



THE CITY OF POUGHKEEPSIE NEW YORK

COMMON COUNCIL MEETING MINUTES

Monday, May 4, 2020 6:30 p.m.

City Hall

The Council Meeting was conducted using videoconferencing, as permitted by the NYS Open Meetings Law.

Welcome to the regularly scheduled meeting of the City of Poughkeepsie Common Council the date is Monday, April 20, 2020, and the time is 6:30 pm

Effective immediately and based upon notices and health advisories issued by Federal, State, and Local officials related to the Coronavirus, the City of Poughkeepsie Common Council will not hold in-person meetings. Until further notice, all future City Council meetings (including public hearings) will be held via videoconferencing, as permitted by the NYS Open Meetings Law.

Due to public health and safety concerns, the public will not be permitted to attend at the remote locations where the City Council members will be situated. The public, however, will be able to fully observe the video conference meeting by using the registration link that was posted with our meeting notice and the meeting will be available for viewing at a later date and available on our website.

I'd like to acknowledge that we are gathered, wherever we are, on the traditional territory of the Lenape people and this territory was a critical resting place along a popular trade route for people of the Lenape Nation and other cultures as is evidenced in the earliest derivation of the name 'Poughkeepsie' with an indigenous string of words, U-puku-ipi-sing, that, when translated, means 'reed-covered lodge by the little water place' or resting place.

Let's all recite the pledge of allegiance.

I. PLEDGE OF ALLEGIANCE:

ROLL CALL-All Present. Councilmember Petsas joined after the "roll call" was taken.

II. REVIEW OF MINUTES:

Official Minutes of the Common Council Meeting of Monday, May 4, 2020

CCM Minutes 4-20-2020						
☒ Accepted ☐ Defeated ☐ Tabled			Yes/Aye	No/Nay	Abstain	Absent
	Councilmember Flowers	Voter	☒	☐	☐	☐
	Councilmember McNamara	Voter	☒	☐	☐	☐
	Councilmember Cherry	Voter	☒	☐	☐	☐
	Councilmember R. Johnson	Voter	☒	☐	☐	☐
	Councilmember Menist	Voter	☒	☐	☐	☐
	Councilmember Petsas	Voter	☒	☐	☐	☐
	Councilmember L. Johnson	Voter	☒	☐	☐	☐
	Councilmember Brannen	Voter	☒	☐	☐	☐
	Chair Salem	Voter	☒	☐	☐	☐

III. READING OF ITEMS by the City Chamberlain of any resolutions not listed on the printed agenda.

NONE

IV. PUBLIC PARTICIPATION: Three (3) minutes per person up to 45 minutes of public comment on any agenda and non-agenda items.

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Laurie Sandow comments, Common Council meeting, May 4, 2020 — Pg. 1 of 2

For the third meeting in a row, Common Council chair Sarah Salem is breaching both Council rules and City Charter by deleting public participation from the agenda, and depriving the public of their right to comment at Council meetings. Complicity with this breach extends to every councilmember who sits silent, allowing these rules to be broken. Salem pretends these breaches are protected under the governor's Executive Orders, even while knowing that NY State's Committee on Open Government has declared otherwise. Similarly, open meetings law is being broken by restricting same-time access to these meetings only to those who've registered through Zoom.

Rather than seek methods and solutions for public participation and broad distribution—as other other public bodies nationwide have done—the City of Poughkeepsie Common Council has opted to use the coronavirus crisis as camouflage by which to interfere with and undermine public participation, including the setting of an arbitrary and capricious 5:00pm deadline for submitting written comments.

Council meeting agendas are posted at the very last minute, even later than ever, and amended even after that, entirely without notice or highlighting the amendment(s).

The April 20 Council meeting approved the sale of a parcel at 123 Smith St., across the street from historic Smith Metropolitan AME Zion Church. On tonight's Common Council agenda, there's another sale, for a parcel at 556 Main Street. That parcel is not now, and to my knowledge, never been listed for sale on the City's website. Which naturally leads one to ask: how did the buyer come to learn of its availability? And is the buyer acting in his own interest, or as proxy or conduit for one or more parties who had insider information?

Going back to 123 Smith Street, a few simple points about the Council's approval:

1—The purchaser has stated their intent to use the parcel for non-conforming purposes in a residential neighborhood. Once again, this Council plays a role in reshaping the City before a Comprehensive Plan is ever developed;

2—Evan Menist, the 2nd Ward councilmember, argued that the property should come back on the tax rolls, without ever mentioning that the building was already in tax arrears and already being used for non-conforming purposes, prior to transfer to the City. Councilmember Flowers has also been silent on both points;

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Laurie Sandow comments, Common Council meeting, May 4, 2020 — Pg. 2 of 2

3—Even after impassioned testimony by the community regarding Confederate Railroad, and lots of virtue-signaling by Councilmembers, the Council approved the sale to a party who publicly declared themselves tone-deaf to the community's opposition;

4—The parcel at 123 Smith St. has had a "For Sale" sign on it for at least five years. Though the property's neglected condition merited a Building Department violation long before transfer to the City, there is no evidence that any citations were ever issued;

5—The City, due to risk, saw fit to demolish 19 Academy St. at its own expense and wait years to work out a settlement with the developer-owner. Yet the City now suggests "risk" as their reason for hastening 123 Smith's sale to a contractor;

6—The sale is being made to a contractor the City has previously hired for services;

7—The approved purchaser is not a City resident, nor is his business currently headquartered in the City;

8—The 123 Smith St. parcel is uniquely located not only in proximity to Smith Metropolitan AME Zion Church, but also to a future rail trail spur. Where are the voices and input of the Northside Collaborative, Scenic Hudson, MASS Design, the Pastor's association of City of Poughkeepsie African-American churches, and the organization now known as Celebrating the African Spirit (formerly BHPC Memorial Project)?

9—When, if ever, will anchor institutions on the City's north side command the same respect, support and preservation as those elsewhere in the City?

10—Councilmembers who claim that it's "tradition" to support the resolutions of any given Ward leaders, are 1) surrendering the interests of their own constituents, as well as residents citywide, to unsupportable faux "traditions", and 2) using "tradition" as code that translates to "I'll scratch your back on this vote, and you'll scratch my back on one or more of my future resolution(s)".

We're sure to see "tradition" at work when the 556 Main St. parcel comes up on tonight's meeting agenda.

I will leave it at that, although there's a list as long as one's arm for why these sales, and the current conduct of the City of Poughkeepsie Common Council should be opposed. The complicit conduct of councilmembers under Sarah Salem's leadership is equally lawless and worthy of attention and opposition. The arbitrary and capricious deadline that Sarah Salem has set for submitting written comments for tonight's Council meeting is yet another issue to which NY State oversight bodies will be alerted.

V. MAYOR'S COMMENTS:

Mayor Rolison: There were 279 confirmed cases within the city. That number has not really spiked too much, it has been in the two hundreds for some time. And as we're starting to see increased testing in and around the city, that number will probably rise a bit, and that's what we're also seeing state wide as testing becomes more available. We are seeing the individuals who have been diagnosed with it, those numbers are actually spiking a little bit.

Staffing in all departments is still good. We have had some shortages in the Department of Public Works, due to some family members testing positive, and some secondary exposures, but everyone is well. Anyone who works for the city, or who has a family member that may have tested positive, everyone is doing well, and that's really good. And that's true for FD and PD, and city hall staff as well. The Department of Public Works, I know I have said this before, but I will say it again, we are concentrating on 3 areas: sanitation, streets and parking. The way that it has been working over the past two weeks; every morning, first priority is staffing sanitation, and after sanitation is staffed and the men go out onto the routes, the rest of the team that is present on DPW is then broken up into streets and parks. That's been working out pretty well. Also, as far as sanitation goes, we are now going to collect the yard

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debris the 1st and 3rd Wednesday of every month. We are going to put a release out on that, we are going to do a special notification on the Buzz and put it on the website. We need to do that because of staffing levels and we also need to do that so that we can do other things on Wednesday, as it relates to cleaning areas of the City of Poughkeepsie that need particular attention.

There are two new initiatives that the city has started. The first one has started today. We are now a call center mode here at city hall. Upstairs in my office, on Mondays and Wednesday's between the hours of 10:00 and 2:00, individuals can call 451-4073. City residents who have transportation challenges, they can get transportation, through an arrangement with Dutchess County, and a private bus company that will pick individuals up to take them to MHR-Mid-Hudson Regional on Tuesdays and Thursdays, for testing. There is no charge for any of this. If you have transportation, and you call up, we will give you the number to call and make the appointment. But if you don't, we will make arrangements to pick you up on those two days, on Tuesday and Thursday between 9:00 and 4:00. Today was the 1st day that we had the intake. We received a lot of phone calls, many of the calls were people just checking in on the status of the program. Many were from outside the area. A couple were from outside the county. And we did make arrangements for one particular person who's going to need transport to MHR.

On Monday's and Friday's, we also have now repositioned Ingrid Sanchez, our Municipal ID Clerk, because with City Hall being closed and municipal ID's not being taken in city hall and issued in city hall, she will be manning a phone line in her office, on Monday's and Friday's between 8:30 and 4:30, for the Latino community, she is bilingual. So individuals who want information on COVID related matter, including not only just the COVID health crisis and all of the things that go with that, also on any of the other COVID related help that is out there. That phone number is 451-4203. We will be doing outreach starting tomorrow on that. And also, Ingrid can be reached online, and her email address is isanchez@cityofpoughkeepsie.com

We have established four working groups within city government. We are working in conjunction with Dutchess County and the Mayors and Supervisors Association on four key areas that we are going to see accelerate over the next few weeks. And those things are: Government Operations, Economic Development and reopening, also Recreation and Parks and Events. So on the Government Operations side, the contact there is City Administrator Marc Nelson, Paul Calogerakis and his team are coordinating on Economic Development and Planning and Zoning and Recreation and Parks is Brian Laffin and Events is Liz Ruiz in the City Administrators Office. It would be helpful to have a liaison from the council to be assigned to each one of these working groups and that way we can give real time, quick information to those liaisons to distribute the council. My impression is in the last 24 hours is that there seems to be a lot of movement and a lot of information coming out of the state and the Governor's Office on regional reopening plans, not only for the communities themselves, but also for government and how government may be able to reopen, first on a limited bases and then as this thing moves further out, potentials being able to return to normal government operations. If we ever see that. We may be doing things differently from now on. We have looked at how we are going to open city hall, not only from a security standpoint but from a

health standpoint, and how we can do business with the public. We will be working on that, and if you have individuals that would like to help us with that, that would be helpful.

We have started a coordinated effort on traffic safety in the city. It started today. We increased our traffic safety unit to 6 officers. You are going to see increased presence and increase vigilance within the City of Poughkeepsie to combat driving that has gotten out of hand.

Will be doing a Facebook live town hall meeting with Doctor Eric Rosser this Thursday at 5:30 p.m. We will both get updates. And obviously Dr. Rosser has a lot to talk about within the school system. As you know, school has been cancelled until the end of the year, and he will be discussing some of the really great and innovative things that the school district is doing with distance learning and other types of activities. We had a conference call today himself, and Dr. Rosser and members of the Children's Cabinet and the Harvard team on things that the school district is thinking about. Not only for the remainder of the school year, but for the summer.

I will end on this quick note: The parks squad was out over the weekend, volunteers and city staff, looking at the various park activity. It was a great weekend. Everybody was out in all of the parks, but specifically the parks that we knew would see the most; Waryas and Kaal Rock Park and we had a great weekend here in the city. We did not have any problems or challenges and everyone was doing their own thing, social distancing. I am very proud of the residents of the city.

VI. CHAIRPERSON'S COMMENTS AND PRESENTATIONS:

Chair Salem: 81 confirmed deaths in Dutchess County as of today and over 272 confirmed cases here in the City of Poughkeepsie.

This past weekend was gorgeous and the days ahead will likely follow suit, which can make it hard to remember that we are still in the midst of a pandemic and that we must continue to follow restraint, abide by Social Distancing guidelines, and wear a mask when you are in public places where keeping 6 feet apart is not plausible.

Social distancing measures can and will be enforced and they are the only defense we have right now to flatten this curve and to continue to keep our health systems functioning and our ability to abide by them is the only way we are going to get our community back up and functioning and keep it there. It is our personal and civic responsibility to follow these guides.

City Business that is on-going and that will be coming into focus in the very short term include:

Our Comprehensive Plan update; We are in the beginning stages of entering into the process of updating our comprehensive plan. The RFP for consultants went out last month and more than 9 groups submitted a response. A selection committee was formed to review each submitted reply to narrow down the field, and interviews were conducted this past week. I had the opportunity to participate in the majority of the interviews and they left me feeling very

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excited and encouraged about our city's entrance into updating and refining our community's vision.

Community Services Available to City Residents;

Food: Dutchess Outreach, more than 20,000 since March 16 from our Pantry and Lunch Box Combined to over 2500 adults and 700 children, totaling more than 57,000 lbs of food, 9,000 lbs of which include produce, 844 lbs sourced from our friends at PFP.

Pantry Hours (FREE GROCERIES): M, T, Th, F 8:30 am - 11:30 am, delivery available.

Lunch Box Hours: Lunch M-F 11:15 am - 1 pm, Sunday 12 pm - 1 pm / Dinner M-F 5 pm - 6 pm

Frankie Flowers has a meal distribution set up in the Marshall and Sterling Parking lot at Main St. and South Clover 7 days a week starting at 5pm.

Changepoint Church, Community Matters 2, HOAM, and the Dakota Service Dogs have a breakfast and dinner meal delivery service setup. More information on Changepoint or Community Matters 2 Facebook pages.

Farming: Poughkeepsie Farm Project Poughkeepsie Food Power Program; The program will include meal kits and container gardening kits for 100 City of Poughkeepsie households and online video demonstrations to go with each. Although they will only have kits for 100 families, the videos will be available to all [on our website](#) and on our [YouTube channel](#).

Interested in participating? Register here: farmproject.org/food-power-registration. For more info, text food power to 844-962-2569.

Please note, FREE supply kits are only available for up to 100 City of Poughkeepsie households.

This program is made possible with funding from NYS DEC and Dutchess County.

Housing: Hudson River Housing's COVID-19 Emergency Response Fund. This fund has been created in hopes of providing some financial relief to our neighbors that may not receive a federal stimulus check, or who are unlikely to be able to cover current and upcoming urgent housing related expenses even if they receive it.

WHAT IS IT FOR:

Households can apply for assistance with direct payments for housing related costs, such as rent and utilities. These expenses will be prioritized but applications for other unavoidable expenses like medical bills, automobile repair, etc. will also be considered.

HOW TO APPLY:

1. By submitting the paper application via mail or drop off in Poughkeepsie (details are included in the application packet attached below). The English and Spanish applications are attached below.

2. Through our [Emergency Response Fund Online Application](#), linked here. Applications accepted until May 15th.

VII. REPORTS OF COMMITTEES AND BOARDS:

Finance Committee Chair, Councilmember Chris Petsas

VIII. MOTIONS AND RESOLUTIONS:

1. **A motion was made by Councilmember Brannen and seconded by Councilmember Menist to receive and print.**

**NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW
ACT (SEQRA) RESOLUTION REGARDING A SALE OF
CERTAIN CITY OWNED PROPERTIES
(R20-38)**

INTRODUCED BY COUNCILMEMBER CHERRY:

WHEREAS, the Common Council of the City of Poughkeepsie is considering the sale of certain properties now owned by the City of Poughkeepsie, known as 556 Main Street; and

WHEREAS, the Common Council considers the proposed sale to be an Unlisted Action under Title 6 NYCRR, Section 617.2 of the SEQRA regulations; and

WHEREAS, Title 6 NYCRR, Section 617.6 specified that an agency will be the lead agency when it proposes to undertake or receives an application for funding or approval of a Type I Action that does not involve another agency; and

WHEREAS, the Common Council considers itself to be the only "involved agency" with respect to this proposed sale of properties; and

WHEREAS, the Common Council has reviewed the proposed sale of properties in accordance with Title 6 NYCRR, Section 617.11; and

WHEREAS, the Common Council has considered the hereto attached long Environmental Assessment Form (EAF)

NOW, THEREFORE, BE IT RESOLVED, as follows:

1. In accordance with Section 617.5(a)(1) of Title 6 NYCRR, the Common Council determines that the above described action is subject to SEQRA; and
2. In accordance with Section 617.5(a)(2) of Title 6 NYCRR, the Common Council determines that the action does not involve a federal agency; and

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3. In accordance with Section 617.5(a)(3) of Title 6 NYCRR, the Common Council determines that the above described action does not involve any other agencies; and
4. In accordance with Section 617.5(a)(4) of Title 6 NYCRR, the Common Council classifies the above described action as an unlisted action. The Common Council in making such classification considered Section 617.12 of Title 6 NYCRR and determined that the above action did not fall into any of the categories listed under Type I, and also considered Section 617.13 of NYCRR and determined that the above described action did not fit under any of the categories listed under Type II Actions, thus reaching the conclusion that it is to be considered an unlisted action; and
5. In accordance with Section 617.5(a)(5) the Common Council determines that the above described project will not require a long EAF since the short EAF provides sufficient information; and
6. The Common Council officially makes a determination of non-significance in that the proposed sale of properties are not expected to result in a significant adverse impact on the environment and, therefore, the preparation of a draft environmental impact statement is not necessary; and
7. This determination shall be considered a Negative Declaration for the purposes of Article 8 of the Environmental Conservation Law; and
8. The City Chamberlain shall maintain a file of this determination as well as the attached EAF which is hereby made a part of this resolution.

SECONDED BY COUNCILMEMBER BRANNEN

R20-38						
☒ Accepted ☐ Defeated ☐ Tabled	Councilmember Flowers	Voter	☒	☐	☐	☐
	Councilmember McNamara	Voter	☒	☐	☐	☐
	Councilmember Cherry	Voter	☒	☐	☐	☐
	Councilmember R. Johnson	Voter	☒	☐	☐	☐
	Councilmember Menist	Voter	☒	☐	☐	☐
	Councilmember Petsas	Voter	☒	☐	☐	☐
	Councilmember L. Johnson	Voter	☒	☐	☐	☐
	Councilmember Brannen	Voter	☒	☐	☐	☐
	Chair Salem	Voter	☒	☐	☐	☐

2. **A motion was made by Councilmember Brannen and seconded by Councilmember Randall Johnson to receive and print.**

Councilmember Cherry made a motion to amend the resolution to remove the 4th “whereas” paragraph, stating:

WHEREAS, the Property Acquisition and Disposition Committee, having considered the mission of the Committee and the policies of the City, one of which is to increase homeownership, had recommended that the City of Poughkeepsie accent this office; and

Councilmember Menist seconded the motion.

R E S O L U T I O N
(R20-39)

INTRODUCED BY COUNCILMEMBER CHERRY

WHEREAS, the City of Poughkeepsie has previously taken title to a vacant lot known as 556 Main Street (Tax Map No: 6161-24-392943), in the City of Poughkeepsie by reason of a stipulated court settlement; and

WHEREAS, the above mentioned properties have been offered for sale by the City in accordance with the policy for the sale of City owned property; and

WHEREAS, an offer has been received from 558 Main Street, LLC to purchase these properties for the sum of \$38,000; and

WHEREAS, the Common Council hereby finds that the offer from 558 Main Street, LLC is in the best interests of the City of Poughkeepsie; and

NOW, THEREFORE,

BE IT RESOLVED, that the Common Council hereby makes the following determinations: (a) that there is no existing municipal purpose or need for this property, and (b) that the sale price and conditions imposed herein represent fair and adequate consideration for the conveyance; and be it further

RESOLVED, that the offer from 556 Main Street, LLC, to purchase premises known as 556 Main Street (6161-24-392943), in the City of Poughkeepsie for the sum of \$38,000.00 is hereby approved subject to the hereinafter mentioned conditions and subject to such other and further conditions which the Corporation Counsel shall deem appropriate; and be it further

RESOLVED, that this sale is approved subject to the following conditions:

- A. That the Purchaser shall within thirty (30) days of the date of this resolution, take title to such property.**
- B. Purchaser shall obtain a building permit for the construction of a three story mixed-use building within six (6) months of the closing of title;**
- C. Purchaser shall obtain a valid Certificate of Occupancy for the property within one (1) year after the issuance of a building permit;**
- D. The transfer of title and Purchaser's use of the Property shall be subject to all state, federal and local regulations including the City of Poughkeepsie and New York State Building Codes and the City of Poughkeepsie Zoning Ordinance and real property taxes coming due pursuant to law on and after the date of transfer of title;**
- E. Purchaser's obligation to purchase such property shall be contingent upon Seller obtaining and insurable interest in the property pursuant to Article 15 of the Real Property Action and Proceedings Law or other applicable law;**

- F. Purchaser agrees that he shall not use the agreed upon purchase price as a reason to grieve or otherwise contest the assessed value of the premises for purposes of real property taxation; and**
- G. Prior to the closing of title, Purchaser shall apply for and obtain the approval from the Planning Board and/or the Zoning Board of Appeals of any site plan approval or zoning variances required by law; and**

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized to enter into a contract of sale for the above mentioned transaction provided such contract contains the terms contained herein together with such other terms and conditions which the Mayor and the Corporation Counsel shall deem appropriate, and the Mayor, the City Administrator and the Corporation Counsel are hereby authorized and directed to do all things necessary to give effect to the terms of this resolution.

SECONDED BY COUNCILMEMBER BRANNEN

The City of Poughkeepsie

New York

**Property Acquisition &
Disposition Committee**

Marc S. Nelson
Gary E. Beck, Jr.
John Taylor
Erian Buckley-Falcon
Nancy L. B. Griffin



62 Civic Center Plaza
Poughkeepsie, NY 12601
PHONE: (845) 451-4065
FACSIMILE: (845) 451-4070

January 21, 2020

**ANY OFFERS OR COUNTEROFFERS ACCEPTED BY PAD ARE SUBJECT
TO THE APPROVAL OF THE CITY OF POUGHKEEPSIE COMMON COUNCIL.**

Stefan Bohdanowycz
Via email 558mainstreet@gmail.com
20 Maple Street
Irvington, NY 10533

Re: Office to Purchase City-Owned Property located at 556 Main Street

Dear Mr. Bohdanowycz:

The PAD has reviewed your most recent offer to purchase the vacant lot located at 556 Main Street for \$38,000.00. This offer is acceptable to the PAD.

We are now prepared to refer your offer to the Common Council for discussion. In the event the Common Council agrees with the PAD, the offer would then go back to the Common Council for a resolution. If they do not agree, we will let you know as soon as possible whether they have a counteroffer.

If the above meets with your approval, please contact the undersigned at your earliest convenience, as we cannot refer until we receive your approval. Thank you.

Very truly yours,

CITY OF POUGHKEEPSIE
PROPERTY ACQUISITION &
DISPOSITION COMMITTEE

By: 

Nancy L. B. Griffin



CITY OF POUGHKEEPSIE

Office of Corporation Counsel

62 Civic Center Plaza | Poughkeepsie | New York | 12601

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corporationcounsel@cityofpoughkeepsie.com

Paul Ackermann, Corporation Counsel

S56 Main Street
Purchase Proposal

CITY-OWNED PROPERTIES FOR SALE

Dear Sir/Madam:

Thank you for your interest in city-owned properties, which are offered for sale by the City of Poughkeepsie. The attached list identifies properties available at the date of its printing. Our office can advise you if a property is currently available. From time to time we update the list as properties are sold.

In the sale of these properties, the City of Poughkeepsie is focusing on community development and commitment and owner-occupancy. To accomplish these goals, we have established the following sales guidelines:

1. All one and two family houses and building lots zoned for one and two family houses will be sold only to owner-occupants or organizations that will rehabilitate the property for the sole purpose of selling the house to an owner-occupant. Houses that need extensive rehabilitation will not be offered directly to an owner-occupant unless the prospective purchaser has previous experience and financial capacity to undertake the work.
2. All multi-family and commercial buildings will be sold to investor/developers who possess some combination of the following: a demonstrated history of community involvement; a record of quality real estate development; a record of good property management; capacity to undertake and complete the project in the stated time frame; and proof of financial capacity to perform; good credit history; and a clean record with the City of Poughkeepsie.

When there are properties and/or desired uses that do not fit the sales guidelines above, development plans will be reviewed on a case-by-case basis.

The presentation of this list shall not constitute an offer to sell the properties listed thereon. The City, in its sole discretion and for any reason, may withdraw any such properties from this list.

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Pre-Qualification:

Prospective new purchasers are asked to complete an application. Applicants who do not meet the guidelines above will be notified. Those who desire to be owner occupants, but do not fit the guidelines for a direct purchase of a city-owned property, will be referred to a homebuyer program. Applicants who do meet the stated guidelines will be invited to explore purchase of city-owned property. *Applications are attached in this package.*

Inspecting City Properties and Safety Issues:

All properties are shown to pre-qualified parties by appointment only.

Some properties may not be safe for interior viewing by the public. The city reserves the right to make that determination at any time. In those cases, a written description of building conditions will be prepared by city staff, with photographs when possible.

Title:

Unless otherwise stated, properties are conveyed to the purchaser with a quitclaim deed. The purchaser is responsible for clearing title along with any costs related to that process. In cases where a property is offered with marketable title, a charge for costs incurred by the city, including a reasonable administrative fee, will be added to the sales price. Once an offering price is accepted by the Common Council, purchasers agree that they shall not use that price as a reason to grieve or otherwise contest the assessed value of the premises for purposes of real property taxation.

Making an Offer:

To make an offer on City-owned property, please complete the attached "Purchase Offer Form" and return it to my office. Please be advised that all purchase offers are reviewed carefully before being presented to the Common Council. Presentation to the Common Council then follows as soon as reasonably possible.

If you have any questions, please contact me at (845) 451-4065.

Sincerely yours,

s/ Paul Ackermann

Paul Ackermann
Corporation Counsel

Enclosure

RESIDENTIAL- ONE & TWO FAMILY HOMES

Thank you for your interest in the City of Poughkeepsie. The Office of Corporation Counsel wants to help you find the property that best matches your needs as a homeowner-occupant. To help us please complete the following:

Name: Stefan Bohdanowicz
Address: 20 Maple St, Irvington, NY 10933
Home Phone: 646-752-1923 Work Phone: 914-505-5635 Fax: 914-505-5636
Employer: Trident Recreation Inc.
Employer Address: 335 E. 6th St, NY NY
If Self Employed: _____
Property Needs:
Single-Family: _____ Two-Family: _____ New Construction: _____ Other: ☒
If other, please explain: Mixed use: 3 story building, 2 commercial
store-front units and 9 studio/11-bedroom apartments
Number of Bedrooms: two _____ three _____ four _____ No preference *9, 1 per apartment
Will this purchase require financing: yes _____ no ☒
Have you spoken/met with a lender: yes _____ no ☒
If yes, the name, address and phone of lender: _____

Have you ever attended a "Home Buyer Information Class"? yes _____ no ☒
If yes, where? _____
Do you now or have you ever owned property in the City of Poughkeepsie: yes ☒ no _____
If yes, where? 60 Catherine St. 558-564 Main St.
Do you own other property: yes ☒ no _____
If yes, please provide the complete address: 115 Abeel St, Kingston, NY 12401
What properties on the "Properties For Sale List" interest you?
556 Main St

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INVESTOR/DEVELOPER-COMMERCIAL & MULTI-FAMILY RESIDENTIAL

Thank you for your interest in the City of Poughkeepsie. The Office of Corporation Counsel wants to help you find the property that best matches your development needs. To help us - please complete the following questionnaire:

Name: Steven Barkowicz
Address: 20 Maple St Kingston, NY 12533 Home Phone: 646 752 1923
Business Name: 556 Main St, LLC
Address of Business: 20 Maple St Kingston, NY 12533
Business Phone: 212 503 5635 Fax: 212 503 5636

Property Needs:
Multi-Family: ☒ Office: ☐ Storage: ☐ Manufacturing: ☐
Retail: ☒ New Construction: ☒ Other: ☐
If other, please explain: _____

Space/Building Requirements: total floor area: 8400 SF area per floor: 2800 SF
Lot size: _____ Clear height: _____ Electrical/Mechanical: _____
Minimum Column Spacing: 20' Parking Needs: 15

Will the purchaser operate a business or otherwise occupy the building? Yes ☐ No ☒
Explain: _____

Will this purchase require financing: yes ☐ no ☒

Do you now or have you ever owned property in the City of Poughkeepsie:
Residential - yes ☒ no ☐ Commercial - yes ☒ no ☐
If yes, where? 46 Commerce St, 238 Sullivan St

Do you own other property: yes ☒ no ☐
If yes, please provide the complete address:
15 Abel St Kingston NY 12401

What properties on the "Properties For Sale List" interest you? 556 Main St

Please attach resume of property ownership and management and company profile if applicable.

Official Minutes of the Common Council Meeting of Monday, May 4, 2020

PURCHASE OFFER ON CITY OWNED PROPERTY

Date:

1/8/2020

Address of City-owned Property to be purchased: 556 Main St

Purchaser Information:

Name(s) of Purchaser: 558 Main St LLC (Stefan Butlandowicz)

Address of Purchaser: 20 Maple St
Irvington, NY 10533

Phone number(s): 845-452-6111

Name, address and phone number of Business (if purchase is to be in the business' name):

558 Main St LLC
20 Maple St
Irvington, NY 10533

Name, address and phone number of Attorney:

Rizzo and Kelley PLLC - 272 Mill St. Poughkeepsie NY 12601
845-452-6100 - Christina Rizzo

Dollar amount of purchase offer: \$38,000

Conditions on the offer:

Financial Information:

Financial information for acquisition (to buy) of the property:

Owner Financing: ☒ Private Financing: ☐ Need to obtain a mortgage: ☐

Name, address, phone number and a contact person of Bank, Mortgage Company or Private Financing:

Official Minutes of the Common Council Meeting of Monday, May 4, 2020

Financial information for the rehabilitation (when applicable) of the property:

Owner Financing: ☒ Private Financing: _____ Need to obtain a mortgage: _____

Name, address, phone number and a contact person of Bank, Mortgage Company or Private Financing:

Other Property owned:

Do you, or any member of your immediate family own other real property located in the City of Poughkeepsie in any of the following capacities:

Individually _____ Shareholder _____ Officer or director of a corporation _____
Partner in a partnership _____ Member of a Limited Liability Company ☒
Member of a Joint Venture _____ Other Capacity _____

Please Identify: 558 Main St

If yes, the addresses of any other property, located in the City of Poughkeepsie:

66 Catherine St

Please be advised that the principals must be current on all other indebtedness to the City of Poughkeepsie.

Name, address and phone number of Real Estate Broker (if applicable):

Development Plan:

The intended use of the property (i.e.: single family, two family, retail business, etc.):

3 story mixed use Building - commercial on 1st floor and 2nd floor with 10 units on 3rd and 4th floors.

The development plan for the property (i.e.: change from residential to commercial, describe renovations to building, etc.):

New construction as currently zoned lot.

What construction work is necessary to prepare the property for this use:

Rev: 09/23/13

Page 6 of 7
www.cityofpoughkeepsie.com

Official Minutes of the Common Council Meeting of Monday, May 4, 2020

Is site plan approval needed: yes ☒ no

Are any variances required: yes ☒ no

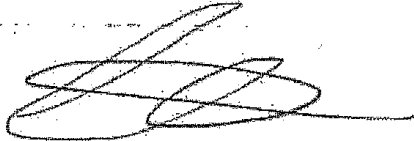
The schedule for such improvements to the property (Note- If applicable, you will be required to obtain a building permit in six months of the purchase and a Certificate of Occupancy within one year of that):

I plan to complete the improvements within 6 months of purchase.

Will you be making changes to the floor plan of the building (i.e.: changing the number, size or shape of the rooms):

No changes.

Purchaser(s) Signatures:



Please return completed form to:

Corporation Counsel
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, New York 12601
Phone: (845) 451-4065
Fax: (845) 451-4070

Official Minutes of the Common Council Meeting of Monday, May 4, 2020

Version 4 Description Update, Group: Assessor, Name: Taylor

File Edit View Toolbar Window Help

6161-24-392943-0000 191300 Poughkeepsie Active R/S: 8 School Poughkeepsie
 City of Poughkeepsie Roll Year: 2020 Cur Yr: Vacant comm Land AV: 40,000
 556 Main St Land Size: 0.10 acres Non-Homestead Total AV: 40,000

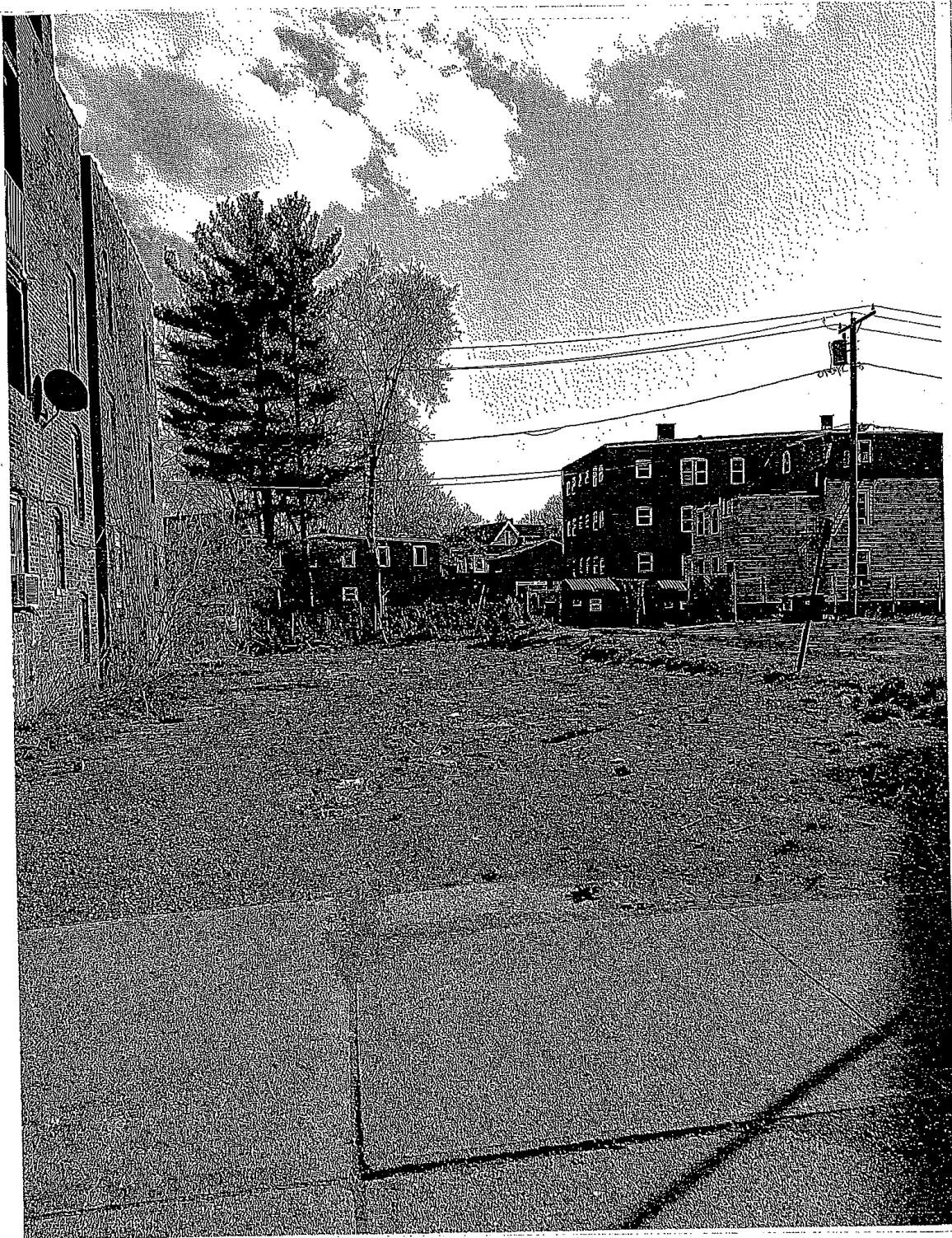
Parcel: 6161-24-392943-0000
 History
 Assessment
 Example(s)
 Spec Dist(s)
 Notes
Description
 Owner(s)
 Images
 GIS
 Split(s) Con
 Land(s)
 Valuation
 Sale(s) 12/19
 Split(s) Re
 Land(s)
 Bldg
 Imperv(s)
 Valuation
 Sale(s) 04/04
 Sale(s) 28/01

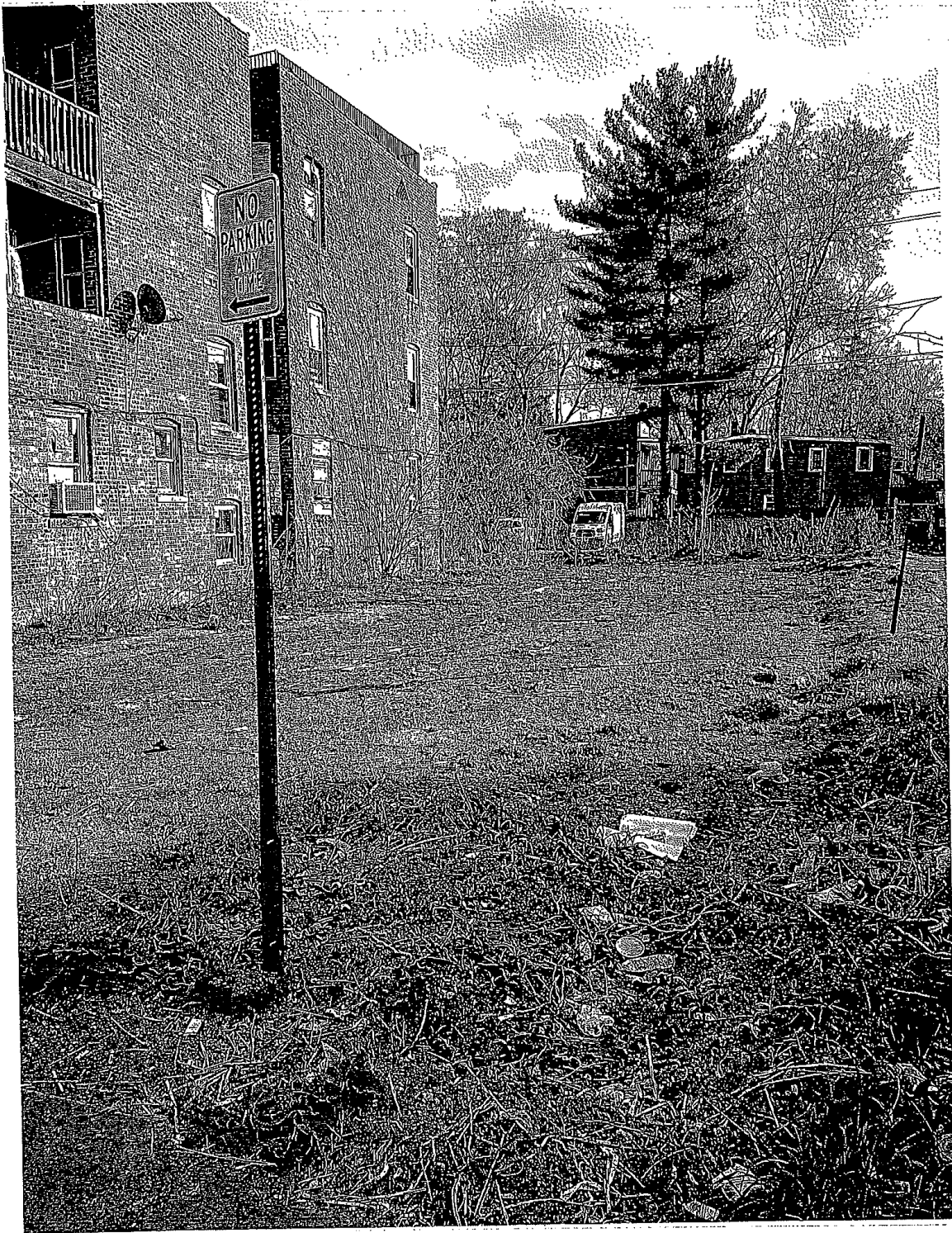
Prop Class: 330 Vacant comm Desc 1: 0.10 AC
 Ownership Code: Desc 2: 1632-0113 1327-0983
 Roll Section: 8 Wholly Exempt Desc 3:
 School Code: 191300 Poughkeepsie Desc Print Code: D = No Desc on Roll & Bill
 Cons School: Land Com Code:
 Easement Code: Land Com Year:
 Allocation Factor: .0000 Ag Dist: Ag Dist No:
 Appraisal No: Ateas: SSI Recipient
 Tax Code: N Non-Homestead Date Last Phy Insp: 02/01/2010

Run RPS440 Edit: Melo Type: C

Total 10 Roll Years	Roll Yr	Prop Class	Roll Section	Owner Code	Tax Code
2020	Vacant comm	Wholly Exempt			Non-Homestead
2019	Vacant comm	Wholly Exempt			Non-Homestead

Ready





SalesWeb

County/Municipal Search Results

Sorted by: Swis Code (ASC) Tax Map ID (ASC)

Note: Items marked in red indicate that the sale may not have been reviewed by the assessor.

Click on column Heading for Ascending Sort, or, go to [Advanced Sort Menu](#)

Click on a data value in the first column to see the Sale Detail report for a specific Sale.

Total records returned: 9
This is page 1 of 1.

Address	Sale Date	Sale Price	Property Class on Roll	Swis Code	Tax Map ID	Deed Book	Deed Page
HAMILTON ST	12/11/2019	\$3,168,100	340	131300	6062-59-821490-0000	22019	8080
BRIDGE ST	03/31/2017	\$282,000	330	131300	6062-76-942131-0000	22017	2748
MAIN ST	07/31/2018	\$40,000	330	131300	6161-23-361980-0000	22018	5572
225 SMITH ST	04/13/2016	\$61,000	331	131300	6162-57-605450-0000	22016	2806
MORGAN AVE	04/07/2016	\$20,000	330	131300	6162-72-456146-0000	22016	2943
MAIN ST	11/20/2018	\$26,000	330	131300	6162-78-141035-0000	22018	8974
5 HAMILTON ST	11/02/2018	\$48,000	330	131300	6162-78-195051-0000	22018	8369
5 HAMILTON ST	03/19/2018	\$42,000	330	131300	6162-78-195051-0000	22018	2142
38 NORTH CLINTON	08/25/2016	\$790,700	330	131300	6162-79-261120-0000	22016	5841

[Column Data Options](#) | [Advanced Sort Menu](#) | [Save to Local File](#) | [Format for Printing All Records](#) | [Help](#)

[Questions/Comments SalesWeb Application](#) | All Contents Copyright © NYSORPTS 2020

[New Search](#) | [Privacy and Security](#) | [ORPTS Home](#) | [SalesWeb Home](#) | [Top](#)

Official Minutes of the Common Council Meeting of Monday, May 4, 2020

File Edit View Toolbar Window Help

Parcel: 6162-78-195051-0000 131300 Roughkeepsie Active B/S:1 School Roughkeepsie
 PACMNM LLC Roll Year: 2020 Curr Yr Vacant comm Land AV: 48,000
 5 N Hamilton St Land Size: 0.13 acres Non-Homestead Total AV: 48,000

Parcel: 6162-78-195051-0000

History
 Assessments
 Spec Dist(s)
 Notes
 Description
 Owner(s)
 Images
 Site (1) Com
 Land(s)
 Valuation
 Sale 11/02/18
 Site (1) Com
 Land(s)
 Valuation
 Sale 03/19/18
 Site (1) Com
 Land(s)
 Valuation
 Sale 03/15/12
 Site (1) Com
 Land(s)
 Imprivint(s)
 Bldg 1 Sec 1
 Com Use
 Valuation
 Sale 03/15/12
 Site (1) Com
 Land(s)
 Imprivint(s)
 Bldg 1 Sec 1
 Com Use
 Valuation
 Sale 06/30/10
 Sale 09/27/02

Sale: Additional Sales Info / Attorney Info Owners

Condition Codes View Cond Codes

Deed Date: 11/09/2018 Sale Type: 1 Land Only
 Deed Book: 22018 Deed Type:
 Deed Page: 0368 Sales Status: T Transmitted
 Contract Date: 00/00/0000 Corrections Data:
 Sale Date: 11/02/2018 Verify:
 Date Used for Insp: 00/00/0000 Condition Code:
 Full Sale Price: 48,000 Sale Date:
 Personal Prop: Sale Price or Personal Property:
 Net Sale Price: 48,000 Rat Excluded: Not Residential
 Valuation Usable: ☒ Cod Excluded: No
 No Records: ☐ 1 OR Ratio a Parcel: ☐ Ams Length: Yes

Current Owner(s) Sale Date: Prior Owners
 PACMNM LLC 11/02/2018 Last Name: First Name: M. J. Street
 Bragada Property

Ready

Official Minutes of the Common Council Meeting of Monday, May 4, 2020

Parcel: 6161-23-361980-0000

Hudson River Housing Inc
Main St

131300 Poughkeepsie
Pd Year: 2020 Curr Yr
Land Size: 0.06 acres

Active
Park
Non-Homestead

H/S: B School: Poughkeepsie
Land AV: 40,000
Total AV: 40,000

Parcel: 6161-23-361980-0000

Notes
History
Assessment
Examples
Spec Dis(s)
Description
Notes
Owners(s)
Images
Bills
Site (1) Com
Land(s)
Com Use
Valuation
Sale 07/31/18
Site (1) Com
Land(s)
Com Use
Valuation
Sale 04/29/14
Site (1) Com
Land(s)
Com Use
Valuation
Sale 05/13/99

Sale

Condition Codes: View Cond Codes

Dead Date: 08/09/2018
Dead Book: 22018
Dead Page: 5572
Contract Date: 00/00/0000
Sale Date: 07/31/2018
Data Last Pay/Inst: 00/00/0000
Full Sale Price: 40,000
Personal Prop: ☐
Net Sale Price: 40,000
Valuation Usable: ☐
No. Parcels: 1 OR Part of a Parcel: ☐

Sale Type: 1 Land Only
Dead Type: ☐
Sales Status: 1 Transmitted
Corrections Data
Verify: ☐
Condition Code: ☐
Sale Date: ☐
Sale Price of Personal Property: ☐
Rate Excluded: Not Residential
Cod Excluded: Yes
Aims Length: No

Current Owner(s): Sale Date: 07/31/2018
Hudson River Housing Inc

Prop Owners:
Last Name First Name Minor Street
Sahawneh Waleha A

Ready

Official Minutes of the Common Council Meeting of Monday, May 4, 2020

File Edit View Toolbar Window Help

6162-78-141035-0000 131300 Poughkeepsie Active B/S:1 School Poughkeepsie
 Mashiah, David A Rol Year: 2020 Cur Yr Vacant comm Land AV: 26,000
 Main St Land Size: 0.04 acres Non-Homestead Total AV: 26,000

Parcel 6162-78-141035-0000

Notes
 History
 Assessment
 Spec Dist(s)
 Description
 Owner(s)
 Images
 GIS
 Site (I) Com
 Land(s)
 Com Use
 Valuation
 Sale 1/20/18
 Site (I) Com
 Land(s)
 Com Use
 Valuation
 Sale 10/26/10
 Sale 05/13/99

Sale Additional Sales Info/Attorney Info Owner(s)

Condition Codes: View Cond Codes

Deed Date: 11/30/2018 Deed Type: 1 Land Only
 Deed Book: 22018 Deed Type:
 Deed Page: 8974 Sale Status: T Transmitted
 Contract Date: 00/00/0000
 Sale Date: 11/20/2018
 Date Last Prolapsed: 00/00/0000
 Full Sale Price: 26,000
 Personal Prop:
 Net Sale Price: 26,000
 Valuation Usable:
 No. Parcels: 1 OR Part of a Parcel:
 Current Owner(s): Sale Date: 11/20/2018
 David A Mashiah
 Prior Owners:
 Last Name: First Name: MI: Jr: Suffix:
 Behrens: Jan:

Ready

Official Minutes of the Common Council Meeting of Monday, May 4, 2020

Mid-Hudson MLS Search Results

Page 1 of 1

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4/15/2020 3:41:20 PM

DEBORAH WHITTON

LAND - ACTIVE

ML#	P	List Ofc	Address	Township	Price	SubType	Acres	Zoning	BOHApp
387781	P4	HOLALG	4 COTTAGE ST	Poughkeepsie City	\$33,000	Residential	0.14	RES	Y
387944	P10	WCRTFK	41 ALDEN RD	Poughkeepsie City	\$57,000	Residential	0.35	R-1	Y
387577	P1	HOLALG	SEAMAN RD	Poughkeepsie City	\$65,000	Residential	0.53	R-1	
387582	P1	HOLALG	GUS SIKO RD	Poughkeepsie City	\$75,000	Residential	1.12	R-1	
387583	P1	HOLALG	GUS SIKO RD	Poughkeepsie City	\$75,000	Residential	1.31	R-1	
387581	P1	HOLALG	SEAMAN RD	Poughkeepsie City	\$95,000	Residential	1.87	R-1	
388623	P1	HOLAEF	W WINDING RD	Poughkeepsie City	\$125,000	Additional Parcels	0.63	R-1	
387585	P1	HOLALG	ACADEMY ST. EXT	Poughkeepsie City	\$200,000	Residential	2.85	R-1	
8 ACTIVE									

LAND - SOLD

ML#	P	List Ofc	Address	Township	Price	SubType	Acres	Zoning	BOHApp
363365	P5	WCRTFK	15 GROVE ST	Poughkeepsie City	\$6,000	Residential	0.09	H-M	Y
345568	P1	HOLALG	4 COTTAGE ST	Poughkeepsie City	\$9,000	Commercial	0.14	RES	Y
387045	P8	HUDVLG	99 N BRIDGE ST	Poughkeepsie City	\$17,500	Commercial	0.06	C-2	
374463	P9	HOLALG	12 BEEKMAN ST	Poughkeepsie City	\$18,000	Residential	0.26	RES	Y
373716	P5	SERLFG	34 WILSON BLVD	Poughkeepsie City	\$20,000	Residential	0.15	R-2	N
345572	P2	HOLALG	9 MORGAN AVE	Poughkeepsie City	\$20,000	Residential	0.25	RES	Y
358481	P7	CANNEF	5 DOUGLAS ST	Poughkeepsie City	\$25,000	Residential	0.22	R-2	N
358158	P4	SERLLG	4 GUS SIKO RD	Poughkeepsie City	\$40,000	Residential	0.32	R-1	Y
358159	P4	SERLLG	6 GUS SIKO RD	Poughkeepsie City	\$40,000	Residential	0.43	R-1	Y
364616	P5	HUDVLG	5-7 N HAMILTON STREE	Poughkeepsie City	\$42,000	Other	0.13		
384951	P2	HOLALG	TAMIDAN RD	Poughkeepsie City	\$45,000	Residential			
375275	P5	PHOLCH	5-7 N. HAMILTON ST	Poughkeepsie City	\$48,000	Commercial	0.13		
370205	P6	SERLLG	4 GUS SIKO RD	Poughkeepsie City	\$55,000	Residential	0.43	R-1	
370206	P6	SERLLG	6 GUS SIKO RD	Poughkeepsie City	\$65,000	Residential	0.32	R-1	
377592	P1	SERLLG	SALT POINT TPKE	Poughkeepsie City	\$77,500	Farm/Estate	8.03	MDR	
15 SOLD									

Official Minutes of the Common Council Meeting of Monday, May 4, 2020

Mid-Hudson MLS Search Results

Page 1 of 2

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4/16/2020 9:26:00 AM

DEBORAH WHITTON

LAND - ACTIVE

ML#	P	List Ofc	Address	Township	Price	SubType	Acres	Zoning	BOHApp
387577	P1	HOLALG	SEAMAN RD	Poughkeepsie City	\$65,000	Residential	0.53	R-1	
387269	P3	SERLFX	STRAWBERRY HILL LN	Poughkeepsie Twp	\$68,500	Residential	0.62	R20	
387582	P1	HOLALG	GUS SIKO RD	Poughkeepsie City	\$75,000	Residential	1.12	R-1	
387583	P1	HOLALG	GUS SIKO RD	Poughkeepsie City	\$75,000	Residential	1.31	R-1	
387581	P1	HOLALG	SEAMAN RD	Poughkeepsie City	\$95,000	Residential	1.87	R-1	
388534	P10	RECOWF	254 SPACKENKILL RD (DARL	Poughkeepsie Twp	\$99,900	Residential	1.3		Y
388537	P13	RECOWF	254 SPACKENKILL ROAD	Poughkeepsie Twp	\$99,900	Residential	1.33	R-20	Y
384414	P7	SERLFX	CLIFFDALE CT LOT 3	Poughkeepsie Twp	\$102,600	Additional Parcels	1.05		Y
384432	P7	SERLFX	CLIFFDALE CT LOT 5	Poughkeepsie Twp	\$102,600	Additional Parcels	1.44		Y
384433	P7	SERLFX	CLIFFDALE CT LOT 6	Poughkeepsie Twp	\$102,600	Additional Parcels	3.15		Y
384440	P7	SERLFX	CLIFFDALE CT LOT 4	Poughkeepsie Twp	\$102,600	Additional Parcels	1.3		Y
384438	P7	SERLFX	CLIFFDALE CT LOT 1	Poughkeepsie Twp	\$107,300	Additional Parcels	1.91		Y
384411	P7	SERLFX	CLIFFDALE CT LOT 2	Poughkeepsie Twp	\$107,300	Additional Parcels	1.82		Y
386638	P4	HOLALG	3 TROTTER LANE	Poughkeepsie Twp	\$110,000	Residential	0.59	R20	
388623	P1	HOLAEF	W WINDING RD	Poughkeepsie City	\$125,000	Additional Parcels	0.63	R-1	
380516	P2	KIPRPV	15 S VICTORY LN	Poughkeepsie Twp	\$195,000	Industrial	1.85	IH	
389036	P18	ALLIWF	17 KINGWOOD DR	Poughkeepsie Twp	\$199,999	Residential	0.78	R20	Y
387585	P1	HOLALG	ACADEMY ST. EXT	Poughkeepsie City	\$200,000	Residential	2.85	R-1	
387766	P4	SERLFX	GENTRY BND	Poughkeepsie Twp	\$210,000	Residential	2.33	R20	
380501	P2	KIPRPV	VICTORY LANE	Poughkeepsie Twp	\$275,000	Industrial	2.73		Y

20 ACTIVE

LAND - CONTINGENT

ML#	P	List Ofc	Address	Township	Price	SubType	Acres	Zoning	BOHApp
386639	P4	HOLALG	5 TROTTER LANE	Poughkeepsie Twp	\$110,000	Residential	0.58	R20	Y

1 CONTINGENT

LAND - SOLD

ML#	P	List Ofc	Address	Township	Price	SubType	Acres	Zoning	BOHApp
376189	P13	WILLWF	PEACH	Poughkeepsie Twp	\$30,000	Residential	1.57	R4A	
380025	P5	SERLFX	VAN WAGNER RD.	Poughkeepsie Twp	\$30,000	Residential	1.15		Y
368594	P6	SERLLG	VAN WAGNER LOT 3 RD	Poughkeepsie Twp	\$40,000	Residential	1.86	R4A	Y
315857	P3	ACERLG	BEDELL RD LOT 5	Poughkeepsie Twp	\$42,000	Residential	1.55		Y
368420	P3	HOLALG	15 LOGANS CT	Poughkeepsie Twp	\$42,000	Residential	0.81	R20	Y
315854	P4	ACERLG	BEDELL RD LOT 2	Poughkeepsie Twp	\$44,000	Residential	2.32		Y
368596	P6	SERLLG	VAN WAGNER LOT 5 RD	Poughkeepsie Twp	\$47,000	Residential	2.44	R4A	Y
347465	P3	HOLAEF	423 SHEAFE RD	Poughkeepsie Twp	\$49,000	Residential	1.18	R20	Y
335961	P4	HOLAEF	DELAVERGNE AVE	Poughkeepsie Twp	\$50,000	Residential	0.82	R20	
315859	P3	ACERLG	BEDELL RD LOT 6	Poughkeepsie Twp	\$55,000	Residential	1.96		Y
360878	P4	SERLLG	2 OVERLOOK RD	Poughkeepsie Twp	\$60,000	Residential	2.7	R20	
384042	P8	HOLALG	11 WILTSE LN	Poughkeepsie Twp	\$68,000	Additional Parcels	1.67	R20	Y
359946	P4	SERLLG	RIVERCREST DR	Poughkeepsie Twp	\$75,000	Residential	3.9	312	
323614	P2	SERLLG	179 CEDAR AVE	Poughkeepsie Twp	\$90,000	Residential	2.13	R20	Y
385066	P1	HOLAEF	FLYER CT	Poughkeepsie Twp	\$99,000	Residential	0.87	R20	

15 SOLD

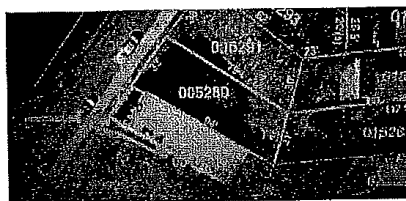
Official Minutes of the Common Council Meeting of Monday, May 4, 2020

Agent Full

Page 1 of 4

DEBORAH WHITTON

99 N BRIDGE ST, POUGHKEEPSIE, NY 12601



Land

4/15/2020 4:42 P.M.

387045

S

\$17,500

Listing #: 387045

Sub-Type: CL

Zoning: C-2

Bd of Health Appr:

County: DUT

Bd of Hlth App Date:

Square Foot Source: Public

Records

Post Office: POUGHKEEPSIE

Acceptable Fin: Cash

Township: Poughkeepsie City

Property Faces:

Zip Code: 12601-

Lot Dim:

Subdivision: NONE

Lot Square Ft:

School Dist: POUGHKEEPSIE CITY

Acres: 0.06

- High Sch: POUGHKEEPSIE HIGH

SCHOOL

of Lots: 1

- Middle Sch: POUGHKEEPSIE MIDDLE

SCHOOL

Tillable Acres:

- Elem Sch: MORSE YOUNG CHILD

MAGNET SCHOOL

Wooded Acres:

- Other Sch:

Property Id #: 13130000616200610052890000

Directions

WASHINGTON STREET TO LEFT ON ON NORTH BRIDGE

Mapping:

Map Page:

Lot Information

Land Use:

Waterfront:

Frontage Feet:

View Desc:

Road Frontage:

Fence: None

Divisible: N

Water / Sewer:

Location: Downtown

Documents:

Utilities:

Other:

Miscellaneous:

Miscellaneous:

Lot Desc:

Easements:

Improvements: Curb Cul(s), Curbs & Gutters, Sidewalks

Near or In Ag Dist: N

Zoning Desc:

Remarks

Commercial lot for sale located in downtown Poughkeepsie right by the Walkway Over the Hudson. Great location.

Financial / Transaction Information

Tax Amount: \$624
Land Tax: \$341
Assess Value: \$18,400
Sub Agent Comp: 2.5%

School Tax: \$283
Village Tax: \$0
Tax Year: 2018
Buyer's Agent Comp: 2.5%

Hyde Pk F/W Tax:
Real Tax:
Exemption: None
Broker's Agent Comp: 2.5%

Negotiate Through: OTH

Office Information

List Office: HUDVLG
List Agent Code: 1911
List Agent 2 Code:
Buy Agent Auth: Y
Date Listing Rec: 12/2/2019
Listing Date: 12/2/2019
Show Instructions: Show Any Time

List Office Name: C21 HUDSON VALLEY REALTY
List Agent Name: HAMAR J CLARKE
List Agent 2 Name:
Owner Name: WITHHELD
Off Market Date: 1/25/2020

List Office Phone: 845 454-6334
List Agent Phone: 845 418-6602
List Agent 2 Phone:
Appointment Phone: 8007469464
Listing Type: ER

List Agent Email: HamarC21@gmail.com

Confidential Remarks

zone c-2, zoning document available for download in documents section.

Additional Information

Selling Office: KF ALL ASPECTS REALTY
Closing Forms:
Closed Date: 1/27/2020

Selling Agent: JAMES PATTERSON
Selling Agent 2:
Market Time: 54

Original Price: \$29,900
List Price: \$29,900
Sale Price: \$17,500
Seller
Concession:

<http://www.midhudsonmls.com/reports.asp?PropType=5&ReportID=full&CMA=0&Search...> 4/15/2020

Official Minutes of the Common Council Meeting of Monday, May 4, 2020

Version 4 - [Sale Update, Group: Assessor, Name: Taylor]

File Edit View Toolbar Window Help

6162-78-195051-0000 131300 Roughkeepsie Active R/S:1 School Roughkeepsie
 PACMNM LLC Roll Year: 2020 Cur Yr: Vacant comm Land AV: 48,000
 5 N Hamilton St Land Size: 0.13 acres Non-Homestead Total AV: 48,000

Parcel: 6162-78-195051-0000
 History
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 Notes
 Description
 Owner(s)
 Images
 R/S
 Site (1) Com
 Land(s)
 Valuation
 Sale: 1/02/18
 Site (1) Com
 Land(s)
 Valuation
 Sale: 03/19/18
 Site (1) Com
 Land(s)
 Valuation
 Sale: 03/15/12
 Site (1) Com
 Land(s)
 Impvmt(s)
 Bldg: 1 Sec: 1
 Com Use
 Valuation
 Sale: 03/15/12
 Site (1) Com
 Land(s)
 Impvmt(s)
 Bldg: 1 Sec: 1
 Com Use
 Valuation
 Sale: 05/30/10
 Sale: 09/27/02

Sale Additional Sales Info/Altome Info Owner(s) View Cond Codes

Condition Codes: B

Deed Date: 03/22/2018 Sale Type: 1 Land Only
 Deed Book: 22018 Deed Type:
 Deed Page: 2142 Sales Status: T Transmitted
 Contract Date: 00/00/0000
 Sale Date: 03/19/2018
 Date Last Rpt/Ins: 00/00/0000
 Roll Sale Price: 42,000
 Personal Prop:
 Net Sale Price: 42,000
 Valuation Usable: ☐
 No. Parcels: 1 OR Part of a Parcel: ☐

Corrections Data
 Verify:
 Condition Code:
 Sale Date:
 Sale Price of Personal Property:
 Rpt Excluded: Not Residential
 Csd Excluded: Yes
 Arms Length: No

Current Owner(s) Sale Date Prior Owners
 Bragada Properties LLC 03/19/2018
 Last Name First Name MI In Sheet
 NW Holdings LLC

Ready

Official Minutes of the Common Council Meeting of Monday, May 4, 2020

Agent Full

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DEBORAH WHITTON

5-7 N. HAMILTON ST, POUGHKEEPSIE, NY 12601



Land

4/15/2020 4:42 P.M.

Listing #: 375275

S

\$48,000

Zoning: DUT
County: POUGHKEEPSIE
Post Office: POUGHKEEPSIE

Sub-Type: CL
Bd of Health Appr: CL
Bd of Hlth App Date:
Square Foot Source: Approximate
Acceptable Flt: Cash,
Conventional,
FHA, VA

Township: Poughkeepsie City
Zip Code: 12601-
Subdivision: NONE
School Dist: POUGHKEEPSIE CITY
- High Sch: POUGHKEEPSIE HIGH SCHOOL
- Middle Sch: POUGHKEEPSIE MIDDLE SCHOOL
- Elem Sch: MORSE YOUNG CHILD MAGNET SCHOOL
- Other Sch:
Property Id #: 13130000616200781950510000

Property Faces:
Lot Dlm:
Lot Square Ft:
Acres: 0.13
of Lots: 1
Tillable Acres:
Wooded Acres:

Directions

Route 44/55 WEST; left onto N. Hamilton; parcel on the left. Sign on Map Page:

Mapping:

Lot Information

Land Use: 411
Frontage Feet:
Road Frontage: City Street
Divisible: N
Location: Downtown, Historic Area, Urban
Utilities: Cable Available, Electric Available, Gas Available

Waterfront:
View Desc: City Lights
Fence:
Water / Sewer: City Sewer, City Water
Documents: Land Survey
Other: IAW (commission paid only if, As and When title passes), Listed in Another MLS, Survey Available

Miscellaneous:

Lot Desc: Level
Easements:
Improvements:
Zoning Desc:

Miscellaneous:

Near or in Ag Dist: N

Remarks

Own a piece of history in the City of Poughkeepsie. Once stood a six unit apartment complex consisting of four 3 bedroom units and two 1 bedroom units. This lot is currently zoned C-2 (centralized commercial) with a possibility for creating 8+ units with retail options. Walking distance to restaurants, shops, and Metro North. Utilities already in place for the right investor to secure their retirement! Parcel is located in the Poughkeepsie Innovation District where lots of positive changes will be occurring.

Financial / Transaction Information

Tax Amount: \$1,129	School Tax: \$538	Hyde Pk F/W Tax:
Land Tax: \$591	Village Tax: \$0	Real Tax:
Assess Value: \$25,000	Tax Year: 2018	Exemption: None
Sub Agent Comp: 0%	Buyer's Agent Comp:	Broker's Agent Comp: 0%

Negotiate Through: LBRKR

Office Information

List Office: PHOLCH	List Office Name: DOUGLAS ELLIMAN REAL ESTATE	List Office Phone: 914 238-3988
List Agent Code: 1979	List Agent Name: APRIL VITALIANI	List Agent Phone: 2035052542
List Agent 2 Code:	List Agent 2 Name:	List Agent 2 Phone:
Buy Agent Auth: Y	Owner Name: BRAGADA LLC	Appointment Phone: 203.505.2542
Date Listing Rec:	Off Market Date: 10/20/2018	Listing Type: ER
Listing Date: 9/21/2018		
Show Instructions: Call List Agent, Show Any Time, Email Agent		List Agent Email: april.vitaliani@elliman.com

Confidential Remarks

Please text or email list agent before showing the property. OK anytime to show. Survey upon request.

Additional Information

Selling Office: NON MEMBER OFFICE	Selling Agent: NON MEMBER	Original Price: \$52,500
Closing Forms:	Selling Agent 2:	List Price: \$52,500

<http://www.midhudsonmls.com/reports.asp?PropType=5&ReportID=full&CMA=0&Searc...> 4/15/2020

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Agent Full

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DEBORAH WHITTON

Land

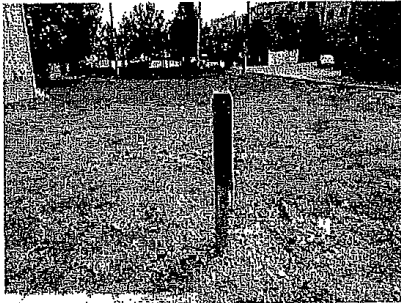
4/15/2020 4:45 P.M.

5-7 N HAMILTON STREE , POUGHKEEPSIE, NY
12601

364616

S

\$42,000



Listing #: 364616

Sub-Type: OT

Zoning:

Bd of Health Appr:

County: DUT

Bd of Hlth App Date:

Post Office: POUGHKEEPSIE

Square Foot Source: Approximate

Township: Poughkeepsie City

Acceptable Fin:

Zip Code: 12601-

Property Faces:

Subdivision: NONE

Lot Dim:

School Dist: POUGHKEEPSIE CITY

Lot Square Ft:

- High Sch: POUGHKEEPSIE HIGH

Acres: 0.13

SCHOOL

of Lots: 1

- Middle Sch: POUGHKEEPSIE MIDDLE

SCHOOL

Tillable Acres:

- Elem Sch: MORSE YOUNG CHILD

MAGNET SCHOOL

Wooded Acres:

- Other Sch:

Property Id #: 13130000616200781950510000

Directions

ROUTE 44/55 WEST (ARTERIAL=MILL STREET) TO LEFT ONTO N HAMILTON STREET; PARCEL ON THE LEFT, SEE SIGNS

Map Page:

Mapping:

Lot Information

Land Use: 411
Frontage Feet:
Road Frontage: City Street
Divisible: N
Location: Urban
Utilities: Cable Available, Electric Available, Gas Available
Miscellaneous:
Lot Desc: Level
Easements:
Improvements:
Zoning Desc:

Waterfront:
View Desc:
Fence:
Water / Sewer: City Sewer, City Water
Documents:
Other:
Miscellaneous:

Near or In Ag Dist: N

Remarks

WHAT USE TO BE A 6 UNIT APARTMENT BLDG WITH (4) THREE BEDROOM & (2) ONE BEDROOM APTS ONCE SAT ON THIS LEVEL CITY LOT NOT TO LONG AGO. ZONED C-2 WITH LAND USE 411/APARTMENTS AND CONVENIENTLY LOCATED CLOSE TO SHOPPING, RESTAURANTS, CHURCHES, LAUNDRY SERVICES, THE METRO NORTH TRAIN STATION & WITH UNDERGROUND & OVERHEAD UTILITIES ALREADY IN PLACE, MAY MAKE THIS PARCEL IDEAL FOR THE RIGHT INVESTOR. THERE'S NOT TOO MANY OF THESE AROUND. TAKE A LOOK! ALL REASONABLE OFFERS CONSIDERED. AGENTS, PLEASE SEE OTHER REMARKS.

Financial / Transaction Information

Tax Amount: \$4,300
Land Tax: \$1,800
Assess Value: \$264,800
Sub Agent Comp: 0

School Tax: \$2,500
Village Tax: \$0
Tax Year: 2016
Buyer's Agent Comp:

Hyde Pk F/W Tax:
Real Tax:
Exemption: None
Broker's Agent Comp: 0

Negotiate Through: LBRKR

Office Information

List Office: HUDVLG
List Agent Code: 4420
List Agent 2 Code:
Buy Agent Auth: Y
Date Listing Rec:
Listing Date: 8/17/2017
Show Instructions: Show Any Time

List Office Name: C21 HUDSON VALLEY REALTY
List Agent Name: JOYCE E STANTON
List Agent 2 Name:
Owner Name: NW HOLDINGS LLC
Off Market Date: 1/31/2018

List Office Phone: 845 454-6334
List Agent Phone: 845 489-8784
List Agent 2 Phone:
Appointment Phone: SEE REMARKS
Listing Type: ER

List Agent Email: Jslant21@aol.com

Confidential Remarks

SHOWANYTIME. SELLING AGENT/BUYER TO VERIFY INFORMATION.

Additional Information

Selling Office: SERINO REALTY
Closing Forms:

Selling Agent: CORINNE LOMBARDI
Selling Agent 2:

Original Price: \$49,900
List Price: \$49,000

The City of Poughkeepsie New York

John Taylor
Assessor



62 Civic Center Plaza
Poughkeepsie, N. Y. 12601

845-451-4039
Fax: 845-451-4181

April 16, 2020

Re: 556 Main Street
6161-24-392943

Mr. Marc Nelson
City of Poughkeepsie Administrator

Mr. Nelson,

Pursuant to your request, I have been asked to estimate an opinion of market value for the above captioned subject properties for the purpose of marketing. The value reported on the property is qualified by certain assumptions, limiting conditions and definitions. The Valuation was prepared for Mr Marc Nelson, City Administrator and is intended for his specified use.

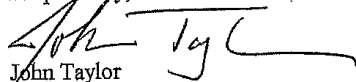
The property is located at 556 Main Street, City of Poughkeepsie and consists of one vacant parcel of commercial vacant land. At present, there are no improvements on the subject property. A physical field inspection has been made of the property. Additionally, it must be understood that no plans or survey have been reviewed, there are no known deed restrictions, zoning restrictions or other legal restrictions that would have an adverse effect on the establishment of market value.

To establish an opinion of market value, a Sales Approach was utilized based on sales of similar properties within the subject market area. In this approach, value is based on the transfer of properties considered to be similar in use and condition. Due to the lack of recent sales within the subject immediate neighborhood, it was necessary to expand the search into surrounding neighborhoods. Any and all data, reasoning and/or analysis used to develop the opinion of value has been retained and any depth of discussion is specific to the needs of the intended user and the intended use.

After careful consideration, I have concluded the estimated Market Value of the subject property, to be \$40,000.

Should you have any additional questions, please do not hesitate to contact me.

Respectfully,


John Taylor
Assessor
City of Poughkeepsie

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R20-39			Yes/Aye	No/Nay	Abstain	Absent
☒ Accepted ☐ Defeated ☐ Tabled		Councilmember Flowers	Voter	☒	☐	☐
		Councilmember McNamara	Voter	☒	☐	☐
		Councilmember Cherry	Voter	☒	☐	☐
		Councilmember R. Johnson	Voter	☒	☐	☐
		Councilmember Menist	Voter	☒	☐	☐
		Councilmember Petsas	Voter	☒	☐	☐
		Councilmember L. Johnson	Voter	☒	☐	☐
		Councilmember Brannen	Voter	☒	☐	☐
		Chair Salem	Voter	☒	☐	☐

1. A motion was made by Councilmember Brannen and seconded by Councilmember Lorraine Johnson to receive and print.

**RESOLUTION INTRODUCING LOCAL LAW
AND PROVIDING FOR PUBLIC
NOTICE AND HEARING
(R-20-41)**

INTRODUCED BY COUNCILMEMBER CHERRY, FLOWERS, BRANNEN, MENIST, L. JOHNSON, R. JOHNSON, PETSAS, MCNAMARA AND CHAIR SALEM

BE IT RESOLVED, that an introductory Local Law, entitled “**LOCAL LAW AMENDING SECTION 14.08 OF THE ADMINISTRATIVE CODE ENTITLED TAXES – PENALTIES, INTEREST ON UNPAID TAXES**” be and it hereby is introduced before the Common Council of the City of Poughkeepsie in the County of Dutchess and State of New York; and

BE IT FURTHER RESOLVED that copies of the aforesaid proposed local law are laid upon the desk of each member of the Council; and

BE IT FURTHER RESOLVED that the Council shall hold a public hearing on said proposed local law at City Hall, 62 Civic Center Plaza, Poughkeepsie, New York, at 6:00 o’clock P.M., on May 18, 2020; and

BE IT FURTHER RESOLVED that the Clerk publish or cause to be published a public notice in the official newspaper of the City of Poughkeepsie of said public hearing at least five (5) days prior thereto.

SECONDED BY COUNCILMEMBER BRANNEN

Official Minutes of the Common Council Meeting of Monday, May 4, 2020

R20-41						
☒ Accepted ☐ Defeated ☐ Tabled			Yes/Aye	No/Nay	Abstain	Absent
	Councilmember Flowers	Voter	☒	☐	☐	☐
	Councilmember McNamara	Voter	☒	☐	☐	☐
	Councilmember Cherry	Voter	☒	☐	☐	☐
	Councilmember R. Johnson	Voter	☒	☐	☐	☐
	Councilmember Menist	Voter	☒	☐	☐	☐
	Councilmember Petsas	Voter	☒	☐	☐	☐
	Councilmember L. Johnson	Voter	☒	☐	☐	☐
	Councilmember Brannen	Voter	☒	☐	☐	☐
	Chair Salem	Voter	☒	☐	☐	☐

2. A motion was made by Councilmember Brannen and seconded by Councilmember Lorraine Johnson to receive and print.

A RESOLUTION OF THE CITY OF POUGHKEEPSIE, SETTING A PUBLIC HEARING REGARDING THE PROPOSED NOMINATION OF 1-3 GRAND STREET AS A LOCAL HISTORIC LANDMARK

(R-20-42)

INTRODUCED BY COUNCILMEMBER MENIST

WHEREAS, an application for nomination as a locally designated Historic Landmark has been received by the City of Poughkeepsie for property located at 1-3 Grand Street ; and

WHEREAS, the City of Poughkeepsie Historic District and Landmarks Preservation Commission (hereinafter “HDLPC”) held a public hearing on March 12, 2020; and

WHEREAS, the HDLPC voted in favor of the proposed nomination and approved the application on March 12, 2020; and

WHEREAS, pursuant to Section 19-4.5(4)(f) of the Code of Ordinances of the City of Poughkeepsie, the HDLPC’s approved application was forwarded to the Common Council for consideration on March 19, 2020; and

WHEREAS, the Common Council is required to hold a public hearing prior to the designation of any historic landmark within sixty (60) days from receipt of the approved application from the HDLPC; and

NOW THEREFORE,

BE IT RESOLVED, that the City Chamberlain be, and she hereby is authorized and directed to publish a Notice of Public Hearing to be held June 1, 2020 at 5:30 p.m. concerning the designation

Official Minutes of the Common Council Meeting of Monday, May 4, 2020

of 1-3 Grand Street as a locally designated historic landmark.

SECONDED BY COUNCILMEMBER BRANNEN

R20-35			Yes/Aye	No/Nay	Abstain	Absent
☒ Accepted ☐ Defeated ☐ Tabled	Councilmember Flowers	Voter	☒	☐	☐	☐
	Councilmember McNamara	Voter	☒	☐	☐	☐
	Councilmember Cherry	Voter	☒	☐	☐	☐
	Councilmember R. Johnson	Voter	☒	☐	☐	☐
	Councilmember Menist	Voter	☒	☐	☐	☐
	Councilmember Petsas	Voter	☒	☐	☐	☐
	Councilmember L. Johnson	Voter	☒	☐	☐	☐
	Councilmember Brannen	Voter	☒	☐	☐	☐
	Chair Salem	Voter	☒	☐	☐	☐

IX. ORDINANCES AND LOCAL LAWS:

- 1. A motion was made by Councilmember Brannen and seconded by Councilmember Lorraine Johnson to receive and print.**

**ORDINANCE AMENDING SECTION 14-23 OF THE CODE OF ORDINANCES
ENTITLED PLAYING IN CITY STREETS
(O-20-2)**

INTRODUCED BY COUNCILMEMBER FLOWERS:

SECTION 1. BE IT ENACTED, by the Common Council of the City of Poughkeepsie, an ordinance amending Section 14-23 of the Code of Ordinances of the City of Poughkeepsie entitled “Playing in City Streets” to provide as follows:

Section 14-23**Playing in City streets.**

[Ord. of 8-19-1980, § 1; Ord. of 8-1-1983, § 1; Ord. of 5-5-1986, § 2]

(a) It is hereby declared by the Common Council that playing in ~~certain~~ *the* streets of the city of such games as baseball, softball, stickball, Frisbee, roller skating, football, soccer, *hockey, basketball* and similar game-playing activities constitute a public nuisance and a hazard both to the persons and property of users of said public streets and to those playing in said public streets. This section is remedial in nature and is designed to protect the public safety, health and welfare.

(b) *It shall be unlawful for any person to play upon any City street, or to place on any city street a soccer goal, hockey goal, basketball hoop or any other sports equipment. Furthermore, no person shall place on their own property any basketball hoop, soccer goal, hockey goal or other sports equipment in an area where the playing of such game creates a public nuisance or hazard to the persons and property of users of the public streets and/or sidewalks in the City.*

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~~(b) It shall be unlawful for any person, without a written permit from the City Administrator, to play upon any City street unless said street is designated herein. The City Administrator may, in his discretion, limit such permit as to time and place and may, at any time, revoke such permit, without further notice. Any person who secures a permit under this section shall file said permit or a copy thereof with the Chief of Police. The playing upon the following city streets is hereby permitted without requirement of a permit.~~

~~(Reserved)~~

SECTION 2. This Ordinance shall take effect immediately.

SECONDED BY COUNCILMEMBER McNAMARA :

~~STRIKETHROUGH INDICATES DELETION~~

ITALICS INDICATES ADDED LANGUAGE

O-20-02						
☒ Accepted ☐ Defeated ☐ Tabled			Yes/Aye	No/Nay	Abstain	Absent
	Councilmember Flowers	Voter	☒	☐	☐	☐
	Councilmember McNamara	Voter	☒	☐	☐	☐
	Councilmember Cherry	Voter	☒	☐	☐	☐
	Councilmember R. Johnson	Voter	☒	☐	☐	☐
	Councilmember Menist	Voter	☒	☐	☐	☐
	Councilmember Petsas	Voter	☒	☐	☐	☐
	Councilmember L. Johnson	Voter	☒	☐	☐	☐
	Councilmember Brannen	Voter	☒	☐	☐	☐
	Chair Salem	Voter	☒	☐	☐	☐

X. PRESENTATION OF PETITIONS AND COMMUNICATIONS:

- 1. FROM CITY ADMINISTRATOR NELSON,** a communication regarding the proposed settlement of a contract dispute between City and IDA for UDAG loan unpaid.

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF POUGHKEEPSIE, NEW YORK APPROVING AND AUTHORIZING THE SETTLEMENT OF A CONTRACT DISPUTE WITH THE CITY OF POUGHKEEPSIE INDUSTRIAL DEVELOPMENT AGENCY

(R-20-__)

INTRODUCED BY COUNCILMEMBER _____ :

WHEREAS, the City of Poughkeepsie (the "City") engaged the City of Poughkeepsie Industrial Development Agency (the "Agency") to undertake certain projects within the City to be developed by the Agency, and to pay for project obligations, such as the Municipal Environmental Restoration Projects (collectively, the "Work"); and

WHEREAS, by Resolutions R-03-169, R-04-90 and R-05-134, the City authorized the making of certain loans to the Agency of certain Urban Development Action Grants in the aggregate original principal amount of \$1,090,000 (the "Loan"); and

WHEREAS, the Loan was evidenced by a certain Note, dated January 4, 2006, of the Agency to the order of the City, in the original principal amount of \$1,090,000.00 (the "Note") and was advanced to the Agency pursuant to a certain Loan Agreement, entered into as of January 4, 2006, by and between the Agency and the City (the "Loan Agreement"); and

WHEREAS, there was outstanding on the Loan the principal amount of \$443,000 (the "Original Outstanding Balance"), payment of which the City demanded from the Agency; and

WHEREAS, the Agency and the City disputed whether, or to what extent, the Agency remained liable to the City for the payment of the Original Outstanding Balance; and

WHEREAS, the Agency and the City have each been advised by legal counsel as to its potential legal obligations, liabilities and defenses in connection with such dispute; and

WHEREAS, the Agency and the City have each determined that it is in the best interests of both entities and the residents and taxpayers of the City to resolve the dispute regarding the payment of the Original Outstanding Balance without the cost and expense of potentially protracted litigation; and

WHEREAS, pursuant to the authorization of the Agency, the Agency has previously made a payment to the City in the amount of \$150,000 toward the reduction of the Original Outstanding Balance; and

WHEREAS, the City and Agency have determined that it was in the best interests of both the Agency and the City and the residents and taxpayers of the City, for the purposes of effectuating a settlement of this dispute, to reduce the amount claimed by the City to be owed by the Agency by an amount equal to \$100,000 (the "Settlement Reduction") and to make provision for the payment of the then remaining balance of \$193,000 (the "Original Remaining Outstanding Balance"); and

WHEREAS, the Agency and City have agreed to the settlement of the dispute as follows (the "Dispute Settlement"):

The Agency shall remit to the City, until the Original Remaining Outstanding Balance is paid in full, an amount equal to twenty percent (20%) of administrative fees (excluding annual administrative fees)

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actually collected by the Agency in connection with any bond financing or straight-lease transaction or otherwise in connection with the provision of financial assistance to or in connection with any project. The Agency may, at its sole option and upon the approval by vote of a majority of the members of the Agency, also prepay, in whole or in part, the Original Remaining Outstanding Balance from funds then available to the Agency; and

WHEREAS, pursuant to a resolution of the Agency duly adopted at its regularly scheduled meeting of February 13, 2019, the Agency executed and delivered that certain letter agreement, dated April 4, 2019, by and between the Agency and the City, setting forth the Dispute Settlement, a copy of which is attached hereto (the "Settlement Agreement"); and

WHEREAS, pursuant to the Settlement Agreement, the Agency paid to the City the sum of \$7,830.60 (the "CNN Spruce Payment"), such amount being equal to twenty percent (20%) of the amount of the administrative fee collected by the Agency upon the closing of the straight lease transaction with CNN Spruce LLC; and

WHEREAS, after giving effect to the CNN Spruce Payment, the remaining outstanding balance due and owing to the City pursuant to the Settlement Agreement is \$185,169.40 (the "Existing Outstanding Balance"); and

WHEREAS, the City has determined that it will be in the best interests of both the Agency and the City and of the residents and taxpayers of the City, for the purposes of effectuating a settlement of this dispute, to approve the terms and conditions of the Dispute Settlement, enter into and ratify the Settlement Agreement and accept receipt of all payments heretofore made by the Agency in connection with the payment and reduction of the Original Outstanding Balance.

NOW, THEREFORE,

BE IT RESOLVED by the Common Council determines as follows:

Section 1. The City hereby acknowledges and agrees that, after giving effect to (i) the payment by the Agency of \$150,000 as hereinbefore set forth, (ii) the Settlement Reduction, and (iii) the CNN Spruce Payment, the Existing Outstanding Balance as of the date hereof is \$185,169.40.

Section 2. In settlement of the dispute with the Agency, the City hereby approves and consents to the terms and conditions of the Dispute Settlement and the Settlement Agreement.

Section 3. The Mayor, the City Administrator and the Corporation Counsel are each hereby authorized to take such actions and to execute and deliver, or cause to be executed and delivered, any and all agreements, documents, consents, stipulations and waivers in connection with the Dispute Settlement, including, but not limited to, the Settlement Agreement, all on such terms and conditions as the Mayor, the City Administrator and/or the Corporation Counsel deem necessary or appropriate, provided the same are consistent with and in furtherance of the Dispute Settlement as hereinbefore set forth in these resolutions.

Section 4. The performance by or on behalf of the City of the actions, matters, transactions, covenants, agreements, obligations and undertakings on the part of the City to be performed under and pursuant to the Dispute Settlement, including, without limitation, the execution and delivery of the Settlement Agreement by the City Administrator, is hereby authorized and approved

Official Minutes of the Common Council Meeting of Monday, May 4, 2020

Section 5. Any acts of the Mayor, the City Administrator, the Commissioner of Finance, the Corporation Counsel and/or any person or persons designated and authorized to act by any of them, on the City's behalf which acts would have been authorized by the foregoing resolutions except that such acts were taken prior to the adoption of those resolutions, including, but not limited to, the execution and delivery of the Settlement Agreement by the City Administrator, are hereby severally ratified, confirmed, approved and adopted as acts in the name of and on behalf of the City.

Section 6. This resolution shall take effect immediately.

SECONDED BY COUNCILMEMBER: _____.

2. **FROM COUNCIL CHAIR SALEM**, a communication regarding Slow Streets PK: In order to give residents, pedestrians, and cyclists room to maintain proper social distance and slow the spread of COVID-19 as the weather warms.

3. **FROM COUNCILMEMBER BRANNEN**, a communication regarding revisiting a parking ticket amnesty program.

X. **NEW BUSINESS:**

XI. **OLD BUSINESS:**

XII. **ADJOURNMENT:**

A motion was made by Councilmember Brannen and seconded by Councilmember Lorraine Johnson to adjourn the meeting at 9

Dated: May 13, 2020

I hereby certify that this true and correct copy of the Minutes of the Common Council Meeting held on Monday, May 4, 2020.

Respectfully submitted,

Deanne L. Flynn
City Chamberlain

