



County of Albany

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

Legislation Text

File #: TMP-6260, **Version:** 1

REQUEST FOR LEGISLATIVE ACTION

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

Authorization for the sale of the properties located at 75 and 77 Clinton Avenue in the City of Albany back to previous owners.

Date: 1/2/2025
Department: Finance
Attending Meeting: Jeff Neal
Submitted By: Patrick Curran
Title: Sr. Policy Analyst
Phone: 518-447-5639

Purpose of Request: Property Conveyance Enter text.

CONTRACT TERMS/CONDITIONS:

Party Names and Addresses:
Garland Brothers Funeral Home, 75 Clinton Avenue, Albany NY 12210

Term: (Start/end date or duration) N/A
Amount/Raise Schedule/Fee: \$200,000

BUDGET INFORMATION:

Is there a Fiscal Impact: Yes No
 Anticipated in Budget: Yes No
 Spreadsheet attached: Yes No

Source of Funding - (Percentages)

Federal: 0 County: 0
State: 0 Local: 100

County Budget Accounts:

Revenue Account and Line: A1310 01053
Revenue Amount: \$187,000
Revenue Account and Line: A00690
Revenue Amount: \$13,000
Appropriation Account and Line: Enter text.
Appropriation Amount: Enter text.

ADDITIONAL INFORMATION:

Mandated Program/Service: Yes No
If Mandated, Cite Authority: Enter text.
Request for Bids / Proposals:
 Competitive Bidding Exempt: Yes No
 # of Response(s): Enter text.
 # of MWBE: Enter text.
 # of Veteran Business: Enter text.
Bond Resolution No.: Enter text.
Apprenticeship Program Yes No

Previous requests for Identical or Similar Action:
Resolution/Law Number and Date: Enter text.

DESCRIPTION OF REQUEST: (state briefly why legislative action is requested)

This request is for the authorization of the sale of two County-owned properties located at 75 and 77 Clinton Avenue in the City of Albany back to the previous owners. Garland Brothers Funeral Home has owned and operated their funeral home service at the Clinton Avenue properties since 1929 and the taxes on the properties went delinquent as a result of Benjamin Garland’s declining health and subsequent death in 2023. The Garland family has sufficient funds to pay \$200,000, so the current proposal is to have the County foreclose the lien and sell the parcel back to the family. The County will retain \$187k of the funds from the sale, which resolves litigation issues related to the “market value” of the properties raised by the Tyler v Hennepin County Supreme Court decision. This will be a deed-in-assignment Quit-Claim Deed sale which will protect the County from any liability issues in change of ownership.