

County of Albany

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



Meeting Agenda

Thursday, February 27, 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. 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
3. AMENDING THE RULES AND REGULATIONS FOR ALBANY COUNTY EMPLOYEES REGARDING HEALTH INSURANCE BENEFITS FOR RETIREES
4. 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
5. 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
6. 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
7. 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:

8. AMENDING THE 2025 ALBANY COUNTY BUDGET FOR THE ALBANY COUNTY USA-250 COMMISSION
9. AUTHORIZING A CORRECTION TO THE TAX ROLL FOR THE CITY OF ALBANY

10. AUTHORIZING A CORRECTION TO THE TAX ROLL FOR THE TOWN OF COEYMANS
11. AMOUNTS LEVIED FOR MUNICIPAL CHARGES IN THE CITY OF COHOES
12. AUTHORIZING THE LEVY UPON THE CITY OF COHOES PROPERTY OF THE AMOUNT NEEDED FOR VARIOUS PURPOSES
13. AMOUNT LEVIED FOR UNPAID WATER AND SEWER CHARGES IN THE CITY OF COHOES
14. AUTHORIZING THE PURCHASE OF A PARCEL OF REAL PROPERTY LOCATED AT 48 HOWARD STREET (TAX MAP NO. 76.42-1-12.2) IN THE CITY OF ALBANY
15. AUTHORIZING AN AGREEMENT WITH THE ALBANY COUNTY PINE HILLS LAND AUTHORITY REGARDING AUTHORITY OPERATIONS, DEBT SERVICE AND ACCOUNTING OF EXPENSES AND AMENDING THE 2025 ALBANY COUNTY BUDGET

County of Albany

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



Meeting Minutes

Thursday, January 30, 2025

6:30 PM

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

Audit and Finance Committee

PREVIOUS BUSINESS:

Present: Dustin M. Reidy, Frank J. Commisso, Gary W. Domalewicz, Mark E. Grimm, Paul J. Burgdorf and Maggie Alix

Excused: Wanda F. Willingham, Raymond F. Joyce and Lynne Lekakis

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.

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

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

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

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

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

This proposal was tabled at the request of the Committee.

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

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

10. AMENDING THE 2025 DEPARTMENT OF HUMAN RESOURCES BUDGET: EXCESS INSURANCE

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



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
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**

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

SETTLEMENT AGREEMENT

**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

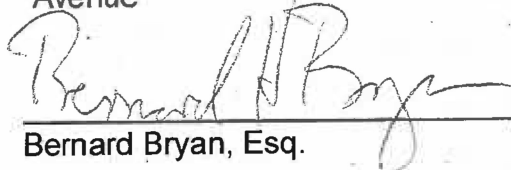
WHEREAS in light of said U.S. Supreme Court decision the Tax District seeks to avoid potential costly litigation" in State and Federal Courts regarding the "market value" of a longstanding cornerstone funeral home business located at 75 and 77 Clinton Avenue, and

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:

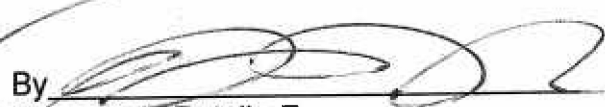
1. With respect to 75 Clinton Avenue, upon receipt from the Estate of the former owner of record of the sum of \$200,000.00 in certified funds, the Tax District will request that this Court grant Judgment against 75 Clinton Avenue in this proceeding;
2. The Tax District will when said Judgment has been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

OFFICIAL CHECK

091573655

62-20
3117

Date: 04/29/2024

237 - Loudonville
Loudonville, New York

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

Visit All

Issued by: Citibank N.A. One Penn's Way, New Castle, DE 19720
For information about this instrument, call: 1-888-556-5142

AUTHORIZED SIGNATURE

Memo: Property Taxes



HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

OFFICIAL CHECK

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

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.

Authorized Signature NY03 JMF
AUTHORIZED SIGNATURE



HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

OFFICIAL CHECK

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

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.

Authorized Signature NY03 JMF
AUTHORIZED SIGNATURE



**STATE OF NEW YORK
COUNTY COURT COUNTY OF ALBANY**

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

SETTLEMENT AGREEMENT

**MOTION FOR ORDER
GRANTING SUMMARY
JUDGMENT DISMISSING
ANSWER, FINAL JUDGMENT
OF FORECLOSURE,
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PARCEL Nos. ALBANY**

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Avenue, City of Albany)**

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

RECEIVED
ALBANY COUNTY CLERK
APR 26 PM 2:10
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

**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)**

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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

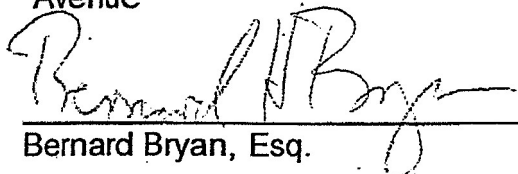
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WHEREAS the Tax District and the Estate of the owner of record of 75 Clinton Avenue (Parcel No. 9130-08-1380) and 77 Clinton Avenue (Parcel No. 9130-08-1381) parcels ("parties") have agreed by and through their undersigned attorneys to resolve said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

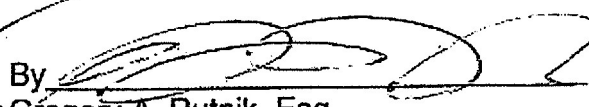
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4. If this settlement proposal is not approved by the County Legislature, it will become null and void and the full sum of \$200,000.00 will be returned to the Estate of the former owner of record of 75 Clinton Avenue via its undersigned attorney.

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

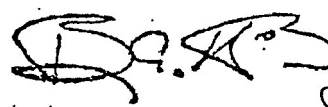
By 
Gregory A. Rutnik, Esq.
Assistant Albany County Attorney

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

9/ 
B
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

COUNTY OF ALBANY

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

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
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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
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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
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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
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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

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 **

RESOLUTION NO. 216

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

Introduced: 4/8/24

By Mayo:

WHEREAS, By Resolution No. 136-b for 1999, this Honorable Body adopted employee rules and regulations which are applicable to all non-union employees of Albany County, and

WHEREAS, By Resolution No. 217 for 2019, this Honorable Body amended these rules to reflect that employees hired after the adoption of these rules were eligible for health insurance benefits for retirees after fifteen (15) years of qualifying County service that is continuous and uninterrupted, and

WHEREAS, It is the view of this Honorable Body that fifteen (15) years of service to Albany County is sufficient to vest employees with health insurance benefits in retirement, and that the additional requirement of continuous and uninterrupted service is no longer consistent with the changing labor markets of Albany County, and

WHEREAS, This change in vesting for health insurance will allow Albany County to remain competitive and recruit more seasoned professionals to return to County service, benefiting numerous departments and the individuals they serve, and

WHEREAS, The Albany County Legislature intends this policy be modified to allow for total aggregate years of service rather than continuous and uninterrupted years of service to control eligibility for health insurance benefits and to apply to all current and former employees of Albany County who have not yet retired [from] with the New York State Local Retirement System (hereinafter NYSLRS), and

WHEREAS, In addition, this Honorable Body finds and determines that prior public service in other municipalities or with the State of New York should also be considered and recognized when calculating eligibility to vest in health insurance benefits in retirement from Albany County, and

WHEREAS, So long as an employee of Albany County has at least twenty years of service with qualifying municipalities or the State of New York (defined as those municipalities participating in the NYSLRS), ten years of which must be in service to Albany County, this Honorable Body determines that shall be sufficient public

service for an employee of Albany County to vest in health insurance benefits in retirement, and

WHEREAS, The County Executive, in support of said amendments, has indicated that such changes will not have a significant impact on the long term fiscal health of Albany County, now, therefore, be it

RESOLVED, By the Albany County Legislature that the Albany County Employee Rules and Regulations, adopted pursuant to Resolution No. 136-b for 1999, as amended, are hereby amended as follows:

Article IX, Section A(1)(a)(1)(a) shall be amended as follows:

“(a)The employees with an employment date after the adoption of these rules must have at least:

(1) fifteen (15) years of full time equivalent service with Albany County, or,

(2) twenty (20) years of full time equivalent service with municipalities participating in the New York State Local Retirement System (NYSLRS), provided, however, that at least ten (10) of those years be full time equivalent service with Albany County.

Article IX, Section A(1)(a)(1)(f) shall be amended as follows:

(f)(1) For the purposes of Article IX, Section A(1)(a)(1)(a)(1), an employee who qualifies as a veteran may apply up to three (3) years of their military service to be credited towards reaching the fifteen (15) years of full time equivalent service with Albany County required to be eligible for health insurance benefits in retirement.

(f)(2) For the purposes of Article IX, Section A(1)(a)(1)(a)(2), an employee who qualifies as a veteran may apply up to three (3) years of their military service to be credited towards reaching the twenty (20) years of full time equivalent service with municipalities participating in the NYSLRS to be eligible for health insurance benefits in retirement, provided, however, that such credit shall not be eligible to reduce the actual years of service to Albany County to less than ten (10) years.

Article IX, Section A(1)(a)(2) shall read:

“(a) The service indicated in eligibility criterion one (1), (above), need not be continuous and uninterrupted if reinstatement to County service following a period of separation was within twelve calendar months following the date of separation. In such circumstances, an

employee's benefits date (as defined by these Rules) shall be used to determine length of service achieved by the employee.

(b) For all current employees of Albany County and for all employees hired after March 14, 2025, the service indicated in eligibility criterion one (1), (above), shall be calculated using the aggregate total amount of service time to Albany County and/or municipalities participating in the NYSLRS.

(c) All former employees of Albany County, who have not yet retired with NYSLRS, shall be eligible to return to County Service for the purpose of vesting in health insurance benefits in retirement by calculated the aggregate total amount of service time to Albany County and/or municipalities participating in the NYSLRS consistent with Section A(1)(a)(1)(a). However, all such former employees shall additionally be required to complete three-years of continuous and uninterrupted service to Albany County after returning to county service before vesting for such benefit, provided they meet all other eligibility requirements.

Article IX Section B(3) Shall read as follows:

3. Spousal/Dependent Coverage. Spouses and eligible dependents of County retirees (employees) remain covered as long as the retiree maintains an active enrollment. At the time of death of a retired, or active, County employee, spouse and dependent coverage may be extended as follows:

Spouses and eligible dependents will be covered for a three (3) month period. At the end of three months spouses and eligible dependents have the option of electing COBRA benefits or as specified in b.

For all full-time employees or retirees with a minimum of either a) fifteen (15) years of full-time equivalent County service, or b) twenty (20) years of full time equivalent service with municipalities participating in the NYSLRS, provided, however, that at least ten (10) of those years be full time equivalent service with Albany County, coverage will be extended with a premium contribution as follows:

Years of Completed Full Time Equivalent County Service	Number of Years Eligible for Continuation of Health Insurance Benefits	Premium Contribution Rate
15 - or more, or <u>20 – or more, at least 10 of which are to Albany County</u>	Continuous	Same Contribution Rate as Employee or Retiree

Coverage for spouses and dependents may not be reinstated after a lapse in coverage with the County Health Insurance Plan.

[Article IX, Section A(1)(a)(2) shall read: “The service indicated in eligibility criterion one (1), (above), need not be continuous and uninterrupted. [if reinstatement to County service following a period of separation was within twelve calendar months following the date of separation. In such circumstances, an employee’s benefits date (as defined by these Rules)] The aggregate total time of service shall be used to determine length of service achieved by the employee.”]

[Article IX, Section A(1)(a)(4)(c) shall replace “twenty” with “fifteen”]

and, be it further

RESOLVED, That such changes to the rule shall be effective immediately for all current employees of Albany County, and, be it further

[RESOLVED, That former employees of Albany County, who have not yet retired with the New York State Retirement System, shall be eligible to return to County service and thereafter apply their previous aggregate time of service when calculating eligibility for health insurance benefits consistent with these Rules, provided, however, that such former employees shall be required to complete three-years of continuous and uninterrupted service before becoming eligible for such benefits 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 Personnel and Audit and Finance Committees – 4/8/24



January 9, 2025

Ms. Jennifer Clement, Commissioner
Albany County Department of Human Resources
112 State Street, Room 900
Albany, NY 12207

Re: Net OPEB Liability Impact Related to Proposed Changes to Retirement Eligibility For Healthcare Benefits

Dear Ms. Clement:

Enclosed is an analysis estimating the potential cost/liability impact to Albany County's (the "County") Net OPEB Liability (NOL) related to proposed changes to the County's retirement eligibility criteria for subsidized healthcare benefits. The proposed changes include consideration of prior public service with a NYS Retirement System participant, and removal of the consecutive service requirement.

The estimates contained herein are done for the sole purpose of estimating the impact of the retirement eligibility changes to the County's NOL and projected Pay-As-You-Go (PAYGO) costs for the latest January 1, 2023, to December 31, 2023, valuation report issued April 23, 2024. Estimates of current budgetary benefit costs are not contemplated in this analysis, however the demographic impact to the active and retiree populations are included in Exhibits 1 and 2.

Exhibits 1 and 2 illustrate the impact to the NOL and PAYGO for each of the two retirement eligibility changes along with demographic shifts due to the changes. For the removal of consecutive service requirement change, the rate of re-enrollment is based on an assumed probability matrix of re-hiring of employees by the County. Exhibit 2 illustrates this probability matrix by employee age band and additional years of service required to reach retirement eligibility.

If you have any questions with the above analysis, please contact me at (203) 435-7746 or drusconi@risk-strategies.com. Thank you for considering us for this opportunity.

Sincerely,

Donald J. Rusconi II
Managing Director

cc: Michael Frank – Risk Strategies

ALBANY COUNTY
Retirement Eligibility Change
Impact on OPEB Liability

EXHIBIT 1

	Prior Public Service			Continued Service Requirement			
	Retirement Eligibility Change #1	Dollar Change to Base Case	Percentage Change to Base Case	Retirement Eligibility Change #2	Dollar Change to Base Case	Percentage Change to Base Case	
Base Case							
Net OPEB Liability as of 12/31/23	\$344,851,041	\$347,122,240	\$2,271,199	0.7%	\$364,481,816	\$19,630,775	5.7%
Pay-As-You-Go 1/1/23 to 12/31/23	\$18,314,412	\$18,368,150	\$53,738	0.3%	\$18,314,412	\$0	0.0%
Actives - Not Eligible for Retirement	1,570	1,504	(66)	-4.2%	1,843	273	17.4%
Actives - Eligible for Retirement	213	279	66	31.0%	213	0	0.0%
Retirees	<u>1,831</u>	<u>1,831</u>	<u>0</u>	<u>0.0%</u>	<u>1,831</u>	<u>0</u>	<u>0.0%</u>
	3,614	3,614	0	0.0%	3,887	273	7.6%

Additional Demographic Notes

Change #1 lowered the YOS requirement for 187 employees. Of the 187 impacted employees, 66 immediately changed from not eligible to eligible for retirement.

Change #2, based on a probability matrix illustrated in Exhibit 2 by employee age band and additional years of service required for retirement eligibility. Reflects 273 employees are re-hired with an OPEB liability impact of \$19.6MM.

- o Base case as reported in the January 1, 2023 to December 31, 2023 GASB75 OPEB valuation report issued April 23, 2024.
- o Change #1 in retirement eligibility reflects consideration of prior public service with a NYS Retirement System participant. Retirement eligibility based on attaining a minimum age of 55 with 15 YOS with the County or 20 YOS of combined service with a minimum of 10 YOS with the County.
- o Change #2 in retirement eligibility reflects waiving the 12 months continued service requirement to have prior years of service credited if returning to County active service. Employee must work a minimum of 5 years upon returning to active service to be eligible for retirement benefits regardless of prior YOS before leaving County active service. Employee must attain a minimum age of 55 with 15 YOS with the County. Re-enrollment is based on the assumed probability matrix in Exhibit 2 by employee age band and additional years of service to retirement eligibility.

ALBANY COUNTY
Retirement Eligibility Change
Probability Matrix for Re-Enrollment

EXHIBIT 2

Age Band	Count by Age and Current YOS Before Termination										Total
	0 to 4	5 to 9	10 to 14	15 to 19	20 to 24	25 to 29	30 to 34	35 +			
Under 25	23	0	0	0	0	0	0	0	23		
25 to 29	112	18	1	0	0	0	0	0	131		
30 to 34	180	58	4	0	0	0	0	0	242		
35 to 39	157	69	17	3	0	0	0	0	246		
40 to 44	195	103	28	14	0	0	0	0	340		
45 to 49	172	100	38	12	0	0	0	0	322		
50 to 54	142	92	48	14	2	0	0	0	298		
55 to 59	111	69	53	30	0	0	0	0	263		
60 to 64	68	72	27	18	1	0	0	0	186		
Age 65 +	0	0	0	0	0	0	0	0	0		
Total	1160	581	216	91	3	0	0	0	2,051		

Age Band	Count by Age and Additional YOS to Retirement Eligibility										Total
	0 to 4	5 to 9	10 to 14	15 to 19	20 to 24	25 to 29	30 to 34	35 +			
Under 25	0	0	0	0	0	0	21	2	23		
25 to 29	0	0	0	0	0	89	42	0	131		
30 to 34	0	0	0	0	159	83	0	0	242		
35 to 39	0	0	0	152	94	0	0	0	246		
40 to 44	0	0	208	132	0	0	0	0	340		
45 to 49	0	56	264	2	0	0	0	0	322		
50 to 54	0	103	194	1	0	0	0	0	298		
55 to 59	0	120	143	0	0	0	0	0	263		
60 to 64	0	76	110	0	0	0	0	0	186		
Age 65 +	0	0	0	0	0	0	0	0	0		
Total	0	355	919	287	253	172	63	2	2,051		

Age Band	Assumed Probability of Re-Enrollment										35 +
	0 to 4	5 to 9	10 to 14	15 to 19	20 to 24	25 to 29	30 to 34				
Under 25	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
25 to 29	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
30 to 34	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
35 to 39	0%	0%	0%	20%	0%	0%	0%	0%	0%	0%	
40 to 44	0%	0%	25%	10%	0%	0%	0%	0%	0%	0%	
45 to 49	0%	30%	20%	5%	0%	0%	0%	0%	0%	0%	
50 to 54	0%	25%	15%	0%	0%	0%	0%	0%	0%	0%	
55 to 59	0%	20%	15%	0%	0%	0%	0%	0%	0%	0%	
60 to 64	0%	10%	0%	0%	0%	0%	0%	0%	0%	0%	
Age 65 +	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	

Age Band	Count of Assumed Re-Enrolled in County Plan										Total
	0 to 4	5 to 9	10 to 14	15 to 19	20 to 24	25 to 29	30 to 34	35 +			
Under 25	0	0	0	0	0	0	0	0	0	0	
25 to 29	0	0	0	0	0	0	0	0	0	0	
30 to 34	0	0	0	0	0	0	0	0	0	0	
35 to 39	0	0	0	30	0	0	0	0	0	30	
40 to 44	0	0	52	13	0	0	0	0	0	65	
45 to 49	0	17	53	0	0	0	0	0	0	70	
50 to 54	0	26	29	0	0	0	0	0	0	55	
55 to 59	0	24	21	0	0	0	0	0	0	45	
60 to 64	0	8	0	0	0	0	0	0	0	8	
Age 65 +	0	0	0	0	0	0	0	0	0	0	
Total	0	75	155	43	0	0	0	0	0	273	

o Probability matrix above applies to change #2 in retirement eligibility illustrated in Exhibit 1. The matrix is divided by employee age band and years of service remaining to retirement eligibility.

ARTICLE IX: HEALTH INSURANCE CONTINUATION FOR ELIGIBLE RETIREES

A. The County of Albany provides continuation of health insurance benefits (medical/surgical, hospitalization, and prescription drug) for retirees who meet specific established criteria.

1. Eligibility Criteria and Contribution Requirements. Separate eligibility criteria and contribution requirements have been established for retiring full and part time employees. It is the intention of Albany County to continue to provide health insurance benefits to employees who are already eligible and receiving benefits as retired employees as of the effective date of these Rules.

a. Retiring Full-Time Employees.

(1) Eligibility Criteria. All of the following criteria must be met on the day of separation from County service:

(a) The employees with an employment date after the adoption of these rules must have at least fifteen (15) years of full time equivalent service with Albany County.

(b) The employees with an employment date prior to the adoption of these rules, must have ten (10) years of full time equivalent service with Albany County.

(c) The employee was eligible to participate in the health insurance benefits program during each year of his or her years of qualifying Albany County service (i.e., service was as a regular employee as defined by the Rules and Regulations for Albany County Employees); and

(d) the employee is age fifty five (55) or older.

(e) NOTE: Employees hired after 1/1/89 and prior to the adoption of these rules and regulations would be eligible for partial health insurance benefits. Employees with at least five (5) years of County service but less than ten (10) years would receive continuation health insurance at the following rate:

Employee - fifty percent (50%) employee contribution

Spouse - seventy percent (70%) employee contribution

(f) For the purposes of Article IX, Section A(1)(a), an employee who qualifies as a veteran may apply up to three (3) years of their military service to be credited towards reaching the fifteen (15) years of full time equivalent service with Albany County required to be eligible for health insurance benefits in retirement.

(2) The service indicated in eligibility criterion one (1), (above), need not be continuous and uninterrupted if reinstatement to County service following a period of separation was within twelve calendar months following the date of separation. In such circumstances, an employee's benefits date (as defined by these Rules) shall be used to determine length of service achieved by the employee.

(3) The service indicated in eligibility criterion one, (1) (above), may include periods of part-time County service, however, such periods of part-time County service shall be pro-rated to their full time equivalent.

(4) Contribution Requirements. A full-time employee who meets all the eligibility criteria indicated above must contribute toward his or her retiree continuation coverage at a percentage rate commensurate to that required when he or she was an active employee.

(a) Contribution requirements are due on the 15th of the month preceding the month of coverage. When a retiree who is required to contribute toward the premium of his or her health insurance coverage falls more than two months behind in his or her contribution payments, the County may terminate coverage. Under ordinary circumstances, once coverage is terminated for failure to meet the contribution requirement, it may not later be restored. Retirees may provide the name of a relative or friend who should also receive any contribution billing and warning notices issued by the County. Such designations shall be in writing.

(b) The contribution criteria indicated above need only be met by an employee once. If, for example, a retiree not normally required to contribute toward the premium of his or her continuation coverage elects to accept a regular part-time/full time County appointment, he or she will be required to contribute 50% (or full time rate) of his or her health insurance premium as an active employee. However, when such employee later elects to again cease employment with Albany County, the contribution requirement shall revert back to that required of the retiree as a retired full-time employee (*i.e.*, in this example, no premium contribution would be required.)

(c) Employees who have twenty or more years of full-time service with Albany County who leave County service prior to being age eligible for New York State Employees' Retirement System benefits shall be permitted to participate in the County's group medical insurance programs, provided that the County's medical insurance providers allow the participation of said employees. Under these circumstances, the employee would be required to pay one hundred per cent (100%) of the contribution towards the cost of his or her medical insurance until the he or she is age-eligible for NYS Employees' Retirement System benefits or has other comparable health insurance coverage. Employees must contact the Department of Human Resources for application and verification of benefit eligibility.

Retiring Part Time Employees.

(1) Eligibility Criteria and Contribution Requirements. The Albany County Legislature has established the following part-time health insurance eligibility groups.

Group "A"

(a) Group Definition.

- Began work prior to January 1, 1993.
- Regularly scheduled to work at least seventeen (17) hours per week.
- On December 8, 1997, was a part-time County employee scheduled to work at least seventeen (17) hours per week.

(b) Eligibility Criteria. On the day of separation from County service, the employee must meet all of the following criteria:

- 5 calendar years of County service.
- Age 55 or older.
- Enrolled in County health insurance.

(c) Premium Contribution Requirement.

- There is no premium contribution requirement for this group.

Group "B"

(a) Group Definition.

- Began work on or after January 1, 1993, and before December 9, 1997.
- Regularly scheduled to work at least seventeen (17) hours per week.
- On December 8, 1997, was a part-time County employee scheduled to work at least seventeen (17) hours per week.

(b) Eligibility Criteria. On the day of separation from County service, the employee must meet all of the following criteria:

- 10 calendar years of County service.
- Age 55 or older.
- Enrolled in County health insurance.

(c) Premium Contribution Requirement.

- Members of this group must contribute 50% of their combined medical, hospitalization, and prescription drug premiums.

Group "C"

(a) Group Definition.

- Began work for the County before December 8, 1997.
- Regularly scheduled to work less than seventeen (17) hours per week.
- On December 8, 1997, was a part-time County employee.

(b) Eligibility Criteria. On the day of separation from County service, the employee must meet all of the following criteria:

- 5 calendar years of County service.
- Age 55 or older.
- Enrolled in County health insurance.

(c) Premium Contribution Requirement.

- Members of this group must contribute 100% of their combined medical, hospitalization, and prescription drug premiums.

Group "D"

(a) Group Definition.

- Began work on or after December 9, 1997.
- Regularly scheduled to work at least seventeen (17) hours per week.

(b) Eligibility Criteria. On the day of separation from County service, the employee must meet all of the following criteria:

- Have completed 10 years of equivalent full-time County service.
- Age 55 or older.
- Enrolled in County health insurance.

(c) Premium Contribution Requirement.

- Members of this group must continue to contribute toward their combined medical, hospitalization, and prescription drug premiums at the percentage rate required when they were actively employed (50%).

Group "E"

(a) Group Definition.

Began work on or after December 9, 1997.

Regularly scheduled to work less than seventeen (17) hours per week.

(b) Eligibility Criteria. On the day of separation from County service, the employee must meet all of the following criteria:

- Have completed 10 years of equivalent full-time County service.
- Age 55 or older.
- Enrolled in County health insurance.

(c) Premium Contribution Requirement.

- Members of this group must continue to contribute toward their combined medical, hospitalization, and prescription drug premiums at the percentage rate required when they were actively employed (100%).

Group "F"

(a) Group Definition

- Began work on or after these Rules are adopted

(b) Eligibility Criteria.

- Employees must have completed fifteen (15) years of equivalent full-time County service. Calculation of full time service uses a standard work week of not less than thirty five (35) hours per week.
- Age 55 or older.
- Enrolled in County health insurance

B. Important Terms and Conditions. The following terms and conditions are applicable to all retiring employees, both full-time or part-time.

1. Employees Participating in Health Insurance Buy-Out. The health insurance buy-out option may not be continued in retirement. Retirees enrolled in the health insurance buy-out have thirty (30) days from their last day worked in which to re-enter the County health insurance program and qualify for retiree health insurance benefits. After thirty (30) days from the last day worked, benefits are considered forfeited.

2. Dental Insurance. Dental insurance is not continued in retirement. A limited period of dental insurance continuation may be available to new retirees through COBRA, however.

3. Spousal/Dependent Coverage. Spouses and eligible dependents of County retirees (employees) remain covered as long as the retiree maintains an active enrollment. At the time of death of a retired, or active, County employee, spouse and dependent coverage may be extended as follows:

Spouses and eligible dependents will be covered for a three (3) month period. At the end of three months spouses and eligible dependents have the option of electing COBRA benefits or as specified in b.

For all full-time employees or retirees with a minimum of fifteen (15) years of full-time equivalent County service coverage will be extended with a premium contribution as follows:

Years of Completed Full Time Equivalent County Service	Number of Years Eligible for Continuation of Health Insurance Benefits	Premium Contribution Rate
15 - or more	Continuous	Same Contribution Rate as Employee or Retiree

Coverage for spouses and dependents may not be reinstated after a lapse in coverage with the County Health Insurance Plan.

1. Medicare Coordination. When a retiree becomes eligible for Medicare coverage, the retiree must apply for (both parts "A" and "B") of such coverage. Failure to apply for both parts of Medicare may result in forfeiture of Albany County retiree health insurance continuation privileges. The Department of Human Resources may require documentation substantiating a retiree's enrollment in Medicare.

2. Open Enrollment. Like active employees, retirees may elect to change their health insurance option during the designated "open enrollment period." Retirees interested in changing their selected health insurance option should contact the Benefits Unit of the Division of Personnel Services during the month of October to request any required change forms. Changes will be effective on January 1 of the next year.

3. Annual Revision of Rates. Retirees who are required to pay premium contributions should expect annual adjustments in the dollar amounts of their contributions. Generally, new premium rates are effective for each carrier on January 1.

4. Notification of Change of Address. It is very important that retirees regularly update their addresses with both their insurance carrier and the Benefits Unit of the Division of Personnel Services. Failure to keep one's address up to date may lead to the inadvertent cancellation of coverage. Periodically, important mailings concerning health insurance benefits are distributed to County retirees.

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] two hundred fifteen thousand dollars (\$[100]215,000), 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.

RESOLUTION NO. 46

AMENDING THE 2025 ALBANY COUNTY BUDGET FOR THE ALBANY COUNTY USA-250 COMMISSION

Introduced: 2/10/25

By: Perlee

WHEREAS, The Albany County USA-250 Commission was established by Resolution 150 for 2023 for the purposes of commemorating the 250th anniversary of the American Revolution in Albany County, and since its inception the Commission has received the assistance of various legislative and executive staff persons on an ad hoc basis, and

WHEREAS, The Albany County USA-250 Commission has indicated a desire for a dedicated staff person for operational support, including the management of volunteers and citizen creators interested in helping create lasting works commemorating the American Revolution in Albany County, and

WHEREAS, The office of Albany County Historian was reconstituted and filled by Resolution 343 for 2023, and his department is the best place for a USA-250 coordinator to be situated, now, therefore, be it

RESOLVED, By the Albany County Legislature that the 2025 Albany County Legislative Budget is amended as follows:

Decrease Appropriation Account A1010.4 by \$31,020 by decreasing the following line items:

Decrease Line Item A1010 4 4994 America 250 Commission by \$31,020

Increase Appropriation Account A1010.1 by \$31,020 by creating and increasing the following line items:

Create and Increase Line Item A8020 1 2624 5500__ Commemoration Coordinator PT by \$20,000;

Increase Line Item A 8020 8 9010 State Retirement by \$2,890;

Increase Line Item A 8020 8 9030 Social Security by \$1,530;

Increase Line Item A 8020 8 9060 Hospital and Medical Insurance by \$6,600;

and, be it further

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



DANIEL P. McCOY
COUNTY EXECUTIVE

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

MICHAEL McGUIRE
DIRECTOR

January 15, 2025

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

Re: RP-554 Application for Corrected Tax Roll
351 Southern Blvd, City of Albany, Tax ID #87.05-3-4.1
351 Diamond Development LLC

Dear Chairperson Cunningham,

The City of Albany Assessor, Mr. Trey Kingston, has submitted an Application for Corrected Tax Roll on behalf of 351 Diamond Development LLC, owner of 351 Southern Blvd, City of Albany NY, Tax ID # 87.05-3-4.1.

A Clerical Error as defined by RPTL §550 (2) (b), has occurred. 351 Southern Blvd is eligible for the Real Property Tax Exemption for Commercial, Business or Industrial Property pursuant to RPTL 485-b. Due to a computer database error the exemption was not applied to the city portion of the 2025 City of Albany Tax Bill.

Real Property Tax Law §554 allows for the correction of Clerical Errors made on the assessment and tax roll. I recommend that the Albany County Legislature approve the correction to the tax rolls and approve that a corrected bill be issued in the amount of \$90,684.21.

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-6303, Version: 1

REQUEST FOR LEGISLATIVE ACTION

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

REQUESTING THE AUTHORIZATION TO CORRECT AN ERRONEOUS TAX BILL LEVIED AGAINST 351 SOUTHERN BOULEVARD, LOCATED WITHIN THE CITY OF ALBANY, TAX IDENTIFICATION NUMBER 87.05-3-4.1

Date: 1/15/2025
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) Tax bill correction

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 City of Albany Assessor, Mr. Trey Kingston, has submitted an Application for Corrected Tax Roll on behalf of 351 Diamond Development LLC, owner of 351 Southern Blvd, City of Albany NY, Tax ID # 87.05-3-4.1.

A Clerical Error as defined by RPTL §550 (2) (b), has occurred. 351 Southern Blvd is eligible for the Real Property Tax Exemption for Commercial, Business or Industrial Property pursuant to RPTL 485-b. Due to a computer database error the exemption was not applied to the city portion of the 2025 City of Albany Tax Bill.

Real Property Tax Law §554 allows for the correction of Clerical Errors made on the assessment and tax roll. I recommend that the Albany County Legislature approve the correction to the tax rolls and approve that a corrected bill be issued in the amount of \$90,684.21.



Department of Taxation and Finance
Office of Real Property Tax Services

Application for Corrected Tax Roll

RP-554
(12/19)

Part 1 – General information: To be completed in duplicate by the applicant.

Names of owners 351 Diamond Development LLC			
Mailing address of owners (number and street or PO box) 18 Computer East Dr		Location of property (street address) 351 Southern Blvd	
City, village, or post office Albany	State NY	ZIP code 12205	City, town, or village Albany
Daytime contact number	Evening contact number	Tax map number of section/block/lot: Property identification (see tax bill or assessment roll) 87.05-3-4.1	
Account number (as appears on tax bill)		Amount of taxes currently billed 114,337.29	
Reasons for requesting a correction to tax roll: Please see attached			

I hereby request a correction of tax levied by City of Albany for the year(s) 2025
(County, city, village, etc.)

Signature of applicant <i>TB Koz</i>	Date 1/15/25
---	-----------------

Part 2 – To be completed by the County Director or Village Assessor. Attach a written report including documentation and recommendation. Specify the type of error and paragraph of subdivision 2, 3, or 7 of Section 550 under which the error falls.

Date application received 1/15/25	Period of warrant for collection of taxes 1/1/25 - 12/31/2025
Last day for collection of taxes without interest 1/31/25	Recommendation Approve application ☒ Deny application ☐
Signature of official <i>[Signature]</i>	Date 1/15/25

If approved, the County Director must file a copy of this form with the assessor and board of assessment review of the city/town/village of _____ who must consider the attached report and recommendation as equivalent of petitions filed under section 553.

Part 3 – For use by the tax levying body or official designated by resolution _____ (insert number or date, if applicable)

Application approved (mark an X in the applicable box):

Clerical error ☒ Error in essential fact ☐ Unlawful Entry ☐

Amount of taxes currently billed 114,337.29	Corrected tax 90,654.21
Date notice of approval mailed to applicant	Date order transmitted to collecting officer

Application denied (reason): _____

Signature of chief executive officer, or official designated by resolution	Date
--	------

Albany County Real Property Tax Service Agency
Tax Bill Correction Worksheet

Date: 1/15/2025
Municipality: City of Albany
Property Address: 351 Southern Blvd
Tax ID Number: 87.05-3-4.1
Tax(s) to be corrected: 2025 Property Tax

Original Bill

Levy Description	Taxable Value	Rate	Tax Amount
County Tax	6,853,367	2.769957	\$ 18,983.53
City Tax	9,114,200	10.46211	\$ 95,353.76
Total Tax Due			\$ 114,337.29

Correct Bill

Levy Description	Taxable Value	Rate	Tax Amount
County Tax	6,853,367	2.769957	\$ 18,983.53
City Tax	6,853,367	10.46211	\$ 71,700.68
Total Tax Due			\$ 90,684.21

Correction

Original Amount Due	\$ 114,337.29
Correct Amount Due	\$ 90,684.21



CITY OF ALBANY
DEPARTMENT OF ASSESSMENT
24 EAGLE STREET
ALBANY, NEW YORK 12207
TELEPHONE (518) 434-5155
WWW.ALBANYNY.GOV

KATHY SHEEHAN
MAYOR

TREY KINGSTON
ASSESSOR

351 Southern Blvd

The property located at 351 Southern Blvd. in the City of Albany applied for and was granted an exemption pursuant to § RPTL485 – B.

For an unknown reason, the exemption did not apply to the city portion of taxes, and therefore generated a tax bill that did not take into account the exempt amount.

As a result, a corrected tax bill should be issued with the counties tax liability of \$18,983.53 being unchanged while the cities tax liability should be reduced to an amount of \$71,700.68. The new tax bill should total 90.684.21



87.05-3-4.1 010100 Albany Active R/S: 1 School: Albany
 351 Diamond Development LLC Roll Year: 2025 Curr Yr Retail srvc Land AV: 1,051,000
 351 Southern Blvd Land Size: 6.41 acres Non-Homestead Total AV: 9,114,200

- Parcel 87.05-3-4.1
 - History
 - Assessment
 - Exempt(s)
 - Description
 - Notes
 - Owner(s)
 - Images
 - Gis
 - Site (1) Com
 - Land(s)
 - Imprmnt(s)
 - Bldg 1 Sec 1
 - Notes
 - Bldg 2 Sec 1
 - Com Use
 - Valuation

Total 1 Exemptions (Right Click to Add)

Exemption Code	Amount	Pct	Init Year	Term Year	Own Pct
47610 Bus Im CTS	2,260,833		2025	2028	

Calc Sr. Exempts...

Code: 47610 Bus Im CTS
 Amount: 2,260,833
 Percent:

Term Yr: 2028
 Init Year: 2025
 Own Pct:

Misc:
 Res Pct:
 Eq Rate: 100.00
 Spec Rate: 0

Exemption Amounts:

County: 2,260,833
 Muni: 2,260,833
 School: 2,260,833

Taxable Values:

County: 6,853,367
 Muni: 6,853,367
 School: 6,853,367
 Schl after STAR: 6,853,367



DANIEL P. McCOY
COUNTY EXECUTIVE

COUNTY OF ALBANY
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www.albanycountyny.gov

MICHAEL McGUIRE
DIRECTOR

January 22, 2025

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

Re: RP-554 Application for Corrected Tax Roll
CR 101, Town of Coeymans, Tax Map # 143.-2-19.1/1

Dear Chairperson Cunningham,

The Town of Coeymans Assessor, Ms. Dawn DeRose has submitted four Applications for a Corrected Tax Roll on behalf of the owners of CR 101, Town of Coeymans, Tax Map # 143.-2-19.1/1.

Due to a Clerical Error defined by NYS RPTL § 550 (2)(a) the assessed value of the property was incorrectly entered on the 2024 assessment roll. Ms. DeRose's records contained the correct assessed value for this property is \$4,156,072.

Real Property Tax Law §554 allows for the correction of Clerical Errors made on the assessment and tax roll. I recommend that the Albany County Legislature approve the correction to the tax rolls and approve that a corrected bill be issued in the amount of \$7,285.00.

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-6308, **Version:** 1

REQUEST FOR LEGISLATIVE ACTION

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

REQUESTING THE AUTHORIZATION TO CORRECT AN ERRONEOUS TAX BILL LEVIED AGAINST CR 101, LOCATED WITHIN THE TOWN OF COEYMANS, TAX IDENTIFICATION NUMBER 143.-2-19.1/1

Date: 1/22/2025
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) Correction of tax bill

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: RPTL §554
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 Town of Coeymans Assessor, Ms. Dawn DeRose has submitted four Applications for a Corrected Tax Roll on behalf of the owners of CR 101, Town of Coeymans, Tax Map # 143.-2-19.1/1.

Due to a Clerical Error defined by NYS RPTL § 550 (2)(a) the assessed value of the property was incorrectly entered on the 2024 assessment roll. Ms. DeRose's records contained the correct assessed value for this property is \$4,156,072.

Real Property Tax Law §554 allows for the correction of Clerical Errors made on the assessment and tax roll. I recommend that the Albany County Legislature approve the correction to the tax rolls and approve that a corrected bill be issued in the amount of \$7,285.00.



Department of Taxation and Finance
Office of Real Property Tax Services

Application for Refund or Credit of Real Property Taxes

RP-556
(12/19)

Part 1 – General information: To be completed in duplicate by the applicant.

Names of owners Mark Flach- Attn: Justin Morran C/O Greenbacker Capital		
Mailing address of owners (number and street or PO box) 230 Park Ave Ste 1560		Location of property (street address) CR 101
City, village, or post office New York	State NY	ZIP code 10169
Daytime contact number	Evening contact number	Tax map number of section/block/lot: Property identification (see tax bill or assessment roll) 143.-2-19.1/1
Account number (as appears on tax bill) 002946	Amount of taxes paid or payable 16,661.89	Date of payment
Reasons for requesting a refund or credit: wrong acreage		

I hereby request a refund or credit of real property taxes levied by Town of Coeymans for the year(s) 2025.
(County, city, village, etc.)

Signature of applicant <u>Justin Morran</u>	Date <u>1-15-25</u>
--	------------------------

Part 2 – To be completed by the County Director or Village Assessor. Attach a written report including documentation and recommendation. Specify the type of error and paragraph of subdivision 2, 3, or 7 of Section 550 under which the error falls.

Date application received <u>1/16/2025</u>	Date warrant annexed <u>1/1/2025</u>
Last day for collection of taxes without interest <u>11/30/2025</u>	Recommendation Approve application* ☒ Deny application ☐
Signature of official <u>Michael P. [Signature]</u>	Date <u>1/16/2025</u>

* If this application is approved, and the same error appears on a current assessment roll, send a copy of this form, including all attachments, to the assessor and board of assessment review. They must treat this application as a petition for the correction of that current roll (Form RP-553).

Part 3 – For use by the tax levying body or official designated by resolution _____ (insert number or date, if applicable)

Application approved (Mark an X in the applicable box):

Clerical error ☒ Error in essential fact ☐ Unlawful Entry ☐

Amount of taxes paid <u>16,661.89</u>	Amount of taxes due <u>7285.00</u>	Amount of refund or credit <u>9376.89</u>
--	---------------------------------------	--

Application denied (reason):

Signature of chief executive officer or official designated by resolution	Date
---	------

Albany County Real Property Tax Service Agency
Tax Bill Correction Worksheet

Date: 1/16/2025
Municipality: Town of Coeymans
Property Address: CR 101
Tax ID Number: 143.-2-19.1/1
Tax(s) to be corrected: 2025 Property Tax

Original Bill

Levy Description	Taxable Value	Rate	Tax Amount
County	-	3.448413	\$ -
Town	-	2.771908	\$ -
Coeymans Fire District	9,505,563	1.752857	\$ 16,661.89
Total Tax Due			\$ 16,661.89

Correct Bill

Levy Description	Taxable Value	Rate	Tax Amount
County	-	3.448413	\$ -
Town	-	2.771908	\$ -
Coeymans Fire District	4,156,072	1.752857	\$ 7,285.00
Total Tax Due			\$ 7,285.00

Correction

Original Amount Due	\$ 16,661.89
Correct Amount Due	\$ 7,285.00

Tax Bills Online

Collection: Town & County 2025			
Fiscal Year Start: 1/1/2025	Fiscal Year End: 12/31/2025	Warrant Date: 1/1/2025	
View Printable Version			
Total Tax Due (minus penalties & interest)		\$16,661.89	\$16,661.89
		Pay Full	

Tax Bill #	SWIS	Tax Map #	Status
002946	012489	143.-2-19.1/1	Unpaid
Address	Municipality	School	
CR 101	Town of Coeymans	Rvena-Coeymn-Selk	

Owners Flach Mark Attn: Justin Morren C/O Greenbacker Capital 230 Park Ave Ste 1560 New York, NY 10169	Property Information Roll Section: 8 Property Class: Solar Lot Size: 71.73	Assessment Information Full Market Value: 11735263.00 Total Assessed Value: 9505563.00 Uniform %: 81.00
--	---	--

Exemption	Amount
Muni Indus	9505563.00

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
County	2100933	0.0000	0.000	3.44841300	\$0.00
Town	1702060	0.4000	0.000	2.77190800	\$0.00
Coeymans fire dist.	592586	15.6000	9505563.000	1.75285700	\$16,661.89
Total Taxes:					\$16,661.89

FULL PAYMENT OPTION					
From:	To:	Tax Amount	Penalty	Notice Fee	Total Due
Jan 01	Jan 31, 2025	\$16,661.89	\$0.00	\$0.00	\$16,661.89
Feb 01	Mar 03, 2025	\$16,661.89	\$166.62	\$0.00	\$16,828.51
Mar 04	Mar 31, 2025	\$16,661.89	\$333.24	\$0.00	\$16,995.13

Estimated State Aid - Type	Amount
County	116009296.00

Mail Payments To:
 Candace McHugh, Town Clerk
 Tax Collector
 18 Russell Ave, Ravena, NY 12143

RESOLUTION NO.

AMOUNTS LEVIED FOR MUNICIPAL CHARGES IN THE CITY OF COHOES

Introduced:
By Audit and Finance Committee:

WHEREAS, The Albany County Legislature has received documentation provided by the City of Cohoes regarding Municipal Charges to be placed on the 2025 tax roll, now, therefore be it

RESOLVED, By the Albany County Legislature that there be levied on the 2025 Tax Rolls on the properties charged for the listed Municipal Charges for the City of Cohoes:

City of Cohoes	
City Omitted Taxes	\$3,547.83
County Omitted Taxes	1,347.54
Re-Levy Fee	31,5183.37

and, be it further

RESOLVED, That all Municipal Charges listed are subject collection consistent with applicable New York State Law, 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, City and Town Officials.

RESOLUTION NO.

**AUTHORIZING THE LEVY UPON THE CITY OF COHOES PROPERTY OF
THE AMOUNT NEEDED FOR VARIOUS PURPOSES**

Introduced:

By Audit and Finance Committee:

RESOLVED, By the Albany County Legislature that the sum of \$8,398,241.44 be levied upon the taxable property in the City of Cohoes for the following purposes: To pay the expenses of conducting the business of the City of Cohoes in each department and office thereof; and for the purposes contemplated by the Charter and Laws pertaining to the City of Cohoes for the fiscal year beginning January 1, 2025 to December 31, 2025 and to pay the principal and interest of indebtedness falling due during the year, and, be it further

RESOLVED, That such levy shall be applied as set forth in the submitted communication from the Cohoes City Treasurer, 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.

RESOLUTION NO.

AMOUNT LEVIED FOR UNPAID WATER AND SEWER CHARGES IN THE CITY OF COHOES

Introduced:

By Audit and Finance Committee:

WHEREAS, The City Treasurer of the City of Cohoes has filed with the County Legislature of Albany County a statement of unpaid water and sewer charges in the City of Cohoes, now, therefore be it

RESOLVED, By the Albany County Legislature that there be levied and assessed against each specific lot or parcel of land as set forth in said statement in the City of Cohoes, such sums against the property liable and amounting in the aggregate to \$572,970.15 said water and sewer charges to be placed on the 2025 tax roll of said city, and, be it further

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



DANIEL P. MCCOY
COUNTY EXECUTIVE

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

MICHAEL P. MCLAUGHLIN, JR.
DEPUTY COUNTY EXECUTIVE

February 4, 2025

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

Dear Chairwoman Cunningham:

The Albany County Executive's Office seeks Legislative permission to enter into an agreement with Nystpba Holdings LLC to purchase 48 Howard Street located in the city of Albany, New York. We would like to purchase the property for the sum of \$550,000. This property is intended to be used for County office space and parking will be assigned accordingly.

Sincerely,

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

REQUEST FOR LEGISLATIVE ACTION

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

..title

Requesting authorization to purchase 48 Howard Street, located in Albany, NY.

..body

Date:	2/4/2025	Submitted By:	Wesley Hartmann
Department:	County Executive	Title:	Operations Analyst
Attending Meeting:	Wesley Hartmann	Phone:	518-447-7036

Purpose of Request: Contract Authorization Enter text.

CONTRACT TERMS/CONDITIONS:

Party Names and Addresses:

Nystpba Holdings LLC, 48 Howard Street, Albany NY 12207

Term: (Start/end date or duration)	February 2025
Amount/Raise Schedule/Fee:	\$550,000

BUDGET INFORMATION:

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

Source of Funding – (Percentages)

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

County Budget Accounts:

Revenue Account and Line:	Enter text.
Revenue Amount:	Enter text.
Appropriation Account and Line:	A98020-44976-10000
Appropriation Amount:	\$550,000

ADDITIONAL INFORMATION:

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

Previous requests for Identical or Similar Action:

Resolution/Law Number and Date:	Enter text.
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DESCRIPTION OF REQUEST: (state briefly why legislative action is requested)
Requesting permission to enter into contract with Nystpba Holdings LLC to purchase 48 Howard Street, located in Albany, NY.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

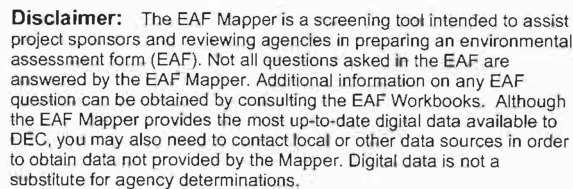
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Purchase of 48 Howard Street, City of Albany			
Project Location (describe, and attach a location map): 48 Howard St., City of Albany, NY			
Brief Description of Proposed Action: The County of Albany will purchase 48 Howard St. (tax map #76.42-1-12.2). The parcel includes an intact historic 2-story structure built circa 1907, which is listed on the New York State Register of Historic Places in the Downtown Albany Historic District, and an adjoining parking lot. The county intends to use the property for office space and parking.			
Name of Applicant or Sponsor: Daniel P. McCoy		Telephone: 518-447-7040 E-Mail: county_executive@albanycountyny.gov	
Address: 112 State St. Room 1200			
City/PO: Albany	State: NY	Zip Code: 12207	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO ☐
			YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Albany County Legislature for funding			NO ☐
			YES ☒
3. a. Total acreage of the site of the proposed action? .05 acres b. Total acreage to be physically disturbed? 0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .42 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☒ Other(Specify): Arena ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☒
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☐	☒	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☒	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☐	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Atlantic Sturgeon, Shortnos...	NO	YES
	☐	☒
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☒	☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☐	☒
Fuel oil spill affecting groundwater 5/6/2005. Spill record closed 7/19/2005		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: _____ Date: _____ Signature: _____ Title: _____		



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENTAL, AIRCARE, Earthstar, IGN, Swisstopo, GEBCO, CNES/Airbus DS, USDA, AeroGRID, IGN, Esri, Japan METI, Esri China (Hong Kong), Swisstopo, Esri Korea, Esri Japan, Swisstopo, Esri UK, Esri (Australia), DeLorme, NAVTEQ, Swisstopo, Esri, Thematic Map Ltd., IGN France, Mapbox, Swisstopo, Esri, Swisstopo, Esri, Esri (UK), NGA, Esri, The Mapbox Contributors, and the GIS User Community

Esri, HERE, Garmin, New York, ...

Project:

Date:

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing:	☒	☐
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

Project: Date:

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

12. (a)(b)-The structure located at 48 Howard St. is in excellent condition and an important contribution to the Downtown Albany Historic District. While this purchase does not include any change of use, alterations, or impacts to the building, any future projects that may have a potential impact should be done in consultation with the the NYS Historic Preservation Office (SHPO) and the City of Albany Historic Resources Commission. In addition, any future ground disturbance should also be reviewed as the property is in an archaeologically sensitive area.

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

 Name of Lead Agency

 Date

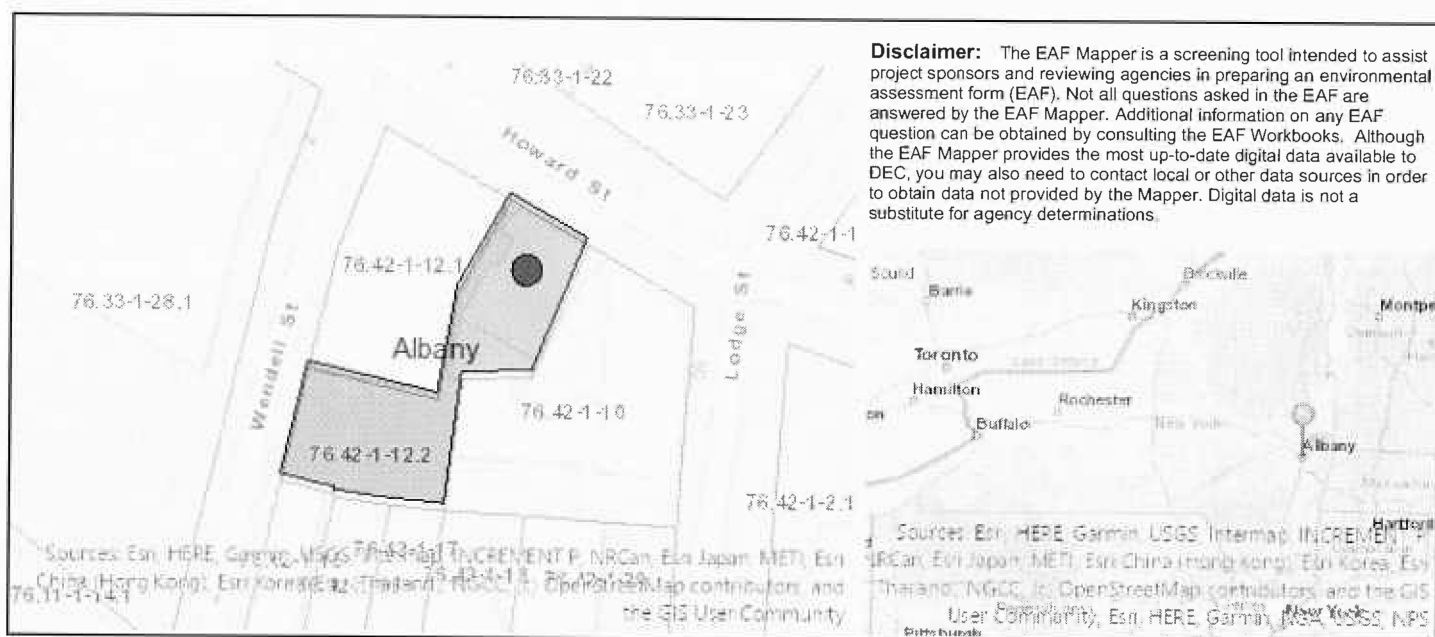
 Print or Type Name of Responsible Officer in Lead Agency

 Title of Responsible Officer

 Signature of Responsible Officer in Lead Agency

Laura R. DeMatteo
 Signature of Preparer (if different from Responsible Officer)

PRINT FORM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Atlantic Sturgeon, Shortnose Sturgeon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

BUILDING-STRUCTURE INVENTORY FORM

DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NEW YORK (518) 474-0479

FOR OFFICE USE ONLY

UNIQUE SITE NO. 001-40-1838-008
QUAD _____
SERIES _____
NEG. NO. _____

YOUR NAME: Jim Gannon DATE: 6-77

NOV 14 1978

YOUR ADDRESS: 545 Broadway TELEPHONE: 472-6643

ORGANIZATION (if any): Bureau of Cultural Affairs, Albany, N.Y.

IDENTIFICATION

1. BUILDING NAME(S): _____
2. COUNTY: Albany TOWN/CITY: Albany VILLAGE: _____
3. STREET LOCATION: 48 HOWARD ST.
4. OWNERSHIP: a. public ☐ b. private ☒
5. PRESENT OWNER: Edward Bartley III ADDRESS: _____
6. USE: Original: commercial Present: vacant
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☒ No ☐
Interior accessible: Explain _____

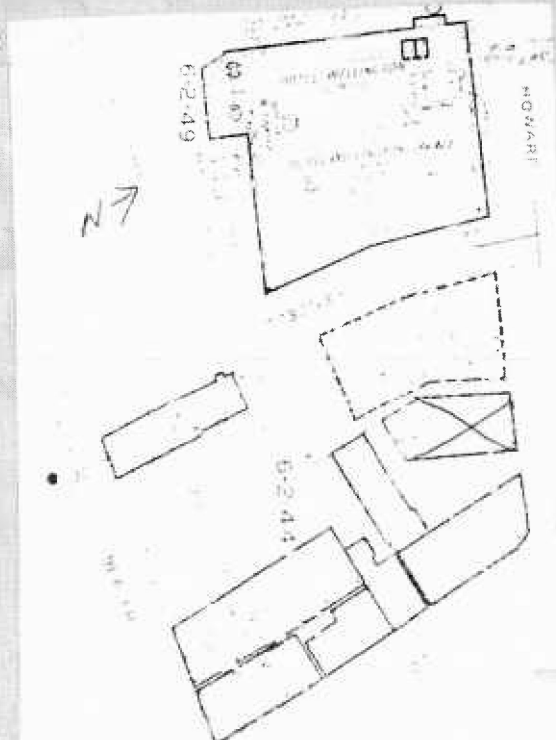
DESCRIPTION

8. BUILDING MATERIAL: a. clapboard ☐ b. stone ☒ c. brick ☒ d. board and batten ☐
e. cobblestone ☐ f. shingles ☐ g. stucco ☐ other: _____
9. STRUCTURAL SYSTEM (if known): a. wood frame with interlocking joints ☐
b. wood frame with light members ☐
c. masonry load bearing walls ☐
d. metal (explain) _____
e. other _____
10. CONDITION: a. excellent ☐ b. good ☐ c. fair ☒ d. deteriorated ☐
11. INTEGRITY: a. original site ☒ b. moved ☐ if so, when? _____
c. list major alterations and dates (if known): _____

12. PHOTO:



13. MAP:



14. THREATS TO BUILDING: a. none known ☐ b. zoning ☐ c. roads ☐
 d. developers ☐ e. deterioration ☒
 f. other: _____
15. RELATED OUTBUILDINGS AND PROPERTY:
 a. barn ☐ b. carriage house ☐ c. garage ☐
 d. privy ☐ e. shed ☐ f. greenhouse ☐
 g. shop ☐ h. gardens ☐
 i. landscape features: _____
 j. other: _____
16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):
 a. open land ☐ b. woodland ☐
 c. scattered buildings ☐
 d. densely built-up ☒ e. commercial ☒
 f. industrial ☐ g. residential ☐
 h. other: _____

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:

(Indicate if building or structure is in an historic district)

This building is similar in scale and style to the surrounding buildings on the block. However it is dwarfed by the banks and parking garages on facing blocks.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

A flaring cast metal cornice with modillions crowns the facade of this 2-story brick building. Details include a classically inspired entry; 3-part 1st floor windows with transoms, key-stones and stone lintels & sills, single 6/6 2nd-floor windows with segmental arches.

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: C. 1907

ARCHITECT: Unknown

BUILDER: Unknown

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

The Message Realty Company owned and occupied the building (with other commercial tenants) from 1907-1915. The General Film Company (1915-1918-1920), Vitagraph Inc., film rentals (1920-1926), J. R. Condon & Sons, printers (1927-1958) were later business tenants. The building was owned by James and Harry Condon and their heirs from 1927-1974. It has been vacant since 1958.

21. SOURCES: Assessors, City of Albany Assessment Rolls 1906-1976
City of Albany Directories 1907-1976
Deeds

22. THEME:



Department of Environmental Conservation

Spill Incidents Database Search Details

Spill Record

Administrative Information

DEC Region: 4

Spill Number: 0501507

Spill Date/Time

Spill Date: 05/06/2005 **Spill Time:** 12:43:00 PM

Call Received Date: 05/06/2005 **Call Received Time:** 12:43:00 PM

Location

Spill Name: JONES PROPERTY HOWARD ST INST FOR HUMANIST STUDI

Address: 48 HOWARD ST

City: ALBANY **County:** Albany

Spill Description

Material Spilled Amount Spilled Resource Affected

#2 fuel oil UNKNOWN Groundwater

Cause: Equipment Failure

Source: Commercial/Industrial

Waterbody:

Record Close

Date Spill Closed: 07/19/2005

"Date Spill Closed" means the date the spill case was closed by the case manager in the Department of Environmental Conservation (the Department). The spill case was closed because either; a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons (e.g., multiple reports of a single spill consolidated into a single spill number). The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.

If you have questions about this reported incident, please contact the [Regional Office](#) where the incident occurred.

[Refine This Search](#)

[Return To Results](#)



DANIEL P. MCCOY
COUNTY EXECUTIVE

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

M. DAVID REILLY, JR.
COMMISSIONER

February 20, 2025

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

Chairwoman Cunningham,

Legislative Authorization is requested to enter into an agreement with the Albany County Pine Hills Land Authority regarding Albany County providing the operating expenses for the Authority to run the campus of the former College of Saint Rose during the period of redevelopment. Attached is the current multi-year budget prepared by the Authority for this purpose.

This request also contains a budget amendment to fund these expenses, with additional contingency amounts included in case of any large, unanticipated expenses. The majority of these funds will remain in the custody of Albany County, earning interest and maximizing income, until drawn down by the Authority for their actual needs.

If there are any questions, please let me know. I look forward to discussing this at the next round of Legislative Committee meetings.

Thank you,

Dave Reilly
Commissioner of Management & Budget
Albany County, NY



County of Albany

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

Legislation Text

File #: TMP-6393, **Version:** 1

REQUEST FOR LEGISLATIVE ACTION

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

Authorize a contract with Albany County Pine Hills Land Authority to maintain and operate the former college of St. Rose upon the closing on the property, as well as funds necessary for debt services.

Date: 2/19/25
Department: Management & Budget
Attending Meeting: Dave Reilly
Submitted By: Alex Dott
Title: Senior Budget Analyst
Phone: 518-447-7135

Purpose of Request: Contract Authorization Enter text.

CONTRACT TERMS/CONDITIONS:

Party Names and Addresses: Albany County Pine Hills Land Authority, 111 Washington Ave, Suite 100,
Albany, NY 12210
Enter text.

Term: (Start/end date or duration) 2/19/25-12/31/40
Amount/Raise Schedule/Fee: \$6,000,000.00

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: 100%
State: Enter text. Local: Enter text.

County Budget Accounts:

Revenue Account and Line: Enter text.
Revenue Amount: Enter text.
Appropriation Account and Line: See Budget Amendment
Appropriation Amount: \$6,000,000.00

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)

Albany County Resolution No. ____ of 2025 providing for the authority to enter into an agreement between the Pine Hills Land Authority (PHLA) and the County of Albany relating to the funds being transferred to the PHLA for the use by the PHLA to maintain and operate the properties at the College of Saint Rose, upon the PHLA closing on the property, as well as funds necessary for debt service. Said agreement shall provide for initial “seed” monies. The PHLA shall submit financial documentation on a periodic basis for review by Albany County Management and Budget and request to reimburse those expenses to replenish the initial “seed money. Further, a request to amend the 2025 budget in the amount of six million dollars (\$6,000,000.00) to the Department of Management and Budget for delivery and oversight of said expenditures.

APPROPRIATIONS											
USE WHOLE NUMBERS ONLY											
BUDGET LINE				DESCRIPTION		INCREASE	DECREASE	UNIT COST	DEPARTMENT NAME		
FUND	ORG	OBJ	PROJECT	FOR POSITIONS ONLY							
				STATE POS. CODE	POSITION	CONTROL					
A	8020	44992					Pine Hills Land Authority	\$6,000,000			Economic Development
A	A	00599					Appropriated Fund Balance	\$6,000,000			
TOTAL APPROPRIATIONS								\$6,000,000	\$6,000,000		

ESTIMATED REVENUES										
USE WHOLE NUMBERS ONLY										
BUDGET LINE			DESCRIPTION				DECREASE	INCREASE	UNIT COST	DEPARTMENT NAME
FUND	ORG	OBJ	PROJECT	FOR POSITIONS ONLY						
				STATE POS. CODE	POSITION	CONTROL				
A	0000	00000	00000	000	000000					
TOTAL REVENUES							\$0	\$0		
GRAND TOTAL							\$6,000,000	\$6,000,000		

ACPHLA
Operating Budget

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
ACPHLA Revenue						
Bond Proceeds (Reimb Expenses)	\$ 500,000.00	\$ -	\$ -	\$ -	\$ -	\$ 500,000.00
Albany County Operating Costs Reimbursement	\$ 3,033,000.00	\$ 3,119,490.00	\$ 3,208,574.70	\$ -	\$ -	\$ 9,361,064.70
Albany County Debt Service Reimbursement	\$ -	\$ 2,531,076.45	\$ 1,776,194.00	\$ 1,776,194.00	\$ -	\$ 4,307,270.45
Total ACPHLA Revenue	\$ 3,533,000.00	\$ 5,650,566.45	\$ 4,984,768.70	\$ 1,776,194.00	\$ 1,776,194.00	\$ 14,168,335.15
ACPHLA Operating Expenses						
Management Agreement Fee	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ -	\$ -	\$ 450,000.00
Reimbursable Start-up Expenses	\$ 500,000.00	\$ -	\$ -	\$ -	\$ -	\$ 500,000.00
Utilities	\$ 500,000.00	\$ 515,000.00	\$ 530,450.00	\$ -	\$ -	\$ 1,545,450.00
Payroll & Benefits	\$ 777,000.00	\$ 800,310.00	\$ 824,319.30	\$ -	\$ -	\$ 2,401,629.30
Groundskeeping	\$ 200,000.00	\$ 206,000.00	\$ 212,180.00	\$ -	\$ -	\$ 618,180.00
Phone & Internet	\$ 50,000.00	\$ 51,500.00	\$ 53,045.00	\$ -	\$ -	\$ 154,545.00
HVAC Maint	\$ 80,000.00	\$ 82,400.00	\$ 84,872.00	\$ -	\$ -	\$ 247,272.00
Emergency Maint	\$ 60,000.00	\$ 61,800.00	\$ 63,654.00	\$ -	\$ -	\$ 185,454.00
Snow Removal	\$ 60,000.00	\$ 61,800.00	\$ 63,654.00	\$ -	\$ -	\$ 185,454.00
Elevator Maint (OTIS)	\$ 60,000.00	\$ 61,800.00	\$ 63,654.00	\$ -	\$ -	\$ 185,454.00
Fire Extinguisher/Alarm System	\$ 45,000.00	\$ 46,350.00	\$ 47,740.50	\$ -	\$ -	\$ 139,090.50
Water Treatment (Cooling)	\$ 22,000.00	\$ 22,660.00	\$ 23,339.80	\$ -	\$ -	\$ 67,999.80
Waste Removal	\$ 12,000.00	\$ 12,360.00	\$ 12,730.80	\$ -	\$ -	\$ 37,090.80
Pest Control	\$ 12,000.00	\$ 12,360.00	\$ 12,730.80	\$ -	\$ -	\$ 37,090.80
Broiler Maint	\$ 5,000.00	\$ 5,150.00	\$ 5,304.50	\$ -	\$ -	\$ 15,454.50
Insurance	\$ 1,000,000.00	\$ 1,030,000.00	\$ 1,060,900.00	\$ -	\$ -	\$ 3,090,900.00
Total ACPHLA Operating Expenses	\$ 3,533,000.00	\$ 3,119,490.00	\$ 3,208,574.70	\$ -	\$ -	\$ 9,861,064.70
Debt Service Expense		\$ 2,531,076.45	\$ 1,776,194.00	\$ 1,776,194.00	\$ 1,776,194.00	\$ 4,307,270.45
Change in Net Position	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -