



County of Albany

Harold L. Joyce
Albany County Office
Building
112 State Street - Albany,
NY 12207

Legislation Text

File #: TMP-3140, **Version:** 1

REQUEST FOR LEGISLATIVE ACTION

Description (e.g., Contract Authorization for Information Services):

Requesting Legislative Action to Authorize the Conveyance of Property Located In the City Of Albany 143 Montgomery Street and 6 Colonie Street per a Sealed Bid Process

Date: February 9, 2022
Submitted By: David Reilly
Department: Management and Budget
Title: Commissioner
Phone: 518-447-7040
Department Rep.
Attending Meeting: David Reilly/Michael McLaughlin/Lucas Rogers

Purpose of Request:

- ☐ Adopting of Local Law
- ☐ Amendment of Prior Legislation
- ☐ Approval/Adoption of Plan/Procedure
- ☐ Bond Approval
- ☐ Budget Amendment
- ☐ Contract Authorization
- ☐ Countywide Services
- ☐ Environmental Impact/SEQR
- ☐ Home Rule Request
- ☒ Property Conveyance
- ☐ Other: (state if not listed) Click or tap here to enter text.

CONCERNING BUDGET AMENDMENTS

Increase/decrease category (choose all that apply):

- ☐ Contractual
- ☐ Equipment
- ☐ Fringe
- ☐ Personnel

- ☐ Personnel Non-Individual
☐ Revenue

Increase Account/Line No.: Click or tap here to enter text.
Source of Funds: Click or tap here to enter text.
Title Change: Click or tap here to enter text.

CONCERNING CONTRACT AUTHORIZATIONS

Type of Contract:

- ☐ Change Order/Contract Amendment
☐ Purchase (Equipment/Supplies)
☐ Lease (Equipment/Supplies)
☐ Requirements
☐ Professional Services
☐ Education/Training
☐ Grant

Choose an item.

Submission Date Deadline Click or tap to enter a date.

- ☐ Settlement of a Claim
☐ Release of Liability
☐ Other: (state if not listed) Click or tap here to enter text.

Contract Terms/Conditions:

Party (Name/address):
Click or tap here to enter text.

Additional Parties (Names/addresses):
Click or tap here to enter text.

Amount/Raise Schedule/Fee: Click or tap here to enter text.
Scope of Services: Click or tap here to enter text.

Bond Res. No.: Click or tap here to enter text.
Date of Adoption: Click or tap here to enter text.

CONCERNING ALL REQUESTS

Mandated Program/Service: Yes ☐ No ☐
If Mandated Cite Authority: Click or tap here to enter text.

Is there a Fiscal Impact: Yes ☐ No ☐
Anticipated in Current Budget: Yes ☐ No ☐

County Budget Accounts:

Revenue Account and Line: Click or tap here to enter text.
Revenue Amount: \$50,000

Appropriation Account and Line: Click or tap here to enter text.
Appropriation Amount: Click or tap here to enter text.

Source of Funding - (Percentages)

Federal: Click or tap here to enter text.
State: Click or tap here to enter text.
County: Click or tap here to enter text.
Local: Click or tap here to enter text.

Term

Term: (Start and end date) Click or tap here to enter text.
Length of Contract: Click or tap here to enter text.

Impact on Pending Litigation

If yes, explain: Yes ☐ No ☒
Click or tap here to enter text.

Previous requests for Identical or Similar Action:

Resolution/Law Number: Click or tap here to enter text.
Date of Adoption: Click or tap here to enter text.

Justification: (state briefly why legislative action is requested)

Properties are withdrawn from tax foreclosure as there exists a significant risk that the County of Albany might be exposed to a liability substantially in excess of the amount that could be recovered by foreclosing the tax lien.

Pursuant to ABL resolution No 29 of 2019 the Albany County Disposition Plan, properties “withdrawn” from a foreclosure proceeding can be offered for sale through a sealed bid process with the sale price criteria being “an amount which reflects the benefit to the community stemming from the proposed use of the property”.

Pursuant to the “Albany County Disposition Plan” adopted per ABL Resolution # 29 of 2019, property withdrawn from tax foreclosure can be conditionally offered for sale by a Sealed Bid.

The Department of Management and Budget conducted an online sealed bid process through the county website from the period beginning May 10, 2021 and ending June 10, 2021 at noon. This site allowed prospective bidders to view property information through individual “property folders” and gave them the ability to place a bid online for the properties offered. Properties known as 143 Montgomery Street and 6 Colonie Street (collectively “the Central Warehouse building”) located in the City of Albany were listed as part of this process.

Legislative authorization is requested to approve the conveyance of 143 Montgomery Street and 6 Colonie Street located in the City of Albany to CW Skyway, LLC. The submission by CW Skyway, LLC, a partnership between Redburn Development Partners and Columbia Development Companies, was evaluated by a County review team based on (1) feasibility of the proposal; (2) economic impact; (3) qualifications and expertise; (4) capacity and timeliness; and (5) bid price. Their proposal scored well based on the CW Skyway, LLC team’s strong record of completing challenging projects

in the County/region and the scale of their proposed investment.

A review of properties owned by CW Skyway, LLC indicates there are no outstanding taxes or code violations against these properties. CW Skyway, LLC has deposited the full amount of the bid offered (\$50,000) with the Albany County Division of Finance.

The following shall be the responsibility of CW Skyway, LLC and is requested to be stated in the resolution:

All closing costs. All future real estate taxes (Property or School), water and sewer bills, municipal charges or fees not in the collection process of the Albany County Division of Finance at the date of closing.