

DiLella, Anthony

From: Tracy Gibeau <tgibeau@acrha.org>
Sent: Wednesday, July 15, 2020 11:44 AM
To: sealedbid
Subject: 3068 New Scotland Road Sealed Bid
Attachments: 20200715103909.pdf

Please see attached sealed bid for 3068 New Scotland Road Voorheesville NY 12186.

Thank you, Tracy Gibeau

Tracy Gibeau
385 Stove Pipe Road
Voorheesville NY 12186
tgibeau@acrha.org
(518) 768-2449

BIDDER INFORMATION - CONTACT AND DEED INFORMATION

*Bidder Name: Tracy L Gibeau & Marc W Gibeau

*As it will appear on County deed

Address: 385 Stove Pipe Road Voorheesville NY 12186

Phone: (518) 768-2449 Email: tgibeau@acrha.org

Preferred method of contact: Phone Email

TYPE OF ENTITY

Individual

Corporation

Incorporated in what state: _____ Date incorporated: _____

Authorized to do business in New York State? Yes No

Partnership

Indicate type of partnership: _____

Number of general partners: _____ Number of limited partners: _____

Not-for-profit

Incorporated in what state: _____ Date incorporated: _____

Limited Liability Company

Formed in what state: _____ Date incorporated: _____

Authorized to do business in New York State? Yes No

Sole Proprietorship

Name of Sole Proprietor: _____

PROPERTY INFORMATION AND BID AMOUNT OFFERED

COUNTY USE ONLY

PROPERTY INFORMATION

Property Address: 3068 NEW SCOTLAND ROAD

Municipality: TOWN OF NEW SCOTLAND

Tax map No: 93.-2-31

Description: 1 FAMILY RESIDENCE

Reason for Withdrawal from Foreclosure:

Environmental Concerns

“If the tax district were to acquire the parcel, there is a significant risk that it might be exposed to a liability substantially in excess of the amount that could be recovered by enforcing the tax lien.”

Disposition plan excerpt being invoked:

An amount which reflects the benefit to the community stemming from the proposed use of the property.

Amount offered by bidder: \$ 18,000

REASON FOR BIDDING ON PROPERTY

COMPLETE THIS SECTION IF YOU ARE SEEKING TO PURCHASE A BUILDING

- | | |
|--|--|
| <input type="checkbox"/> Renovate | <input type="checkbox"/> Occupy as owner occupant (use as primary residence) |
| <input type="checkbox"/> Rehabilitate | <input type="checkbox"/> Occupy this property as a rental |
| <input type="checkbox"/> Occupy/operate As Is | <input type="checkbox"/> Redevelop and re-sell |
| <input checked="" type="checkbox"/> Demolish/deconstruct | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> New construction | |

COMPLETE THIS SECTION IF YOU ARE SEEKING TO PURCHASE A LOT

- | |
|--|
| <input type="checkbox"/> New Construction |
| <input type="checkbox"/> Property Improvements (example: fencing, landscaping, garden/green space) |
| <input type="checkbox"/> Other _____ |

COMPLETE THIS SECTION IF YOU ARE SEEKING TO PURCHASE A SIDE-LOT*

- | | |
|--------------------------------------|--------------------------------------|
| <input type="checkbox"/> Fence | <input type="checkbox"/> Deck/Patio |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Garage |
| <input type="checkbox"/> Driveway | <input type="checkbox"/> Other _____ |

Note: Bidders are responsible for verifying their respective property plan is compliant with local zoning. If the property plan does not comply with current zoning or land use laws, additional approvals may be required and are the sole responsibility of the bidder. Contact the appropriate municipality to find out more information.

Use the below space or attach additional sheets to indicate how your ownership and development of this property will benefit the community (attach additional supporting material as needed):

Our intent for the property is to demolish the existing home and garage and remove the debris that is littered through out the property. The land will be mowed regularly and trees and brush removed to give the property a cleaner appearance while also maintaining a green space. Within one to two years we would like to construct a one family home that our children can purchase, otherwise we would use it for rental income and will it to them upon our passing. This would increase the tax base for both Albany County and the Town of New Scotland.

This will benefit the community by removing the blight and increasing surrounding property values.

GENERAL COST ESTIMATE

Complete this section if bidding on a BUILDING

Estimated MATERIAL Cost: \$ 7784.00 Estimated LABOR Cost: \$ 17060.00

Total: \$ 24844

Complete this section if bidding on a VACANT LOT

Estimated MATERIAL Cost: \$ _____ Estimated LABOR Cost: \$ _____

Total: \$ 0

Explanation of costs:

Per a local Realtor based on the current property conditions the home has an estimated value of \$33,000. Cost of Demo: Labor: Home and garage @ \$5 per sf = \$6060, Potential Asbestos removal \$5,000. Material Costs: 8 thrity yard dumpsters @ 698 : \$5,584, Excavator for one week \$1,200, Skid Steer for one week \$1,000 and \$6,000 in sweat equity that it will take to make the property safe and aesthetically. The hazardous waste will need to be disposed of as well and this amount could vary in a range from \$5,000 to \$10,000 depending on what substances are found. The hazardous waste is not in the calculation above due to it being an unknown at this time. If environmental testing is required I would hire Flatley Read LLC.

PROPERTY OWNERSHIP HISTORY

If you answer YES to any of these questions, attach an explanation. Please provide complete, accurate and current information. Please be advised information provided will be independently verified.

THIS INFORMATION APPLIES TO ALL MEMBERS, PARTNERS AND SHAREHOLDERS

- Do you own any properties in Albany County?
(attach a list with addresses, property type and year acquired) Yes No
- Does any property you own currently have code violations? Yes No
- Are you an owner of tax delinquent property? Yes No
- Have you filed for bankruptcy within the past 7 years? Yes No
- Have you owned property foreclosed on for tax-delinquency? Yes No
- Have you or a family member previously owned the property for which you are applying? Yes No

BIDDER CERTIFICATION (PLEASE READ CAREFULLY BEFORE SIGNING)

I HEREBY CERTIFY THAT:

1. I understand that by submitting a bid on the listed parcel, I am accepting the terms and conditions stated in the Albany County Disposition Plan adopted by Albany County Legislative Resolution No. 29 of 2019 "Properties which will be discretionally conveyed by the County to individuals or entities for economic development purposes" section B and all terms and conditions for the Sealed Bid process.
2. I also understand that all properties offered though the "Sealed Bid" process by Albany County are sold in "as is" condition and no warranties are made regarding property condition. The bidder assumes all responsibility to investigate, and if necessary, repair the physical condition of the properties or of any structures or improvements located on any of the properties
3. I have reviewed the online folder with information concerning this property listed on the Albany County website page www.albanycounty.com/sealedbids.
4. I understand that the Albany County Executive or the Albany County Legislature may decline my offer to acquire this property for any reason.
5. If I am the approved Bidder, upon notification I will immediately deposit the full purchase price via certified funds with the Albany County Division of Finance either by certified mail or in person as without this deposit my bid will not be forwarded to the Albany County Legislature for review.
6. I understand that all real estate taxes, past due water bills and municipal charges not in the collection of Albany County at the date of closing are my responsibly to pay. I also understand that any and all closing costs are also my responsibility.

BY ENTERING YOUR NAME(S) BELOW, YOU CERTIFY THAT YOU HAVE READ, UNDERSTAND AND AGREE TO BE BOUND BY ALL TERMS CONTAINED HEREIN AND YOU FURTHER CERTIFY THAT ALL OF THE STATEMENTS SET FORTH BY YOU IN THIS DOCUMENT ARE COMPLETE AND TRUE.

Tracy L. Gibeau
Applicant Name (Print)

Tracy Gibeau
Signature

7-15-2020
Date

Marc W. Gibeau
Co-Applciant Name (Print)

Marc W. Gibeau
Signature

7-15-2020
Date

THIS ENTIRE FORM MUST BE SUBMITTED BY EMAIL TO SEALEDID@ALBANYCOUNTYNY.GOV
BY THE FOLLOWING DATE: _____

Tracy and Marc Gibeau

Property owned in Albany County:

385 Stove Pipe Road Voorheesville NY- Primary Residence SBL: 93.-2-32.2

Additional Property: Stove Pipe Road Voorheesville NY – Vacant Land SBL 93.-2-323

Both properties were acquired in 1992. In 2014 after my mom passed we sold her home and increased the acreage of our property.