2,726.49	5,671.10	8,397.59
Year Totals		**2,726.49**	**2,726.49**	**5,671.10**	**8,397.59**

COUNTY OF ALBANY

Real Estate Tax Statement

Year	Type	Bill
2007	TL-E	1093

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB SCH LN	7,400.10	7,400.10	20,646.28	28,046.38
	LEGAL CHAR	150.00	150.00	0.00	150.00
	LEGAL CHAR	100.00	100.00	0.00	100.00
		7,650.10	7,650.10	20,646.28	28,296.38
Year Totals		**7,650.10**	**7,650.10**	**20,646.28**	**28,296.38**
Grand Totals		**186,688.92**	**186,688.92**	**186,911.50**	**373,600.42**

** End of Report - Generated by Neal, Jeffrey **

COUNTY OF ALBANY

Real Estate Tax Statement

Parcel: 06508200040410000000
Location: 77 CLINTON AVE

Owner:
GARLAND BENJAMIN G
75 CLINTON AVE
ALBANY NY 12210

Status:

Square	0
Land Valuation:	3,800
Building Valuation:	0
Exemptions:	0
Taxable Valuation:	3,800
Interest Per Diem:	70,519.21

Legal Description:

Deed Date: **Book/Page:** **Interest Date:** 02/28/2024

Year	Type	Bill
2023	RE-E	2980

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY SCH	89.80	89.80	6.29	96.09
	5% PERCENT	4.49	4.49	0.00	4.49
		94.29	94.29	6.29	100.58
Year Totals		**94.29**	**94.29**	**6.29**	**100.58**

Year	Type	Bill
2023	RE-1	7443

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY PRO	57.69	57.69	9.23	66.92
	ALBANY WAT	263.11	263.11	42.10	305.21
	5 PERCENT	16.04	16.04	0.00	16.04
		336.84	336.84	51.33	388.17
Year Totals		**336.84**	**336.84**	**51.33**	**388.17**

Year	Type	Bill
2022	RE-E	4755

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY SCH	89.81	89.81	17.06	106.87
	5% PERCENT	4.49	4.49	0.00	4.49
		94.30	94.30	17.06	111.36
Year Totals		**94.30**	**94.30**	**17.06**	**111.36**

Year	Type	Bill
2022	RE-1	7265

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY PRO	56.65	56.65	15.86	72.51
	MAILING CH	1.00	1.00	0.00	1.00
	5 PERCENT	2.83	2.83	0.00	2.83
		60.48	60.48	15.86	76.34
Year Totals		**60.48**	**60.48**	**15.86**	**76.34**

COUNTY OF ALBANY

Real Estate Tax Statement

Year	Type	Bill
2021	RE-E	5449

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY SCH	89.48	89.48	27.74	117.22
	5% PERCENT	4.47	4.47	0.00	4.47
		93.95	93.95	27.74	121.69
Year Totals		**93.95**	**93.95**	**27.74**	**121.69**

Year	Type	Bill
2021	RE-1	6397

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY PRO	56.19	56.19	22.48	78.67
	ALBANY WAT	116.42	116.42	46.57	162.99
	5 PERCENT	8.63	8.63	0.00	8.63
		181.24	181.24	69.05	250.29
Year Totals		**181.24**	**181.24**	**69.05**	**250.29**

Year	Type	Bill
2020	RE-E	5570

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY SCH	89.37	89.37	38.43	127.80
	5% PERCENT	4.47	4.47	0.00	4.47
		93.84	93.84	38.43	132.27
Year Totals		**93.84**	**93.84**	**38.43**	**132.27**

Year	Type	Bill
2020	RE-1	7239

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY PRO	54.81	54.81	28.50	83.31
	ALBANY WAT	122.30	122.30	63.60	185.90
	LEGAL CHAR	225.00	225.00	0.00	225.00
	5 PERCENT	8.86	8.86	0.00	8.86
		410.97	410.97	92.10	503.07
Year Totals		**410.97**	**410.97**	**92.10**	**503.07**

Year	Type	Bill
2019	RE-E	5609

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY SCH	87.66	87.66	48.21	135.87
	MAILING CH	1.00	1.00	0.00	1.00
	LEGAL CHAR	0.00	0.00	0.00	0.00
	5% PERCENT	4.38	4.38	0.00	4.38
		93.04	93.04	48.21	141.25
Year Totals		**93.04**	**93.04**	**48.21**	**141.25**

COUNTY OF ALBANY

Real Estate Tax Statement

Year	Type	Bill
2019	RE-1	7196

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY PRO	54.84	54.84	35.10	89.94
	ALBANY WAT	121.94	121.94	78.04	199.98
	MAILING CH	1.00	1.00	0.00	1.00
	5 PERCENT	8.84	8.84	0.00	8.84
		186.62	186.62	113.14	299.76
Year Totals		**186.62**	**186.62**	**113.14**	**299.76**

Year	Type	Bill
2018	TL-E	294

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB SCH LN	99.63	99.63	61.77	161.40
		99.63	99.63	61.77	161.40
Year Totals		**99.63**	**99.63**	**61.77**	**161.40**

Year	Type	Bill
2018	TL-1	1176

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB LIENS	68,761.81	68,761.81	52,258.98	121,020.79
		68,761.81	68,761.81	52,258.98	121,020.79
Year Totals		**68,761.81**	**68,761.81**	**52,258.98**	**121,020.79**

Year	Type	Bill
2017	TL-E	1129

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB SCH LN	99.62	99.62	71.73	171.35
		99.62	99.62	71.73	171.35
Year Totals		**99.62**	**99.62**	**71.73**	**171.35**

Year	Type	Bill
2017	TL-1	1763

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB LIENS	839.66	839.66	738.90	1,578.56
		839.66	839.66	738.90	1,578.56
Year Totals		**839.66**	**839.66**	**738.90**	**1,578.56**

Year	Type	Bill
2016	TL-1	959

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB LIENS	508.11	508.11	508.11	1,016.22
	LEGAL CHAR	150.00	150.00	0.00	150.00
		658.11	658.11	508.11	1,166.22
Year Totals		**658.11**	**658.11**	**508.11**	**1,166.22**

COUNTY OF ALBANY

Real Estate Tax Statement

Year	Type	Bill
2016	TL-E	1779

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB SCH LN	417.04	417.04	375.34	792.38
		417.04	417.04	375.34	792.38
Year Totals		**417.04**	**417.04**	**375.34**	**792.38**

Year	Type	Bill
2015	TL-1	846

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB LIENS	658.54	658.54	737.56	1,396.10
		658.54	658.54	737.56	1,396.10
Year Totals		**658.54**	**658.54**	**737.56**	**1,396.10**

Year	Type	Bill
2015	TL-E	1302

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB SCH LN	667.29	667.29	693.98	1,361.27
		667.29	667.29	693.98	1,361.27
Year Totals		**667.29**	**667.29**	**693.98**	**1,361.27**

Year	Type	Bill
2014	TL-E	909

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB SCH LN	684.10	684.10	841.44	1,525.54
	LEGAL CHAR	0.00	0.00	0.00	0.00
		684.10	684.10	841.44	1,525.54
Year Totals		**684.10**	**684.10**	**841.44**	**1,525.54**

Year	Type	Bill
2014	RE-1	8895

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY PRO	346.87	346.87	430.12	776.99
	ALBANY WAT	121.94	121.94	151.21	273.15
	MAILING CH	1.00	1.00	0.00	1.00
	5 PERCENT	23.44	23.44	0.00	23.44
		493.25	493.25	581.33	1,074.58
Year Totals		**493.25**	**493.25**	**581.33**	**1,074.58**

Year	Type	Bill
2013	TL-E	1080

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB SCH LN	720.82	720.82	670.36	1,391.18
		720.82	720.82	670.36	1,391.18
Year Totals		**720.82**	**720.82**	**670.36**	**1,391.18**

COUNTY OF ALBANY

Real Estate Tax Statement

Year	Type	Bill
2013	TL-1	1732

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB LIENS	489.44	489.44	665.64	1,155.08
	LEGAL CHAR	150.00	150.00	0.00	150.00
	TITLE SEAR	290.00	290.00	0.00	290.00
		929.44	929.44	665.64	1,595.08
Year Totals		**929.44**	**929.44**	**665.64**	**1,595.08**

Year	Type	Bill
2012	TL-1	1257

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB LIENS	477.02	477.02	705.99	1,183.01
		477.02	477.02	705.99	1,183.01
Year Totals		**477.02**	**477.02**	**705.99**	**1,183.01**

Year	Type	Bill
2012	TL-E	1885

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB SCH LN	706.48	706.48	741.80	1,448.28
	LEGAL CHAR	150.00	150.00	0.00	150.00
		856.48	856.48	741.80	1,598.28
Year Totals		**856.48**	**856.48**	**741.80**	**1,598.28**

Year	Type	Bill
2011	TL-E	1813

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB SCH LN	652.44	652.44	841.65	1,494.09
	LEGAL CHAR	150.00	150.00	0.00	150.00
		802.44	802.44	841.65	1,644.09
Year Totals		**802.44**	**802.44**	**841.65**	**1,644.09**

Year	Type	Bill
2011	TL-1	2821

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB LIENS	464.67	464.67	743.47	1,208.14
		464.67	464.67	743.47	1,208.14
Year Totals		**464.67**	**464.67**	**743.47**	**1,208.14**

Year	Type	Bill
2010	TL-E	1523

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB SCH LN	713.24	713.24	920.08	1,633.32
	LEGAL CHAR	150.00	150.00	0.00	150.00
		863.24	863.24	920.08	1,783.32
Year Totals		**863.24**	**863.24**	**920.08**	**1,783.32**

COUNTY OF ALBANY

Real Estate Tax Statement

Year	Type	Bill
2010	TL-1	2175

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB LIENS	485.38	485.38	834.85	1,320.23
		485.38	485.38	834.85	1,320.23
Year Totals		**485.38**	**485.38**	**834.85**	**1,320.23**

Year	Type	Bill
2009	TL-E	1413

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB SCH LN	651.13	651.13	918.09	1,569.22
		651.13	651.13	918.09	1,569.22
Year Totals		**651.13**	**651.13**	**918.09**	**1,569.22**

Year	Type	Bill
2009	TL-1	1946

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB LIENS	304.15	304.15	559.64	863.79
	LEGAL CHAR	100.00	100.00	0.00	100.00
		404.15	404.15	559.64	963.79
Year Totals		**404.15**	**404.15**	**559.64**	**963.79**

Year	Type	Bill
2008	TL-1	863

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB LIENS	56.50	56.50	110.74	167.24
		56.50	56.50	110.74	167.24
Year Totals		**56.50**	**56.50**	**110.74**	**167.24**

Year	Type	Bill
2008	TL-E	1534

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB SCH LN	602.81	602.81	922.30	1,525.11
	LEGAL CHAR	150.00	150.00	0.00	150.00
		752.81	752.81	922.30	1,675.11
Year Totals		**752.81**	**752.81**	**922.30**	**1,675.11**

Year	Type	Bill
2007	TL-1	654

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB LIENS	1,212.19	1,212.19	2,521.36	3,733.55
		1,212.19	1,212.19	2,521.36	3,733.55
Year Totals		**1,212.19**	**1,212.19**	**2,521.36**	**3,733.55**

COUNTY OF ALBANY

Real Estate Tax Statement

Year	Type	Bill
2007	TL-E	1094

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB SCH LN	132.76	132.76	370.40	503.16
	LEGAL CHAR	150.00	150.00	0.00	150.00
	LEGAL CHAR	100.00	100.00	0.00	100.00
		382.76	382.76	370.40	753.16
Year Totals		**382.76**	**382.76**	**370.40**	**753.16**
Grand Totals		**84,083.65**	**84,083.65**	**68,874.72**	**152,958.37**

** End of Report - Generated by Neal, Jeffrey **

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.albanycountyny.gov

MICHAEL McGUIRE
DIRECTOR

January 17, 2025

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

Re: Requesting authorization to release right of reverter of title to 26 Trinity Place, City of Albany, Tax Map Number 76.49-4-41

Dear Chairperson Cunningham,

The Albany County Real Property Tax Service Agency is requesting authorization to release a right of reverter of title to 26 Trinity Place, City of Albany, Tax Map Identification Number 76.49-4-41. 26 Trinity Place was conveyed to the Capitol Hill Improvement Corporation with deed Liber 2380 Page 1156 in December 1998. Deed Liber 2380 Page 1156 contained a right of revert which would return title to Albany County if the Capitol Hill Improvement Corporation failed to meet the conditions outline in said deed.

All conditions for the release of the reverter have been meet by the Capitol Hill Improvement Corporation. The Real Property Tax Service Agency is requesting that the Albany County Legislature issue a certificate of compliance and release of reverter which indicates that the satisfactory rehabilitation of 26 Trinity Place has occurred.

Sincerely,

Michael McGuire, IAO, CCD
Real Property Tax Service Agency

CC: Dennis Feeny, Majority Leader
Frank Mauriello, Minority Leader
Rebekah Kennedy, Majority Counsel
James Curran, Minority Counsel

County of Albany

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

Legislation Text

File #: TMP-6306, **Version:** 1

REQUEST FOR LEGISLATIVE ACTION
Description (e.g., Contract Authorization for Information Services):
AUTHORIZING THE RELEASE OF RIGHT TO REVERTER FOR 26 TRINITY PLACE, CITY OF ALBANY, TAX MAP IDENTIFICATION NUMBER 76.49-4-14 FROM DEED LIBER 2380 PAGE 1156

Date: 1/17/2025
Department: Real Property
Attending Meeting: Michael McGuire
Submitted By: Michael McGuire
Title: Director
Phone: 518-944-7126

Purpose of Request: Other (State if not Listed) Release of deed reverter

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: 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 Albany County Real Property Tax Service Agency is requesting authorization to release a right of reverter of title to 26 Trinity Place, City of Albany, Tax Map Identification Number 76.49-4-41. 26 Trinity Place was conveyed to the Capitol Hill Improvement Corporation with deed Liber 2380 Page 1156 in December 1998. Deed Liber 2380 Page 1156 contained a right of revert which would return title to Albany County if the Capitol Hill Improvement Corporation failed to meet the conditions outline in said deed.

All conditions for the release of the reverter have been meet by the Capitol Hill Improvement Corporation. The Real Property Tax Service Agency is requesting that the Albany County Legislature issue a certificate of compliance and release of reverter which indicates that the satisfactory rehabilitation of 26 Trinity Place has occurred.

DANIEL P. MCCOY
COUNTY EXECUTIVE

COUNTY OF ALBANY
DEPARTMENT OF MANAGEMENT AND BUDGET
FINANCE DIVISION
112 STATE STREET, ROOM 1340
ALBANY, NEW YORK 12207-2021
(518) 447-7070 - FAX (518) 447-5516
www.albanycounty.com

M. DAVID REILLY, JR.
COMMISSIONER

JEFFREY NEAL
DIRECTOR OF FINANCE

MEMORANDUM

To: Gregory Rutnik, Assistant County Attorney
From: Jeff Neal, Director of Finance
Re: 26 Trinity Place, City of Albany 76.49-4-41
Date: October 23, 2024

I have reviewed the Right of Reverter language in the deed recorded between the County of Albany and Capitol Hill Improvement Corporation recorded at Liber 2380 Page 1156 in December 1988.

Contained within that deed is a condition for release of that reverter: "or upon the recording of a building and loan mortgage in an amount acceptable to (the County) from a government agency or accredited lending institution" funding the rehabilitation of that structure.

The NYS Homeless Housing and Assistance Corporation issued a Building Loan Mortgage on September 7, 2012 on this parcel, HHAC Contract #HC00408. That mortgage is recorded at Liber 6495 Page 682 in the amount of $107,751.00. that amount is an acceptable amount for the rehabilitation of similar structures in the City of Albany.

A visual inspection of this parcel in October 2024 indicates no conditions of blight and decay currently exist on this parcel.

I recommend the release of the Right of Reverter on this parcel.

realRecord™

OWNERSHIP INFORMATION

TRINITY INSTITUTE/HOMER P
26 TRINITY PL
ALBANY NY 12202-1807

PARCEL NO: 76.49-4-41

Mail: 15 TRINITY PL
ALBANY NY 12202-1806

PHONE NUMBER:

COUNTY: ALBANY

PROPERTY CLASS: 220 - TWO FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0025.00

SALE INFORMATION

Sale Date	07/10/2000			**Price $**	7,500	**Deed Date**	07/10/2000
Arms Length	N	**Libre**	2659	**Page**	947	**# Total Parcels**	1
Seller	CAPITOL HILL IMPROVEMENT	**Buyer**	TRINITY INSTITUTE/HOMER P	**Personal Property**	0		

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER

No sale history in database for this parcel.

STRUCTURAL INFORMATION

Square Feet	2,508
Sqft. 1st Floor	836
Sqft. 2nd Floor	836
Fin. Basement Sqft.	0
Year Built	1880
Bldg Style	ROW
# Units	2
# Stories	3.00
# Baths	0
# Bedrooms	6
# Fireplaces	0
# Kitchens	2
Garage Type	
Garage Bays	
Cooling Detail	NONE
Heat Type	HEAT: (HOT WATER/STEAM) FUEL: (GAS)
Exterior	BRICK
Condition	POOR
Basement Type	FULL

LOT INFORMATION

Lot Size Dim.:	44.80x100.00
Land SQFT	4,400
Lot Size Acres	0.10
Zoning	R2C
Nbhd Code	9040
School District	010100 - ALBANY
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	AVERAGE
Nbhd. Type	URBAN
# Res. Sites	1
# Comm. Sites	0
Swis Code	010100

TAX INFORMATION

Tax ID#	76.49-4-41
Assessed Value $	121,700
Land Assesment $	10,300
School Tax $	256
County/Town Tax $	2,170
City/Village Tax $	
Total Tax $	2,426
Full Tax Value $	121,700
Equalization Rate	1.00
Prior Tax ID#	.-4575
Full Land Value $	10,300

*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:10/13/2024 3:36 am

EXEMPTIONS:

NONPROF CORP - MORAL/MENTAL IMP

IMPROVEMENTS:

Note: Display indicates first residential site and up to four improvements.

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N.Y.S. TAX $ 26.00

FORM 8011 DEED QUIT CLAIM
(Laws of 1917, Chap. 681, Statutory Form D)

This Indenture,

Made the twentieth day of December Nineteen Hundred and Eighty-eight

Between COUNTY OF ALBANY, a municipal corporation located within the County of Albany and State of New York

LIBER 2380 PAGE 1156

party of the first part, and

CAPITOL HILL IMPROVEMENT CORPORATION, having its principal place of business at 260 Lark Street, City and County of Albany, State of New York

party of the second part,

Witnesseth that the party of the first part, in consideration of SIX THOUSAND FIVE HUNDRED and 00/100----------Dollars ($6,500.00) lawful money of the United States, paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part, its successors and assigns forever, all

THAT CERTAIN LOT, PIECE OR PARCEL OF LAND situate in the 3rd Ward of the City and County of Albany, State of New York, known, numbered and designated on the 1978 Assessment Roll of the City of Albany, County of Albany and State of New York as follows:

Ward 3, City of Albany, County of Albany, Alleged Owner: Semione Muzella, described as follows: Street No. 26 Trinity Place, Lot No. --, Side - East between Westerlo Street and Madison Avenue. Bounded by lands now or formerly of: North - Sanders, East - L. So. Pearl Street, South - Curro, West - Trinity Place. Dimensions: -- .

SUBJECT, however, to the following conditions, covenants and restrictions, to which the party of the second part does hereby agree and which shall run with the land and be binding on the party of the second part and his assigns, to wit:

To have and to hold the premises herein granted unto the party of the second part, its successors, and assigns forever, upon the express condition that the party of the second part shall within the eighteen (18) months of the date of this conveyance rehabilitate, or cause to be rehabilitated, to a condition satisfactory to the party of the first part, the premises herein conveyed and any and all structures situated thereon. In the event rehabilitation satisfactory to the party of the first part is not completed within said eighteen (18) months, then, title to said premises shall revert to the party of the first part, and the party of the first part may re-enter upon said premises and regain title thereto. The aforesaid reverter and right of re-entry shall terminate by the issuance of a release thereof by the party of the first part upon the issuance of a certification of compliance from the party of the first part indicating that the rehabilitation satisfactory to the party of the first part has been completed or upon the recording of a building and loan mortgage in an amount acceptable to the party of the first part from a governmental agency or accredited lending institution to the party of the second part for the purpose of rehabilitating said premises, whichever shall occur first.

Being Parcel W#3-95-79 on List of Delinquent Taxes filed in the Albany County Clerk's Office May 30, 1980 in an action entitled "In the Matter of Foreclosure of Tax Liens pursuant to Article Eleven, Title Three of the Real Property Tax Law by County of Albany, New York" duly brought in the County Court of Albany County, State of New York by the County of Albany for the foreclosure of certain tax liens on said May 30, 1980.

(Additional Information on Page 2)

RECEIVED
$ 26.00
REAL ESTATE
DEC 29 1988
TRANSFER TAX
ALBANY COUNTY

Dec 29 1 15 PM '88

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, its successors and assigns forever.

LIBER 2380 PAGE 1157

That, in Compliance with Section 13 of the Lien Law, the grantor 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 improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the party of the first part has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorizied officer this 20th day of December Nineteen Hundred Eighty-eight

IN PRESENCE OF

COUNTY OF ALBANY LS

By: Cathy Brower Connors LS
CATHY BROWER CONNORS

DIRECTOR OF FINANCE LS

LS

State of New York } ss. On this 20th day of December
County of Albany } Nineteen Hundred and Eighty-eight
before me, the subscriber, personally appeared Cathy Brower Connors to me personally known, who, being by me duly sworn, did depose and say that she resides in 18 Sturbridge Court, Voorheesville, New York that she is the Director of Finance of the County of Albany the corporation described in, and which executed, the within Instrument; that she knows the seal of said corporation; that the seal affixed to said Instrument is such corporate seal; that it was so affixed by Resolution of the County Legislature of the County of Albany; and that she signed her name thereto by like order.

Sheila Ryan DiSarro

Notary Public, State of New York
County
Commission Expires 19 80

A 68123

Deed
QUIT CLAIM

COUNTY OF ALBANY
TO
CAPITOL HILL IMPROVEMENT CORPORATION

Dated December 20, 1988

STATE OF NEW YORK
County of Albany ss.
RECORDED ON THE day of A.D. 19 at o'clock M. in LIBER of DEEDS at PAGE and examined.

RETURN TO: Box 48
Court House

Said premises being included in deed executed by Robert A. Hammond, Director of Finance of the County of Albany, New York to County of Albany dated November 6, 1980 in Book 219c of Deeds at Page 657.

Subject to the 1987 State, County and City Taxes payable January 1, 1988. Also subject to the 1988-89 School Tax payable September 1, 1988. Also subject to any street, sewer or other special assessment unpaid or payable to the municipality in which the premises are situated. Also subject to any water and sewer charges unpaid or payable to the municipality in which the premises are situated.

Subject to easements, restrictions, covenants and conditions of record affecting said premises and to such state of facts as an accurate survey would disclose.

This conveyance is made pursuant to Resolution No. 129 of the County Legislature adopted May 9, 1983 authorizing conveyance at Private Sale of certain parcels of real property acquired by the County of Albany as a result of completion of its In Rem Foreclosure Proceedings.

R+R
Anne Reynolds Copps
P.O. Box 1530
21 Second St
Troy, NY 12181

STATE OF NEW YORK)
COUNTY OF ALBANY)

Recorded in DEEDS
Liber Page Herein and
Examined
THOMAS J. CONGHAN
ALBANY COUNTY CLERK

LIBER 6495 PAGE 682

Albany County Clerk
16 Eagle St. Rm 128
Albany, NY 12207

Return to:

LEGAL ASSISTANCE OFFICE OF LEGAL AFFAIRS
40 NORTH PEARL ST 16C
ALBANY NY 12243

Instrument: **Mortgage**

Document Number: **11231888** **Book: 6495** **Page: 682** **Annual Code: DD** **Increment: 5347**

Mortgagor

TRINITY ALLIANCE OF THE CAPITAL REGION INC

Mortgagee

PEOPLE OF THE STATE OF NEW YORK

Number of Pages: 12

Amount: $107751.00

Recorded Date/Time: 09/11/2012 at 10:53 AM

Receipt Number: 0

Mortgage Tax Receipt
Albany County Clerk Received:
Tax # DD 5347
Basic Tax.....00
Additional Tax.....00
Special Additional Tax.....00
County Tax.....00

Note: **DO NOT REMOVE - THIS PAGE IS PART OF THE DOCUMENT **
THIS PAGE CONSTITUTES THE CLERK'S ENDORSEMENT, REQUIRED BY SECTION 316-a(5) & 319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK.

Thomas G. Clingan

Thomas G. Clingan, County Clerk

LIBER **6495** PAGE **683**

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BUILDING LOAN MORTGAGE

THE PEOPLE OF THE STATE OF NEW YORK, acting by and through the
NEW YORK STATE HOMELESS HOUSING AND ASSISTANCE CORPORATION,

Mortgagee,

and

Trinity Alliance of the Capital Region, Inc., a New York not-for-profit corporation, successor by merger of Trinity Institution – Homer Perkins Center, Inc. and Arbor Hill Community Center, Inc. into Trinity Institution – Homer Perkins Center, Inc., dated July 1, 2010 and filed with the New York State Department of State (the "DOS") on July 29, 2010, and by Certificate of Amendment of the Certificate of Incorporation of Trinity Institution – Homer Perkins Center, Inc. to Trinity Alliance of the Capital Region, Inc.
Mortgagor

Dated as of September 7, 2012

The property affected by this written instrument lies within:

The City of ALBANY

County of ALBANY

Section: 76.49 Block: 4 Lots: 41

Albany County Clerk
Mortgage Books (Record Room)
Book 6495 Page 683

Albany County Clerk
Document Number 11231888
Rcvd 09/11/2012 10:53:40 AM

HHAC CONTRACT#: **HC00408**

HHAP ID#: _____

Record and return to:

Legal Assistant, Office of Legal Affairs
Office of Temporary and Disability Assistance
40 North Pearl Street, 16C
Albany, New York 12243-0001

HHAP ID#: _____

NEW YORK STATE HOMELESS HOUSING AND ASSISTANCE CORPORATION
HOMELESS HOUSING AND ASSISTANCE PROGRAM

BUILDING LOAN MORTGAGE

This MORTGAGE, made the 7th day of September in the year Two Thousand Twelve, between **Trinity Alliance of the Capital Region, Inc., a New York not-for-profit corporation, successor by merger of Trinity Institution – Homer Perkins Center, Inc. and Arbor Hill Community Center, Inc. into Trinity Institution – Homer Perkins Center, Inc., dated July 1, 2010 and filed with the New York State Department of State (the "DOS") on July 29, 2010, and by Certificate of Amendment of the Certificate of Incorporation of Trinity Institution – Homer Perkins Center, Inc. to Trinity Alliance of the Capital Region, Inc.** having its principal office at 15 Trinity Street, Albany, New York, 12202, (the Mortgagor) and the **New York State Homeless Housing And Assistance Corporation**, having its principal office at 40 North Pearl Street, Albany, New York 12243 (the "Mortgagee").

WITNESSETH, that to secure compliance by the Mortgagor with its obligations with respect to a Project Award in the sum of **One Hundred Seven Thousand, Seven Hundred Fifty-one Dollars and No Cents ($107,751.00)** lawful money of the United States, (the "Project Award") evidenced by and in accordance with the terms of a Building Loan Note in that amount executed by the Mortgagor on even date herewith ("Note"), or so much thereof as shall have been disbursed to Mortgagor pursuant to a certain Homeless Housing and Assistance Program contract **HC00408** executed by the Mortgagee on even date herewith (the "Contract"), to be recaptured in accordance with the terms of the Note or immediately upon demand duly made by the Mortgagee, following the occurrence of an Event of Default as defined in the Rider attached hereto and made a part hereof, the Mortgagor hereby mortgages to the Mortgagee

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, as described in Schedule A (the "Premises"), also known as, **26 Trinity Place, Albany, New York.**

TOGETHER with all right title and interest of the Mortgagor in and to the land lying in the streets and roads in front of and adjoining said Premises;

TOGETHER with all fixtures, chattels and articles of personal property now or hereafter attached to or used in connection with said Premises, including but not limited to furnaces, boilers, oil burners, radiators and piping, coal stokers, plumbing and bathroom fixtures, refrigeration, air conditioning and sprinkler systems, wash-tubs, sinks, gas and electric fixtures, stoves, ranges, awnings, screens, window shades, elevators, motors, dynamos, refrigerators, kitchen cabinets, incinerators, plants and shrubbery and all other equipment and machinery, appliances, fittings, and fixtures of every kind in or used in the operation of the

buildings standing on said Premises, together with any and all replacements thereof and additions thereto;

TOGETHER with all awards heretofore and hereafter made to the Mortgagor for taking by eminent domain the whole or any part of said Premises or any easement therein, including any awards for changes of grade of streets, which said awards are hereby assigned to the Mortgagee, who is hereby authorized to collect and receive the proceeds of such awards and to give proper receipts and acquittances therefore, and to apply the same toward the payment of the mortgage securing the Project Award, notwithstanding the fact that the amount owing thereon may not then be due and payable; and the said Mortgagor hereby agrees, upon request, to make, execute and deliver any and all assignments and other instruments sufficient for the purpose of assigning said awards to the Mortgagee, free, clear and discharged of any encumbrances of any kind or nature whatsoever.

AND the Mortgagor covenants with the Mortgagee as follow:

1. That the Mortgagor will comply with its obligations under the Contract, Note and this Mortgage as hereinbefore provided.

2. That the Mortgagee, upon an Event of Default as defined in the Contract or this Mortgage, may recapture the Project Award and the Mortgagor shall take such further actions as directed by the Mortgagee as are authorized under said documents.

3. That the Mortgagor will keep the buildings on the Premises insured (i) against loss by fire for the benefit of the Mortgagee, (ii) against loss by flood if the Premises are located in an area identified by the Secretary of Housing and Urban Development as an area having special flood hazards and in which flood insurance has been made available under the National Flood Insurance act of nineteen hundred sixty-eight; that he will assign and deliver the policies to the Mortgagee; and that he will reimburse the Mortgagee for any premiums paid for insurance made by the Mortgagee on the Mortgagor's default in so insuring the buildings or in so assigning and delivering the polices.

4. That no building on the Premises shall be altered, removed, or demolished except as contemplated hereunder, without the consent of the Mortgagee.

5. That the whole of said Project Award shall become due at the option of the Mortgagee: after default in the payment for fifteen days of any installment of said Award required to be recaptured by the Mortgagee under the terms of this Note; or after default in the payment of any tax, water rate, sewer rent or assessment for thirty days after notice and demand; or after default after notice and demand either in assigning and delivering the policies insuring the buildings against loss by fire or in reimbursing the Mortgagee for premiums paid on such insurance, as hereinbefore provided; or after default upon request in furnishing a statement of the amount due on the mortgage and whether any off-sets or defense exist against the mortgage obligation, as hereinafter provided. An assessment which has been made payable in installments at the application of the Mortgagor or lessee of the Premises shall nevertheless, for the purpose of this paragraph, be deemed due and payable in its entirely on the day the first installment becomes due or payable or a lien.

6. That the holder of this mortgage, in any action to foreclose it, shall be entitled to the appointment of a receiver.

7. That the Mortgagor will pay all taxes, assessments, sewer rents or water rates, and in default thereof, the Mortgagee may pay the same.

8. That the Mortgagor within five days upon request in person or within ten days upon request by mail will furnish a written statement duly acknowledged of the amount due on this mortgage and whether any offsets or defenses exist against the mortgage obligation.

9. That notice and demand or request may be in writing and may be served in person, or by mail.

10. That the Mortgagor warrants the title to the Premises.

11. That the fire insurance policies required by paragraph No. 3 above shall contain the usual extended coverage endorsement; that in addition thereto the Mortgagor, within thirty days after notice and demand, will keep the Premises insured against war risk and any other hazard that may reasonably be required by the Mortgagee. All of the provisions of paragraphs No. 3 and No. 5 above relating to fire insurance and the provisions of Section 254 of the Real Property Law construing the same shall apply to the additional insurance required by this paragraph.

12. That in case of a foreclosure sale, said Premises, or so much thereof as may be affected by this mortgage, may be sold in one parcel.

13. That if any action or proceeding be commenced (except an action to foreclose this mortgage or to collect the obligation secured thereby), to which action or proceeding the Mortgagee is made a party, or in which it becomes necessary to defend or uphold the lien of this mortgage, all sums paid by the Mortgagee for the expense of any litigation to prosecute or defend the rights and lien created by this mortgage (including costs, disbursements, allowances and any reasonable attorneys' fees), shall be paid by the Mortgagor together with interest thereon at the rate of six per cent per annum and any such sum and the interest thereon shall be a lien on said Premises prior to any right, or title to interest in or claim upon said Premises attaching or accruing subsequent to the lien of this mortgage, and shall be deemed to be secured by this mortgage. In any action or proceeding to foreclose this mortgage, or to recover or collect the obligation secured thereby the provisions of law respecting the recovering of costs, disbursements allowances and attorneys' fees shall prevail unaffected by this covenant.

14. That the Mortgagor hereby assigns to the Mortgagee the right, following the occurrence of an Event of Default, to enter into possession of the Premises and perform or cause the performance of any and all work and labor necessary or desirable to complete the project substantially in accordance with the Contract and employ watchmen to protect the Premises; provided however, that the foregoing shall not be deemed to impose on the Mortgagee the obligation to prosecute to completion any action taken pursuant thereto and the Mortgagee shall have no liability to the Mortgagor arising out of the failure to complete any work commenced pursuant to this paragraph. All sums expended by the Mortgagee for such purposes shall be deemed to have been paid to the Mortgagor, and secured by this mortgage. For this purpose, the Mortgagor hereby constitutes and appoints the Mortgagee its true and lawful attorney-in-fact with full power of substitution to complete the Project in the name of the Mortgagor, during an Event of Default, and hereby empowers said attorney or attorneys as follows: to use any portion of the Project Award which may remain undisbursed for the

purpose of completing the Project substantially in the manner called for under the Contract; to make such additions and changes and corrections in the work plans, specifications and other documents as shall be necessary or desirable to complete the Project in substantially the manner contemplated under the Contract; to employ or continue to employ such general contractors, subcontractors, material suppliers, laborers, agents, architects and inspectors as shall be required or may be reasonably desirable for said purposes; to pay, settle or compromise all existing bills and claims which are or may be liens against the Premises, or may be necessary or desirable for the completion of the work or the clearance of title; to procure such insurance as may in its judgment be desirable; to execute all applications and certificates in the name of the Mortgagor which may be required by any contract or subcontract; and to do any act with respect to the construction and operation of the Project which the Mortgagor may do in its own behalf. It is understood and agreed that this power of attorney shall be deemed to be a power coupled with an interest, which cannot be revoked.

15. That the Mortgagor hereby assigns to the Mortgagee the rents, issues and profits of the Premises as further security for the recapture of said Project Award, and the Mortgagor grants to the Mortgagee the right to enter upon and to take possession of the Premises for the purpose of collecting the same and to let the Premises or any part thereof, and to apply the rents, issues and profits, after payment of all necessary charges and expenses, on account of said Project Award. This assignment and grant shall continue in effect until this mortgage is satisfied. The Mortgagee hereby waives the right to enter upon and to take possession of said Premises for the purpose of collecting said rents, issue and profits, and the Mortgagor shall be entitled to collect and receive said rents, issues and profits until default under any of the covenants, conditions or agreements contained in this mortgage, and agrees to use such rents, issues and profits in payment of taxes, assessments, sewer rents, water rates and carrying charges becoming due against said Premises, but such right of the Mortgagor may be revoked by the Mortgagee upon any default, on five days' written notice. The Mortgagor will not, without the written consent of the Mortgagee, receive or collect rent from any tenant of said Premises or any part thereof for a period of more than one month in advance, and in the event of any default under this mortgage will pay monthly in advance to the Mortgagee, or to any receiver appointed to collect said rents, issues and profits, the fair and reasonable rental value for the use and occupation of said Premises or of such part thereof as may be in the possession of the Mortgagor, and upon default in any such payment will vacate and surrender the possession of said Premises to the Mortgagee or to such receiver, and in default thereof may be evicted by summary proceedings.

16. That the whole of said Project Award shall become due at the option of the Mortgagee: (a) after failure to exhibit to the Mortgagee, within ten days after demand, receipts showing payment of all taxes, water rates, sewer rents and assessments; or (b) after the actual or threatened alteration, demolition or removal of any building on the Premises without the written consent of the Mortgagee; or (c) after the assignment of the rents of the Premises or any part thereof without the written consent of the Mortgagee; or (d) if the buildings on said Premises are not maintained in reasonably good repair; or (e) after failure to comply with any requirement or order or notice of violation of law or ordinance issued by any governmental department claiming jurisdiction over the Premises within three months from the issuance thereof; or (f) if on application of the Mortgagee two or more fire insurance companies lawfully doing business in the State of New York refuse to issue policies insuring the buildings on the Premises; or (g) in the event of the removal, demolition or destruction in whole or in part of any of the fixtures, chattels or articles of personal property covered hereby, unless the same are promptly replaced by similar fixtures, chattels or articles of personal property at least

equal in quality and condition to those replaced, free of chattel mortgages or other encumbrances thereon and free from any reservation of title thereto; or (h) after thirty days' notice to the Mortgagor, in the event of the passage of any law deducting from the value of land for the purposes of taxation any lien thereon, or changing in any way the taxation of mortgages or debts secured thereby for state or local purposes; or (i) if the Mortgagor fails to keep, observe and perform any of the other covenants, conditions or agreements contained in this mortgage; or (j) if the Mortgagor fails to keep, observe and perform any of the covenants, conditions or agreements contained in any prior mortgage or fails to repay to the Mortgagee the amount of any installment which the Mortgagee may have paid on such mortgage with interest thereon as provided in paragraph 19 of this mortgage.

17. That the Mortgagor will in compliance with Section 13 of the Lien Law, receive the advances secured hereby and will hold the right to receive such advances 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.

18. Should one or more Events of Default occur hereunder, and should an action be commenced for the foreclosure of this Mortgage, Mortgagee shall be entitled to recover all sums due hereunder, statutory costs, disbursements, all statutorily permissible allowances, and all reasonable attorneys' fees. All such amounts shall be added to the principal balance and interest then due and shall be a lien on the Mortgages Premises. Any such sums, together with any permissible statutory interest thereon shall be a lien on said Premises prior to any right, title or interest in or claim upon said Premises attaching or accruing subsequent to the lien of this mortgage, and shall be deemed to be secured by this mortgage.

19. If the Mortgagor fails to pay any installment of principal or interest on any prior mortgage when the same becomes due, the Mortgagee may pay the same, and the Mortgagor on demand will repay the amount so paid with interest thereon at the legal rate and the same shall be added to the mortgage obligation and be secured by this mortgage.

20. That the execution of this mortgage has been duly authorized by a two-thirds vote of the entire board of directors of the Mortgagor.

21. That the whole of said Project Award shall become due at the option of the Mortgagee upon the occurrence of an Event of Default as defined in the Rider attached hereto and made a part hereof.

This mortgage may not be changed or terminated orally. The covenants contained in this mortgage shall run with the land and bind the Mortgagor, the successors and assigns of the Mortgagor and all subsequent owners, encumbrances, tenants and subtenants of the Premises and shall ensure to the benefit of the Mortgagee, successors and assigns of the Mortgagee and all subsequent holders of this mortgage. The word "Mortgagor" shall be construed as if it read "Mortgagors" and the word "Mortgagee" shall be construed as if it read "Mortgagees" whenever the sense of this mortgage so requires.

[No further content on this page]

RIDER TO MORTGAGE

It is further agreed between the Mortgagee and Mortgagor as follows:

1. In accordance with a certain Homeless Housing and Assistance Program Contract **HC00408** executed by the Mortgagee on February 5, 2001 ("Contract"), the Premises shall be maintained as a Homeless Project, as defined in Section 42 of the Social Services Law of the State of New York, (the "Project") for a period of no less than **25** years from the Mortgagor's receipt of written approval from the Mortgagee of the Premises for Project occupancy and operation.

2. As stipulated in paragraph 20. of this Mortgage entered into between Mortgagee and Mortgagor, the whole of the Project Award secured thereby shall become due and subject to recapture, at the option of the Mortgagee, upon the occurrence of any of the following Events of Default, as determined by the Mortgagee:

i) The failure of the Mortgagor to establish and operate the Premises as a Homeless Project at any time during the term of the Contract or this Mortgage.

ii) The transfer of title to, or possession of, the Mortgagor's interest in the Premises, or the assignment, lease, mortgage, encumbrance, or any other disposition or limitation of its interest in the Premises, without the prior written consent of the Mortgagee.

iii) The substantial violation, nonperformance or other breach of the terms and conditions of the Contract; Note; or this Mortgage.

iv) The operation of the Premises in substantial violation of any municipal, state or federal regulation or law applicable to the Premises, or the revocation of any state license held by the Mortgagor relevant to the operation or ownership of the Premises or Project.

v) The violation of the Homeless Housing and Assistance Program as stated in Article 2-A of the Social Services Law of the State of New York.

[No further content on this page]

SCHEDULE A

Legal Description

ALL that certain lot, piece or parcel of land situate in the 3rd ward of the City and County of Albany, State of New York, known, numbered and designated on the 1978 Assessment Roll of the City of Albany, County of Albany and State of New York as follows:

Ward 3, City of Albany, County of Albany, Alleged Owner: Semione Muzella, and described as follows: Street No. 26 Trinity Place, Lot No. __ side East between Westerlo St. and Madison Ave. Bounded by lands now or formerly of: North Sanders, East - L. So. Pearl St., South - Curro, West - Trinity Pl. Dimensions-.

Being Parcel #W-3-95-79 on List of Delinquent Taxes filed in the Albany County Clerk's Office May 30, 1980 in an action entitled "In the Matter of Foreclosure of Tax Liens pursuant to Article Eleven, Title Three of the Real Property Tax Law by County of Albany, New York" duly brought in the County Court of Albany County, State of New York by the County of Albany for the foreclosure of certain tax liens on said May 30, 1980.

IN WITNESS WHEREOF, this mortgage has been duly executed by the Mortgagor and Mortgagee on the date and year first above written.

MORTGAGOR

Trinity Alliance of the Capital Region, Inc., a New York not-for-profit corporation, successor by merger of Trinity Institution – Homer Perkins Center, Inc. and Arbor Hill Community Center, Inc. into Trinity Institution – Homer Perkins Center, Inc., dated July 1, 2010 and filed with the New York State Department of State (the "DOS") on July 29, 2010, and by Certificate of Amendment of the Certificate of Incorporation of Trinity Institution – Homer Perkins Center, Inc. to Trinity Alliance of the Capital Region, Inc.

By: _____

Name of Person Signing: **Harris Oberlander**
Chief Executive Officer

STATE OF NEW YORK)
) SS:
COUNTY OF ALBANY)

On this 7th day of September, 2012, before me, the undersigned, personally appeared **Harris Overlander**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Alexis K Clement
Notary Public
My Commission Expires: _____

ALEXIS KOSTUN CLEMENT
Notary Public, State of New York
No. 02CL6247558
Qualified in Rensselaer County
Commission Expires Aug. 29, 2015

MORTGAGEE
NEW YORK STATE HOMELESS HOUSING AND ASSISTANCE CORPORATION

By: _____

Name of Person Signing: **SCOTT M. EDWARDS**

Title of Person Signing: **PRESIDENT**

STATE OF NEW YORK)
) SS:
COUNTY OF ALBANY)

On this 5th day of September, 2012, before me, the undersigned, personally appeared **Scott M. Edwards** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public
My Commission Expires: 8/10/2014

BARBARA C. ROFF
Notary [illegible] New York
Qu[illegible] County
Commission [illegible] 2014

SCHEDULE A

Legal Description

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Ward 3, City of Albany, County of Albany, Alleged Owner: Semione Muzella, and described as follows: Street No. 26 Trinity Place, Lot No. __ side East between Westerlo St. and Madison Ave. Bounded by lands now or formerly of: North Sanders, East - L. So. Pearl St., South - Curro, West - Trinity PI. Dimensions-.

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RESOLUTION NO. 290

AUTHORIZING THE RELEASE OF THE RIGHT OF REACQUISITION OF TITLE TO 10 OSBORNE STREET (TAX MAP NO. 76.56-3-16) IN THE CITY OF ALBANY

Introduced: 7/8/19
By Audit and Finance Committee:

WHEREAS, Pursuant to Resolution No. 494 for 2002, the County of Albany reserved a right of reacquisition of title to 10 Osborne Street (Tax Map No. 76-56.3-16) in the City of Albany, which was conveyed to the Fredrick Douglass Housing Corporation, a non-for-profit created by the Albany Housing Authority, as part of its effort to construct single-family homes for first-time home buyers, and

WHEREAS, The Albany Housing Authority has indicated that the Fredrick Douglass Housing Corporation has been inactive for a number of years, and is interested in conveying 10 Osborne Street to the abutting property owner Mr. Lachgar, and

WHEREAS, The Commissioner of the Department of Management and Budget has requested the Legislature release the County's right of reacquisition based upon documentation that Mr. Lachgar has resided at 8 Osborne Street for seventeen years and is in good standing in his community, now, therefore be it

RESOLVED, By the Albany County Legislature that the County's right of reacquisition, based on the terms and conditions of the sale of 10 Osborne Street (Tax Map No. 76-56.3-16), Albany, New York reserved by the County of Albany, is hereby released, and, be it further

RESOLVED, That the County Executive is authorized and directed to execute a release of the right of reacquisition on the above mentioned property, and, be it further

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

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

Adopted by unanimous vote – 7/8/19

RESOLUTION NO. 494

AUTHORIZING THE CONVEYANCE OF 10 OSBORNE STREET IN THE CITY OF ALBANY TO THE FREDERICK DOUGLASS HOUSING CORPORATION

Introduced: 11/12/02
By Ms. McKnight:

WHEREAS, The County of Albany has acquired, through in rem foreclosure, title to 10 Osborne Street in the City of Albany, and

WHEREAS, The Frederick Douglass Housing Corporation, a not-for-profit corporation created by the Albany Housing Authority, has expressed an interest in acquiring the parcel at 10 Osborne Street as part of its effort to redevelop a portion of the City's South End through the construction of affordable single-family homes for first-time home buyers, and

WHEREAS, With the Legislature's unanimous approval of Resolution 385 for 2000 conveying 23 parcels along Third Avenue, Alexander Street and Osborne Street to advance the Frederick Douglass affordable housing project, this Honorable Body has demonstrated its support for the neighborhood revitalization program, now, therefore be it

RESOLVED, By the Albany County Legislature that the County Executive is authorized to execute on behalf of the County any documents necessary to convey 10 Osborne Street in the City of Albany to the Frederick Douglass Housing Corporation for $1, and, be it further

RESOLVED, That the County Attorney is authorized to approve said conveyance as to form and content, and said conveyance shall include a provision giving the County the right of reacquisition if said property is no longer used for the aforementioned public purpose, and, be it further

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

Adopted by voice vote. 11/12/02