TROY CITY
FINANCE COMMITTEE AGENDA
REGULAR MEETING
October 23, 2014
6:00 P.M.

TROY CITY COUNCIL AGENDA
REGULAR MEETING
November 6, 2014
7:00 P.M.

Pledge of Allegiance
Roll Call
Good News Agenda
Vacancy List

Pursuant to Section 2.72-2 entitled "Public Forum" of the Special Rules of Order of the Troy City Council a period of time shall be designated during each regular or special meeting of the City Council as a public forum during which citizens of the City shall be permitted to address the Council on legislation on that meeting's agenda and on any subject appropriate to the conduct of Troy City government. Length of time allotted for citizen comment shall be no longer than five (5) minutes per speaker. At the completion of the agenda, citizen's comment shall be no longer than five (5) minutes per speaker appropriate to any subject to the conduct of Troy City government.

LOCAL LAW

ORDINANCES

65. Ordinance Authorizing and Directing Sales by the Private Sale Method of City Owned Real Properties. (Council President Wiltshire) (At the Request of the Administration)

66. Ordinance Authorizing the Mayor to Enter into a Purchase and Sale Agreement with the Workshop, Inc. for the Purpose of Acquiring 1700 6th Avenue. (Council President Wiltshire) (At the Request of the Administration)

67. Ordinance Amending the 2014 City Budget to Transfer Funds Within the General Budget Lines. (Council President Wiltshire) (At the Request of the Administration)

68. Ordinance Amending Ordinance #49 Dated August 7, 2014 to Accept Funds from the New York State Department of Criminal Justice Services for the Purpose of Furthering the Efforts in Implementation of the City of Troy and Rensselear County Joint task Force. (Council President Wiltshire) (At the Request of the Administration)

RESOLUTIONS

74. Resolution Authorizing the Mayor to Execute a Contract with Rensselaer County for Snow and Ice Control on Oakwood Avenue. (Council President Wiltshire) (At the Request of the Administration)

75. Resolution Appointing Commissioners of Deeds for the City of Troy. (Council President Wiltshire) (At the Request of the Administration)

76. Resolution Supporting the Troy Housing Authority's Application to the New York State Homes and Community Renewal for the Revitalization of the Martin Luther King Apartments. (Council Member Kopka and Council Member Bodnar) (At the Request of the Administration)

77. Resolution Proclaiming November 29, 2014 as Small Business Saturday. (Council President Wiltshire) (At the Request of the Administration)

ORD. #65

ORDINANCE AUTHORIZING AND DIRECTING SALES BY THE PRIVATE SALE METHOD OF CITY-OWNED REAL PROPERTIES

The City of Troy, in City Council, convened, ordains as follows:

Section 1. Pursuant to Section 83-8 of the Troy Code, the Bureau of Surplus Property accepted bids at private sale on the hereinafter described properties as outlined below.

Section 2. The Mayor is hereby authorized and directed to sell and convey the hereinafter described real property to the following named purchasers for the sums below indicated which is hereby determined to be a fair price for the same without the necessity of competitive bidding and upon the terms and conditions set forth below.

Section 3. The Mayor is hereby empowered to execute and deliver to the said bidder or bidders a quit claim deed conveying said premises hereinafter described, but said conveyance is to be made expressly subject to the conditions hereinafter set forth.

Section 4. The purchaser, purchase price and terms and conditions of sales are as follows:

PROPERTY	PURCHASER	PRICE
1. 18 101st Street	Michael LaBoy	$500.00
2. 3153 Sixth Avenue	RMO Enterprises LLC	$250.00
3. 552 Washington Street	Patricia Cumo	$100.00
4. 476 Second Street	Brad Lewis	$500.00
5. 67 Fifth Avenue	Shamara Tesheira & Shakella Mohammed	$2,500.00
6. 118 Jefferson Street	Nicole Collen	$300.00
7. 616 Second Avenue	Genevieve Krawiec	$700.00
*8. 3270 Sixth Avenue	Michael Baldonado Teshima	$1,000.00

*The sale of 3270 Sixth Avenue is contingent upon the full reimbursement to the City of grant funds.

TERMS AND CONDITIONS: Properties will be conveyed to the prospective purchasers by Quit Claim Deed and be subject to any easement or restriction of record. Further;

A. Purchaser shall be liable for and pay all closing costs related to this sale including, but not limited to: filing fees, deed stamps, survey, title report, environmental reports & cleanup and attorneys fees.

Section 5. This Ordinance shall take effect immediately.

Approved as to form, October 16, 2014

Ian H. Silverman, Esq., Corporation Counsel

THE CITY OF

TROY

Inter-Office Memorandum
Assessors' Office

To: Mayor Lou Rosamilia

CC: Sharon Martin, Assessor

From: Adrienne LeDuc-Waugh, Assessment Clerk

Date: July 21, 2014

Re: Private sale application submitted by: Michael LaBoy

Location: 18 101st Street (90.55-3-3)

Please find a request from Michael LaBoy in regard to purchasing the property located at 18 101st Street. This parcel is classified as a two family residence.

The parcel has already been through the necessary process to enable the City of Troy to offer the sale of this parcel to the public. Please review the application attached herewith in case

Michael LaBoy owns 49 Glen Avenue in the City of Troy (see attached). Verification of Comptroller's records show Michael LaBoy does not owe any back taxes and has not been foreclosed upon in the past.

Herewith find the tax map and other information from the city's database.

Please advise me of your decision and if acceptable, I will forward this information to the appropriate Departments for input.

CITY OF TROY
PRIVATE SALE REQUEST FORM

18 101st — Property Location
90-55-3-3 — Tax Map#
Two Family — Description

RCHASE PRICE $ 500.00

TE: Within 30 days of the City Council approval; the purchase price, prorated taxes, recording fees l closing costs must be paid before a closing will be scheduled.

OPOSED USE Live on one floor and Rent the other one.

IMARY OF IMPROVEMENTS Total Gut run new wire and mbing, new roof, window, sheet rock, siding, heating system

Estimated Total Costs $ 26,000

nt Number of Units 2
osed Number of Units 2

☑ Owner Occupancy. yes ✓ no ___

Residential ✓
Commercial ___
Vacant Lot ___

eed from the City will be composed using the name/names **exactly as shown below:**

(s)** michael lobay (please print)

Company/LLC** ___

(please print)

Principals ___

ss 49 Glen Avenue
Troy NY 12180
(518) 242-6564

(Signature)

(Signature)

ore than one individual, partner, shareholder or member, attach additional sheets providing the , home addresses and telephone numbers of each. PO Boxes are not acceptable. Each must e Request Form. **NOTE:** The property will be sold "as is" with absolutely no warranty or ty, expressed or implied.

RPS Version 4 - [Snapshot, Group - Assessor, Name - Waugha]

File View Toolbar Help

	381700 Troy	Active	R/S:1	School Enlarged Troy I
.aboy, Michael	Roll Year: 2014 Curr Yr	2 Family Res		Land AV: 8,400
49 Glen Ave	Land Size: 0.06 acres			Total AV: 62,000

Owner Total: 1

Name: Michael Laboy
Add Addr:
Street: 49 Glen Ave
PO Box:
City: Troy, NY Zip: 12180-

Site Total: 1

Pipcls:	Nbhd Cd:	Sewer:	Water:	Utilities:
2 Family Re	17300	Comm/pul	Comm/pu	Gas & ele

Taxable Value

County:	62,000
Munic	62,000
School	62,000
School after Star:	32,000

Miscellaneous

Book: 6737
Page: 329
Mortg:
Bank:
Acct No: 1302550

Land Total: 1

Type:	FF:	Depth:	Acres:	Sqft:
Primary	25.00	110.00	0.06	0

Sale Total: 3

Book	Page	Sale Date	Sale Price	Owner
6737	329	03/23/13		1 Laboy, Michael
5531	168	11/13/12		1 Laboy, Michael
5276	4	04/25/12		1 Dellio, Rosemari

Building Total: 1

Bldstyle: 08 Old style		Ext Wall: 01	
Sfla: 2184		Yr Built: 1890	
Baths: 2	1/2 Baths: 0	Eff Yrblt: 0	
Beds: 6		Cond: Normal	

Exemption Total: 1

Code	Amount	Term Year	Own Pct
41854 RES STAR	30,000	0	0

Improvement Total: 2

Type	Name	Dim1	Dim2	SQFT	Yr Built
RP2	Porch-cove	6.00	18.00	108.00	1890
XX2	No Drivewa	0	0	.00	1890

Special District Total: 2

Code		Units	Pct	Type	Value / Move Tax
LO17	Troy Public Li	.00	.00		.00
ECY1	Recycling	2.00	.00		.00

Owns already

ble click to open a window

7-21-14 15:10:40

RPS Version 4 - [Snapshot, Group - Assessor, Name - Waugha]

File View Toolbar Help

	381700 Troy	Active	R/S:1	School Enlarged Troy I
City of Troy,AX0125	Roll Year: 2014 Curr Yr	2 Family Res		Land AV: 9,200
8 101st St	Land Size: 0.08 acres			Total AV: 30,000

Owner Total: 1

Name: City of Troy,AX0125
Add Addr:
Street: 433 River St
PO Box:
City: Troy, NY Zip: 12180-

Site Total: 1

Prpclc	Nbhd Cd	Sewer	Water	Utilities
2 Family Re	17300	Comm/pul	Comm/pul	Gas & ele

Taxable Value

County:	0
Muni:	0
School:	30,000
Schl after Star:	30,000

Miscellaneous

Book: 6393
Page: 330
Mortg:
Bank:
Acct No: 1304550

Land Total: 1

Type	FF	Depth	Acres	Sqft
Primary	27.00	122.00	0.08	0

Sale Total: 1

Book	Page	Sale Date	Sale Price	Owner
6393	330	08/02/12		1 City of Troy, AX0

Building Total: 1

Bldstyle: 08 Old style — Ext Wall: 03
Sfla: 2402 — Yr Built: 1890
Baths: 2 1/2 Baths: 0 — Eff Yrblt: 0
Beds: 7 — Cond: Fair

Exemption Total: 1

Code		Amount	Term Year	Own Pct
13401	City Tax Sale I	30,000	0	0

Improvement Total: 2

Type	Name	Dim1	Dim2	SQFT	Yr Built
RP4	Porch-encl	8.00	14.00	112.00	1890
RP8	Porch-up e	8.00	14.00	112.00	1890

Special District Total: 2

Code		Units	Pct	Type	Value / Move Tax
L017	Troy Public Li	.00	.00		.00
ECY1	Recycling	2.00	.00		.00

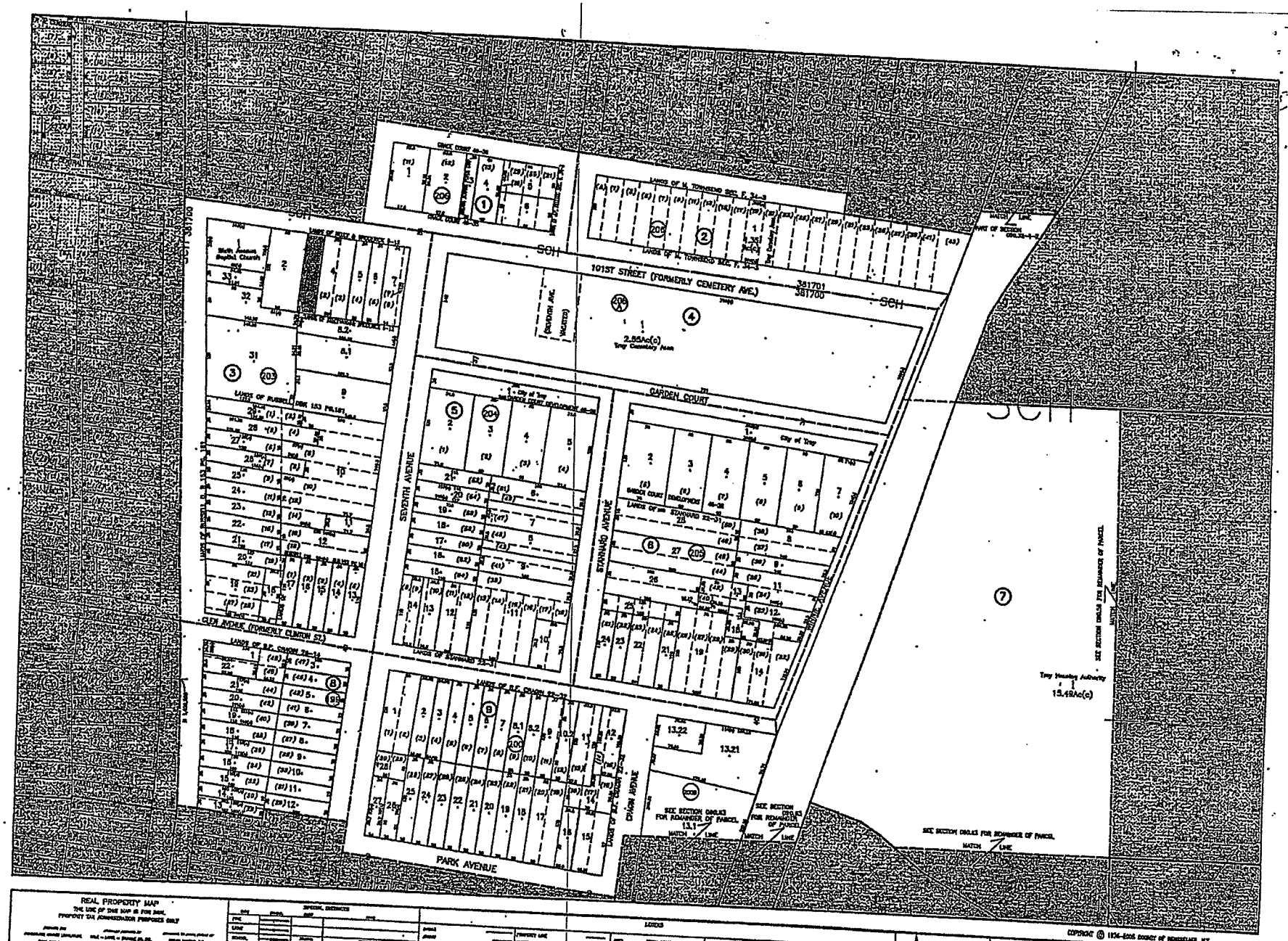
Double click to open a window

7-21-14 12:14:09

SCHEDULE "A"

ALL Those Certain Tracts, Pieces, Lots or Parcels of Land, together with improvements thereon, if any hereinafter, each being situate in the City of Troy, County of Rensselaer, State of New York:

Ward & Plate 1304650: 18 101st St. frontage and depth 27.00 x 122.00 feet being the same premises described in Book 1721 Page 174 in Rensselaer County Clerk's Office and being the same premises in the 1994 City of Troy Assessment Rolls and Tax Map Number 90.55-3-3. In Rem Serial No. AX125
(Esther Dehler)



REAL PROPERTY MAP
THE USE OF THIS MAP IS FOR 2006, PROPERTY TAX ADMINISTRATION PURPOSES ONLY

SPECIAL DISTRICTS

LEGEND

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CITY OF TROY

RENSSELAER COUNTY, NEW YORK

080.55

THE CITY OF

TROY

Inter-Office Memorandum
Assessors' Office

To: Mayor Lou Rosamilia

CC: Sharon Martin, Assessor

From: Adrienne LeDuc-Waugh, Assessment Clerk

Date: August 19, 2014

Re: Private sale application submitted by: RMO Enterprises LLC

Location: 3153 Sixth Avenue (90.62-3-18)

Please find a request from RMO Enterprises LLC in regard to purchasing the property located at 3153 Sixth Avenue. This parcel is classified was formerly classified as a detached row building but is now vacant land.

The parcel has already been through the necessary process to enable the City of Troy to offer the sale of this parcel to the public. RMO Enterprises LLC owns two properties in the City of Troy:12-14 Hutton Street and 3159 Sixth Avenue. Verification of Comptroller's records show RMO Enterprises LLC does not owe any back taxes and has not been foreclosed upon in the past.

Herewith find the tax map and other information from the city's database.

Please advise me of your decision and if acceptable, I will forward this information to the appropriate Departments for input.

CITY OF TROY
PRIVATE SALE REQUEST FORM

.153 Sixth Ave — Property Location
90.62-3-18 — Tax Map#
Vacant lot — Description

JRCHASE PRICE $250.00

)TE: Within 30 days of the City Council approval; the purchase price, prorated taxes, recording fees l closing costs must be paid before a closing will be scheduled.

OPOSED USE I own the building next door 3159 Sixth Ave and would like to use this space for my tenants side lot.

IMARY OF IMPROVEMENTS Enclose lot with fence and clean-up debris.

Estimated Total Costs $ 500.00

nt Number of Units _____
osed Number of Units _____

☐ Owner Occupancy. yes ___ no X

Residential ___
Commercial ___
Vacant Lot X

)eed from the City will be composed using the name/names **exactly as shown below:**

(s)** _____ (please print)

Company/LLC** RMO Enterprises LLC

_____ (please print)

Principals Ryan O'Hagan
865 United Nations Plaza
#3B
New York, NY 10017

ss _____

_____

#_____

(Signature)

(Signature)

ore than one individual, partner, shareholder or member, attach additional sheets providing the home addresses and telephone numbers of each. PO Boxes are not acceptable. Each must e Request Form. NOTE: The property will be sold "as is" with absolutely no warranty or ty, expressed or implied.

RPS Version 4 - [Snapshot, Group - Assessor, Name - Waugha]

File View Toolbar Help

381700 Troy | Active | R/S:1 | School: Enlarged Troy (

RMO Enterprises, LLC | Roll Year: 2015 Next Yr | Att row bldg | Land AV: 8,800

12-14 Hutton St | Land Size: 0.05 acres | Total AV: 195,000

Owner Total: 1.

Name: RMO Enterprises, LLC

Add'l Addr:

Street: 865 First Ave Apt 3B

PO Box:

City: New York, NY Zip: 10017-

Site Total: 1

Prpcls:	Nbhd Cd:	Sewer:	Water:	Utilities:
Att row bldg	17002	Comm/pul	Comm/pu	Gas & ele

Taxable Value

County: 195,000

Muni: 195,000

School: 195,000

Schl after Star: 195,000

Miscellaneous

Book: 7009

Page: 247

Mortg:

Bank:

Acct No: 0702970

Land Total: 1

Type:	FF:	Depth:	Acres:	Sqft:
Primary	0	0	0.05	0

Sale Total: 2

Book	Page	Sale Date	Sale Price	Owner
7009	247	11/14/13	190,000	RMO Enterprises
3817	128	05/25/05	128,250	River Properties

Building: 1 Section: 1 Total: 1

Boeck Model: 2 sty rowhouse Stories: 3

Eff Yr Built: 1970 Wall A%: 0

Gross Floor: 5669 Wall B%: 0

Bldg Perim: 530 Wall C%: 100

Exemption Total: 0

Code	Amount	Term Year	Own Pct

Improvement Total: 0

Type	Name	Dim1	Dim2	SQFT	Yr Built

Special District Total: 1

Code		Units	Pct	Type	Value / Move Tax
L017	Troy Public Li	.00	.00		.00

Owns

Double click to open a window

8-19-14 15:07:14

RPS Version 4 - [Snapshot, Group - Assessor, Name - Waugha]

File View Toolbar Help

381700 Troy | Active | R/S:1 | School: Enlarged Troy (

RMO Enterprises, LLC | Roll Year: 2015 Next Yr | 3 Family Res | Land AV: 8,000

3159 Sixth Ave | Land Size: 0.05 acres | Total AV: 45,000

Owner Total: 1

Name: RMO Enterprises, LLC

Addl Addr:

Street: 865 United Nations Plaza 3B

PO Box:

City: New York, NY Zip: 10017-

Site Total: 1

Prpcls:	Nbhd Cd:	Sewer:	Water:	Utilities:
3 Family Re	17300	Comm/pul	Comm/pu	Gas & ele

Taxable Value

County: 45,000

Muni: 45,000

School: 45,000

Schl after Stur: 45,000

Miscellaneous

Book: 7087

Page: 275

Mortg:

Bank:

Acct No: 1306910

Land Total: 1

Type:	FF:	Depth:	Acres:	Sqft:
Primary	25.70	80.05	0.05	0

Sale Total: 2

Book	Page	Sale Date	Sale Price	Owner
7087	275	02/10/14	1	RMO Enterprises
7690	128	02/15/13	32,000	3159 Sixth Aven

Building Total: 1

Bldstyle: 08 Old style | Ext Wall: 02

Sfla: 1680 | Yr Built: 1900

Baths: 3 1/2 Baths: 0 | Eff Yrblt: 0

Beds: 7 | Cond: Fair

Exemption Total: 0

Code	Amount	Term Year	Own Pct

Improvement Total: 3

Type	Name	Dim1	Dim2	SQFT	Yr Built
RP4	Porch-encl	-14.00	21.00	294.00	1960
RP8	Porch-up e	14.00	21.00	294.00	1960
XX2	No Drivewa	0	0	.00	1900

Special District Total: 2

Code		Units	Pct	Type	Value / Move Tax
LO17	Troy Public Li	.00	.00		.00
ECY1	Recycling	3.00	.00		.00

Owns

Double click to open a window

8-19-14 15:05:21

RPS Version 4 - [Description Update, Group - Assessor, Name - Waugha]

File Edit View Toolbar Window Help

90.62-3-18	381700 Troy	Active	R/S:1	School: Enlarged Troy
City of Troy AY0084	Roll Year: 2015 Next Yr	Det row bldg		Land AV: 3,100
1153 Sixth Ave	Land Size: 0.06 acres			Total AV: 10,000

- Parcel 90.62-3-18
  - Notes
  - History
  - Assessment
    - Exempt(s)
    - Spec Dist(s)
  - Description
  - Owner(s)
  - Images
  - Gis
  - Site (1) Com
    - Land(s)
    - Bldg 1 Sec 1
    - Com Use
    - Valuation
  - Sale 10/03/13
  - Sale 10/26/07

Prop Class:		Desc 1:	1 Sty Fr Bldg
Ownership Code:		Desc 2:	
Roll Section:	1 Taxable	Desc 3:	197-42/Npt 80
Roll Subsection:		Desc Print Code:	P = Print on Roll & Bill
School Code:	381700 Enlarged Troy C		
Cons. School:		Land Com Code:	
Easement Code:		Land Com Year:	
Allocation Factor:	.0000	Ag District:	Ag Dist No:
Appraisal No:		Arrears:	SSI Recipient:
		Date Last Phy Insp:	05/25/2011
		Company Code:	0 Co 0
		Company Apport:	.0000 Loc:
		Run RPS440 Edits:	☑ Major Type: B

Total 9 Roll Years:

Roll Yr	Prop Class	Roll Section	Owner Code
2014	Det row bldg	Taxable	

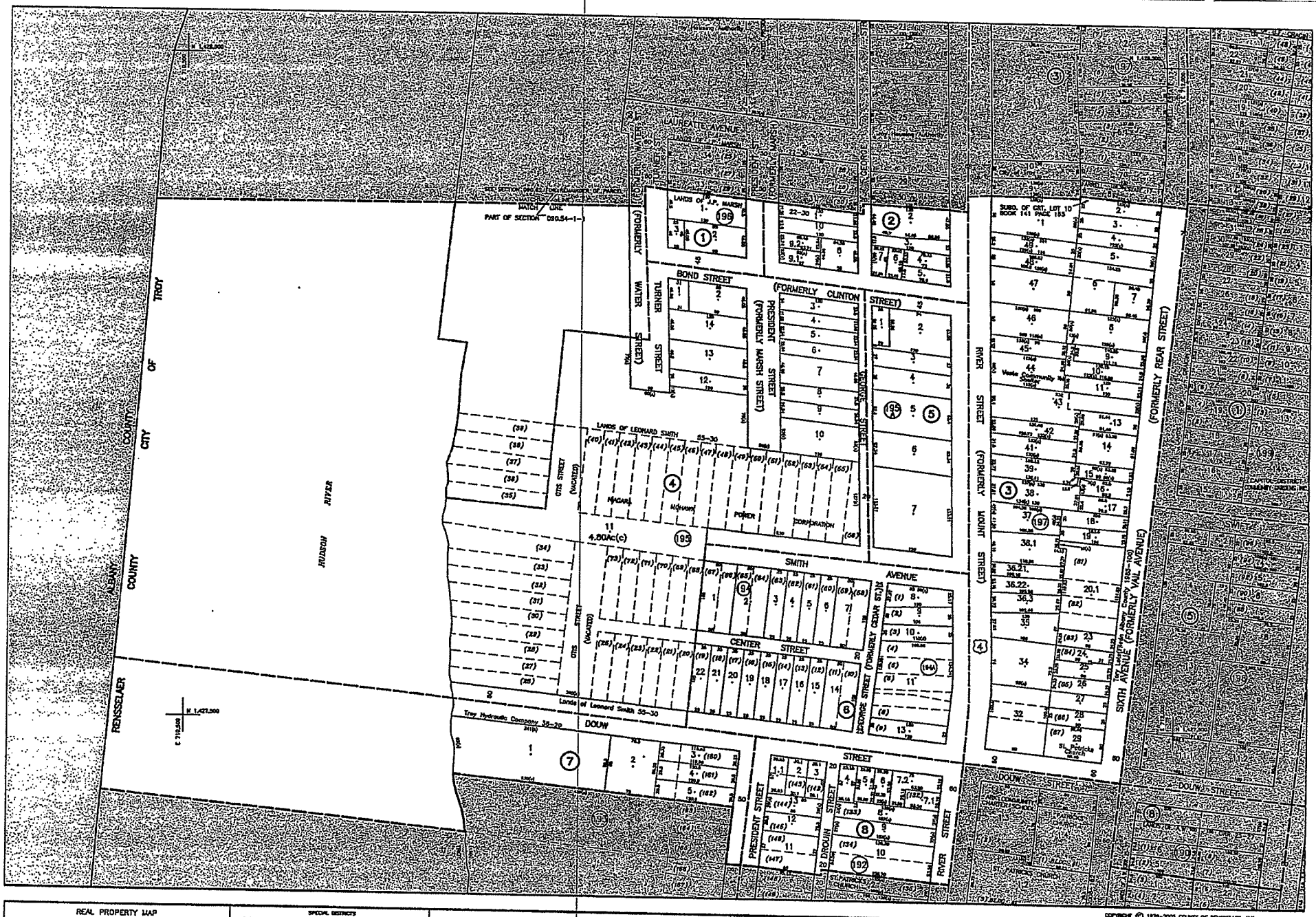
k on folder to Open Window

8-19-14 14:56:47

SCHEDULE "A"

ALL Those Certain Tracts, Pieces, Lots or Parcels of Land, together with improvements thereon, if any hereinafter, each being situate in the City of Troy, County of Rensselaer, State of New York:

Ward & Plate 1306900: 3153 Sixth Avenue: frontage and depth 25.11 x 104.00 feet being a part of the same premises described in Book 4384 page 27 in the Rensselaer County Clerk's Office and being the same premises in the 2011 City of Troy Assessment Rolls and Tax Map Number 90.62-3-18. In Rem Serial No. AY0084 (Emad Osman)



REAL PROPERTY MAP
THE USE OF THIS MAP IS FOR REAL PROPERTY TAX ADMINISTRATION PURPOSES ONLY

SPECIAL DISTRICTS

TYPE	PARCEL	CODE	NAME
FIRE			
LIGHT			
SCHOOL		35.000	TROY C.S.D.
SEWER		10001	COUNTY SEWER DISTRICT NO. 1
WATER			

LEGEND

PARCEL	PROPERTY LINE	AREA (FROM DEED) 1.50Ac	MECHANICAL MONUMENT
SLIVER	BASIS	AREA (CALCULATED) 1.50Ac(c)	U.S. MONUMENT
STATE OR COUNTY LINE	LINE HOOK	DIMENSION (FROM DEED) 18.5	NEW YORK STATE MONUMENT
STRUCTURE OR VILLAGE LINE	PATENT OR SURVEY LOT LINE	DIMENSION (SCALED) 98(s)	COUNTY MONUMENT
ROAD OR RAILROAD R/W	PATENT OR SURVEY LOT NO.		
EASEMENT R/W LINE	SECTION-BLOCK-LOT-NO. SECLBL- 1 - 100		

DATE OF MAP: 12-2-78
DATE OF REVISION: 10-29-12
SCALE: 1" = 50'

090	090		
54	55		
090	090		
63	63		
090	090		
70	71		

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CITY OF TROY

RENSSELAER COUNTY, NEW YORK

E 730,500 N 1,427,500 NAD 83 NY STATE PLANE COORDINATE SYSTEM, EAST ZONE, US FEET

090.62

THE CITY OF

TROY

Inter-Office Memorandum
Assessors' Office

To: Mayor Lou Rosamilia

CC: Sharon Martin, Assessor

From: Adrienne LeDuc-Waugh, Assessment Clerk

Date: August 19, 2014

Re: Private sale application submitted by: Patricia Cumo

Location: 552 Washington Street (101.69-13-12)

Please find a request from Patricia Cumo in regard to purchasing the property located at 552 Washington Street. This parcel is classified as vacant land.

The parcel has already been through the necessary process to enable the City of Troy to offer the sale of this parcel to the public. Patricia Cumo does not own any property in the City of Troy. Therefore, verification of Comptroller's records show Patricia Cumo does not owe any back taxes and has not been foreclosed upon in the past.

Herewith find the tax map and other information from the city's database.

Please advise me of your decision and if acceptable, I will forward this information to the appropriate Departments for input.

RECEIVED
AUG 18 2014
ASSESORS OFFICE

CITY OF TROY
PRIVATE SALE REQUEST FORM

552 Washington St — Property Location
101.69-13-12 — Tax Map#
Vacant Land — Description

PURCHASE PRICE $100.00

NOTE: Within 30 days of the City Council approval; the purchase price, prorated taxes, recording fees and closing costs must be paid before a closing will be scheduled.

PROPOSED USE garden, two peach trees, 2 apple trees attractive shed for garden tools and perhaps my bicycle

SUMMARY OF IMPROVEMENTS amend soil if necessary place shed, plant garden & trees (fall is very suitable for tree planting.) Estimated Total Costs $ 2,000.00

Present Number of Units _____
Proposed Number of Units _____

Owner Occupancy yes ____ no ____

Residential ____
Commercial ____
Vacant Lot ✓

The Deed from the City will be composed using the name/names **exactly as shown below:**

Name(s)** Patricia M. Cumo (please print)

Company/LLC** does not apply

_____ (please print)

Principals //

Address 176-C Delaware Ave
Troy NY 12180

Phone # 518 951-9052

Patricia M. Cumo (Signature)

_____ (Signature)

If more than one individual, partner, shareholder or member, attach additional sheets providing the names, home addresses and telephone numbers of each. PO Boxes are not acceptable. **Each must sign the Request Form. NOTE: The property will be sold "as is" with absolutely no warranty or guaranty, expressed or implied.

RPS Version 4 - [Snapshot, Group - Assessor, Name - Waugha]

File View Toolbar Help

	381700 Troy	Active	R/S:1	School Enlarged Troy (
City of Troy,AX0047	Roll Year: 2014 Curr Yr	Res vac land		Land AV: 9,200
552 Washington St	Land Size: 0.08 acres			Total AV: 9,200

Owner Total: 1

Name: City of Troy,AX0047
Addl Addr:
Street: 433 River St Ste 5001
PO Box:
City: Troy, NY Zip: 12180-

Site Total: 1

Pprcls:	Nbhd Cd:	Sewer:	Water:	Utilities:
Res vac la	17500	Comm/pul	Comm/pul	Gas & ele

Taxable Value

County: 0
Munit: 0
School: 9,200
Schl after Star: 9,200

Miscellaneous

Book: 6393
Page: 330
Mortg:
Bank:
Acct No: 0804610

Land Total: 1

Type:	FF:	Depth:	Acres:	Sqft:
Primary	50.00	72.00	0.08	0

Sale Total: 3

Book	Page	Sale Date	Sale Price	Owner
6393	330	08/02/12		1 City of Troy, AX(
02	785	10/31/02		1 Tinsley, Martin L
37	75	12/31/98		1 Alberino, Joseph

Building Total: 0

Exemption Total: 1

Code		Amount	Term Year	Own Pct
33401	City Tax Sale (	9,200	0	0

Improvement Total: 0

Type	Name	Dim1	Dim2	SQFT	Yr Built

Special District Total: 1

Code		Units	Pct	Type	Value / Move Tax
1.017	Troy Public Li	.00	.00		.00

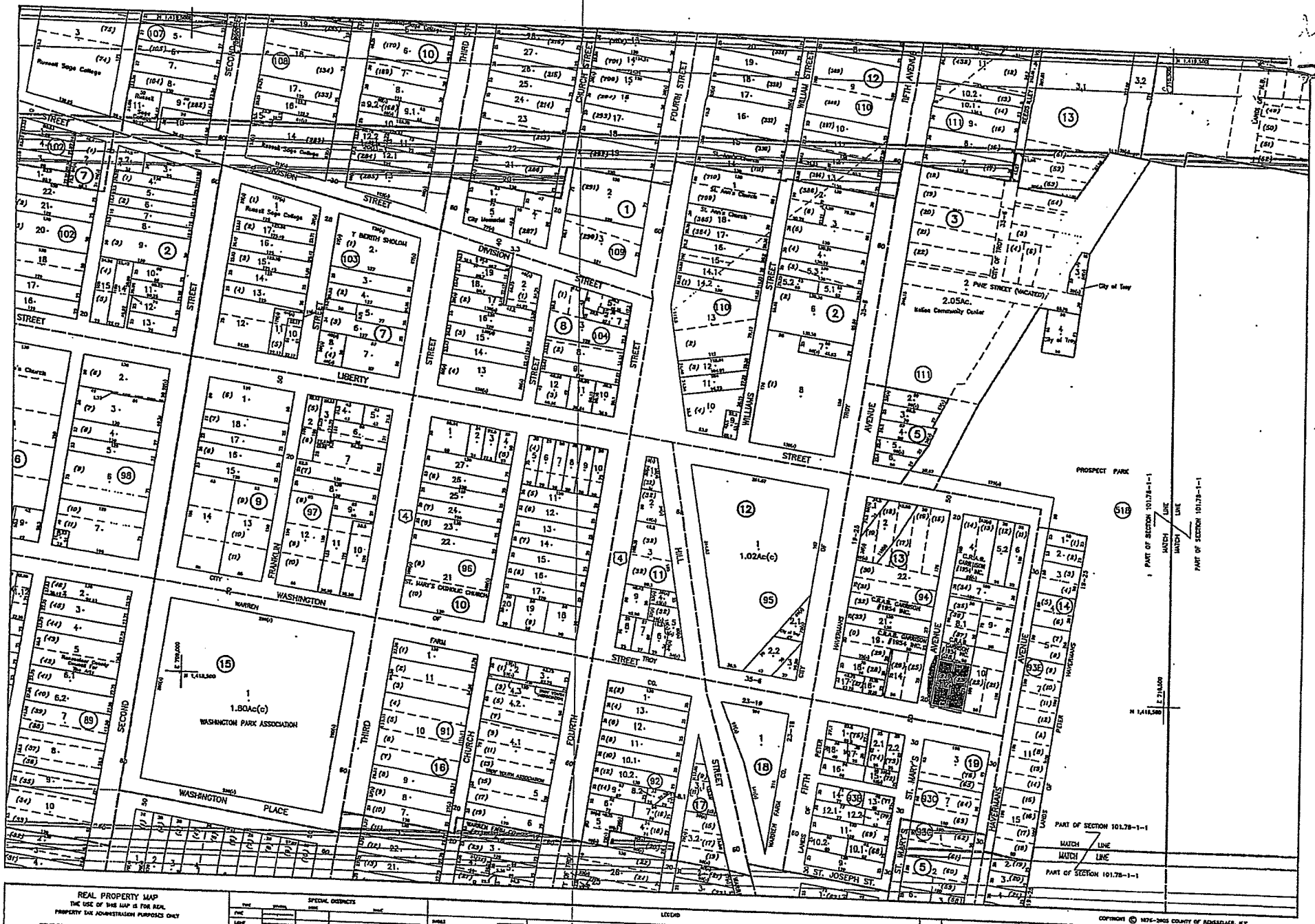
Double click to open a window

8-19-14 11:37:24

SCHEDULE "A"

ALL Those Certain Tracts, Pieces, Lots or Parcels of Land, together with improvements thereon, if any hereinafter, each being situate in the City of Troy, County of Rensselaer, State of New York:

Ward & Plate 0804610: 552 Washington Ave: frontage and depth 50.00 x 72.00 feet being the same premises described in Book 414 page 2069 in the Rensselaer County Clerk's Office and being the same premises in the 2003 City of Troy Assessment Rolls and Tax Map Number 101.69-13-12. In Rem Serial No. AX0047 (Melissa Tinsley)



REAL PROPERTY MAP
THE USE OF THIS MAP IS FOR REAL PROPERTY TAX ADMINISTRATION PURPOSES ONLY

SPECIAL DISTRICTS

LEGEND

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CITY OF TROY

RENSSELAER COUNTY, NEW YORK

101.69

THE CITY OF

TROY

Inter-Office Memorandum
Assessors' Office

To: Mayor Lou Rosamilia

CC: Sharon Martin, Assessor

From: Adrienne LeDuc-Waugh, Assessment Clerk

Date: September 10, 2014

Re: Private sale application submitted by: Brad Lewis

Location: 476 Second St. (111.44-7-29)

Please find a request from Brad Lewis in regard to purchasing the property located at 476 Second Street. This parcel is classified as two family residence.

The parcel has already been through the necessary process to enable the City of Troy to offer the sale of this parcel to the public. Mr. Lewis owns 525 Second Street and 35 Grant Avenue in the City of Troy (see attached). Verification of Comptrollers records show that Mr. Lewis does not owe any back taxes, nor has he been foreclosed upon in the past.

Herewith find the tax map and other information from the city's database.

Please advise me of your decision and if acceptable, I will forward this information to the appropriate Departments for input.

$85 fee
city of Troy

CITY OF TROY
PRIVATE SALE REQUEST FORM

476 Second St. — Property Location
111.44-7-29 — Tax Map#
Two family — Description

PURCHASE PRICE $500.00

NOTE: Within 30 days of the City Council approval; the purchase price, prorated taxes, recording fees and closing costs must be paid before a closing will be scheduled.

PROPOSED USE rental building, 2 family

SUMMARY OF IMPROVEMENTS roof, heating, Plumbing, electrical all redone. fix brick in the front. replace some windows. maybe all

Estimated Total Costs $ 33,000

Present Number of Units 2
Proposed Number of Units 2

Owner Occupancy yes ___ no X

Residential X
Commercial ___
Vacant Lot ___

The Deed from the City will be composed using the name/names **exactly as shown below:**

Name(s)** Brad lewis (Primary) (please print)

Company/LLC** 525 2nd St, LLC

(please print)

Principals

Address ~~PO~~ 35 grant ave
Troy NY 12180

Phone # 518.312.9104

(Signature)

(Signature)

If more than one individual, partner, shareholder or member, attach additional sheets providing the names, home addresses and telephone numbers of each. PO Boxes are not acceptable. **Each must sign the Request Form. NOTE: The property will be sold "as is" with absolutely no warranty or guaranty, expressed or implied.

RPS Version 4 - [Snapshot, Group - Assessor, Name - Waugha]

File View Toolbar Help

	381700 Troy	Active	R/S:1	School: Enlarged Troy (
ty of Troy,AX0101	Roll Year: 2014 Curr Yr	2 Family Res		Land AV: 8,400
'6 Second St	Land Size: 0.06 acres			Total AV: 40,000

wner Total: 1
me: City of Troy,AX0101
d Addr:
eet: 433 River St
Box:
t Troy, NY Zip: 12180-

Site Total: 1

Prpcls:	Nbhd Cd:	Sewer:	Water:	Utilities:
2 Family Re	17922	Comm/pul	Comm/pu	Gas & ele

xable Value
nly: 0
ni: 0
ool: 40,000
l after Star: 40,000

Miscellaneous
Book: 6393
Page: 330
Mortg:
Bank:
Acct No: 1204630

Land Total: 1

Type:	FF:	Depth:	Acres:	Sqft:
Primary	26.00	95.00	0.06	0

e Total: 2

k	Page	Sale Date	Sale Price	Owner
3	330	08/02/12		1 City of Troy, AX(
	24	07/28/03	48,000	Rocco, Michael

Building Total: 1
Bldstyle: 08 Old style
Sfla: 2016
Baths: 2 1/2 Baths: 1
Beds: 4
Ext Wall: 02
Yr Built: 1890
Eff Yrblt: 0
Cond: Fair

mption Total: 1

e	Amount	Term Year	Own Pct
01 City Tax Sale (	40,000	0	0

Improvement Total: 1

Type	Name	Dim1	Dim2	SQFT	Yr Built
RP4	Porch-encl	0	0	264.00	1890

cial District Total: 2

e		Units	Pct	Type	Value / Move Tax
17	Troy Public Li	.00	.00		.00
Y1	Recycling	2.00	.00		.00

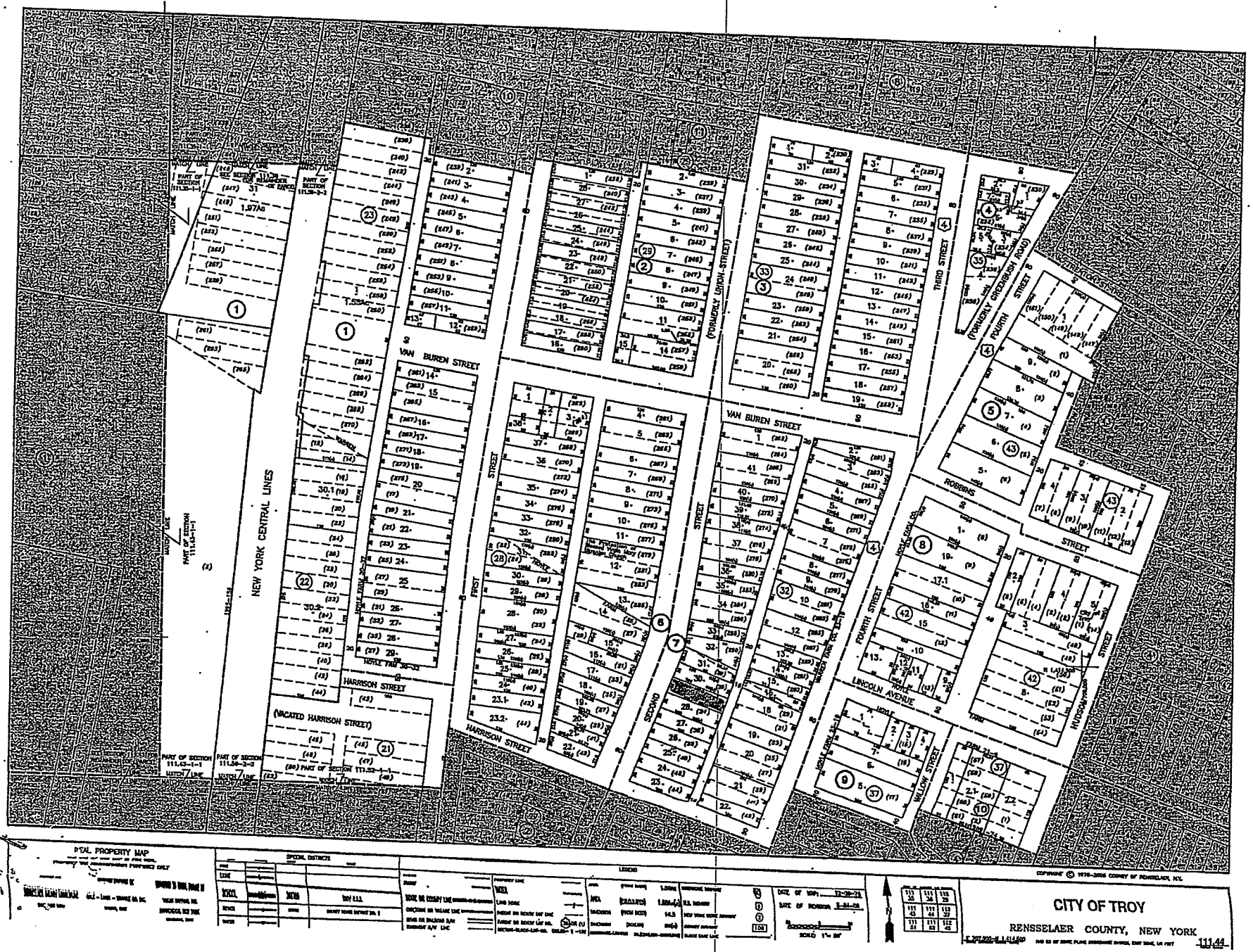
click to open a window

8-19-14 14:25:03

SCHEDULE "A"

ALL Those Certain Tracts, Pieces, Lots or Parcels of Land, together with improvements thereon, if any hereinafter, each being situate in the City of Troy, County of Rensselaer, State of New York:

Ward & Plate 1204630: 476 Second Street: frontage and depth 26.00 x 95.00 feet being the same premises described in Book 579 page 24 in the Rensselaer County Clerk's Office and being the same premises in the 2003 City of Troy Assessment Rolls and Tax Map Number 111.44-7-29. In Rem Serial No. AX0101 (Michael Rocco)


VAN BUREN STREET
HARRISON STREET
(VACATED HARRISON STREET)
NEW YORK CENTRAL LINES
FIRST STREET
SECOND STREET
(FORMERLY UNION STREET)
THIRD STREET
FOURTH STREET
(FORMERLY GREENBUSH ROAD)
ROBBINS STREET
LINCOLN AVENUE
WILLOW STREET
HUDSON AVENUE
REAL PROPERTY MAP
SPECIAL DISTRICTS
LEGEND
CITY OF TROY
RENSSELAER COUNTY, NEW YORK
111.44

THE CITY OF

TROY

Inter-Office Memorandum
Assessors' Office

To: Mayor Lou Rosamilia

CC: Sharon Martin, Assessor

From: Adrienne LeDuc-Waugh, Assessment Clerk

Date: September 11, 2014

Re: Private sale application submitted by: Shamara Tesheira & Shakella Mohammed

Location: 67 Fifth Ave. (90.46-2-12)

Please find a request from Shamara Tesheira & Shakella Mohammed in regard to purchasing the property located at 67 Fifth Avenue. This parcel is classified as a two family residence.

The parcel has already been through the necessary process to enable the City of Troy to offer the sale of this parcel to the public. Shamara Tesheira & Shakella Mohammed do not own any property in the City of Troy. Therefore, verification of Comptrollers records show that Shamara Tesheira and Shakella Mohammed do not owe any back taxes, nor have they been foreclosed upon in the past.

Herewith find the tax map and other information from the city's database.

Please advise me of your decision and if acceptable, I will forward this information to the appropriate Departments for input.

4

CITY OF TROY
PRIVATE SALE REQUEST FORM

7 Fifth Ave — Property Location
90-46-2-12 — Tax Map#
2 Family — Description

JRCHASE PRICE $2500.00

TE: Within 30 days of the City Council approval; the purchase price, prorated taxes, recording fees 1 closing costs must be paid before a closing will be scheduled.

OPOSED USE Rental income

IMARY OF IMPROVEMENTS Painting, Any necessary Plumbing d Electrical work, Replace Windows & Doors, Sheet ocking

Estimated Total Costs $ 20,000

nt Number of Units 2
osed Number of Units 2

☐ Owner Occupancy yes ___ no X

Residential ✓
Commercial ___
Vacant Lot ___

~~Deed from the City will be composed using the name/names~~ **exactly as shown below:**

(s)** Shamara Tesheira (please print) Company/LLC**

Shakella Mohammed (please print) Principals

ss 235 Park Ave
Schenectady, NY 12304
518-364-8513

Sha Tesheira (Signature)

(Signature)

ore than one individual, partner, shareholder or member, attach additional sheets providing the , home addresses and telephone numbers of each. PO Boxes are not acceptable. Each must e Request Form. NOTE: The property will be sold "as is" with absolutely no warranty or ty, expressed or implied.

RPS Version 4 - [Snapshot, Group - Assessor, Name - Waugha]

File View Toolbar Help

	381700 Troy	Active	R/S:1	School Lansgburg Csd
City of Troy,AY0089	Roll Year: 2014 Curr Yr	2 Family Res		Land AV: 8,800
67 Fifth Ave	Land Size: 0.07 acres			Total AV: 59,000

Owner Total: 1

Name: City of Troy,AY0089
Addl Addr:
Street: 433 River St
PO Box:
City: Troy, NY Zip: 12180-

Site Total: 1

Prpcls:	Nbhd Cd:	Sewer:	Water:	Utilities:
2 Family Re	17333	Comm/pul	Comm/pul	Gas & ele

Taxable Value

County: 0
Munic: 0
School: 59,000
Schl after Star: 59,000

Miscellaneous

Book: 6955
Page: 44
Mortg:
Bank:
Acct No: 1502230

Land Total: 1

Type:	FF:	Depth:	Acres:	Sqft:
Primary	21.25	133.42	0.07	0

Sale Total: 4

Book	Page	Sale Date	Sale Price	Owner
955	44	10/03/13	1	City of Troy,A E
619	298	06/28/06	103,200	Tawiah, Euge
890	39	07/07/05	74,468	Kamali, Alfred

Building Total: 1

Bldstyle: 10 Row
Sfla: 2592
Baths: 2 1/2 Baths: 0
Beds: 6
Ext Wall: 05
Yr Built: 1890
Eff Yrblt: 0
Cond: Fair

Exemption Total: 1

Code		Amount	Term Year	Own Pct
13401	City Tax Sale I	59,000	0	0

Improvement Total: 0

Type	Name	Dim1	Dim2	SQFT	Yr Built

Special District Total: 2

Code		Units	Pct	Type	Value / Move	Tax
L017	Troy Public Li	.00	.00			.00
ECY1	Recycling	2.00	.00			.00

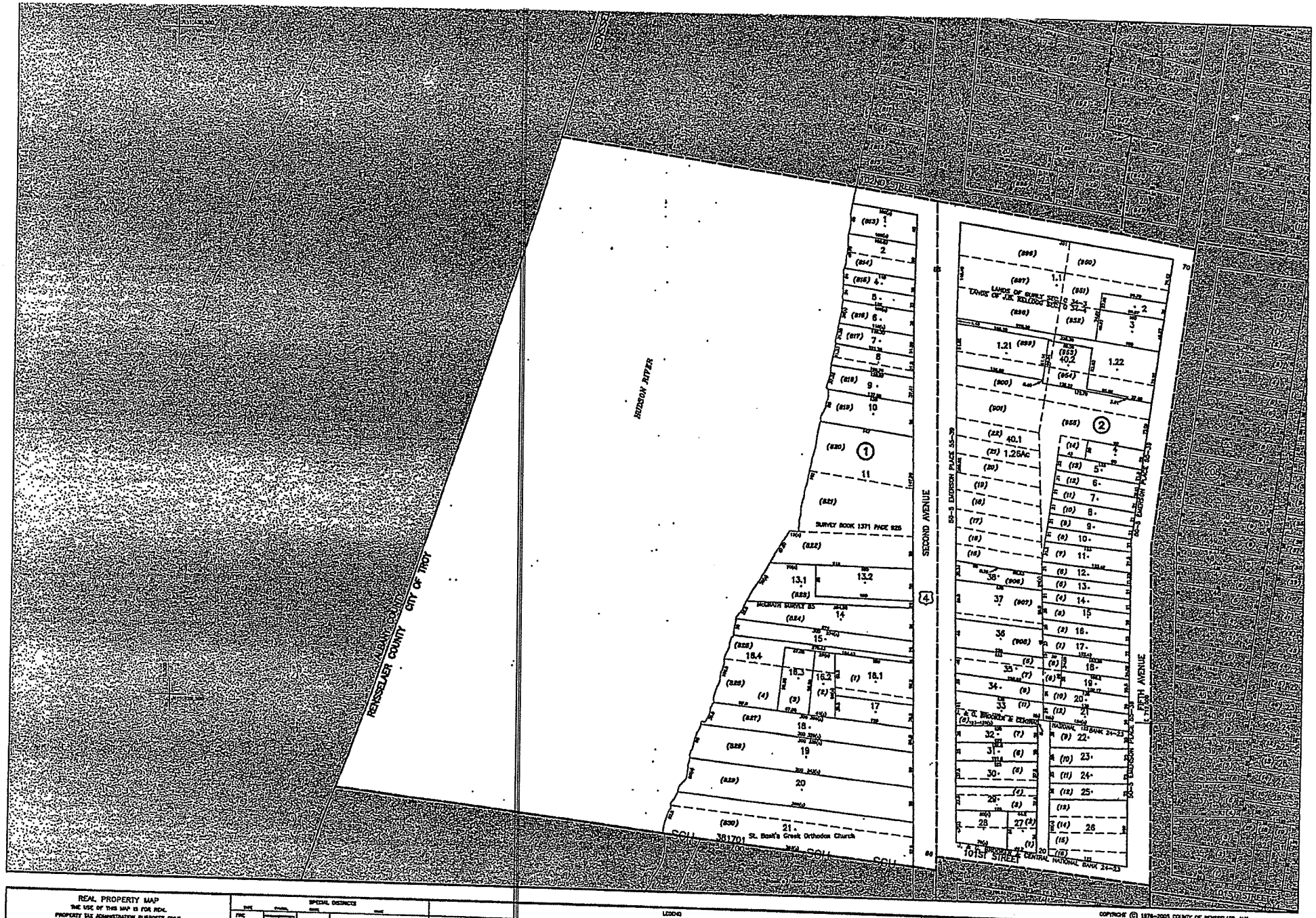
le click to open a window

3-11-14 14:40:01

SCHEDULE "A"

ALL Those Certain Tracts, Pieces, Lots or Parcels of Land, together with improvements thereon, if any hereinafter, each being situate in the City of Troy, County of Rensselaer, State of New York:

Ward & Plate 1502230: 67 Fifth Ave: frontage and depth 21.25 x 133.42 feet being a the same premises described in Book 3619 at page 298 in the Rensselaer County Clerk's Office and being the same premises in the 2006 City of Troy Assessment Rolls and Tax Map Number 90.46-2-12. In Rem Serial No. AY0089 (Eugene Tawiah)



REAL PROPERTY MAP
THE USE OF THIS MAP IS FOR REAL PROPERTY TAX ADMINISTRATION PURPOSES ONLY

SPECIAL DISTRICTS

TYPE	CHANGE	NAME	NAME
FIRE			
LIGHT			
SCHOOL		381701	LANDMARKS CENTRAL
SEWER		381701	COUNTY SEWER DISTRICT NO. 1
WATER			

LEGEND

NAMES		PROPERTY LINE	
NAMES		WATER	
STATE OR COUNTY LINE		LAND BOOK	
CITY/TOWN OR VILLAGE LINE		PATENT OR ROYALTY LOT LINE	
ROAD OR BUILDING R/W		PATENT OR ROYALTY LOT NO.	38 OR (1)
EASEMENT R/W LINE		SECTION-BLOCK-LOT-NO.	

AREA	(FROM DEED)	1.50Ac	INTERSTATE HIGHWAY
AREA	(CALCULATED)	1.50Ac(±)	U.S. HIGHWAY
DIMENSION	(FROM DEED)	18.5	NEW YORK STATE HIGHWAY
DIMENSION	(SCALED)	86(±)	COUNTY HIGHWAY
COORDINATES-LOCATION			BLOCK LINE LINE

DATE OF MAP: 11-30-78
DATE OF REVISION: 5-31-11
SCALE: 1" = 50'

	090 38	090 39
	090 48	090 47
	090 54	090 55

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CITY OF TROY

RENSSELAER COUNTY, NEW YORK

E 710,500-N 1,429,500

090.46

THE CITY OF

TROY

Inter-Office Memorandum
Assessors' Office

To: Mayor Lou Rosamilia

CC: Sharon Martin, Assessor

From: Adrienne LeDuc-Waugh, Assessment Clerk

Date: September 10, 2014

Re: Private sale application submitted by: Nicole Collen

Location: 118 Jefferson St. (101.77-14-2)

Please find a request from Nicole Collen in regard to purchasing the property located at 118 Jefferson Street. This parcel is classified as vacant land.

The parcel has already been through the necessary process to enable the City of Troy to offer the sale of this parcel to the public. Ms. Collen does not own any property in the City of Troy. Therefore, verification of Comptrollers records show that Ms. Collen does not owe any back taxes, nor has he been foreclosed upon in the past.

Herewith find the tax map and other information from the city's database.

Please advise me of your decision and if acceptable, I will forward this information to the appropriate Departments for input.

CITY OF TROY
PRIVATE SALE REQUEST FORM

118 Jefferson St. — Property Location
101.77-14-2 — Tax Map#
Vacant land — Description

PURCHASE PRICE $300

NOTE: Within 30 days of the City Council approval; the purchase price, prorated taxes, recording fees and closing costs must be paid before a closing will be scheduled.

PROPOSED USE please see attached letter

SUMMARY OF IMPROVEMENTS please see attached letter

Estimated Total Costs $ 800

Present Number of Units 0
Proposed Number of Units 0

Owner Occupancy yes ___ no X

Residential ___
Commercial ___
Vacant Lot X

The Deed from the City will be composed using the name/names **exactly as shown below:**

Name(s)** Nicole Collen (please print)

Company/LLC** ___

(please print)

Principals ___

Address 9 Washington Place
2nd floor, Troy NY 12180

Phone # 518·258·6507

(Signature)

(Signature)

If more than one individual, partner, shareholder or member, attach additional sheets providing the names, home addresses and telephone numbers of each. PO Boxes are not acceptable. **Each must sign the Request Form. NOTE: The property will be sold "as is" with absolutely no warranty or guaranty, expressed or implied.

Nicole "Colie" Collen
9 Washington Place, 2nd Floor
Troy NY 12180
(518) 258-6507

Dear Assessor's Office,

Thank you for considering my application to purchase the vacant lot at 118 Jefferson Street in Troy. I have been living in Troy for four years, and am in my second season of growing flowers. My business, Flower Scout, has been very popular, and as demand increases, the lot on Jefferson Street will help tremendously.

I currently reside on Washington Park, within easy walking distance of 118 Jefferson. I intend to beautify the neighborhood with a large garden and draw traffic to the plot, as customers visit for consultations, workshops, Pick-Your-Own days, plant sales, and other activities.

Some investment does need to be made before the lot is ready for a garden. I'll install a fence around the perimeter, build a tool shed, and create a water cachement system to harvest rainwater. All of this can be done relatively inexpensively, and I do have enough savings to ensure the garden's completion. I estimate $800 in materials for the fencing and shed, and another $300 for soil and amendments.

This garden will connect the downtown area, which is where I sell flowers, with the Washington Park and South Troy neighborhoods. I'm excited to involve the community where possible, with internships and educational opportunities.

Given how long the lot has been unoccupied, the property values in the neighborhood, and the fledgling nature of my business, I propose to pay three hundred dollars for 118 Jefferson. I am prepared to take ownership of it as soon as possible, to begin constructing fencing and mowing/preparing the soil for spring. I am also prepared to pay the required taxes on the land.

Please let me know if you have any questions after reviewing my application. You can learn more about my business at www.flowerscout.blogspot.com. You can also contact the following references with questions about me and/or my business:

Abby Lublin, Collard City Growers, 917-698-3296 (friend)
Heather LaVine, The Charles F. Lucas Confectionery, 518-326-3450 (former employer)
Erin Pihlaja, Troy City BID, 518-779-3451 (Flower Scout customer)
Don Zasada, Caretaker Farm (Willamstown, MA) 413-458-9691 (former employer and mentor)

Many thanks and best wishes,

Colie Collen

RPS Version 4 - [Snapshot, Group - Assessor, Name - Waugha]

File View Toolbar Help

	381700 Troy	Active	R/S:1	School Enlarged Troy (
City of Troy,AX0085	Roll Year: 2014 Curr Yr	Res vac land		Land AV: 8,400
11B Jefferson St	Land Size: 0.06 acres			Total AV: 8,400

Owner Total: 1

Name: City of Troy,AX0085
Addl Addr:
Street: 433 River St
PO Box:
City: Troy, NY Zip: 12180-

Site Total: 1

Prpcls:	Nbhd Cd:	Sewer:	Water:	Utilities:
Res vac lar	17500	Comm/pul	Comm/pu	Gas & ele

Taxable Value

County:	0
Munic	0
School	8,400
Schl after Star:	8,400

Miscellaneous

Book: 6393
Page: 330
Mortg:
Bank:
Acct No: 1102730

Land Total: 1

Type:	FF:	Depth:	Acres:	Sqft:
Primary	52.00	50.00	0.06	0

Sale Total: 2

Book	Page	Sale Date	Sale Price	Owner
6393	330	08/02/12	1	City of Troy, AX0
628	36	01/14/99	80,300	Jones, Linda S

Building Total: 0

Exemption Total: 1

Code		Amount	Term Year	Own Pct
33401	City Tax Sale (	8,400	0	0

Improvement Total: 0

Type	Name	Dim1	Dim2	SQFT	Yr Built

Special District Total: 1

Code		Units	Pct	Type	Value / Move Tax
1L017	Troy Public Li	.00	.00		.00

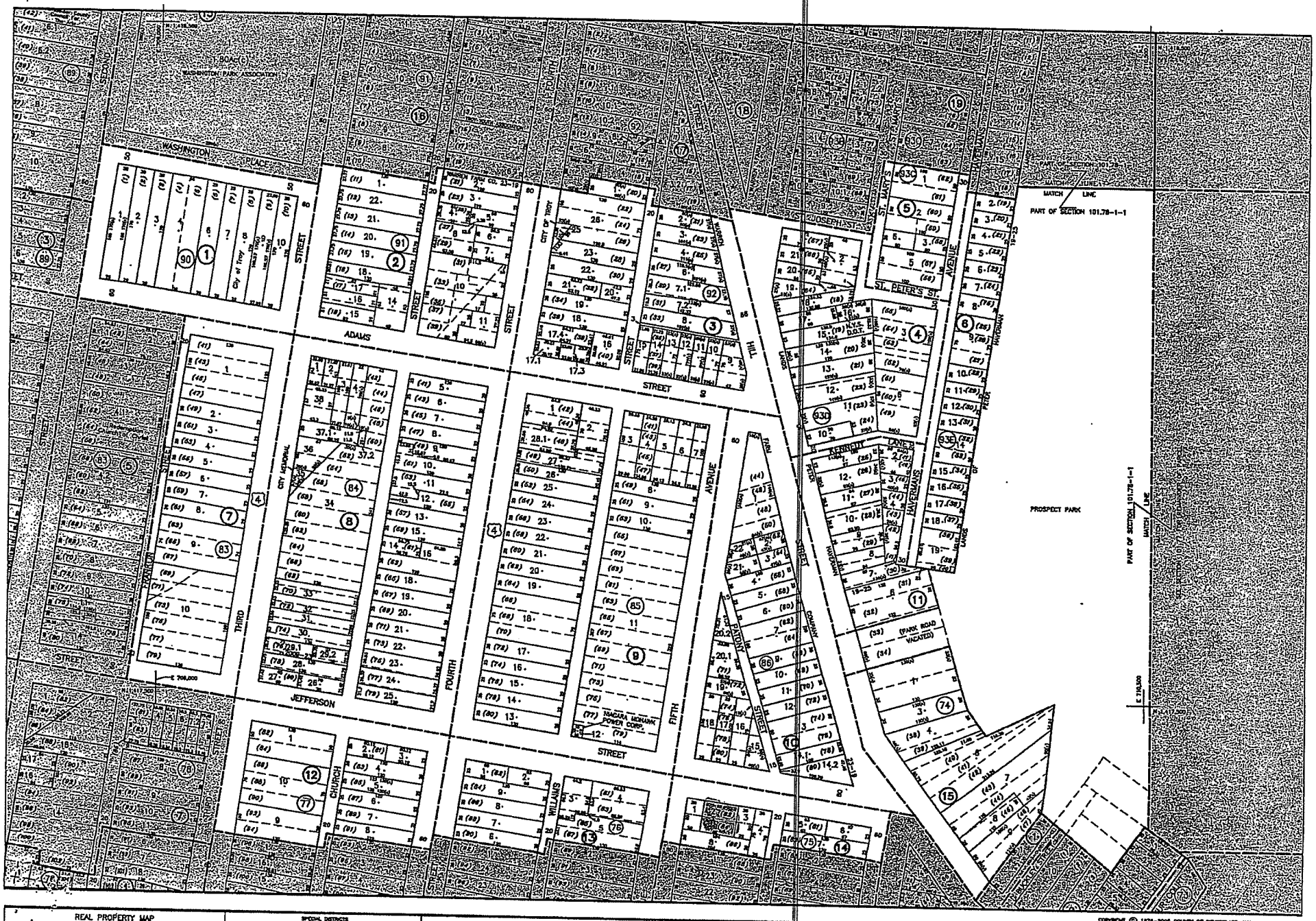
uble click to open a window

9-10-14 9:38:31

SCHEDULE "A"

ALL Those Certain Tracts, Pieces, Lots or Parcels of Land, together with improvements thereon, if any hereinafter, each being situate in the City of Troy, County of Rensselaer, State of New York:

Ward & Plate 1102730:118 Jefferson St.: frontage and depth 52.00 x 50.00 feet being the same premises described in Book 128 page 36 in the Rensselaer County Clerk's Office and being the same premises in the 1999 City of Troy Assessment Rolls and Tax Map Number 101.77-14-2. In Rem Serial No. AX0085 (Linda S. Jones)



REAL PROPERTY MAP
THE USE OF THIS MAP IS FOR REAL PROPERTY TAX ADMINISTRATION PURPOSES ONLY

SPECIAL DISTRICTS

LEGEND

DATE OF MAP: 11-23-78
DATE OF REVISION: 9-26-11
SCALE: 1" = 50'

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CITY OF TROY

RENSSELAER COUNTY, NEW YORK

101.77

THE CITY OF

TROY

Inter-Office Memorandum
Assessors' Office

To: Mayor Lou Rosamilia

CC: Sharon Martin, Assessor

From: Adrienne LeDuc-Waugh, Assessment Clerk

Date: August 29, 2014

Re: Private sale application submitted by: Genevieve Krawiec

Location: 616 Second Avenue (80.47-6-13)

Please find a request from Genevieve Krawiec in regard to purchasing the property located at 616 Second Avenue. This parcel is classified as an attached row building.

The parcel has already been through the necessary process to enable the City of Troy to offer the sale of this parcel to the public. Genevieve Krawiec owns 15 116th Street in the City of Troy.

Herewith find the tax map and other information from the city's database.

Please advise me of your decision and if acceptable, I will forward this information to the appropriate Departments for input.

CITY OF TROY
PRIVATE SALE REQUEST FORM

olle Second Avenue 80.47-6-13 3 story brick / commercial store front
Property Location Tax Map# Description

JRCHASE PRICE $700.00

OTE: Within 30 days of the City Council approval; the purchase price, prorated taxes, recording fees
l closing costs must be paid before a closing will be scheduled.

OPOSED USE Commercial use / store front - first floor.
2ND and 3RD floors would be converted from three apartments
per floor to two apartments per floor.

MMARY OF IMPROVEMENTS Masonary work to be done on side wall (North).
ew roof. Apartment renovations (insulate, sheetrock, electrical).
asonary - $8,000 Roof $7,000 Renov - $25,000 Estimated Total Costs $ 40,000.00

nt Number of Units 7 ☐ Owner Occupancy yes ___ no X
osed Number of Units 5

Residential X
Commercial X
} Both
Vacant Lot ___
(parking in rear)

eed from the City will be composed using the name/names **exactly as shown below:**

(s)** Genevieve KRAWIEC Company/LLC** ___
(please print)

___ Principals ___
(please print)

ss 2 Johnston Avenue
Cohoes, NY 12047
237-2328

Genevieve Krawiec
(Signature)

(Signature)

ore than one individual, partner, shareholder or member, attach additional sheets providing the
home addresses and telephone numbers of each. PO Boxes are not acceptable. Each must
e Request Form. NOTE: The property will be sold "as is" with absolutely no warranty or
ty, expressed or implied.

RPS Version 4 - [Snapshot, Group - Assessor, Name - Waugha]

File View Toolbar Help

	381700 Troy	Active	R/S:1	School: Lansingburg Csd
Krawiec, John	Roll Year: 2014 Curr Yr	3 Family Res		Land AV: 12,000
15 116th St	Land Size: 0.12 acres			Total AV: 100,000

Owner Total: 2

Name: John Krawiec
Add'l Addr:
Street: 2 Johnston Ave
PO Box:
City: Cohoes, NY Zip: 12047-

Site Total: 1

Prpcls:	Nbhd Cd:	Sewer:	Water:	Utilities:
3 Family Re	17111	Comm/pul	Comm/pu	Gas & ele

Taxable Value

County:	100,000
Muni:	100,000
School:	100,000
Schl after Star:	100,000

Miscellaneous

Book: 7039
Page: 18
Mortg:
Bank:
Acct No: 1614000

Land Total: 1

Type:	FF:	Depth:	Acres:	Sqft:
Primary	80.00	63.00	0.12	0

Sale Total: 3

Book	Page	Sale Date	Sale Price	Owner
7039	18	12/27/13	10,000	Krawiec, John
5393	330	08/02/12	1	City of Troy, AX
1865	52	06/17/05	117,000	Lohman, Lauren

Building Total: 1

Bldstyle: 08 Old style
Sfla: 2496
Baths: 4 1/2 Baths: 0
Beds: 4
Ext Wall: 01
Yr Built: 1890
Eff Yrblt: 0
Cond: Normal

Exemption Total: 0

Code	Amount	Term Year	Own Pct

Improvement Total: 4

Type	Name	Dim1	Dim2	SQFT	Yr Built
RG4	Gar-1.0 det	18.00	20.00	360.00	1930
RP2	Porch-cove	8.00	16.00	144.00	1960
RP4	Porch-encl	0	0	152.00	1890
RP5	Porch-up o	8.00	16.00	144.00	1960

Special District Total: 2

Code		Units	Pct	Type	Value / Move Tax
PL017	Troy Public Li	.00	.00		.00
RECY1	Recycling	3.00	.00		.00

Owns already

Double click to open a window

8-28-14 10:27:57

RPS Version 4 - [Snapshot, Group - Assessor, Name - Waugha]

File View Toolbar Help

	381700 Troy	Active	R/S:1	School: Lansgburg Csd
City of Troy,AX0158	Roll Year: 2014 Curr Yr	Att row bldg		Land AV: 3,700
616 Second Ave	Land Size: 0.07 acres			Total AV: 145,000

Owner Total: 1

Name: City of Troy,AX0158
Addl Addr:
Street: 433 River St
PO Box:
City: Troy, NY Zip: 12180-

Site Total: 1

Prpcls:	Nbhd Cd:	Sewer:	Water:	Utilities:
Att row bldg	17004	Comm/pul	Comm/pu	Gas & ele

Taxable Value

County: 0
Muni: 0
School: 145,000
Village: 0
Schl after Star: 145,000

Miscellaneous

Book: 6393
Page: 330
Mortg:
Bank:
Acct No: 1602290

Land Total: 1

Type:	FF:	Depth:	Acres:	Sqft:
Primary	25.00	120.00	0.07	0

Sale Total: 7

Book	Page	Sale Date	Sale Price	Owner
6393	330	08/02/12		1 City of Troy, J
5409	336	03/03/10	214,820	Econohomes
5239	297	05/01/09		1 HSBC Bank L

Building: 1 Section: 1 Total: 1

Boeck Model: 3 sty Str/offl/apt I Stories: 3
Eff Yr Built: 1970 Wall A%: 0
Gross Floor: 4770 Wall B%: 0
Bldg Perim: 688 Wall C%: 100

Exemption Total: 1

Code		Amount	Term Year	Own Pct
33401	City Tax Sale I	145,000	0	0

Improvement Total: 0

Type	Name	Dim1	Dim2	SQFT	Yr Built

Special District Total: 1

Code		Units	Pct	Type	Value / Move Tax
PL017	Troy Public Li	.00	.00		.00

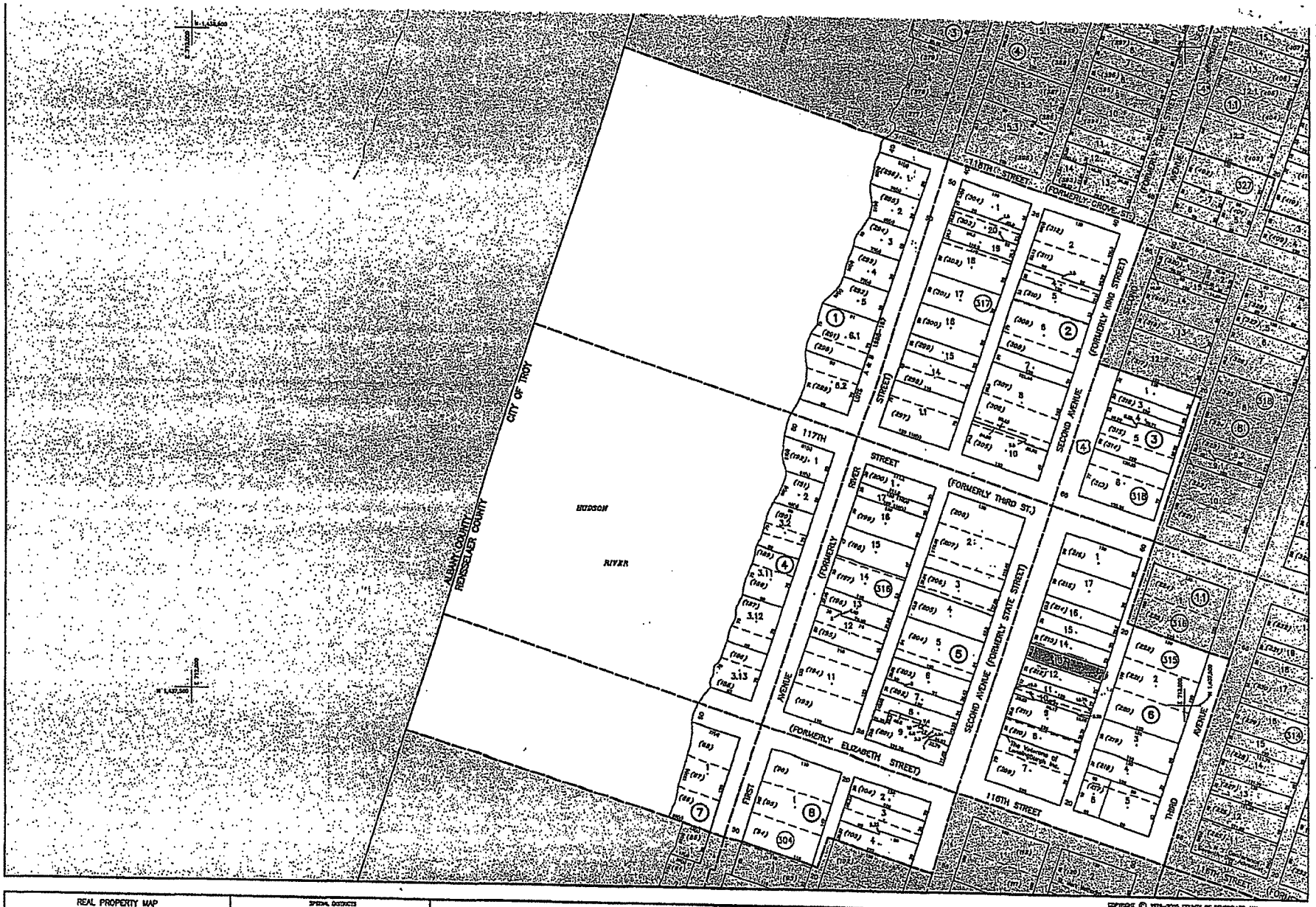
Double click to open a window

8-27-14 12:08:36

SCHEDULE "A"

ALL Those Certain Tracts, Pieces, Lots or Parcels of Land, together with improvements thereon, if any hereinafter, each being situate in the City of Troy, County of Rensselaer, State of New York:

Ward & Plate 16022870:616 Second Ave. : frontage and depth 25.00 x 120.00 feet being the same premises described in Book 5409 page 336 in the Rensselaer County Clerk's Office and being the same premises in the 2010 City of Troy Assessment Rolls and Tax Map Number 80.47-6-13. In Rem Serial No. AX0158 (Econohomes LLC)



REAL PROPERTY MAP
THE USE OF THIS MAP IS FOR ROIL
PROPERTY TAX ADMINISTRATION PURPOSES ONLY

SPECIAL DISTRICTS

LEGEND

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CITY OF TROY

RENSSELAER COUNTY, NEW YORK

060.47

THE CITY OF

TROY

Inter-Office Memorandum
Assessors' Office

To: Mayor Lou Rosamilia

CC: Sharon Martin, Assessor

From: Adrienne LeDuc-Waugh, Assessment Clerk

Date: September 4, 2014

Re: Private sale application submitted by: Michael BaldonadoTeshima

Location: 3270 Sixth Avenue (90.55-8-18)

Please find a request from Michael Baldonado Teshima in regard to purchasing the property located at 3270 Sixth Avenue. This parcel is classified as three family residence.

The parcel has already been through the necessary process to enable the City of Troy to offer the sale of this parcel to the public. Mr. Teshima does not own any property in the City of Troy. Therefore, verification of Comptrollers records show that Mr. Teshima does not owe any back taxes, nor has he been foreclosed upon in the past.

Herewith find the tax map and other information from the city's database.

Please advise me of your decision and if acceptable, I will forward this information to the appropriate Departments for input.

CITY OF TROY
PRIVATE SALE REQUEST FORM

3270 Sixth Ave — Property Location
90.55-8-18 — Tax Map#
3 Family Residential — Description

PURCHASE PRICE $1,000.00

NOTE: Within 30 days of the City Council approval; the purchase price, prorated taxes, recording fees and closing costs must be paid before a closing will be scheduled.

PROPOSED USE Affordable housing in partnership with Margination, Inc, a nonprofit in North Central Troy. Housing for participants in nonprofit's job training and business development programs. Renovation will provide job training for local residents. Purchaser (Mr. Teshima) is a founding board member of Margination.

SUMMARY OF IMPROVEMENTS Complete interior and exterior renovation. See attached estimate.

Estimated Total Costs $139,000

Present Number of Units 3
Proposed Number of Units 3

Owner Occupancy yes ___ no ✓

Residential ✓
Commercial ___
Vacant Lot ___

The Deed from the City will be composed using the name/names **exactly as shown below:**

Name(s)** Michael Baldonado Teshima
(please print)

Company/LLC**

(please print)

Principals

Address 2152 Russell St.
Berkeley, CA 94705

Phone # (510) 847-8971

(Signature)

(Signature)

If more than one individual, partner, shareholder or member, attach additional sheets providing the names, home addresses and telephone numbers of each. PO Boxes are not acceptable. **Each must sign the Request Form. NOTE: The property will be sold "as is" with absolutely no warranty or guaranty, expressed or implied.

PAPI & DAUGHTERS

A BUILDING TRADES COOPERATIVE • TROY, NY

ESTIMATE

118 5th Ave, Troy, NY 12180 • (518) 417-1624 • info@PapiAnd Daughters.org

4/18/2014

PROJECT

Renovation of 3270 6th Ave.
3270 6th Ave.
Troy, NY 12180

CUSTOMER

Michael B. Teshima
2152 Russell St.
Berkeley, CA 94705
(510) 847-8971
michaelteshima@gmail.com

Project Summary

$139,000.00

Complete exterior and interior renovation. Building to consist of 1st floor and 2nd floor apartments in addition to a walkout basement apartment. Papi & Daughters to serve as general contractor - provide overall project management, obtain required permits, ensure compliance with code and regulations, and hire / manage sub-contractors as needed. Estimated time to complete project is 14 weeks.

Estimated Cost of Improvements

Improvement	Cost
Replacement of roof	$8,000
Windows / Glass Replacement	$2,000
New Plumbing for 3 units	$10,000
New Electrical for 3 units	$12,000
Structural Repair / Leveling Floors	$10,000
Exterior Repair (including construction of new rear stairwell / repointing / painting)	$20,000
Remove all existing drywall, replace, finish and paint	$10,000
Thermal and acoustic insulation for 3 units	$12,000
3 new bathrooms	$9,000
3 new kitchens	$15,000
Finishing (doors, lighting, baseboard, etc.)	$9,000
Refinish / install new flooring	$10,000
HVAC and water heaters for 3 units	$12,000

NOTES

TOTAL: $139,000.00

A member of the MARGINATION social enterprise network.

PapiAndDaughters.Org
Margination.Org

RPS Version 4 - [Snapshot, Group - Assessor, Name - Waugha]

File View Toolbar Help

	381700 Troy	Active	R/S:1	School: Enlarged Troy (
City of Troy,AX0142	Roll Year: 2014 Curr Yr	3 Family Res		Land AV: 8,800
1270 Sixth Ave	Land Size: 0.07 acres			Total AV: 72,000

Owner Total: 1

Name: City of Troy,AX0142
Add Addr:
Street: 433 River St
PO Box:
City: Troy, NY Zip: 12180-

Site Total: 1

Pipeline:	Nbhd Cd:	Sewer:	Water:	Utilities:
3 Family Re	17300	Comm/pul	Comm/pu	Gas & ele

Taxable Value

County: 0
Munic: 0
School: 72,000
Schl after Star: 72,000

Miscellaneous

Book: 6393
Page: 330
Mortg:
Bank:
Acct No: 1308020

Land Total: 1

Type:	FF:	Depth:	Acres:	Sqft:
Primary	25.00	115.00	0.07	0

Sale Total: 6

Book	Page	Sale Date	Sale Price	Owner
6393	330	08/02/12	1	City of Troy, /
06	1476	11/30/01	40,600	Private Mortg
35	2141	01/04/01	53,158	Private, Mortg

Building Total: 1

Bldstyle: 08 Old style
Sfla: 2444
Baths: 3 1/2 Baths: 0
Beds: 9
Ext Wall: 02
Yr Built: 1890
Eff Yrblt: 0
Cond: Normal

Exemption Total: 1

Code		Amount	Term Year	Own Pct
13401	City Tax Sale (	72,000	0	0

Improvement Total: 2

Type	Name	Dim1	Dim2	SQFT	Yr Built
RP4	Porch-encl	10.00	20.00	200.00	1950
RP8	Porch-up e	10.00	20.00	200.00	1950

Special District Total: 2

Code		Units	Pct	Type	Value / Move Tax
L017	Troy Public Li	.00	.00		.00
ECY1	Recycling	3.00	.00		.00

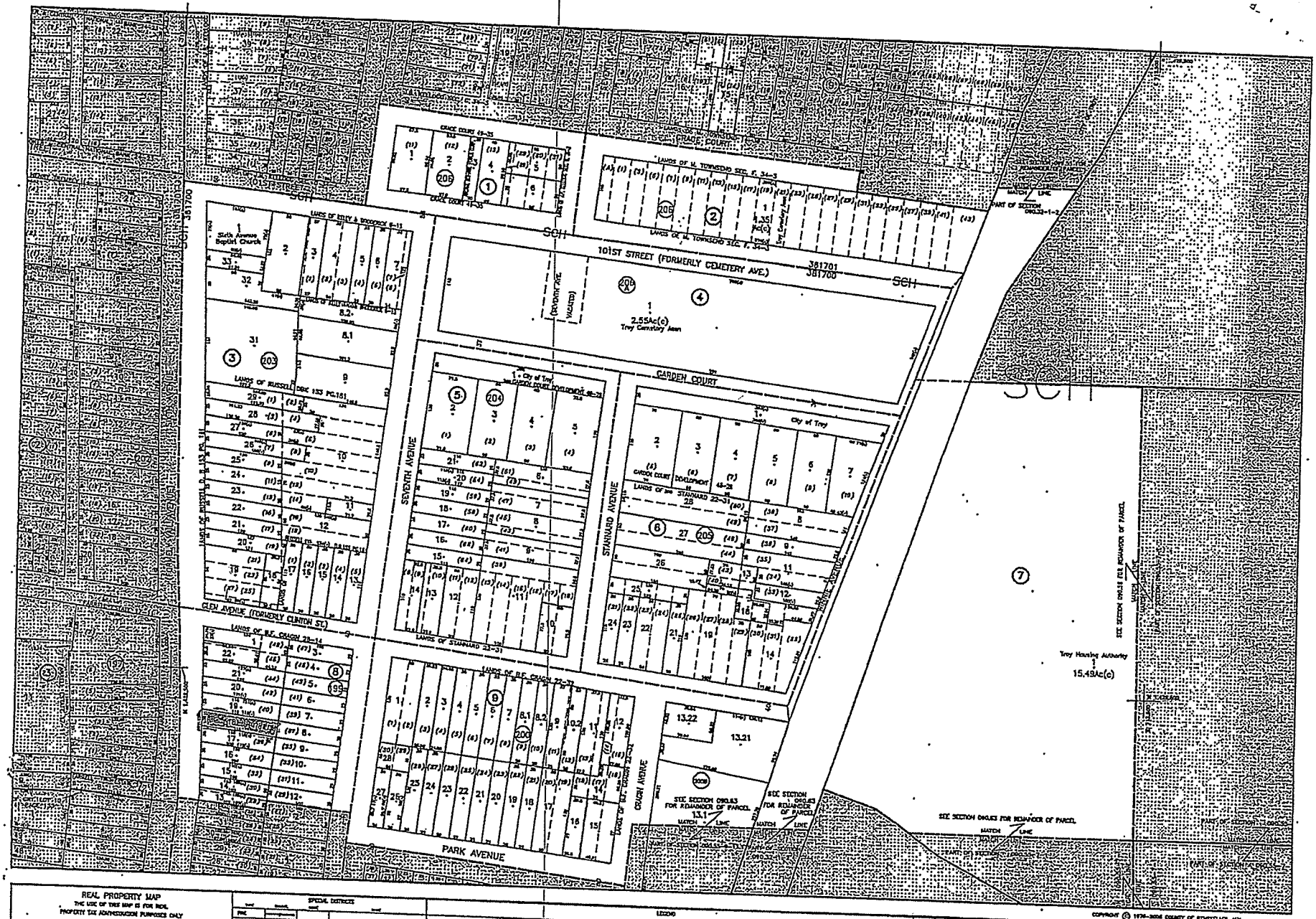
Double click to open a window

9-4-14 11:56:09

SCHEDULE "A"

ALL Those Certain Tracts, Pieces, Lots or Parcels of Land, together with improvements thereon, if any hereinafter, each being situate in the City of Troy, County of Rensselaer, State of New York:

Ward & Plate 1308020: 3270 Sixth Ave: frontage and depth 25.00 x 115.00 feet being a portion of the same premises described in Book 6393 at page 330 in the Rensselaer County Clerk's Office and being the same premises in the 2012 City of Troy Assessment Rolls and Tax Map Number 90.55-8-18. In Rem Serial No. AX0142 (Jocelyn Verna)



REAL PROPERTY MAP
THE USE OF THIS MAP IS FOR REAL PROPERTY TAX ADMINISTRATION PURPOSES ONLY

SPECIAL DISTRICTS

LEGEND

DATE OF MAP: 12-8-78
DATE OF REVISION: 4-15-06
SCALE: 1" = 80'

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CITY OF TROY

RENSSELAER COUNTY, NEW YORK

090.55

ORD. #66

ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A PURCHASE AND SALE AGREEMENT WITH THE WORKSHOP, INC. FOR THE PURPOSE OF ACQUIRING 1700 6TH AVENUE

The City of Troy, in City Council, convened, ordains as follows:

Section 1. The Mayor of the City of Troy, on behalf of the City of Troy, is desirous to purchase a piece of real property located at 1700 Sixth Avenue in the City of Troy, currently owned by The Workshop, Inc.

Section 2. The Mayor intends to purchase the parcel defined hereinabove for the desired purpose of relocating some of the police department personnel.

Section 3. The proposed Purchase and the Sale of Contract, attached hereto and made a part hereof, if approved by the City Council with the passage of this ordinance, hereby authorizes the Mayor to proceed with the purchase of the parcel defined herein.

Section 4. The City Council of the City of Troy hereby approves the purchase of the property defined herein at the agreed-upon price of $285,000.00 consistent with the terms of the purchase and sale agreement attached hereto and made a part hereof.

Section 5. This Act will take effect immediately.

Approved as to form, October 15, 2014

_____

Ian H. Silverman, Esq., Corporation Counsel

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT ("**Agreement**") is made as of _____, 2014 ("**Effective Date**") by and between The Workshop, Inc., a New York corporation having an address at 339 Broadway, Menands, New York 12204, Attention: Richard Bennett, Executive Director ("**Seller**"), and City of Troy, a municipal corporation, having an address at City Hall, 433 River Street, Troy, New York 12180, Attn: William D. Chamberlain, Director of Operations ("**Buyer**").

WITNESSETH:

In consideration of the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Seller and Buyer covenant and agree as follows:

1. PROPERTY: Subject to all the terms, covenants, provisions, and conditions of this Agreement, Seller covenants and agrees to sell to Buyer, and Buyer covenants and agrees to buy from Seller, that certain parcel of land and other buildings, improvements and appurtenances existing thereon, located in the City of Troy, County of Rensselaer and State of New York, having a street address of 1700 6th Avenue, Troy, New York, legally described on **EXHIBIT "A"** attached hereto ("**Property**").

2. PURCHASE PRICE: Buyer shall pay to Seller as the total purchase price ("**Purchase Price**") for the Property the sum of Two Hundred Eighty-Five Thousand and 00/100 Dollars ($285,000.00) as follows:

(a) Five Thousand and 00/100 Dollars ($5,000.00) by certified check or wire transfer of immediately available funds ("**Deposit**") to the "**Escrow Agent**" (as defined in Paragraph 2(d)) within two (2) business days after the Effective Date, TIME BEING OF THE ESSENCE with respect to the making of such payment;

(b) The balance plus or minus any adjustments and prorations as may be provided elsewhere in this Agreement (**"Balance"**), by wire transfer or certified check of immediately available funds to the Escrow Agent for disbursement to Seller on the "**Scheduled Closing Date**" as hereinafter defined.

(c) The Escrow Agent shall hold the Deposit in "**Escrow**" (as defined in Paragraph 6 hereof) in an insured, interest bearing account with a financial institution reasonably acceptable to Seller and Buyer and otherwise pursuant to the terms of this Agreement, including the "**General Escrow Provisions**" set forth in **EXHIBIT "B"** attached hereto; provided, however, that if there is any conflict or inconsistency between this Agreement and the General Escrow Provisions, this Agreement shall control. Seller and Buyer hereby expressly acknowledge and agree that the Deposit shall be nonrefundable to Buyer, except that Buyer shall be

entitled to a refund only if Buyer terminates this Agreement in accordance with the provisions of Paragraph 4 of this Agreement. Unless refunded to Buyer pursuant to the provisions of the immediately preceding sentence, the Deposit either shall be credited or applied against the Purchase Price due Seller at the Closing or shall be delivered immediately by Escrow Agent to Seller in the event of Buyer's default pursuant to Paragraph 15 of this Agreement and the General Escrow Provisions.

(d) Buyer shall make the Deposit required hereunder to Chicago Title Insurance Company (**"Escrow Agent"**). The Escrow Agent shall deliver the Purchase Price to Seller at the **"Close of Escrow"** (as defined under Paragraph 6 hereof) in accordance with the terms and conditions of this Agreement and subject to the General Escrow Provisions; provided, however, that if there is any conflict or inconsistency between this Agreement and the General Escrow Provisions, this Agreement shall control.

3. SURVEY: If Buyer requires a survey of the Property for any reason, Buyer may obtain such survey at its own cost and expense and as soon as reasonably possible after the Effective Date. Buyer shall obtain such survey only from a surveyor licensed in the State of New York. Buyer shall have any such survey certified to both Buyer and Seller (as well as any other parties Buyer may designate, including, but not limited to, Buyer's title insurer and lender) and shall deliver a duly certified copy of the survey to Seller promptly following completion and, in any event, prior to the **"Title Objection Termination Date"** (as defined in Paragraph 4 hereof).

4. TITLE: Buyer, at Buyer's sole expense, shall order a title report and title insurance commitment for the Property immediately following execution of this Agreement. Buyer shall give Seller written notice of any specific title or survey matters that are unacceptable to Buyer ("Title Objections"), and of the specific requirements necessary to correct the Title Objections, on or before Fifteenth (15th) day after the Effective Date ("Title Objection Termination Date"). Within ten (10) days after receipt of Buyer's written notice of Title Objections, Seller shall give Buyer written notice of the actions Seller will take, if any, to correct said Title Objections. If Buyer fails to give Seller written notice of Title Objections on or before the Title Objection Termination Date, then all title and survey matters then affecting the Property shall be deemed to be acceptable to Buyer, and Buyer shall take title subject thereto; provided, however, that any liens or encumbrances or other instruments affecting title to the Property that are recorded after the Title Objection Termination Date may be considered Title Objections, except as and to the extent that Buyer is otherwise obliged by the provisions of this Agreement to accept conveyance of the Property subject thereto. Buyer expressly agrees that nothing in this Agreement shall obligate Seller to incur any expense or to bring any action or proceeding in order to clear up any Title Objections or to render title marketable or insurable, and if at any time Seller shall notify Buyer that it cannot or will not correct any such Title Objections, either those which were reported to Seller by the Title Objection Termination Date or those which came into existence after the Title Objection Termination Date,

Buyer shall have five (5) days following receipt of such notice from Seller within which to either terminate this Agreement or waive any such Title Objections and take title to the Property subject thereto, without any abatement or reduction of the Purchase Price. Failure of Buyer to make such election by giving written notice thereof to Seller within said five (5) day period shall be conclusively deemed to be an exercise of its option to waive such Title Objections and to complete the purchase of the Property.

5. CLOSING: The deed shall be a special warranty deed ("**Deed**") and shall be duly executed and acknowledged by Seller and Buyer so as to convey to Buyer fee simple title to the Property subject to: (a) those matters disclosed in any title report obtained by Buyer (including the Preliminary Title Report) which Buyer shall have approved as provided in Paragraph 4 above; (b) the state of facts that are disclosed in any survey obtained by Buyer pursuant to Paragraph 3 above or that would have been disclosed in a survey of the Property, had such a survey been obtained; (c) taxes not yet due and payable; and (d) the release and covenant not to sue set forth in Paragraph 18 of this Agreement, all of which shall be included in the Deed. Seller and Buyer both shall execute the Deed and shall cause the Deed to be delivered to the Escrow Agent, and Buyer shall deliver the balance of the Purchase Price to the Escrow Agent by wire transfer on or before 5:00 P.M. Eastern Standard Time on November 25, 2014 (the "**Scheduled Closing Date**"), or at such other time, date and/or place as may be agreed to by Seller and Buyer or as otherwise may be provided in this Agreement. The date on which the Close of Escrow (as hereinafter defined) actually occurs is herein called the "**Closing Date.**"

6. ESCROW: Upon execution of this Agreement by Seller and Buyer, and acceptance of this Agreement by the Escrow Agent in writing, this Agreement shall constitute the joint escrow instructions of Seller and Buyer to the Escrow Agent to open an escrow ("**Escrow**") for the consummation of the sale of the Property to Buyer pursuant to the terms of this Agreement. Upon Escrow Agent's written acceptance of this Agreement, Escrow Agent is authorized to act in accordance with the terms of this Agreement. Subject to the provisions of this Agreement, Escrow Agent shall close the transfer of title and other transactions contemplated by this Agreement ("**Close of Escrow**") on the Scheduled Closing Date, provided that all conditions to the Close of Escrow set forth in this Agreement have been satisfied or, if not satisfied, have been waived by the party intended to receive the benefit of such condition. Upon the Close of Escrow, the Escrow Agent shall pay the any sum owed to Seller by wire transfer of immediately available funds. For purposes of this Agreement, the Close of Escrow shall occur on the date that the Purchase Price is disbursed to Seller.

7. DEPOSIT OF DOCUMENTS AND FUNDS:

(a) Deposit of Documents by Seller. On or prior to the Scheduled Closing Date, Seller shall deposit the following items into Escrow, each of which shall be duly executed and acknowledged by Seller where appropriate: (i) the Deed; (ii) an affidavit executed by Seller that Seller is not a "foreign person" within the meaning of Internal Revenue Code Section 1445 and that the sale does not constitute all or substantially all

the corporations assets; and (iii) such other instruments as may reasonably be required by the Escrow Agent or Buyer to close the Escrow in accordance with this Agreement.

(b) Deposit of Documents and Funds by Buyer. On or prior to the Scheduled Closing Date, Buyer shall deposit the following items into Escrow, each of which shall be duly executed and acknowledged by Buyer where appropriate: (i) the balance of the Purchase Price due under Paragraph 2 of this Agreement and (ii) such other instruments as may reasonably be required by the Escrow Agent or Seller to close the Escrow in accordance with this Agreement.

8. CLOSING COSTS AND CHARGES:

(i) Seller's Costs. Seller shall pay: (i) one-half (1/2) of the Escrow Agent's fees; (ii) all real estate transfer taxes in connection with the transfer of the Property; and (iii) Seller's share of prorations as determined in accordance with Paragraphs 9 and 10 of this Agreement. The Escrow Agent shall pay Seller's costs from the Purchase Price.

(ii) Buyer's Costs. Buyer shall pay: (i) one-half (1/2) of the Escrow Agent's fees; (ii) document recording charges for the Deed and any mortgage or deed of trust and other documentation securing any financing obtained by Buyer; (ii) the cost of the survey, if applicable; (iii) one hundred percent (100%) of the costs of the Owner's Title Insurance Policy, one-hundred percent (100%) of any endorsements attached thereto and one-hundred percent (100%) of any mortgage title insurance policy; and (iv) Buyer's share of prorations as determined in accordance with Paragraph 9 and 10 of this Agreement.

9. ADJUSTMENTS; TRANSFER AND OTHER TAXES: Water and sewer charges, rents and fees, if any, shall be apportioned as of the Closing Date. Buyer shall pay any taxes and other charges imposed on any mortgage, deed of trust or other financing secured by Buyer. All other closing costs not specified in this Agreement shall be paid by the party that customarily pays such costs under local commercial real estate practice.

10. REAL ESTATE TAXES: Seller is a not-for-profit agency and is not subject to levy of any real estate taxes with respect to the Property. There shall be no taxes to be apportioned as of the Closing Date.

11. CONDEMNATION: If, prior to the Closing Date, all or any substantial part of the Property shall be condemned by governmental or other lawful authority, neither party shall have any liability for such condemnation and Buyer shall have the right to either:

(a) Terminate this Agreement, in which event Escrow Agent shall refund the Deposit and all interest earned thereon to Buyer; or

(b) Complete the purchase in accordance with the terms of this Agreement, in which event any condemnation proceeds shall be payable to Buyer or, if such proceeds are not then available, Seller shall assign all claims to such proceeds to Buyer as of the Close of Escrow.

Failure of Buyer to exercise one of the aforementioned options by written notice to Seller within ten (10) days of such condemnation shall be conclusively deemed to be an exercise of its option to complete the purchase as set forth in Paragraph 9(b) hereof.

12. DAMAGE OR DESTRUCTION: Seller shall provide Buyer with a certificate of insurance for the property insurance coverage in place as of the Effective Date of this Agreement and shall maintain such coverage until the Closing Date. In the event that the building which is a part of the Property shall be damaged by fire or other casualty prior to the Closing Date, Seller may, at its sole discretion, extend the Closing Date for a period not to exceed thirty (30) days to enable it to repair such damage. Seller shall give Buyer prompt written notice of such damage and of its election to repair the damage or not. In the event that Seller gives Buyer written notice that it will not repair such damage, then Buyer, within ten (10) days after receipt of the aforesaid notice from Seller, shall have the right to either:

(a) Terminate this Agreement, in which event Seller shall promptly refund to Buyer all sums paid by Buyer to Seller pursuant to this Agreement; or

(b) Complete the purchase in accordance with the terms of this Agreement, in which event any insurance monies recovered on account of such loss or damage, less the amount of any monies actually expended by Seller on said repairs, shall be payable to Buyer, or if such monies are not then available, all claims therefor shall be assigned to Buyer.

Failure of Buyer to exercise one of the aforementioned options by written notice to Seller within the aforesaid ten (10) day period shall be conclusively deemed to be an exercise of its option to complete the purchase as set forth in Paragraph 12(b) hereof. However both said options set forth in Paragraph 12(a) and (b) above shall remain available to Buyer up to and including the Closing Date, as same may have been extended, in the event that prior thereto Seller has failed to either give the required notice of election to repair to Buyer or complete such repairs.

13. BROKER: Seller and Buyer each represent and warrant to the other that it has had no dealings with any real estate broker or agent in connection with the negotiation of this Agreement. If any broker shall assert a claim to a fee, commission or other compensation on account of alleged dealings with or for Buyer as a broker or finder in connection with this Agreement or the purchase of the Property, then Buyer (a) shall indemnify and hold harmless Seller against and from any such claim and all costs, expenses, and liabilities incurred in connection with such claim or any action or proceeding brought thereon (including, but without limitation, counsel and witness fees in defending against such claim); and (b) shall satisfy promptly any settlement or judgment arising from any such claim or any action or proceeding brought thereon. The provisions of this Section 13 shall survive the closing of title or termination of this Agreement.

14. "AS IS" CONDITION: Buyer may complete a walkthrough of the Property prior to closing. SO LONG AS THE PROPERTY IS IN SUBSTANTIALLY THE SAME CONDITION AS IT WAS ON THE EXECUTION DATE, AS OF THE CLOSING, BUYER, SHALL BE DEEMED TO REPRESENT AND AGREE THAT IT HAS INSPECTED THE PROPERTY AND EVERY PART THEREOF, IS FULLY ACQUAINTED WITH AND SATISFIED WITH THE CONDITION OF THE PROPERTY, AND SHALL ACCEPT TITLE TO THE PROPERTY ON THE CLOSING DATE IN ITS "AS IS" CONDITION. SELLER MAKES NO REPRESENTATION OR WARRANTY WHATSOEVER CONCERNING THE CONDITION OF THE PROPERTY (INCLUDING, WITHOUT LIMITATION, ANY ENVIRONMENTAL, HEALTH, OR SAFETY CONDITION OR MATTER OR HAZARDOUS SUBSTANCE ON OR AFFECTING THE PROPERTY) OR ITS FITNESS FOR ANY PARTICULAR PURPOSE. SELLER FURTHER SPECIFICALLY DISCLAIMS ANY IMPLIED WARRANTIES OF CONDITION OR FITNESS FOR USE. AS MAY BE REQUIRED BY LAW, THE PARTIES AGREE THAT THIS DISCLAIMER OF WARRANTIES IS CONSPICUOUS. SELLER SHALL CONVEY TITLE TO THE PROPERTY TO BUYER, AND BUYER SHALL ACCEPT TITLE TO THE PROPERTY ON THE CLOSING DATE IN "AS IS" CONDITION.

15. BUYER'S DEFAULT: If Buyer defaults in the performance of any of the terms of this Agreement on or prior to the Scheduled Closing Date, and such default remains uncured for ten (10) days following Seller's written notice to Buyer of such default (other than a default in the failure to timely pay the Deposit or the Purchase Price on the Closing Date, which such defaults shall not be subject to any notice or cure period), then Seller may terminate this Agreement by giving a written termination notice to Buyer. In such event, Seller shall be entitled to retain the Deposit (including any interest earned thereon) as liquidated damages and not as a penalty and in lieu of all other claims and remedies against Buyer. In the event of any such termination by Seller, the Escrow Agent shall, without any liability to Buyer and upon demand from Seller, promptly deliver the Deposit to Seller. THE FOREGOING RETENTION BY SELLER OF THE DEPOSIT SHALL BE SELLER'S SOLE AND EXCLUSIVE REMEDY IF BUYER DEFAULTS HEREUNDER AND SELLER SPECIFICALLY WAIVES, AND RELEASES BUYER FROM, ANY AND ALL OTHER CLAIMS AND REMEDIES INCLUDING ANY MONETARY CLAIMS AND REMEDIES WHICH SELLER OTHERWISE WOULD BE ENTITLED TO AT LAW OR IN EQUITY.

16. SELLER'S DEFAULT: If Seller defaults in the performance of any of the terms of this Agreement on or prior to the Closing Date, and such default remains uncured for ten (10) days following Buyer's written notice to Seller, then Buyer may terminate this Agreement by giving a written termination notice to Seller, and Escrow Agent thereafter shall refund the Deposit and all interest earned thereon to Buyer as Buyer's sole and exclusive remedy if Seller defaults hereunder. Notwithstanding anything to the contrary that

may be contained in this Agreement, in no event shall Seller be obligated to pay any special, consequential or punitive damages on account of its default hereunder, including, without limitation any loss of profits or losses incurred under any third party contracts, including leases. THE FOREGOING REMEDIES SHALL BE BUYER'S SOLE AND EXCLUSIVE REMEDIES IF SELLER DEFAULTS HEREUNDER AND BUYER SPECIFICALLY WAIVES, AND RELEASES SELLER FROM, ANY AND ALL OTHER CLAIMS AND REMEDIES INCLUDING ANY MONETARY CLAIMS AND REMEDIES WHICH BUYER OTHERWISE WOULD BE ENTITLED TO AT LAW OR IN EQUITY.

17. NOTICES: All notices, demands and requests which may or are required to be given by either party to the other shall be in writing and shall be sent by certified mail, postage prepaid, return receipt requested, or by Federal Express or United Parcel Service addressed to the parties at their respective addresses as first above written, or at such other place within the continental limits of the United States as either party may from time to time designate in a written notice to the other party. A copy of any notice given by Buyer to Seller shall simultaneously be sent to the following address: Karen Simons, Esq., 16 Bryn Mawr Court, Albany, New York 12211. A copy of any notice given by Seller to Buyer shall simultaneously be sent to the following address: City Hall 433 River Street, Troy, NY 12180, Attn: Corporation Counsel. Notices, demands and requests served upon either party in as provided above shall be deemed sufficiently served or given for all purposes hereunder as of the date of such certification, if sent by certified mail, or as of the date of delivery to the carrier, if sent by Federal Express or United Parcel Service. A copy of any notice shall also be sent simultaneously to the Escrow Agent at the address specified in Paragraph 2 above.

18. BUYER'S RELEASE AND COVENANT NOT TO SUE.

(a) AS AN INDUCEMENT TO, AND AS FURTHER CONSIDERATION FOR, SELLER AGREEING TO SELL THE PROPERTY TO BUYER UPON THE TERMS AND CONDITIONS SET FORTH IN THIS AGREEMENT, BUYER COVENANTS AND AGREES THAT, UPON THE CLOSING OF TITLE TO THE PROPERTY, BUYER SHALL FOREVER RELEASE SELLER AND COVENANT NOT TO SUE SELLER WITH RESPECT TO ANYTHING ARISING OUT OF THE ENVIRONMENTAL OR ANY OTHER CONDITION OF THE PROPERTY OR THE PRESENCE OF HAZARDOUS SUBSTANCES (AS HEREINAFTER DEFINED) IN, ON, UNDER, OR EMANATING FROM OR ONTO THE PROPERTY, REGARDLESS OF WHETHER SUCH ENVIRONMENTAL CONDITIONS OR THE PRESENCE OF HAZARDOUS SUBSTANCES IS KNOWN OR UNKNOWN BY BUYER. THE FOREGOING RELEASE AND COVENANT NOT TO SUE SHALL APPLY TO ALL CLAIMS AT LAW OR IN EQUITY, INCLUDING, BUT NOT LIMITED TO, CLAIMS OR CAUSES OF ACTION FOR PERSONAL INJURY OR DEATH, PROPERTY DAMAGE, STATUTORY CLAIMS UNDER ENVIRONMENTAL LAWS AND CLAIMS FOR CONTRIBUTION. THE DEED SHALL CONTAIN A RELEASE AND COVENANT NOT TO

SUE SPECIFICALLY INCORPORATING THE LANGUAGE OF THE FOREGOING PROVISIONS.

(b) Definitions. As used herein, "Hazardous Substances" means any substance which is toxic, ignitable, reactive, or corrosive or which otherwise is regulated by or under "Environmental Laws". The term "Environmental Laws" means Federal, State and local laws and regulations, judgments, orders and permits governing safety and health and the protection of the environment, including, but not limited to, the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. 9601 et seq., as amended (CERCLA), the Resource Conservation and Recovery Act, as amended 42 U.S.C. 6901 et seq., the Clean Water Act, 33 U.S.C. 1251 et seq., the Clean Air Act, 42 U.S.C. 7401 et seq., the Toxic Substance Control Act, 15 U.S.C. 2601 et seq., and the Safe Drinking Water Act, 42 U.S.C. 300f through 300j, and their State law equivalents. "Hazardous Substances" includes any and all materials or substances that are defined as "hazardous waste", "extremely hazardous waste" or a "hazardous substance" pursuant to State, Federal or local law. "Hazardous Substances" also includes asbestos, polychlorinated biphenyls ("PCBs"), petroleum products.

(c) Survival. The provisions and obligations of this Paragraph 18 shall survive the closing of title. However, the parties agree to execute and exchange at the time of closing such further documentation of the agreements herein contained as either party reasonably requests, including, but not limited to, an agreement whereby Buyer shall reaffirm the release, covenant not to sue and indemnifications regarding environmental matters set forth above.

19. FOREIGN PERSON: Seller represents that it is not a foreign person within the meaning of Section 1445 of the Internal Revenue Code of 1954, as amended, and Buyer shall therefore not deduct any amount from the Purchase Price at closing as provided for therein. Seller shall furnish Buyer with an appropriate affidavit on non-foreign status on the Closing Date if so requested by Buyer.

20. NON-ASSIGNMENT: Buyer shall not assign this Agreement or any interest herein without the written approval of Seller, which approval may be withheld by Seller in its sole discretion. No permitted assignment of Buyer's rights under this Agreement shall be effective against Seller unless and until an executed counterpart of the instrument of assignment shall have been delivered to Seller and Seller has been furnished with the name and address of the assignee. No assignment shall release or discharge Buyer from any obligations under this Agreement and the obligations of Buyer and any such permitted assignee shall be joint and several. The term "Buyer" shall be deemed to include the assignee under any such effective assignment.

21. INTENTIONALLY DELETED.

22. SEVERABILITY: If any term, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

23. MISCELLANEOUS: This Agreement, the terms, covenants and conditions contained herein, and all exhibits attached hereto, constitute the entire agreement between the parties with respect to the subject matter hereof, and all prior agreements, understandings, representations and statements, oral or written, with respect to such subject matter are merged into this Agreement. This Agreement shall inure to the benefit of and be binding upon the parties hereto and their heirs, executors, administrators, personal representatives, successors, and assigns, as may be permitted hereunder. No provision of this Agreement shall be deemed to have been waived or modified except by an instrument in writing signed by the parties hereto. This Agreement may be executed and delivered in counterparts, each of which shall be an original, and all of which together shall constitute one and the same instrument. The laws of the State of New York shall govern the interpretation and enforcement of this Agreement. This Agreement is intended to express the mutual intent of the parties, and no rule of strict construction shall be applied against either party. The headings and captions of this Agreement are for convenience only, and in no way define, describe or limit the scope or intent of this Agreement.

24. TIME OF THE ESSENCE: Time is of the essence as to each and every provision of this Agreement requiring performance within a specified time, and particularly with respect to any termination rights herein afforded to Buyer or Seller. Both parties acknowledge and agree that in that event that a given time period or date by which notice of termination of this Agreement may be provided to the other party has expired or passed, without the providing of such notice, then such enumerated right to terminate shall be deemed to have been waived.

25. NON-OFFER: The submission of this Agreement for examination or the negotiation of the transaction described herein does not constitute an offer to sell by Seller, and this Agreement does not constitute a binding contract until executed by Seller.

COUNTERPART SIGNATORY PAGES FOLLOW IMMEDIATELY HEREAFTER.

IN WITNESS WHEREOF, Seller and Buyer have duly executed and delivered this Agreement as of the Effective Date.

SELLER:

THE WORKSHOP, INC.

By: _____

Title: _____

IN WITNESS WHEREOF, Seller, and Buyer have duly executed and delivered this Agreement as of the Effective Date.

BUYER:

THE CITY OF TROY

By: _____

Title: _____

THE UNDERSIGNED title company hereby acknowledges receipt of a copy of this Agreement and agrees to act as Escrow Agent under, and in accordance with, all the terms, covenants, conditions, and provisions of this Agreement.

CHICAGO TITLE INSURANCE COMPANY

By: _____

Title: _____

Date: _____

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

ALL THAT CERTAIN PARCEL OF LAND situate in the City of Troy, County of Rensselaer, State of New York, more particularly described as follows: BEGINNING at a point in the North line of State Street where the same is intersected by the East line of Sixth Avenue, said point lying in the Southwest corner of the parcel of land herein described; thence, in accordance with the magnetic meridian and in a Northeasterly direction along the said East line of Sixth Avenue North forty degrees zero minutes East (N. 40° 00′ E.) one hundred fifty-four point sixty-six feet (154.66′) to a point in the Southwest corner of Parcel 5-B; thence, in a Southeasterly direction and along the division line between the parcel of land herein described and Parcel 5-B aforesaid, South fifty degrees zero minutes East (S. 50° 00′ E.) ninety-eight point ten feet (98.10′) to a point in the Northwest corner of the lands of the City of Troy; thence, in a Southwesterly direction and along the West line of the said lands of the City of Troy the following courses and distances to a point in the North line of State Street: South forty degrees zero minutes West (S. 40° 00′ W.) eighty-three point twenty-eight feet (83.28′); South fifty degrees zero minutes East (S. 50° 00′ E.) three point sixteen feet (3.16′); South forty degrees zero minutes West (S. 40 00′ W.) seventy-one point thirty-eight feet (71.38′); thence, in a Northwesterly direction and along the said North line of State Street, North fifty degrees zero minutes West (N. 50° 00′ W.) one hundred one point twenty-six feet (101.26′) to a point, the same being the point of beginning, being a parcel of land regular in shape, lying East of Sixth Avenue, South of Parcel 5-B, West of the lands of the City of Troy and North of State Street, having each of its opposite sides parallel, all as surveyed by Conrad P. Hoffman and shown on a map prepared by Hoffman Engineers and Surveyors for the Urban Renewal Agency of Troy, New York, under date of September 26, 1967 and containing in all 15,377 square feet, and filed in the Rensselaer County Clerk's office November 1, 1968 as Map 111, Drawer 63 (said map is now filed as Map 111, Draw 1968); together with all strips and gores of land abutting the above described premises.

EXHIBIT "B"

GENERAL ESCROW PROVISIONS

Buyer and Seller have jointly designated Chicago Title Insurance company (**"Escrow Agent"**) to serve as the escrow agent with respect to the Deposit to be made by Buyer pursuant to Paragraph 2(a) of that certain Purchase and Sale Agreement dated _____, 2014, between Seller and Buyer (**the "Agreement"**). *Capitalized terms used but not defined herein shall have the meanings ascribed to the terms in the Agreement.*

1. Upon receipt of the Deposit from Buyer, Escrow Agent shall place the Deposit into an interest-bearing escrow account acceptable to Seller and Buyer.

2. Escrow Agent shall disburse the Deposit in accordance with the terms and conditions of the Agreement. If the Agreement is terminated prior to Closing, Escrow Agent shall disburse the Deposit in accordance with the provisions of the Agreement. Otherwise, at Closing, Escrow Agent shall disburse the Deposit in accordance with the provisions of the Agreement.

3. In the event of any dispute between Buyer and Seller regarding the disbursement of the Deposit, or in the event Escrow Agent shall receive conflicting demands or instructions with respect thereto, Escrow Agent shall withhold such disbursement until such dispute is resolved. Alternatively, Escrow Agent shall be entitled to deposit the Deposit and all other funds in its custody or control into a court of general jurisdiction in the State of New York, and to interplead Buyer and Seller in connection therewith.

4. Escrow Agent shall not be liable for any damage, liability or loss arising out of or in connection with the services rendered by Escrow Agent pursuant to the Agreement or these General Escrow Provisions, except for any damage, liability or loss resulting from the willful or negligent conduct of Escrow Agent or any of its officers or employees, and Seller and Buyer do hereby covenant and agree that they will jointly and severally indemnify and hold the Escrow Agent harmless for any costs which may be incurred by the Escrow Agent in the administration of the Escrow, including, without limitation, court costs and reasonable attorneys fees actually incurred by the Escrow Agent in any interpleader action filed pursuant to the provisions of Paragraph 3 above. Buyer and Seller agree between themselves that they will share equally such costs of Escrow Agent.

ORDINANCE AMENDING THE 2014 CITY BUDGET TO TRANSFER FUNDS WITHIN THE GENERAL BUDGET LINES

The City of Troy, convened in City Council, ordains as follows:

Section 1. The City of Troy 2014 GENERAL FUNDS budgets is herein amended and set forth in Schedule A entitled:

November 2014 Budget Amendment

which is attached hereto and made a part hereof

Section 2. This act will take effect immediately.

Approved as to form October 22, 2014

_____

Ian H. Silverman, Esq., Corporation Counsel

MEMO IN SUPPORT

Title: Ordinance amending the 2014 General Fund Budget to amend appropriations.

Summary of Provisions: This legislation is being initiated by the Administration and will transfer funds from certain accounts to other accounts where the original budget allocations now appear to be insufficient.

Present Law: N/A

Purpose: The administration begins the process of building a budget the summer before the budget is due. The administration files the budget on October 1st and the City Council passes the budget in December. The several hundred expense categories contained in the 2014 budget are estimates of those expenses made in 2013 for 2014.

It is now deemed that certain allocations need to be increased to cover unanticipated expenses. Other budget lines will be adjusted to compensate for these increases.

Overall Budget Fiscal Impact: None.

Schedule A

ORD. #67

November 2014 General Budget Transfers

Department	Account No.	Description	Original Budget*	Change (+ / -)	Revised Budget	
General						
Pub Safety Police	A.3120.0301.0000	Office Supplies	$15,400.00	($6,000.00)	$9,400.00	
Pub Safety Police	A.3120.0302.0000	Small Tools and Equipment	11,500.00	(5,000.00)	6,500.00	
Pub Safety Police	A.3120.0303.0000	Other Mat & Supplies	149,117.00	(10,000.00)	139,117.00	
Pub Safety Police	A.3120.0303.0017	Computer Records Mgt	75,500.00	(23,000.00)	52,500.00	
Pub Safety Police	A.3120.0304.0056	Vehicle Motor Oil	5,000.00	(1,000.00)	4,000.00	
Pub Safety Police	A.3120.0304.0058	Vehicle Repair Service	52,624.00	(2,000.00)	50,624.00	
Pub Safety Police	A.3120.0404.0068	Repair to Equipment	85,510.00	(6,500.00)	79,010.00	
Pub Safety Police	A.3120.0405.0068	Rental of Equipment	30,001.00	(2,000.00)	28,001.00	
Pub Safety Police	A.3120.0405.0091	Rental Other (Custodial	9,200.00	(1,000.00)	8,200.00	
Pub Safety Police	A.3120.0409.0024	K-9 Expense	16,246.00	(3,000.00)	13,246.00	
Pub Safety Police	A.3120.0410.0000	Training	59,000.00	(5,000.00)	54,000.00	
Pub Safety Police	A.3120.0103.0000	Overtime	550,000.00	63,000.00	613,000.00	a)
Pub Safety Police	A.3120.0423.0000	Uniforms	$51,962.00	$1,500.00	$53,462.00	b)
	Total General Fund Budget Expenditure Increase			**$0.00**		

Footnote:
a)_ To partially cover for overtime budget over runs
b)_ To replenhish the Uniform budget line to cover for remader of the year depatments expense.

ORDINANCE AMENDING ORDINANCE #49 DATED AUGUST 7, 2014 TO ACCEPT FUNDS FROM THE NEW YORK STATE DEPARTMENT OF CRIMINAL JUSTICE SERVICES FOR THE PURPOSE OF FURTHERING THE EFFORTS IN IMPLEMENTATION OF THE CITY OF TROY AND RENSSELAER COUNTY JOINT TASK FORCE

The City of Troy convened in City Council, ordains as follows:

Section 1. The City of Troy 2014 budget is herein amended as set forth in Schedule A entitled:

Gun Involved Elimination Partnership (GIVE) _ 2014 Expenses

which is attached hereto and made a part hereof

Section 2. This act will take effect immediately.

Approved as to form, October 22, 2014

_____

Ian H. Silverman, Esq., Corporation Counsel

MEMO IN SUPPORT

Title: Ordinance amending Ordinance #49 dated August 7, 2014 to add additional funding to the 2014 Public Safety Operating Budget

Summary of Provisions: The Police Department will receive grant monies from the Division of Criminal Justice Services for the purpose of furthering the implementation efforts of the City of Troy and Rensselaer County Joint Task Force. This grant has authorized the hiring including salary and benefits of an Enforcement, Gun Crime Prosecutor and Field Investigator Officer. The grant period is from July 1, 2014 through June 30, 2015. The expenditures allocated in this budget amendment reflect those expenses anticipated in fiscal year 2014. The remaining funds and appropriations of this grant will be allocated in the proposed 2015 City Budget.

Present Law: N/A

Overall Budget Fiscal Impact: Fully reimbursed.

SCHEDULE A

CORRECTION TO ORD 49 Dated August 7, 2014

GIVE Grant - 2014 Expenses

Department	Account No.	Description	Current Budget	Ord # 49 Change (+ / -)	Add'l Change (+ / -)	Revised Budget
General Fund - Expenditures A960						
PS Police	A3120-0103-0037	GIVE (Formerly IMPACT)Overtime	80,000.00	40,000.00	0.00	120,000.00
PS Police	A3120-0409-0416	Consultant Services - Finn Institute (Crime Analyst)	36,000.00	36,000.00	17,315.00	89,315.00
		Total Expenditure Increase		76,000.00	17,315.00	
General Fund - Revenue A510						
State Aid	A3000-4389-0000	New York State GIVE (Formerly IMPA(Division of Criminal Justice Services	241,000.00	76,000.00	17,315.00	334,315.00
		Total Revenue Increase		76,000.00	17,315.00	

RES. #74

RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH RENSSELAER COUNTY FOR SNOW AND ICE CONTROL ON OAKWOOD AVENUE

WHEREAS, the City of Troy and Rensselaer County desire to continue the longstanding relationship for the snow and ice control on Oakwood Avenue, and

WHEREAS, the terms, rights and responsibilities of the parties are defined in the proposed agreement, attached hereto and made a part hereof.

NOW THEREFORE BE IT RESOLVED, that the City Council hereby authorizes the Mayor to execute a contract with Rensselaer County for snow and ice removal on Oakwood Avenue and said contract will be in substantial compliance with the contract attached hereto and made a part hereof.

Approved as to form, September 18, 2014

_____

Ian H. Silverman, Esq., Corporation Counsel

AGREEMENT

Agreement made this _____ day of _____, 2014, by and between THE CITY OF TROY, NEW YORK, hereinafter referred to as "City" and RENSSELAER COUNTY, NEW YORK, with offices located at 1600 Seventh Avenue, Troy, New York hereinafter referred to as "County".

1. On selected County Roads as listed on Schedule "A", the City will provide all snow plowing and sanding/salting from October 1, 2014 to April 30, 2015. The County will reimburse the City $10,000 to cover costs for labor, materials and equipment for this time period.

2. Except as provided hereinafter, the County shall be responsible for any loss with respect to any tort claim arising from or occasioned by the manner of performance of the functions under this Agreement, provided, however, that the City shall, within ten (10) days, notify the County of any action, proceeding, claim or demand arising hereunder. The County shall, at its option, either elect to defend any action brought against the City or call upon the City to defend such action. In the event that the City defends the action the County shall reimburse the City for all necessary expenses, including litigation expenses incurred by the City. In no event shall the County be obligated to defend or indemnify the City, or any insurer thereof, in any action, proceeding, claim or demand arising out of the actual operation of a City owned or operated vehicle, whether such vehicle shall be insured or subject to self insurance, while engaged in the operation of snow and ice control functions under this Agreement.

3. The County shall not unreasonably interfere with the City's attempts to safely plow said area.

4. The City acknowledges and agrees that the services to be furnished by the City to the County are furnished as an independent contractor and not as an agent or as officers or employees of the County.

5. This agreement has been executed on behalf of the County pursuant to Resolution G/pending/14 of the Rensselaer County Legislature.

THE CITY OF TROY, NEW YORK

_____
Mayor

THE COUNTY OF RENSSELAER, NEW YORK

_____
County Executive

STATE OF NEW YORK)
COUNTY OF RENSSELAER) SS.:

On this _____ day of _____, 2014, before me personally came Kathleen M. Jimino, to me personally known, who, being by me duly sworn, did say that(s)he resides at _____ _____, New York; that(s)he is the County Executive of the County of Rensselaer, New York, the municipal corporation described in and which executed the within instrument; that the same was so executed pursuant to resolution of the County Legislature; that the seal affixed to said instrument is such corporate seal and that the same was so affixed pursuant to such resolution.

_____
NOTARY PUBLIC

STATE OF NEW YORK)
COUNTY OF RENSSELAER)SS.:

On this_____ day of_____, 2014, before me personally came _____, to me personally known, who, being by me duly sworn, did say that (s)he resides at_____, New York; that (s)he is the Mayor of the City of Troy, New York, the municipal corporation described in and which executed the within instrument; that the same was so executed pursuant to resolution of the City Council of such City; that the seal affixed to said instrument is such corporate seal and that the same was so affixed pursuant to such resolution.

_____
NOTARY PUBLIC

RESOLUTION APPOINTING COMMISSIONERS OF DEEDS FOR THE CITY OF TROY

BE IT RESOLVED, that the City Council hereby appoints the following persons, as identified in the attached applications hereto and made a part hereof, Commissioners of Deeds for the City of Troy for a two-year term.

Ellin R. Liberty - 11/06/2014-11/06/2016
436 Marshland Court
Troy, New York 12180

Kierstin D. Spain - 11/06/2014-11/06/2016
12 Larch Avenue
Troy, New York 12180

Cheryl Christiansen - 11/06/2014-11/06/2016
48 Colleen Road
Troy, New York 12180

Approved as to form, October 14, 2014

_____
Ian H. Silverman, Esq., Corporation Counsel

RESOLUTION SUPPORTING THE TROY HOUSING AUTHORITY'S APPLICATION TO THE NEW YORK STATE HOMES AND COMMUNITY RENEWAL FOR THE REVITALIZATION OF THE MARTIN LUTHER KING APARTMENTS

WHEREAS, the Troy Housing Authority is partnering with Omni Housing Development to revitalize the Martin Luther King (MLK) Apartments on Eddy's Lane,

WHEREAS, the Troy Housing Authority is seeking funding through New York State Homes and Community Renewal's Low Income Housing Tax Credit and Housing Trust Fund Programs,

WHEREAS, the MLK project is anticipated to be completed in 2 – 3 phases, resulting in reducing the number of units on site from 120 to 83; and the development of 37 units of new or renovated apartments in the North Central neighborhood as in-fill or neighborhood stabilization housing,

WHEREAS, the funding of the MLK Revitalization project could act as the foundation for a broader collaborative neighborhood stabilization project,

WHEREAS, the City of Troy is the ideal leader of this initiative and would include the support of numerous public, private and not-for profit stakeholders, and

WHEREAS, this initiative will focus on leveraging public and private partnerships and build on the implementation of the City's 2010 – 2014 Consolidated Plan which has already made significant infrastructure improvements in the North Central neighborhood, generating a master plan for development of a sustainable mixed income community with supportive commercial services; now, therefore be it

RESOLVED, that the City of Troy endorses and supports the Troy Housing Authority's application to the NYSHCR Low Income Housing Tax Credit and Housing Trust Fund Programs Program for the revitalization of the Martin Luther King Apartments.

Approved as to form, October 16, 2014

_____

Ian H. Silverman, Esq., Corporation Counsel

RES. #77

RESOLUTION PROCLAIMING NOVEMBER 29, 2014 AS SMALL BUSINESS SATURDAY

WHEREAS, the government of Troy, New York, celebrates our local small business and the contributions they make to our local economy and community; according to the United States Small Business Administration, there are currently 23 million small businesses in the United States, they represent more than 99 percent of American employer firms, create more than two-thirds of the net jobs, and generate 46 percent of private gross domestic product; and

WHEREAS, small businesses employ over 55 percent of the working population in the United States; and

WHEREAS, 89 percent of consumers in the United States agree that small businesses contribute positively to the local community by supplying jobs and generating tax revenue; and

WHEREAS, 87 percent of consumers in the United States agree that small businesses are critical to the overall economic health of the United States; and

WHEREAS, 93 percent of consumers in the United States agree that it is important for people to support the small businesses that they value in their community; and

WHEREAS, Troy, New York supports our local businesses that create jobs, boost our local economy and preserve our neighborhoods; and

WHEREAS, advocacy groups as well as public and private organizations across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday now, therefore be it

RESOLVED, that the Troy City Council does hereby proclaim November 29, 2014 as Small Business Saturday and urge the residents of our community, and communities across the country, to support small businesses and merchants on Small Business Saturday and throughout the year.

Approved as to form, October 21, 2014

_____

Ian H. Silverman, Esq., Corporation Counsel