



SULLIVAN COUNTY LEGISLATURE
Special Planning, Environmental Management and Real Property Committee
Thursday, June 19, 2014 ~ 2:00PM

*Committee Members: Alan Sorensen (Chair); Ira Steingart (Vice Chair);
Cora Edwards; Cindy Kurpil Geiger and Gene Benson*

AGENDA

RESOLUTIONS:

1. Accept and/or Reject Bids made at the June 2014 Public Auction for Real Property
2. Reconvey FA 20.-1-3.1/1102 to Garden View Estates, LLC
3. Reconvey FA 56.A-1-36 to Rodney and Paula Eddie
4. Convey MA 58.-6-12 to Stainton
5. Reconvey FA 60.-1-15.1/6501 to Acorn Realty Holdings LLC

PUBLIC COMMENT:

ADJOURNMENT

RESOLUTION INTRODUCED BY PLANNING, ENVIRONMENTAL MANAGEMNET AND REAL PROPERTY COMMITTEE

RESOLUTION TO ACCEPT AND/OR REJECT BIDS MADE AT THE JUNE 2014 PUBLIC AUCTION FOR REAL PROPERTY ACQUIRED BY VIRTUE OF THE IN REM TAX FORECLOSURE PROCEEDINGS.

WHEREAS, the Sullivan County Legislature authorized auctions to be conducted by Haroff Auction and Realty, Inc. and Absolute Auctions and Realty, Inc. for real property acquired by virtue of the In Rem tax foreclosure proceedings, and

WHEREAS, Haroff Auction and Realty, Inc. and Absolute Auctions and Realty, Inc conducted an auction on June 11, 2014 & June 12, 2014, and

WHEREAS, by the Terms of Sale, the County reserved the right to withdraw any property listed in the notice of sale from the auction and further required that all such bids at the auction be approved or rejected by the Sullivan County Legislature, and

WHEREAS, the Real Property Advisory Board recommends all bids made at said auction be accepted, and

WHEREAS, the successful bidders will have until 5:00 p.m. on Thursday, July 24th, 2014, pursuant to the terms and conditions of the auction, to pay the balance due to the Sullivan County Treasurer's Office or any deposit remitted will be forfeited, and

WHEREAS, the successful bidders must purchase all parcels they were the successful bidders for, and

WHEREAS, if the successful bidder(s) do not remit the balance of the bid amount by Thursday, July 24th, 2014, pursuant to the terms and conditions of the auction, the parcels will be offered for sale, and the deposit(s) will be forfeited, and

NOW, THEREFORE, BE IT RESOLVED, the bids recorded at the real property auction held on June 11, 2014 & June 12, 2014, are hereby accepted, and the Chairman of the Sullivan County Legislature is hereby authorized and directed to execute the necessary documents to convey such title to the successful bidder, or to the party to whom conveyance shall be made, and

BE IT FURTHER RESOLVED, the Sullivan County Treasurer is authorized to forfeit and retain any deposits made on bids that are not paid in full on or before 5:00 p.m. July 24th, 2014, pursuant to the terms and conditions of the auction.

Moved by _____,
Seconded by _____,
and adopted on motion _____, 2014.

**RESOLUTION INTRODUCED BY PLANNING, ENVIRONMENTAL
MANAGEMENT AND REAL PROPERTY COMMITTEE**

**RESOLUTION TO RECONVEY A PARCEL LOCATED IN THE
TOWN OF FALLSBURG KNOWN AS FALLSBURG 20.-1-3.1/1102
TO THE FORMER OWNER.**

WHEREAS, the County of Sullivan through its tax foreclosure deed, dated February 28, 2014, recorded as Instrument #2014-1237 in the Sullivan County Clerk's Office, took title to the premises located in the Town of Fallsburg and identified as Tax Map # 20.-1-3.1/1102, and

WHEREAS, the County mailed notifications to the wrong name of owner, therefore the County failed to notify the Owner of said parcel at the time of commencement of the foreclosure proceeding, thereby resulting in a Mennonite failure, and

WHEREAS, said Owner has redeemed the delinquent taxes for repurchase figures in the amount of \$23,002.84 on May 21, 2014, and said parcel should therefore be conveyed to the former record owner, Garden View Estates, LLC, and

WHEREAS, the conveyance of said parcel will restore to its prior status, any and all liens and/or judgments of record that were extinguished with the recording of the county foreclosure deed dated on February 28, 2014, and recorded on February 28, 2014, in the Sullivan County Clerk's Office as Instrument #2014-1237, and

NOW, THEREFORE, BE IT RESOLVED, the Chairman of the Sullivan County Legislature is hereby authorized to execute the necessary documents in order to re-convey the aforesaid premises to the former owner of record, Garden View Estates, LLC.

Moved by _____,
Seconded by _____,
and adopted on motion _____, 2014.

**RESOLUTION INTRODUCED BY PLANNING, ENVIRONMENTAL
MANAGEMENT AND REAL PROPERTY COMMITTEE**

**RESOLUTION TO RECONVEY A PARCEL LOCATED IN THE
TOWN OF FALLSBURG KNOWN AS FALLSBURG 56.A-1-36 TO
THE FORMER OWNER.**

WHEREAS, the County of Sullivan through its tax foreclosure deed, dated February 28, 2014, recorded as Instrument #2014-1237 in the Sullivan County Clerk's Office, took title to the premises located in the Town of Fallsburg and identified as Tax Map # 56.A-1-36, and

WHEREAS, the County was unaware that the Owner of said parcel at the time of commencement of the foreclosure proceeding was in Bankruptcy, thereby constituting a violation of the federal bankruptcy code, and

WHEREAS, said Owner has redeemed the delinquent taxes for repurchase figures in the amount of \$6,750.36 on May 21, 2014, and said parcel should therefore be conveyed to the former record owners, Rodney L & Paula K Eddie, and

WHEREAS, the conveyance of said parcel will restore to its prior status, any and all liens and/or judgments of record that were extinguished with the recording of the county foreclosure deed dated on February 28, 2014, and recorded on February 28, 2014, in the Sullivan County Clerk's Office as Instrument #2014-1237, and

NOW, THEREFORE, BE IT RESOLVED, the Chairman of the Sullivan County Legislature is hereby authorized to execute the necessary documents in order to re-convey the aforesaid premises to the former owners of record, Rodney L & Paula K Eddie.

Moved by _____,
Seconded by _____,
and adopted on motion _____, 2014.

**RESOLUTION INTRODUCED BY PLANNING, ENVIRONMENTAL
MANAGEMENT AND REAL PROPERTY COMMITTEE**

**RESOLUTION TO CONVEY PROPERTY IN THE TOWN OF MAMAKATING
KNOWN AS MA58.-6-12, ACQUIRED BY THE COUNTY OF SULLIVAN BY
VIRTUE OF THE IN REM TAX FORECLOSURE PROCEEDING FOR THE
2011 LIEN YEAR.**

WHEREAS, property located in the Town of Mamakating designated on the Sullivan County Real Property Tax Map as MA58.-6-12, Class 692, being 0.56 +/- acres, located on Yankee Lake Rd, is owned by the County of Sullivan (formerly owned by Joseph Oriscak) and was included in the foreclosure of 2011 liens, but was not sold at the June, 2013 Public Auction, and

WHEREAS, Douglas & Julianne Stainton have offered to purchase said property for the sum of, TWO HUNDRED (\$200.00) DOLLARS, and

WHEREAS, this matter was discussed by the Real Property Advisory Board who advised it is in the best interest of the County of Sullivan to convey the parcel to Douglas & Julianne Stainton for TWO HUNDRED (\$200.00) DOLLARS, and

WHEREAS, the purchaser will also be responsible for the recording fees plus 10% of sale price for auctioneer's commission, plus the 2014 County/Town taxes and any other applicable charges, including but not limited to, omitted & pro rata taxes, water and sewer charges, if any, and

NOW, THEREFORE, BE IT RESOLVED, the Chairman of the Sullivan County Legislature is hereby authorized to execute the necessary documents in order to convey the aforesaid premises to Douglas & Julianne Stainton, upon payment of \$200.00 to the County Treasurer, plus 10% of sale price for auctioneer's commission, plus fees for the County Clerk, plus the 2014 County/Town taxes and any other applicable charges, including but not limited to, omitted & pro rata taxes, water and sewer charges, if any.

Moved by _____,
Seconded by _____,
and adopted on motion _____, 2014.

**RESOLUTION INTRODUCED BY PLANNING, ENVIRONMENTAL
MANAGEMENT AND REAL PROPERTY COMMITTEE**

**RESOLUTION TO RECONVEY A PARCEL LOCATED IN THE
TOWN OF FALLSBURG KNOWN AS FALLSBURG 60.-1-15.1/6501
TO THE FORMER OWNER.**

WHEREAS, the County of Sullivan through its tax foreclosure deed, dated February 28, 2014, recorded as Instrument #2014-1237 in the Sullivan County Clerk's Office, took title to the premises located in the Town of Fallsburg and identified as Tax Map # 60.-1-15.1/6501, and

WHEREAS, the County used an incorrect address provided by the Town's records, therefore the County failed to notify the Owner of said parcel at the time of commencement of the foreclosure proceeding, thereby resulting in a Mennonite failure, and

WHEREAS, said Owner has redeemed the delinquent taxes in the amount of \$19,069.63 on May 23, 2014, and said parcel should therefore be conveyed to the former record owner, Acorn Realty Holdings LLC, and

WHEREAS, the conveyance of said parcel will restore to its prior status, any and all liens and/or judgments of record that were extinguished with the recording of the county foreclosure deed dated on February 28, 2014, and recorded on February 28, 2014, in the Sullivan County Clerk's Office as Instrument #2014-1237, and

NOW, THEREFORE, BE IT RESOLVED, the Chairman of the Sullivan County Legislature is hereby authorized to execute the necessary documents in order to re-convey the aforesaid premises to the former owner of record, Acorn Realty Holdings LLC.

Moved by _____,
Seconded by _____,
and adopted on motion _____, 2014.