

**TROY CITY COUNCIL
SPECIAL MEETING AGENDA
February 20, 2020
7:00 P.M.**

Pledge of Allegiance
Roll Call
Presentation of Agenda
Public Forum

LOCAL LAWS

ORDINANCES

12. Ordinance Authorizing And Directing Sales By The Proposal Sale Method Of City-Owned Real Property (Council President Mantello, Council Member Steele) (At The Request Of The Administration) **Pending Finance Meeting, February 20

16. Ordinance Authorizing And Directing Sales By The Proposal Sale Method Of City-Owned Real Property (Council President Mantello) (At The Request Of The Administration) **Pending Finance Meeting, February 20

18. Ordinance Authorizing The City To Create A Capital Project And Amending The Capital Projects Budget To Allow Funding For Said Capital Project (Council President Mantello) (At The Request Of The Administration) **Pending Finance Meeting, February 20

RESOLUTIONS

**ORDINANCE AUTHORIZING AND DIRECTING SALES BY
THE PROPOSAL SALE METHOD OF CITY-OWNED REAL PROPERTY**

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 proposal 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 purchaser for the sum 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 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 the sale are as follows: **The Rensselaer Land Trust(RLT) bid \$10 for portions of paper streets adjoining the parcels previously approved by the City Council on December 19, 2019 by Ordinance #136. The \$10 bid includes portions of Carlyle Ave, Stanford Ave and Regent Ct (See attached map). The paper streets do not have a tax map number assigned and will be merged by sale contingent on the RLT providing a survey to the City of Troy prior to transfer. The Council agrees to waive the \$700 Assessor/Legal fee for this transfer.**

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

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 fees.

Section 5. This Ordinance shall take effect immediately.

Approved as to form, February 20, 2020

James A. Caruso Esq., Corporation Counsel



Steven Strichman
Commissioner of Planning and Economic Development
City of Troy

PROPOSAL

Tax Map # None

Property Location

Stanford Avenue }
Carlisle Avenue } Paper
Regent Court } Streets

Present Number of Units 0

Owner Occupancy

yes

Residential

Proposed Number of Units 0

no

Commercial

1. Description of Proposed Use

See Attachment

2. Proposed Improvements

a) List of proposed improvements.

See Attachment

b) Estimated cost of each improvement.

See Attachment

c) Estimated Total Costs \$ See Attachment

3. Proposed Improvement Method

a) Identify party or parties performing the work.

See Attachment

b) Description of how the work will be completed and estimated date for completion of work.

See Attachment

c) Description of experience and/or qualifications of party or parties performing the work.

See Attachment

4. Financing of Property, Purchase and Improvements

a) Provide description of method for payment of costs related to the purchase and improvements.

RLT current stewardship and related funds on hand

b) Provide evidence of current financial assets sufficient for payment of purchase and improvement costs or the ability to secure financing for payment of such costs.

Bank Statements attached

(Attach Proof of Financing method- such as bank statements, commitment letters from lending institutions etc.)

Proposed Purchase Price (Amount of Bid)

\$ 10.00

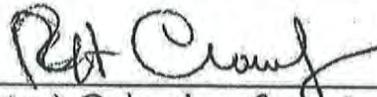
Name Rensselaer Land Trust

Principals NA

Address 415 River St.

Troy NY 12180

Phone # 518-659-5263



(Signature) Robert Crowley, President

**If more than one individual, partner, shareholder or member, attach additional sheets providing the names, home addresses and telephone numbers of each. No PO Boxes are acceptable. Each must sign the proposal.

Mayor's Approval _____

Attachment to Rensselaer Land Trust Bid Proposal for Stanford Ave, Carlyle Ave, Regent Court Paper Streets
January 29, 2020

Parcels:

Paper Streets, Stanford Ave, Carlyle Ave and Regent Court (part of Euclid Ave subdivision 2011 – 144) as marked by green boundaries on the attached map.

1. Description of Proposed Use

On December 19, 2019 under Ordinance 136 the City Council awarded the sale of four lots to the Rensselaer Land Trust (RLT). The four lots are 3 Stanford Ave, 10 Carlyle Ave, 15 Carlyle Ave and 20 Carlyle Ave (the Carlyle Lots). In its Bid Proposal dated October 30, 2019 for the Carlyle Lots, RLT stated it intended to combine the Carlyle Lots with the adjacent 'paper streets' into a neighborhood open space preserve. We are also seeking to combine with another group of parcels to the south which would ultimately result in a 10 acres neighborhood open space preserve.

The Paper Streets are needed for RLT to accomplish the intent stated in the October Bid Proposal. Without the Paper Streets RLT's stated intent would be rendered impossible. Carlyle Ave currently divides the Carlyle Lots and would provide access from this part of the neighborhood. The marked portion of Stanford Ave is needed because it provides access from the Euclid side of the neighborhood. Stanford Ave is also needed to combine with the additional future land if acquired. Regent Court contains the stream that flows from Coopers Pond down to the Poesten Kill and could help provide access from South Lake Ave if needed in the future.

2. Proposed Improvements.

a) As stated in our October Bid Proposal our intent is to make minimal changes to the open space preserve incrementally over time to ensure that any improvements are appropriate for the neighborhood. One important on going matter would be to keep the open space preserve clean and welcoming including routine rubbish pickup and brush clearing in specific areas. Showing that an open space area is maintained and managed deters irresponsible behavior.

Our experience with our John B Staalesen Vanderheyden Preserve in the Albia neighborhood is a good example. In the Staalesen Preserve, defined paths, a few landscape items such as fences and routine maintenance shows that the area is managed. This deters irresponsible behavior. The open space then becomes a neighborhood amenity where the residents can go for a quiet walk with their dog, their children or by themselves.

b) Improvements would have minimal cost. The work would be done by volunteers. Any material for any future improvements could be paid for by RLT Stewardship funds we have on hand or grants from the NYS Environmental Protection Fund.

3. Proposed Improvement Method.

As mentioned, all work will be performed by volunteers. RLT has a core of volunteers to call on. As also mentioned, RLT has had similar experience with its primary public preserves including the Staalesen Preserve in Troy, Ingalls Preserve in Stephentown and Kinderhook Preserve in East Nassau. Go to the RLT website at www.renstrust.org, click on 'Explore' then 'Preserves' for more information about RLT's public preserves.

Attachment to Rensselaer Land Trust Bid Proposal for Stanford Ave, Carlyle Ave, Regent Court Paper Streets
January 29, 2020

Request that Assessor Fee and Closing Attorney Fee be Waived.

We request that the Assessor Fee of \$300 and Closing Attorney Fee of \$400 be waived (\$700) for the paper street sale. As noted above, acquisition of the paper streets is a necessary part of our October Bid Proposal for the Carlyle Lots. While City procedure requires an additional bid for the paper streets, practically speaking the Carlyle Lots and paper streets are one transaction as described in our October Bid Proposal. Moreover, RLT will be paying \$1,032 in transaction fees (\$700 Assessor and Closing Attorney) Adding another \$700 for what is essentially part of the same transaction seems unnecessary. We are not asking that the City not charge closing fees. We are asking not to be charged extra closing fees.

Another reason we are making this request is the total cost of this project for RLT. When adding \$3,337 in likely property taxes in connection with the Carlyle Lot purchase and the Carlyle \$200 purchase bid this amounts to a total cost to RLT of \$4,549. RLT is a small not for profit. RLT has the resources to maintain and manage the proposed open space preserve. However, we do have limited resources and we have multiple properties and projects ongoing. We have to allocate our resources with this in mind and budget accordingly. Therefore, we request the Assessor Fee and Closing Attorney Fee (combined \$700) be waived for the paper street sale.

**ORDINANCE AUTHORIZING AND DIRECTING SALES BY
THE PROPOSAL SALE METHOD OF CITY-OWNED REAL PROPERTY**

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 proposal sale on the hereinafter described properties as outlined below.

Section 2. The Mayor is hereby authorized and directed to swap and convey the hereinafter described real property to the following named purchaser for the sum 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 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 purchasers, purchase prices and terms and conditions of sales are as follows:

TAX MAP #	Location	AV	Class Code	Description	Bidder	Bid
111.52-7-4	541 Second Street	\$63,000	210	One Family	Stephen Bourdages	22 Douw St

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

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, February 20,2020

James A. Caruso Esq., Corporation Counsel

PROPOSAL

Tax Map # 111.52-7-4

Property Location 541 2nd St

Present Number of Units 1

Owner Occupancy yes **Residential**

Proposed Number of Units 2

no Commercial

1. Description of Proposed Use

Rehab bld and Rent
out

2. Proposed Improvements

a) List of proposed improvements. Rehab inside of bld
and Replace Roof

b) Estimated cost of each improvement. \$10,000

c) Estimated Total Costs \$ 20,000

3. Proposed Improvement Method

a) Identify party or parties performing the work. Steve & Bailey Bourdage

b) Description of how the work will be completed and estimated date for completion of work.
Gut out inside of bld and bring
back to code 6 months

c) Description of experience and/or qualifications of party or parties performing the work.
Rehabed All bld I own

4. Financing of Property, Purchase and Improvements

a) Provide description of method for payment of costs related to the purchase and improvements.

Cash

b) Provide evidence of current financial assets sufficient for payment of purchase and improvement costs or the ability to secure financing for payment of such costs.

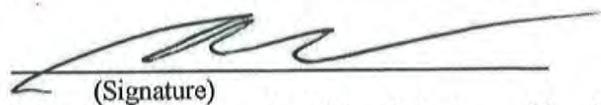
(Attach Proof of Financing method- such as bank statements, commitment letters from lending institutions etc.)

Proposed Purchase Price (Amount of Bid) Trade this bid \$ _____
For 22 Down st

Name Stephen Bourdegar Principals _____
that city wants to purchase

Address 67 Sicho Rd _____

Poestenkill ny 12142 _____

Phone # 518-505-6029  _____
(Signature)

**If more than one individual, partner, shareholder or member, attach additional sheets providing the names, home addresses and telephone numbers of each. No PO Boxes are acceptable. Each must sign the proposal.

TAXES/WATER BILLS/PARKING TICKETS PAID? _____
CODE VIOLATIONS? _____

Mayor's Approval _____

**ORDINANCE AUTHORIZING THE CITY TO CREATE A CAPITAL PROJECT AND
AMENDING THE CAPITAL PROJECTS BUDGET TO ALLOW FUNDING FOR SAID
CAPITAL PROJECT**

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

Section 1. The establishment of a Capital Project entitled “7th & Ingalls Park”

Section 2. The City of Troy 2020 budget is herein amended as set forth in Schedule A entitled:

2020 Budget Amendments – 7th & Ingalls Park

which is attached hereto and made a part hereof

Section 3. This act will take effect immediately.

Approved as to form February 20, 2020

James A. Caruso, Corporation Counsel

MEMO IN SUPPORT

This ordinance establishes the capital project for the improvements to the 7th and Ingalls Park. Funding for this project is coming from four sources:

1. Gifts and donations from local non-for-profit entities
2. Bond resolutions previously passed by the City Council
3. General Fund transfer
4. SAM grants from New York State

The project has been bid and is ready for construction; however the budget needed to be amended to establish the accounts related to some of the revenue sources. The project, given the cost and scope, also merited having its own capital project established.

Schedule A

ORD18

2020 Budget Amendments – 7th & Ingalls Park

Department	Account No.	Description	Original Budget*	Change (+ / -)	Revised Budget
Revenues					
7th & Ingalls Park	H.0000.5731.0643.0000	BANs Redeemed	300,000.00	(300,000.00)	0.00
7th & Ingalls Park	H.0000.5731.0668.0000	BANs Redeemed	300,000.00	(200,000.00)	100,000.00
7th & Ingalls Park	H.7000.3897.0000.0000	State Aid - Other Culture / Recreation	0.00	375,000.00	375,000.00
7th & Ingalls Park	H.7000.2705.0000.0000	Gifts & Donations	0.00	230,000.00	230,000.00
7th & Ingalls Park	H.0000.5731.0670.0000	BANs Redeemed	0.00	500,000.00	500,000.00
7th & Ingalls Park	H.0000.5031.0670.0000	Interfund Transfers	0.00	<u>150,000.00</u>	150,000.00
Total Capital Projects Fund Budget Revenue Increase				755,000.00	
Expenditures					
2019 General Fund Capital Plan - DPW/Rec	H.7110.02040.643.0000	Facilities Upgrades/Improvements	300,000.00	(300,000.00)	0.00
2020 General Fund Capital Plan - Recreation	H.7110.02040.668.0000	Facilities Upgrades/Improvements	300,000.00	(200,000.00)	100,000.00
7th & Ingalls Park	H.7110.0204.0670.0000	Facilities Upgrades/Improvements	0.00	<u>1,255,000.00</u>	1,255,000.00
Total Capital Projects Fund Budget Expenditure Increase				755,000.00	
Net Impact On Capital Projects Fund				0.00	

* Or as previously amended