

DiLella, Anthony

From: Paul Roberts <paul.roberts1644@gmail.com>
Sent: Wednesday, July 15, 2020 10:14 AM
To: sealedbid
Subject: Bid 2607 2ND Ave
Attachments: doc20200715102252.pdf

BIDDER INFORMATION - CONTACT AND DEED INFORMATION

*Bidder Name: Chel-Car Realty LLC

*As it will appear on County deed

Address: 888 Troy-Schenectady Rd Latham N.Y. 12110

Phone: 518-857-8560

Email: paul.roberts1644@gmail.com

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: New York Date incorporated: 10/24/2006

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: 2607 2ND AVENUE

Municipality: TOWN OF COLONIE Tax map No: 32.8-3-9.1

Description: 2 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: \$1844.00

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

- ☐ New Construction
- ☐ Property Improvements (example: fencing, landscaping, garden/green space)
- ☐ 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):

I will be removing a virtual eye sore for both The Town of Colonie and The City of Watervliet. This is first structure seen both exiting and entering both municipalities. This home is in total derepair and could collapse at any time. It is occupied by squatters who keep warm by lighting fires in the winter. The police and fire departments have been there numerous times

My plan is to remove the structure and redevelop the site. This will also offer me the opportunity to expand my business. Roberts Auto Body. I will make it a proud site while entering and exiting both municipalities.

GENERAL COST ESTIMATE

Complete this section if bidding on a BUILDING

Estimated MATERIAL Cost: \$ 10000 Estimated LABOR Cost: \$ 25000

Total: \$ 35000

Complete this section if bidding on a VACANT LOT

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

Total: \$ 0

Explanation of costs:

Demolition of the structure and removal of years of debris that has been left behind over the last 20 :
me years. I will pave and landscape when the demolistion is complete. I will also replace the fence tl
t is in disrepair.

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

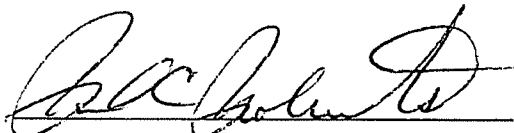
BIDDER CERTIFICATION (PLEASE READ CAREFULLY BEFORE SIGNING)

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.

Paul C. Roberts
Applicant Name (Print)


Signature

7/15/20
Date

Co-Applicant Name (Print)

Signature

Date

THIS ENTIRE FORM MUST BE SUBMITTED BY EMAIL TO SEALEDID@ALBANYCOUNTYNY.GOV
BY THE FOLLOWING DATE: July 15, 2020 12 Noon

Properties:

369 Third Ave.

Watervliet, NY 12189

November 2006

Business & Rental

888 Troy Schenectady Rd.

Latham, NY 12110

April 2011

business

2603 Second Ave.

Watervliet, NY 12189

June 2019

business

611 4th Ave.

Watervliet, NY 12189

December 2019

Rental

246 Old Niskayuna Rd.

Latham, NY 12110

July 2020

Rental