

**Albany County Legislative Resolution No. 29 of 2019  
SEALED BID  
BIDDER SUBMISSION FORM**

**INSTRUCTIONS**

**THIS PROCESS WILL BE CONDUCTED ONLINE ONLY AT  
[WWW.ALBANYCOUNTY.COM/SEALEDBIDS](http://WWW.ALBANYCOUNTY.COM/SEALEDBIDS)**

**PLEASE REVIEW PROPERTY FOLDER SHOWN ON WEBSITE**

**PLEASE READ ALL TERMS OF SALE CAREFULLY BEFORE BIDDING**

**FILL IN ALL INFORMATION RELATIVE TO YOUR BID ON THIS BID SUBMISSION FORM.  
INCOMPLETE FORMS CAN BE REJECTED.**

**PLEASE SIGN THE BIDDER CERTIFICATION ON THE BID SUBMISSION FORM OR  
YOUR BID WILL BE REJECTED**

**THIS SUBMISSION MUST BE EMAILED WITHIN THE ALLOTTED TIME AS  
SPECIFIED ON [WWW.ALBANYCOUNTY.COM/SEALEDBIDS](http://WWW.ALBANYCOUNTY.COM/SEALEDBIDS)  
TO [SEALEDID@ALBANYCOUNTYNY.GOV](mailto:SEALEDID@ALBANYCOUNTYNY.GOV)**

**ANY QUESTIONS CONCERNING THIS FORM CAN BE EMAILED TO  
[BIDINFO@ALBANYCOUNTYNY.GOV](mailto:BIDINFO@ALBANYCOUNTYNY.GOV)**

## **ALBANY COUNTY DISPOSITION PLAN**

**“Properties which will be discretionally conveyed by the County to individuals or entities for economic development purposes.”**

**Adopted per Albany County Legislative Resolution No. 29 of 2019**

B. If they have been withdrawn from foreclosure, these properties shall be conditionally offered for sale via sealed bid for either its appraised value, outstanding delinquent tax liability (inclusive of interest, penalties and legal charges) prior to foreclosure, or an amount which reflects the benefit to the community stemming from the proposed use of the property with disclosure of the reasons for their withdrawal. It shall be the bidder's responsibility to research all information in the County's property file in this regard. Written notice to the local municipality(s) in which the property is located shall be required no less than 30 days prior to consideration by the County Legislature of such property transfer. Proof of compliance with the aforementioned written notice requirement shall be provided to the Legislature as a precondition to the Legislature's consideration of any conveyance falling under this section. Upon bid approval by the County Legislature, the full amount of the sale price and closing costs must be submitted to the County in escrow prior to and as a prerequisite to the completion of the foreclosure process. A signed statement by the bidder acknowledging receipt of full disclosure regarding the condition of the property in so far as known to the County will be required at that time. The County shall not be liable for any conditions known or unknown on these properties, and the purchaser will be required to execute a release, hold harmless, and indemnification agreement in this regard at the closing on the sale. Deed title will be transferred directly to the successful bidder pursuant to assignment without recourse

### **§ 1138. Withdrawal of parcels from foreclosure**

“The enforcing officer of any tax district may at any time prior to final judgment withdraw any parcel of real property from a foreclosure proceeding under this title for one or more of the following reasons 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 “

## **TERMS AND CONDITIONS OF SEALED BID PROPERTY SALES**

### **A. Bidding Process and Procedure:**

1. All bids shall be sealed with collusive bidding being prohibited.
2. All bids shall be submitted and processed online using the electronic bid submission form annexed hereto.
3. A bidder is permitted to submit only one bid per property being offered for sale.
4. All sections of the bid submission form shall be completed and the bid submitted together with all required back-up materials within the allowable timeframe for bidding indicated on the "Sealed Auction Bids" page of the Albany County website: [www.albanycounty.com/sealedbids](http://www.albanycounty.com/sealedbids).
5. The length of time a sealed bid shall be required to remain open will be indicated on the bid submission form and will also be indicated on the website.

### **B. Bidder Eligibility and Implied Representations.**

1. A prospective bidder is ineligible to bid if:
  - a) The bidder has failed to satisfactorily comply with any material representation made to Albany County with respect to the bidder's plans for the use, rehabilitation or economic development of any property previously purchased by the bidder from Albany County.
  - b) The bidder or the bidder's immediate family member(s), or anyone bidding on the bidder's behalf is/are the tax delinquent owner(s) or former owner(s) of any property located within Albany County.
  - c) The bidder has lost title to property to Albany County by reason of delinquent tax foreclosure within the preceding 24 month time period.
  - d) The bidder has an unresolved building construction and fire safety code violation in connection with another property located within Albany County.

**C. Terms of Sale Relating to Condition of Sealed Bid Properties Being Offered for Sale.**

1. All sales are subject to non-reviewable discretionary approval of the County Executive and the Albany County Legislature, which approvals may for any reason be denied.
2. All properties offered for sale through the Sealed Bid process are sold without recourse in “where is” and “as is” condition as per its assessment roll description at the time it was foreclosed upon by Albany County with no representations or warranties of any kind made regarding the property’s actual location, physical condition, title or legally permissible use.
3. Albany County shall not be liable for any conditions known or unknown on these properties, and the selected bidder shall be required to execute a release, hold harmless, and indemnification agreement in this regard at the closing on the sale thereof.
4. Properties offered for sale through the Sealed Bid process shall be sold with disclosure of the reasons for its withdrawal for either its appraised value, outstanding delinquent tax liability (inclusive of interest, penalties and legal charges) prior to its foreclosure, or an amount which in the sole non-reviewable discretionary opinion of Albany County reflects the best benefit to the community as a whole stemming from its proposed use.
5. A signed statement by the selected bidder will be required at the time of sale acknowledging bidder’s receipt of full disclosure regarding the condition of the property offered for sale in so far as known to Albany County.
6. Deed title to the property will be transferred directly to the selected bidder pursuant to assignment without recourse.

**D. Bidder’s Due Diligence Requirements with Respect to “Sealed Bid” Properties.**

1. The bidder assumes all responsibility to investigate the physical condition of the property or of any structures or improvements located thereon.
2. By making a bid, bidder certifies the bidder has made an on-site inspection of the property and has reviewed the online folder containing all information known to Albany County concerning the property available on the Albany County website page Sealed Auctions Bids ([www.albanycounty.com/sealedbids](http://www.albanycounty.com/sealedbids)).

#### **E. Bid Payment Process and Procedure**

Upon notification, the bidder chosen by the Commissioner of Management and Budget or his assignees shall immediately deposit the full bid amount with the Albany County Division of Finance, 112 State Street, Room 1340, Albany, New York 12207 either by certified mail or in person. Checks are to be made payable to Albany County Department of Management and Budget. No request for conveyance will be forwarded to the Albany County Legislature unless these funds are received. Upon Legislative approval, the approved bidder shall be responsible for any and all closing costs.

#### **F. Sale Closing and Property Conveyance Process and Procedure**

1. The selected bidder shall provide the information necessary to complete the required forms and documents for recording the deed from the County of Albany in the Albany County Clerk's office.
2. All real estate taxes not in the collection process of the Albany County Division of Finance at the scheduled date of closing are the responsibility of the selected bidder to pay.
3. All current and past due water bills not in the collection process of the Albany County Division of Finance at the scheduled date of closing are the responsibility of the selected bidder to pay.
4. All municipal charges or fees not in the collection process of the Albany County Division of Finance at the scheduled date of closing are the responsibility of the selected bidder to pay.
5. The County Legislature may set the responsibility for the Real Estate Taxes, Water Bills and Municipal Charges for the selected bidder by resolution.
6. All recording fees are the responsibility of the selected bidder.

## BIDDER INFORMATION - CONTACT AND DEED INFORMATION

\*Bidder Name: Wild Room Inc.

\*As it will appear on County deed

Address: 54 Church Street, Coeymans, NY 12045

Phone: (518) 610-3306

Email: jesse@wildroominc.com

Preferred method of contact: ☒ Phone ☐ Email

### TYPE OF ENTITY

☐ Individual

☒ Corporation

Incorporated in what state: New York

Date incorporated: 01/2019

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: 172 MAIN STREET

Municipality: TOWN OF COEYMANS

Tax map No: 168.10-3-14

Description: HEALTH SPAS

#### 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: \$ 1,000.00

## REASON FOR BIDDING ON PROPERTY

### COMPLETE THIS SECTION IF YOU ARE SEEKING TO PURCHASE A BUILDING

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Renovate     | <input type="checkbox"/> Occupy as owner occupant (use as primary residence) |
| <input checked="" 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 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.*



[172 Main St Proposal] - Page 10

[Mayor Recommendation] - Page 11

Business plan is available by request.

I'm writing regarding the property located at 172 Main Street, Ravena New York 12143.

**Summary:**

- Relieve Albany County of property burden.
- Restore/renovate 172 Main Street.
- Move my business from Rensselaer County to Albany County.
- Add to village and county tax revenue.
- Expand my existing business and create jobs, both direct and sub-contracted.
- Donate funds to local schools for art education.

*About Me:*

My name is Jesse Wichmann and I'm the Owner/President of Wild Room Inc., a pop-culture media and arts company serving the local Capital District as well as national and international clients.

Seeing the potential, my wife and I moved to Ravena in 2008, purchased and renovated our first house, started our family with 2 wonderful children and eventually purchased a second home, keeping the first as a rental property.

Southern Albany County is a great untapped area for locally owned businesses to flourish in. Lower property costs, easy travel route access and an amazing riverfront, historic Ravena/Coeymans could see a revitalization similar to cities like Troy or Hudson. With the town and village electorate as well as local small business think-tanks, my plan is to be a leader in helping the township reach it's natural potential while preserving the history and charm of the community.

I also aim to create jobs, both through the hiring of subcontracted labor and with full time employees. After the Wild Room is established I plan to donate money, experience and resources to the local RCS school districts to help support the arts in education.

*About the Wild Room:*

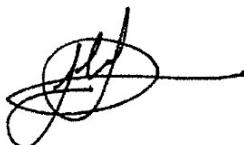
I have been in business since 2010 with steady 15-20% annual growth. The Wild Room is a Sub-S corporation, with 100% shares owned by myself.

I currently lease space in Rensselaer county, and despite ongoing national and global difficulties, The Wild Room is under rapid expansion, requiring a new, larger home, which I'd like to bring to my [Albany County] town of Ravena-Coeymans.

My plan is the immediate rehabilitation of 172 Main, back to the appearance of a classic firehouse, shoring up the structural integrity of the exterior(brick/stone repair, roof, windows, doors/entryways) while upgrading the building's internals to modern and ecological systems(electrical, plumbing, HVAC, etc) - specific estimates cannot be obtained until after closing, but rough estimates are approximately \$75,000 for interior renovation. Once construction is completed, 172 would serve as corporate headquarters for Wild Room Inc.

Thank you for your time and consideration.

Sincerely

A handwritten signature in black ink, appearing to be 'Jesse Wichmann', with a stylized, looping flourish extending to the right.

Jesse Wichmann

15 MOUNTAIN ROAD  
RAVENA, NY 12143

## VILLAGE OF RAVENA

TEL. (518) 756-8233  
FAX (518) 756-3363  
TDD # 1-800-662-1220

CLERK-TREASURER  
SUSAN M. KING

DEPUTY CLERK-  
TREASURER  
KRISTINE M. BIERNACKI

VILLAGE CLERK  
GABBY AMBROSE



MAYOR  
BILL MISURACA, JR.

### TRUSTEES

JOSEPH A. GANLEY  
LINDA C. MULLER  
MARYELLEN ROSATO  
NANCY J. WARNER

November 12, 2020

To Whom It May Concern:

As Mayor of the Village of Ravena, and having met with Jesse Wichmann on several occasions, I would like to give this letter of support for his upcoming venture.

We as a community look forward to an exciting rejuvenation of a building on our Main Street. We believe this is a great step toward improving our community.

If you have any questions, please feel free to contact my office at 518-756-8233.

Sincerely,

William J. Misuraca, Jr.  
Mayor

## GENERAL COST ESTIMATE

Complete this section if bidding on a BUILDING

Estimated MATERIAL Cost: \$ 40,000 Estimated LABOR Cost: \$ 60,000

Total: \$ 100,000

Complete this section if bidding on a VACANT LOT

Estimated MATERIAL Cost: \$ \_\_\_\_\_ Estimated LABOR Cost: \$ \_\_\_\_\_

Total: \$ 0

### Explanation of costs:

- New Roof[main building] installed/repared. - steeple repaired/painted. - new roof[side building]  
- Brick/stone work repaired/repointed/cleaned. - new windows. - new main and side entrance doors.  
- restore front wall structure to original[or approximate] fire house look. - new rear fire escape.  
- Fully gut interior spaces and install new energy efficient structural needs and utilities...(plumbing,  
electrical, gas, hvac, water etc). - new sprinkler system. - repair rear of building that is pulling away  
from structure. - concrete pad and foundation repair.

## 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? ☒ Yes ☐ No  
(attach a list with addresses, property type and year acquired)

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

1. 27 Cental Avenue, Ravena New York 12143  
Purchased 2008  
Residential

2. 54 Church Street, Coeymans New York 12045  
Purchased 2015  
Residential

## 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](http://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.**

Jesse Wichmann  
Applicant Name (Print)

  
Signature

11/12/2020

Date

\_\_\_\_\_  
Co-Applicant Name (Print)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

THIS ENTIRE FORM MUST BE SUBMITTED BY EMAIL TO [SEALEDID@ALBANYCOUNTYNY.GOV](mailto:SEALEDID@ALBANYCOUNTYNY.GOV)  
BY THE FOLLOWING DATE: NOVEMBER 16, 2020 12 noon