



CITY OF NEWBURGH
COUNCIL MEETING AGENDA
SESION GENERAL DEL CONSEJAL

June 13, 2016

7:00 PM

Mayor/Alcaldesa

1. Prayer/Rezo
2. Pledge of Allegiance/Juramento a la Alianza

City Clerk:/Secretaria de la Ciudad

3. Roll Call/ Lista de asistencia

Communications/Comunicaciones

4. Approval of the minutes of the meeting of May 23, 2016
Aprobación del acta de la reunión del 23 de Mayo de 2016
5. City Manager Update/ Gerente de la Cuidad pone al dia la audiencia de los planes de cada departamento

Presentations/Presentaciones

Comments from the public regarding the agenda/Comentarios del público con respecto a la agenda

Comments from the Council regarding the agenda/Comentarios del Consejo con respecto a la agenda

City Manager's Report/ Informe del Gerente de la Ciudad

6. Resolution No. 136 - 2016 - Emergency Demolition of 73-77 William Street
Resolution Authorizing the Execution of a Contract with B.S.B. Construction, Inc. for the Emergency Demolition of 73-77 William Street at a Cost of \$156,312.00. (Jason Morris & Deirdre Glenn)

Una resolución Autorizando la Ejecución de un Contrato con "B.S.B Construction, Inc." Para la Demolición de Emergencia de la 73-77 de la Calle William, a un costo de \$156,312.00.(Jason Morris y Deirdre Glenn)

Council Request for Action

7. Resolution No. 137 - 2016 - Chazen Companies Groundwater Analysis at

Brown's Pond

Resolution Authorizing the City Manager to Accept a Proposal and Execute an Agreement with The Chazen Companies, Inc. for a Source Water Investigation at Browns Pond at a Cost of \$12,000.00. (Wayne Vradenburgh and Jason Morris)

Una Resolución Autorizando al Gerente de la Ciudad a Aceptar una Propuesta y Ejecutar un Acuerdo con "The Chazen Companies, Inc." Para una Investigación de las Fuentes de Agua en el Lago Brown a un costo de \$12,000.00. (Wayne Vradenburgh y Jason Morris)

Council Request for Action

8. Resolution No. 138 - 2016 - Purchase of 156 Lander Street

Resolution to Authorize the Conveyance of Real Property known as 156 Lander Street (Section 18, Block 3, Lot 14) at Private Sale to Michele Williams for the Amount of \$3,000.00. (Deirdre Glenn)

Una resolución Autorizando el Traspaso de Bienes Raíces conocida como la 156 de la Calle Lander (Sección 18, Bloque 3, Lote 14) en una venta privada a Michele Williams por el monto de \$3,000.00. (Deirdre Glenn)

Council Request for Action

9. Resolution No. 139 - 2016 - Purchase of 274 First Street

Resolution to Authorize the Conveyance of Real Property known as 274 First Street (Section 22, Block 6, Lot 22) at Private Sale to William J. McCartney III for the Amount of \$6,400.00. (Deirdre Glenn)

Una resolución Autorizando el Traspaso de Bienes Raíces conocida como la 274 de la Calle First (Sección 22, Bloque 6, Lote 22) en una venta privada a William J. McCartney III por el monto de \$6,400.00. (Deirdre Glenn)

Council Request for Action

10. Resolution No. 140 - 2016 - Purchase of 113 & 115 Washington Street

Resolution to Authorize the Conveyance of Real Property known as 113 Washington Street (Section 39, Block 3, Lot 8) and 115 Washington Street (Section 39, Block 3, Lot 7) at Private Sale to Zion Newburgh Community Development Corporation for the Amount of \$100.00. (Deirdre Glenn & Michelle Kelson)

Una resolución Autorizando el Traspaso de Bienes Raíces conocidas como la 113 de la Calle Washington (Sección 39, Bloque 3, Lote 8) y la 115 de la Calle Washington (Sección 39, Bloque 3, Lote 7) en una venta privada a la Corporación de Desarrollo de la Comunidad Zion de Newburgh por el monto de \$100.00. (Deirdre Glenn y Michelle Kelson)

Council Request for Action

11. Resolution No.141 - 2016 - Surplus of 15 IBC Totes from the Water Department

Resolution Declaring Fifteen Intermediate Bulk Container Totes to be Surplus Equipment and Authorizing Distribution to City Residents for Rain Water Retention and Storage. (Deirdre Glenn)

Una Resolución declarando quince totalizadores del Contenedor del Bulto Intermedio como Equipo de Sobra y Autorizando su Distribución a Residentes de la Ciudad para Retención de Agua de Lluvia y Almacenaje. (Deirdre Glenn)

Council Request for Action

12. Resolution No. 142 - 2016 - CDBG - Summer Interns

Resolution Amending the 2016 Personnel Analysis Book to Add Two Temporary Intern Positions in the Department of Planning and Development. (Deirdre Glenn)

Una Resolución que enmienda el Libro de Análisis del Personal de 2016 para añadir dos puestos temporales de capacitación en el Departamento de Planificación y Desarrollo. (Deirdre Glenn)

Council Request for Action

13. Resolution No. 143 - 2016 - Extension to Close Title on 100 Courtney Avenue and 92 Overlook Place

Resolution Authorizing an Extension of Time to Close Title on the Properties Located at 100 Courtney Avenue (Section 48, Block 1, Lot 27) and 92 Overlook Place (Section 45, Block 8, Lot 24) Sold at Private Sale to Michael T. Brown. (Michelle Kelson)

Una resolución autorizando una extensión de tiempo para cerrar el título de la propiedad localizada en la 100 de la Avenida Courtney (Sección 48, Bloque 1, Lote 27) y la 92 de Overlook Place (Sección 45, Bloque 8, Lote 24) Vendido en una Venta Privada a Michael T. Brown. (Michelle Kelson)

Council Request for Action

14. Resolution No. 144 - 2016 Extension of Time to Close Title for 63 Grove Street

Resolution Authorizing an Extension of Time to Close Title on the Property Located at 63 Grove Street (Section 26, Block 6, Lot 7.1) Sold at Private Sale to Patrick Cousins. (Michelle Kelson)

Una resolución Autorizando una Extensión de Tiempo para cerrar el título de la propiedad localizada en la 63 de la Calle Grove (Sección 26, Bloque 6, Lote 7.1) Vendido en una Venta Privada a Patrick Cousins. (Michelle Kelson)

Council Request for Action

15. Resolution No. 145 - 2016 - Supporting CFA Application of Safe Harbors for Main Street Grant

Resolution of the City Council of the City of Newburgh, New York Supporting the 2016 Consolidated Funding Application of Safe Harbors of the Hudson, Inc. to the Office of Community Renewal, New York State Housing Trust Fund Corporation for a New York Main Street Grant. (Michelle Kelson)

Una Resolución del Consejo de la Ciudad de Newburgh, Nueva York apoyando la Solicitud de Fondos Consolidados del 2016 de Puertos Seguros del Hudson, Inc. A la Oficina de Renovación de la Comunidad, de la Corporación Fiduciarias de Fondos de Viviendas de Nueva York para una Beca de Nueva York de la Avenida Central. (Michelle Kelson)

Council Request for Action

16. Resolution No. 146 - 2016 - Development and Land Disposition Agreement

with Mill Street Partners LLC

Resolution Authorizing the Correction of Exhibit "A" - "List of City-Owned Parcels to be Conveyed to Developer" to the Development and Land Disposition Agreement with Mill Street Partners, LLC to Correct the Inadvertent Omission of the Property known as 18 Johnston Street (Section 30, Lot 3, Block 38) in connection with the Redevelopment of City-Owned Properties known as the Mid-Broadway Site (Michelle Kelson)

Una resolución que autoriza la corrección de exposición "A" – "Lista de Parcelas Pertenecientes a la Ciudad para ser traspasadas al desarrollador" para el Desarrollo y Acuerdo de Disposición de tierra con Mill Street Partners, LLC para Corregir la Omisión Involuntaria de la Propiedad Conocida como la 18 de la Calle Johnston (Sección 30, Lote 3, Bloque 38) en conexión con las propiedades pertenecientes a la Ciudad conocidas como el Sitio Broadway Medio. (Michelle Kelson)

Council Request for Action

17. Resolution No. 147 - 2016 - License Agreement with House of Refuge

A Resolution authorizing the City Manager to enter into a License Agreement with House of Refuge to allow use of City owned property located at 140 Broadway for the Tuesday Farm Market. (Michelle Kelson)

Una Resolución Autorizando al Gerente de la Ciudad a entrar en un Acuerdo de Licencia con la Casa de Refugio para permitir el uso de la propiedad de la Ciudad localizada en la 140 de Broadway para el mercado agrícola de los martes. (Michelle Kelson)

Council Request for Action

18. Resolution No. 148 - 2016 - US Department of Justice 2016 Cops Hiring Program Grant to promote Community Policing

A Resolution authorizing the City Manager to apply for a United States Department of Justice 2016 Cops Hiring Program Grant to promote Community Policing in the amount not to exceed \$1,068,447.00 with a local cash match of \$586,477.00. (Chief Dan Cameron & Katie Mack)

Una Resolución Autorizando al Gerente de la Ciudad a solicitar una Beca del Departamento de Justicia de los Estados Unidos para el programa de Contratación de Policías del 2016 para promover Vigilancia Policial a las Comunidades en una cantidad que no exceda \$1,068,447.00 y sea

igualado con fondos locales en efectivos de \$586,477.00. (Jefe Dan Cameron y Katie Mack)

Council Request for Action

19. Resolution No. 149 - 2016 - Catholic Youth Organization (CYO) Fitness Program Grant

Resolution Authorizing the City Manager to Apply for and Accept if Awarded a Coca Cola Fitness Challenge Program Grant in the Amount of \$2,000.00 from the Catholic Youth Organization. (Derrick Stanton)

Una Resolución Autorizando al Gerente de la Ciudad a Solicitar y Aceptar si es concedida una Beca del Programa de Coca Cola de Desafío de Bienestar por un monto de \$2,000 de la Organización Católica Juvenil. (Derrick Stanton)

Council Request for Action

20. Resolution No. 150 - 2016 - Youth Program at the Activity Center

Resolution Authorizing the City Manager to Execute a Vendor Services Agreement with Breath of New Life Ministries at a Cost not to Exceed \$6,750.00 to Manage the Helping Young People Excel Program at the Recreation Department. (Derrick Stanton)

Una Resolución Autorizando al Gerente de la Ciudad a Ejecutar un Acuerdo de servicios de proveedor con "Breath of New Life Ministries" a un monto que no exceda \$6,750.00 para administrar el programa Ayudando a los Jóvenes a Sobresalir en el Departamento de Recreación. (Derrick Stanton)

Council Request for Action

21. Resolution No. 151 - 2016 Emergency Demolition - 316 First St

Resolution amending Resolution No. 300-2015, the 2016 Budget for the City of Newburgh, New York to transfer \$117,810.00 from General Fund Contingency to Property Maintenance - Other Services for Emergency Abatement Work at 316 First Street. (Acting Chief Ahlers, Jason Morris and Katie Mack)

Una Resolución que Enmienda la Resolución No. 300-2015, el Presupuesto de 2016 para la Ciudad de Newburgh, Nueva York para transferir \$117,810.00 de los Fondos Generales de Contingencia para Mantenimiento de la Propiedad – Otros Servicios para Trabajos de Abatimientos de Emergencia en la 316 de la Calle First. (Jefe Interino Ahlers, Jason Morris y Katie Mack)

Council Request for Action

22. Resolution No. 152 - 2016 Full Time Account Clerk - Comptroller's Office

A Resolution amending the 2016 Personnel Analysis Book to create one new full time Account Clerk position in the Office of the City Comptroller. (Katie Mack)

Una Resolución que enmienda el Libro de Análisis del Personal de 2016 para crear un puesto para oficinista de cuentas de tiempo completo en la oficina del Contralor de la Ciudad. (Katie Mack)

Council Request for Action

23. Resolution No. 153 - 2016 - 104 South Lander St.

A Resolution Rescinding Resolution No. 243-2015 Of September 28, 2015 Which Authorized The City Manager To Enter Into A License Agreement With The Youth Empowerment Center For The First Floor Of 104 South Lander Street. (Michelle Kelson)

Una Resolución que Rescinde la Resolución No. 243-2015 del 28 de Septiembre de 2015 que autorizo al Gerente de la Ciudad a Entrar en un Acuerdo de Licencia con el Centro de Empoderamiento Juvenil para el primer piso de la 104 de la Calle Lander Sur. (Michelle Kelson)

Council Request for Action

24. Resolution 154 - 2016 440 Carpenter Ave.

A Resolution to authorize the Re-Purchase of Real Property know as 440 Carpenter Avenue (Section 56, Block 2, Lot 1.20) at Private Sale to Bruce R. McLean. (Michelle Kelson)

Una Resolución para autorizar nuevamente la compra de Bienes Raíces Conocida como la 440 de la Avenida Carpenter (Sección 56, Bloque 2, Lote 1.20) en una venta privada a Bruce R. Mclean.

Council Request for Action

25. Resolution No. 155 - 2016 - 163 S. William St.

A Resolution To Authorize The Re-Purchase Of Real Property Known As 163 S. William Street (Section 45, Block 2, Lot 2) At Private Sale To Jorge Arias. (Michelle Kelson)

Una Resolución para Autorizar nuevamente la compra de Bienes Raíces conocidas como la 163 de la Calle S. William (Sección 45, Bloque 2, Lote 2) en una Venta Privada a Jorge Arias. (Michelle Kelson)

Council Request for Action

26. Resolution No. 156 - 2016 - 47 Lander St.

A Resolution To Authorize The Re-Purchase Of Real Property Known As 47 Lander Street (Section 30, Block 4, Lot 1) At Private Sale To Paten Of Orange County, Inc. (Michelle Kelson)

Una Resolución para Autorizar nuevamente la compra de Bienes Raíces conocida como la 47 de la Calle Lander (Sección 30, Bloque 4, Lote 1) en una Venta Privada a Paten of Orange County, Inc. (Michelle Kelson)

Council Request for Action

27. Resolution No. 157 - 2016 7 Van Ness St.

A Resolution To Authorize The Re-Purchase Of Real Property Known As 7 Van Ness Street (Section 29, Block 6, Lot 3) At Private Sale To Fredy A. Arias. (Michelle Kelson)

Una Resolución para Autorizar nuevamente la compra de Bienes Raíces conocida como la 7 de la Calle Van Ness (Sección 29, Bloque 6, Lote 3) en una Venta Privada a Fredy A. Arias. (Michelle Kelson)

Council Request for Action

28. Resolution No. 158 - 2016 - 140 W. Parmenter

A Resolution To Authorize The Re-Purchase Of Real Property Known As 140 W. Parmenter Street (Section 38, Block 2, Lot 49) At Private Sale To 215 Washington Street Corporation. (Michelle Kelson)

Una Resolución para Autorizar nuevamente la compra de Bienes Raíces conocida como la 140 de la Calle W. Parmenter (Sección 38, Bloque 2, Lote 49) en una Venta Privada a la 215 Washington Street Corporation. (Michelle Kelson)

Council Request for Action

29. Resolution No. 159 -2016 - 88 Carpenter Ave.

A Resolution To Authorize The Re-Purchase Of Real Property Known As 88 Carpenter Avenue (Section 22, Block 2, Lot 40) At Private Sale To Gerald And Alicia Jones. (Michelle Kelson)

Una Resolución para Autorizar nuevamente la compra de Bienes Raíces conocida como la 88 de la Avenida Carpenter (Sección 22, Bloque 2, Lote 40) en una Venta Privada a Gerald y Alicia Jones. (Michelle Kelson)

Council Request for Action

30. Resolution No. 160 - 2016 Gasland

A Resolution Approving The Consent Judgment And Authorizing The City Manager To Sign Such Consent Judgment In Connection With The Tax Certiorari Proceedings Against The City Of Newburgh In The Orange County Supreme Court Bearing Orange County Index Nos. 5941-2014, 5902-2015 Involving Section 3, Block 3, Lot 2 (Gasland Petroleum, Inc.) (Michelle Kelson)

Una resolución aprobando el Fallo de Consentimiento y Autorizando al Gerente de la Ciudad a firmar tal Fallo de Consentimiento en relación con los procedimientos de Tax Certiorari en contra de la ciudad de Newburgh

en la Corte Suprema del Condado de Orange el cual conlleva los Números de Índex 5941-2014, 5902-2015 involucrando la Sección 3 Bloque 3, Lote 2 (Gasland Petroleum, Inc.) (Michelle Kelson)

Council Request for Action

31. Resolution No. 161 - 2016 - Guyt \$500

A Resolution Authorizing The City Manager To Execute A Payment Of Claim With Colleen Guyt In The Amount Of \$5,000.00. (Michelle Kelson)

Una Resolución Autorizando al Gerente de la Ciudad a Ejecutar un Pago de Reclamo con Colleen Guyt por un monto de \$5,000.00. (Michelle Kelson)

Council Request for Action

32. Resolution No. 162 -2016 Woodson

A Resolution Authorizing The City Manager To Execute A Payment Of Claim With Kelly Woodson In The Amount Of \$5,215.00. (Michelle Kelson)

Una Resolución Autorizando al Gerente de la Ciudad a Ejecutar un Pago de Reclamo con Kelly Woodson por un monto de \$5,215.00. (Michelle Kelson)

Council Request for Action

Old Business: / Asuntos Pendientes

New Business: / Nuevos Negocios

Public Comments Regarding General Matters of City Business

Final Comments from the City Council/ Comentarios Finales del Ayuntamiento:

Adjournment/ Aplazamiento:

RESOLUTION NO.: ¹³⁶_____ - 2016

OF

JUNE 13, 2016

**A RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT
WITH B.S.B. CONSTRUCTION, INC. FOR THE
EMERGENCY DEMOLITION OF 73-77 WILLIAM STREET AT A COST OF
\$156,312.00**

WHEREAS, the City of Newburgh determined that the collapsing structure located at 73-77 William Street represented an immediate threat to the public health and safety to the neighborhood and pedestrians and vehicular traffic along William Street; and

WHEREAS, pursuant to the City of Newburgh's Emergency Procurement Policy, it was determined that B.S.B. Construction, Inc. was fully qualified and provided the lowest price to complete the demolition of the collapsing structure located at 73-77 William Street; and

WHEREAS, funding for such demolition work will be derived from Community Development Block Grant Funds; and

WHEREAS, this Council has determined that it is in the best interests of the City of Newburgh and its further development to enter into a contract for such demolition services;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Newburgh, New York, that the City Manager be and he hereby is authorized to execute a contract with B.S.B. Construction, Inc. in the amount of \$156,312.00 for the demolition of the structure located at 73-77 William Street.

ROUTING SLIP FOR CITY MANAGER SIGNATURE

***Number of original set of documents attached to be returned to Engineer's Office upon full execution: 2 ***

Document Title:

Agreement with BSB Construction for emergency demolition of 73-77 William Street.

plus 1 emergency
procurement letter

Date Submitted: 5/11/16

Date Required: 5/11/16

Originated by: Jason C. Morris, City Engineer

Authorizing Resolution No. Emergency (if applicable) Attached: ☐ Yes ☒ No

If no resolution, please CHECK "No" and explain:

Emergency demolition as recommended by Steve Hunter in attached letter dated March 29, 2016

Resolution
is still
pending.

REVIEWED AND APPROVED (Applicable Department Heads)

☒ Approved as to Form:

☐ Approved as to Substance:

[Signature] Date 5/12/16
John Aber, City Comptroller

☐ _____ Date _____
Police Chief Daniel Cameron

☒ Approved as to Form:

☐ Approved as to Substance:

[Signature] Date 5/13/16
Michelle Kelson, Corporation Counsel

☐ _____ Date _____
Acting Chief Ahlers, Fire Department

☒ _____ Date 5-11-16
Jason Morris, City Engineer

☐ _____ Date _____
George Garrison, DPW Superintendent

☒ [Signature] Date 5.11.16
Deirdre Glenn, Planning & Development

☐ _____ Date _____
Glenn Kurcon, Information Systems Manager

☐ _____ Date _____
Derrick Stanton, Recreation Director

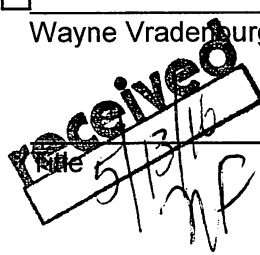
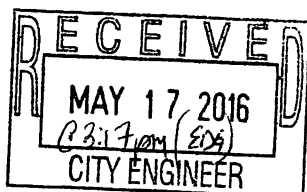
☐ _____ Date _____
Michelle Mills, Civil Service Administrator

☒ [Signature] Date 05/17/16
Ellen Fillo, Community Development Director

☐ _____ Date _____
Wayne Vradenburg, Deputy Water Superintendent

☒ [Signature] Date 5/17/16
Other Staff

☐ _____ Date _____
[Signature]



GENERAL AGREEMENT

This agreement made this 9TH. Day of May 2016 by and between:

The Contractor:
B.S.B. CONSTRUCTION INC. (First Party)
86 Washington St.
Poughkeepsie, N.Y. 12601

The Owner: (Second Party)
City of Newburgh
83 Broadway
Newburgh, NY 12550

Witnessed: That in consideration of the mutual covenants and agreements to be kept and performed on the part of said parties hereto, respectively as herein stated, the said party of the first part, (B.S.B.Construction Inc.) does hereby covenant and agree that it shall:

Provide all necessary material, equipment, labor, insurance, and licensing to complete Asbestos Demolition Project at 73 Williams Street Newburgh, N.Y. Project will be completed in accordance with NYS DOL site specific variance #16-0361 written and submitted by Quality Environmental Solutions & Technologies Inc. BSB Construction Inc. will provide temp power demolition/abatement activities. Water will be supplied by owner. Please see attached proposal dated 4/5/2016

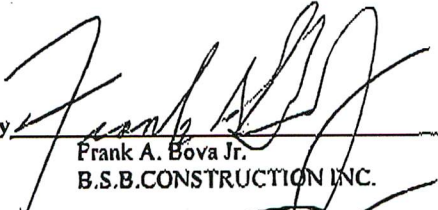
Party of the second part, City of Newburgh agrees to provide payment to BSB Construction Inc. as follows:

The total agreed upon amount of ONE HUNDRED FIFTY SIX THOUSAND THREE HUNDRED TWELVE & 00/00 dollars (**\$156,312.00**) to be paid upon completion of work.

This agreement shall be binding upon the parties, their successors, assigns and personal representatives. Time is of the essence on all undertakings

This agreement shall be enforced under the law of the state of NEW YORK.
This is the entire agreement.

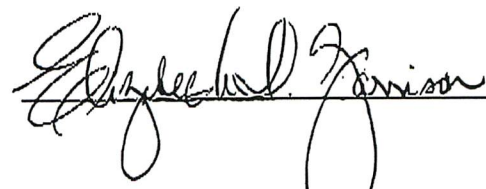
First Party


Frank A. Bova Jr.
B.S.B.CONSTRUCTION INC.

Second Party


OWNER - CITY of NEWBURGH
Michael G. Ciaravino, City Manager

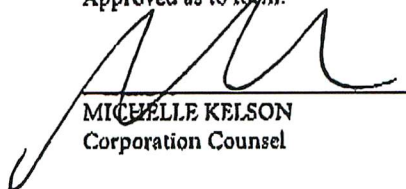
Third Party


CITY of NEWBURGH PLANNER
Notary Public:
State of:
County of:

ELIZABETH D. GARRISON
Notary Public, State of New York
No. 01GA5053248
Qualified in Orange County
Commission Expires December 11, 2017

Sworn to before me this 16 day of May 2016

Approved as to form:


MICHELLE KELSON
Corporation Counsel5/13/16
Date
JOHN J. ABER
City Comptroller5/12/16
Date



CITY OF NEWBURGH

Office of the Engineer
83 Broadway, Newburgh, New York 12550
(845) 569-7448/Fax (845) 569-7349
www.cityofnewburgh-ny.gov

Jason C. Morris, PE
City Engineer
Jmorris@cityofnewburgh-ny.gov

April 22, 2016

Michael Ciaravino
City Manager
83 Broadway
Newburgh, NY 12550

RE: Emergency Procurement Summary – 73-77 William Street Emergency Demolition

Mr. Ciaravino,

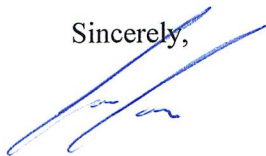
On Tuesday, March 29th, the City of Newburgh's Engineering Department received a phone call from the City of Newburgh Fire Department regarding a report of a collapsing building located at 73-77 William Street. The Engineering Department responded immediately to the call for a site inspection.

Upon arrival at 73-77 William Street, it was observed that the Fire Department had blocked the street from vehicular and pedestrian traffic. Bricks and other debris were observed on the surface of the street. These materials had originated from the top parapet wall of the collapsing structure. Upon further inspection of the site by the City's Fire Department, City Engineer and the City's Code Enforcement Supervisor, it was determined that the collapsing structure represented an immediate threat to the public health and safety of the neighboring community, and to both pedestrians and vehicular traffic along William Street. The City Manager was informed shortly thereafter via text message, phone conversations, and subsequent in-person meetings regarding the status of this emergency demolition. The City's Code Enforcement Supervisor issued a letter dated March 29, 2016 (attached) recommending emergency demolition of the structure.

The City subsequently contracted with QUEST Environmental to obtain the required asbestos abatement variance from the New York Department of Labor, and to conduct limited sampling of the accessible brick mortar material in an effort to reduce disposal fees. The NYSDOL variance was obtained, and is included as an attachment to this letter. Utilizing this information, several contractors were contacted to obtain quotes for the proposed demolition work. All quotes received are attached to this letter. The Engineering Department recommends moving forward with BSB Construction for the emergency demolition of the

structure located at 73-77 William Street. The Engineering Department also recommends continuing to engage with QUEST Environmental for environmental testing and to provide the required third party monitoring during the demolition. Email correspondence is also attached from the Director of Planning & Development indicating that project funding is available through the CDBG program. If acceptable, please authorize the emergency procurement statement below to allow this project to proceed.

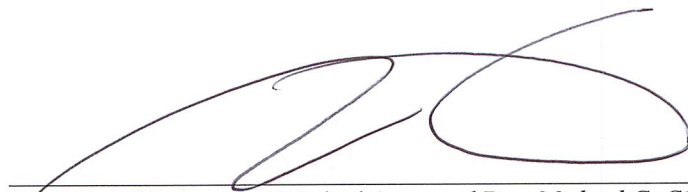
Sincerely,



Jason C. Morris, PE
City Engineer

Attachments: 1. Demolition Recommendation Letter from Steven Hunter, dated March 29, 2016
2. NYSDOL Abatement Variance Petition, dated March 31, 2016
3. Building Demolition Contractor Quotes
4. Email Correspondence from Director of Planning regarding CDBG Funding, dated April 21, 2016

Cc: John Aber – Comptroller
Michelle Kelson – Corporation Counsel
Deirdre Glenn – Director of Planning & Development
Ellen Fillo – Community Development Director



Emergency Procurement Method Approved By: *Michael G. Ciaravino, City Manager*

5/16/16



**City of Newburgh
Building Department
123 Grand Street
Newburgh, New York 12550**

To: Michael Ciaravino (City Manager)
From: Steven C. Hunter
Date: March 29, 2016
Re: 77 William Street

Mr. Ciaravino,

On Tuesday, March 31, 2016 the City of Newburgh's Fire Department was monitoring the City radio transmissions and overheard the Police Department radioing in that a building was collapsing. The location was given as the corner of William St. and Hasbrouck St. FF Ed Diller called Police Dispatch and told them the Fire Department was going to respond to the location.

Upon arrival the Fire Department found that bricks had fallen from the parapet to the sidewalk and street. The address of the property is 77 Hasbrouck St. (Sec. 39 Blk. 2 Lot 24). The weather conditions of the day included a bright sunny sky with winds from the west at 22 mph. There was a wind advisory in effect for the region.

FF Ed Diller contacted me from the scene and requested that I respond to the location. Upon my arrival I observed the conditions and made a call to the office and determined the owner property was the City. The City Engineer and the Department of Public Works had already been notified. The Fire Department set up barricades to close William Street from Hasbrouck St. to S. William St. Mike Rauchet (DPW) Supervisor was on scene and was making arrangements to have fencing brought to the site and signage for the road closing.

I observed that other areas of the building had partially collapsed previously and that a red placard was placed on the building on the second floor. The roof appears to have fallen into the building and the structure itself is in poor condition. After a consultation with the City's Engineer I have determined that the building poses a threat to the health, safety and wellbeing of the general public and should be demolished as soon as possible.

I contacted the Water Department to determine if the water service has been shut off and was told it has been shut off at the curb box. It has been decided that termination at the Corp be delayed until the building has been taken down since it would be unsafe to work in the area.

Respectfully,

Steven C. Hunter

Steven C. Hunter
Code Compliance Supervisor
City of Newburgh
123 Grand Street
Newburgh, New York 12550

CC:

John Aber - City of Newburgh Comptroller
Michelle Kelson - Corporation Council
Jason Morris - City Engineer
George Garrison – Department of Public Works

**Division of Safety and Health
Engineering Services Unit**

Department of Labor
W. Averell Harriman State Office Campus
Building 12, Room 154, Albany, NY 12240
www.labor.ny.gov
518-457-1536

March 31, 2016

QUEST
1376 Rte 9
Wappingers Falls, NY 12590

RE: File No. 16-0361

Dear Sir/Madam:

**STATE OF NEW YORK
DEPARTMENT OF LABOR
DIVISION OF SAFETY AND HEALTH**

The attached is a copy of Decision, dated, 3/31/2016, which I have compared with the original filed in this office and which I DO HEREBY CERTIFY to be a correct transcript of the text of the said original.

If you are aggrieved by this decision you may appeal within 60 days from its issuance to the Industrial Board of Appeals as provided by Section 101 of the Labor Law. Your appeal should be addressed to the Industrial Board of Appeals, State Office Building Campus, Building 12, Room 116, Albany, New York, 12240 as prescribed by its Rules and Procedure, a copy of which may be obtained upon request.

WITNESS my hand and the seal of the
NYS Department of Labor, at the City of
Albany, on this day of 3/31/2016.



Edward A. Smith, P.E.
Associate Safety and Health Engineer



**Department
of Labor**

STATE OF NEW YORK
DEPARTMENT OF LABOR
STATE OFFICE BUILDING CAMPUS
ALBANY, NEW YORK 12240-0100

Variance Petition

of

Quality Environmental Solutions & Technologies, Inc.
Petitioner's Agent On Behalf of

City of Newburgh
Petitioner

in re

Premises: Vacant Building
73 William Street
Newburgh, NY 12550

Controlled Demolition with ACM In-Place

File No. 16-0361

DECISION

Cases 1-3

ICR 56

The Petitioner, pursuant to Section 30 of the Labor Law, having filed Petition No. 16-0361 on March 31, 2016 with the Commissioner of Labor for a variance from the provisions of Industrial Code Rule 56 as hereinafter cited on the grounds that there are practical difficulties or unnecessary hardship in carrying out the provisions of said Rule; and the Commissioner of Labor having reviewed the initial submission of the petitioner dated March 30, 2016; and

Upon considering the merits of the alleged practical difficulties or unnecessary hardship and upon the record herein, the Commissioner of Labor does hereby take the following actions:

Case No. 1
Case No. 2
Case No. 3

ICR 56-11.5(c)(2)
ICR 56-11.5(c)(7)
ICR 56-9.2(d)

VARIANCE GRANTED. The Petitioner's proposal for the controlled demolition of a vacant building with ACM to remain in-place during demolition of the subject premises in accordance with the attached 10-page stamped copy of the Petitioner's submittal is accepted; subject to the Conditions noted below:

THE CONDITIONS

1. A full time independent project monitor shall be on-site to observe the abatement contractor's work practices and to ensure that no visible emissions are generated during the removal and cleanup activities. If visible emissions are observed, work practices shall be altered according to the project monitor's recommendations.

Secure the Work Site

2. The entire controlled demolition area and all surrounding portions of the site to be utilized for demolition cleanup, staging areas and regulated abatement work areas, shall be enclosed within a barrier or fence. The intent of this barrier is to define the restricted area at the work site, alert the public to the asbestos work and associated hazards, and to prevent unauthorized entry onto the work site.
3. Signage in accordance with the requirements of ICR 56-7.4(c) shall be posted on the exterior of the work site boundary fence/barrier, to warn the public of the asbestos hazard.

Establishment of Regulated Areas

4. The regulated work areas, decontamination units, airlocks, and dumpster areas shall be cordoned off at a distance of twenty-five feet (25') where possible, and shall remain vacated except for certified workers until satisfactory clearance air monitoring results have been achieved or the abatement project is complete. These areas shall have Signage posted in accordance with Subpart 56-7.4(c) of this Code Rule. For areas where twenty-five feet isn't possible, the areas shall be cordoned off as practical, and a daily abatement air sample shall be included in the vicinity of the barrier.
5. Entry/Exit of all persons and equipment shall be through one designated and secure "doorway" in the barrier or fence, which shall provide an adequate and appropriate means of egress from the work site.
6. All adjacent building openings within twenty-five (25) feet of the outermost limit of the disturbance shall be sealed with two (2) layers of six (6) mil fire retardant plastic sheeting. If the owner of an adjacent building does not allow openings to be sealed as required, the asbestos abatement

contractor's supervisor must document the issue within the daily project log, and have the affected building owner sign the log confirming that the owner will not allow the asbestos abatement contractor to seal the openings in the building as required. In addition, a daily abatement air sample shall be included within ten feet of the affected portion of the adjacent building

Controlled Demolition Removals

7. The provisions of ICR 56-11.5 shall be followed for all non-friable controlled demolition removals, except as modified by this variance.
8. Decontamination system enclosures and areas shall be constructed and utilized as per the requirements of 56-7.5(d) and 56-11.5.
9. Uncertified personnel shall not be allowed to access any regulated abatement work area, with the exception of waste hauler truck drivers. These truck drivers will be restricted to their enclosed cab, while temporarily in the regulated work area for waste transfer activities only. All equipment operators utilized for demolition or removal activities within the regulated work area must be certified in compliance with ICR 56-3.2.
10. No dry disturbance or removal of asbestos material shall be permitted.
11. Wastewater shall be confined within the controlled demolition regulated abatement work area. All wastewater shall be collected by means of trenching or ditches, properly filtered and directed into a holding tank. Disposal of such wastewater shall be in accordance with applicable laws and regulations. After wastewater has dissipated, the earth surface below the trenches and holding tank shall be scraped and any residual asbestos contamination removed and disposed of as asbestos contaminated waste.
12. All decontamination areas shall be within the regulated abatement work area. An equipment decontamination area shall be cordoned off within the worksite for cleaning of heavy equipment, i.e., backhoes, excavators, loaders, etc. The ground surface in this decontamination area shall be banked on the sides to confine the contaminated wastewater.
13. All material shall be treated as RACM, except for structural members, steel components and similar non-porous and non-suspect items that can be fully decontaminated.
14. Non-porous cleanable objects/materials, non-ACM material (concrete, structural steel members, metal components and similar non-suspect materials) may be fully decontaminated for disposal by appropriate legal

methods. Prior to disposal, the Project Monitor shall verify that the material has been properly cleaned/decontaminated.

15. In addition to the requirement of Subpart 56-4.9(b-c), air monitoring within the work areas shall be conducted daily during abatement and cleaning activities. Two (2) additional daily air samples shall be collected within the work area in the immediate vicinity of potential disturbance activities. The inside work area air samples shall be collected for each entire work shift with the samples locations being distributed both upwind and downwind of the daily abatement activity.
16. Daily abatement air monitoring is required only on days when abatement or support activities such as ACM disturbance or cleaning activities are performed.
17. In lieu of post-abatement clearance air monitoring in compliance with ICR-56-9.2(d), the most recent daily abatement air samples collected during removal and cleaning operations in the regulated work area, shall be used for comparison with ICR 56-4.11 clearance criteria. All other applicable provisions of ICR 56-4 shall be followed for the duration of the abatement project.
18. After removal and cleanings are complete and a minimum drying period has elapsed, an authorized and qualified Project Monitor shall determine if the area is dry and free of visible asbestos debris/residue. If the area is determined to be acceptable and the most recent daily abatement air sample results meet 56-4.11 clearance criteria, the final dismantling of the site may begin.
19. Usage of this variance is limited to those asbestos removals identified in this variance or as outlined in the Petitioner's proposal.

In addition to the conditions required by the above specific variances, the Petitioner shall also comply with the following general conditions:

GENERAL CONDITIONS

1. A copy of this DECISION and the Petitioner's proposals shall be conspicuously displayed at the entrance to the personal decontamination enclosure.
2. This DECISION shall apply only to the removal of asbestos-containing materials from the aforementioned areas of the subject premises.
3. The Petitioner shall comply with all other applicable provisions of Industrial Code Rule 56-1 through 56-12.

4. The NYS Department of Labor Engineering Service Unit retains full authority to interpret this variance for compliance herewith and for compliance with Labor Law Article 30. Any deviation to the conditions leading to this variance shall render this variance Null and Void pursuant to 12NYCRR 56-12.2. Any questions regarding the conditions supporting the need for this variance and/or regarding compliance hereto must be directed to the Engineering Services Unit for clarification.
5. This DECISION shall terminate on July 01, 2016.

Date: March 31, 2016

MARIO J. MUSOLINO
ACTING COMMISSIONER OF LABOR

By


Edward A. Smith, P.E.
Associate Safety and Health Engineer

PREPARED BY: Mark G. Wykes, P.E.
Senior Safety and Health Engineer

REVIEWED BY: Edward A. Smith, P.E.
Associate Safety and Health Engineer

QuES&T

Quality Environmental Solutions & Technologies, Inc.

March 30, 2016

Mr. Edward Smith, P.E.
Engineering Services Unit
NYS Department of Labor
State Campus, Bldg. 12, Room 154
Albany, New York 12240

Dear Mr. Smith,

This project is in response to the deterioration, of a parapet wall, with several bricks falling to the sidewalk below, at the property of 73 William Street, Newburgh, New York 12550. Additionally, addressed within this petition for variance, will be the dismantling, and salvage, of the existing, intact, Non-ACM Brick and Mortar, and the removal of interior building components as ACM. Due to the potential, for a full scale collapse of the building, the City of Newburgh has opted to have the building removed, for safety purposes. The property consists of a three story building, of Non-ACM brick and mortar exterior construction, with a building footprint of approximately 1,200 SF. In the absence of an Asbestos Survey, all suspect debris/building components, within the structure itself, and on the adjacent property will be removed and disposed of as RACM. However, the intact, brick and mortar, façade has been tested, and is not considered an Asbestos Containing Material. Moreover, as the brick and mortar is negative (sample results attached), is intact, and is not comingled with the interior materials, we feel that it can be segregated. As a result, we would like to perform controlled demolition, of the intact brick and mortar, for salvage, and subsequent use/disposal by the City of Newburgh.

Work procedures will be performed as an emergency project, as per 56-11.2, utilizing the work practices set forth in 56-11.5 Controlled Demolition with Asbestos in Place.

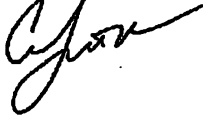
Large project, personal and waste decontamination enclosures that comply with Subpart 56-7.5 will be utilized. In accordance with 56-7.5, decontamination enclosures will be remote to the work area and removed only after proper final cleaning and clearance procedures have been followed as per ICR 56-9. Regulated abatement work area exiting/entrance procedures will follow Subpart 56-11.5 (c) (3), in which all workers and equipment will enter/exit the regulated work area through one (1) designated and controlled "access way". All segregated waste (i.e. Non-ACM Bricks and Steel Components), equipment and machines will be decontaminated, within the regulated work area, in accordance with ICR 56-11.5 (c) (4) (5). Air monitoring in compliance with ICR-56 shall be performed. At the completion of all Phase II B Asbestos Abatement, Phase II C Final Cleaning and Clearance procedures shall commence in accordance with ICR 56-9.

Use of these procedure will 1) not expose removal workers or the general public to elevated levels of asbestos fibers, 2) address practical operational problems in safe conduct of this project and 3) alleviate unnecessary financial hardship to the Owner.

**PETITION FOR VARIANCE
CITY OF NEWBURGH
73 WILLIAM STREET**

If you require additional information regarding this submittal, please contact me. Thank you for your consideration regarding this matter.

Sincerely,



Conor Lander
Project Manager, Technical Services
NYS/AHERA Inspector
Cert. 01-10306

**PETITION FOR VARIANCE
CITY OF NEWBURGH
73 WILLIAM STREET**

Applicable Sections:

56- 11.5 (c) (2) – Controlled Demolition with Asbestos in Place; Controlled Demolition Procedures, Regulated Abatement Work Area.

56- 11.5 (c) (7) – Controlled Demolition with Asbestos in Place; Controlled Demolition Procedures, Debris.

56- 9.2 (d) – Air Sampling Requirements; Clearance Air Sampling

SPECIFIC VARIANCE

56- 11.5 (c) (2) – Controlled Demolition with Asbestos in Place; Controlled Demolition Procedures, Regulated Abatement Work Area.

We are asking for exemption from the minimum distance requirement of 25 feet, from outermost limit of disturbance. The location of the building, an urban setting, makes the minimum of 25 feet not feasible, in specific locations. To the South, there is a vacant building, in disrepair itself, approximately 20 feet away from the structure at 73 William Street. To the North, there is a vacant building, approximately 20 feet away from the structure at 73 William Street, which is owned by the city as well.

We propose to do the following:

1. The structure will be cordoned off at a distance of 25 feet, wherever possible. This includes the West façade (front), in which a temporary chain link fence has been erected by the city, at a distance of approximately 35 feet, and the East façade (rear) of the building. The City of Newburgh has closed the sidewalk and street, allowing for unimpeded access to the work area, and the construction of a temporary fence, to prevent access to uncertified workers.
2. The building to the North (71 William), which is owned by the city, will serve as the extent of the work area, to the North of the structure. This building is approximately 20 feet away. Openings, to this building, will be sealed in accordance with the requirements of 56-11.2(f)(1)(ii).
3. The building to the South (77 William), which is also owned by the city, will serve as the extent of the work area to the South. This building is approximately 20 feet away. However, the North façade of this building, the side of the building facing the intended work area, has collapsed as well. Sealing this section, of the collapsed façade, is not feasible, and would require abatement workers to work within potentially dangerous locations for an extraordinarily long period of time; during both installation and removal of small poly sections. We propose to the following:
 - The existing structure, at 77 William Street, will serve as the outer most limit of the work area to the south.
 - Debris, associated with the collapse of the South façade, at 77 William Street, will be disposed of as RACM, in conjunction with our current asbestos project.
 - Debris, associated with the collapse of the South façade, at 77 William Street, will be limited to loose, detached, components, which are easily accessible. Dismantling of additional, intact materials, will not be required.
 - Barrier tape shall be erected, at the furthest point practicable and access to this building will be restricted from all personnel i.e. it shall not serve as a means of egress, or access, for the abatement workers.

**PETITION FOR VARIANCE
CITY OF NEWBURGH
73 WILLIAM STREET**

4. Anywhere that the 25 foot minimum cannot be attained, the area will be cordoned off to the maximum extent possible and a representative daily abatement air sample shall be included within 10 feet of the reduced barrier.

56- 11.5 (c) (7) – Controlled Demolition with Asbestos in Place; Controlled Demolition Procedures, Debris.

We are asking for exemption from requirement that all debris generated by the demolition shall be considered to be asbestos contaminated waste, to be disposed of as RACM. The exterior façade, of the structure, remains in an intact state. The brick and mortar façade has been tested for asbestos and was deemed negative. Additionally, as the interior components of the building have likely deteriorated over an extended period of time, there is no correlation between the controlled dismantling of the exterior façade, and the subsequent removal of interior components as ACM.

We propose to do the following stages:

1. Subsequent to work area preparation activities, all ground surfaces, within the delineated work area, shall be cleaned as follows:
 - No dry disturbance or removal of asbestos material shall be permitted.
 - Visible suspect PACM debris observed on the ground surface shall be thoroughly wetted, moved using manual methods and placed directly into a leak tight container.
 - Large rocks, tree stumps and similar non-suspect materials may remain for future disposal by the Owner as non-ACM debris.
 - Methods that raise dust, such as dry sweeping or vacuuming, with equipment not equipped with HEPA filters, shall be prohibited.
 - ACM waste shall be properly double bagged or wrapped & sealed with a minimum of two layers of 6-mil poly and duct tape to create leak tight containers. Disposal of properly packaged ACM waste shall be by legal methods.
 - Non-porous salvage items co-mingled with suspect PACM debris may be decontaminated and released as specified in Industrial Code Rule 56-11.4(b)(1).
 - A visual inspection, in accordance with Sequential Removal 56-8.6(b)(2)(iv) Intermediate Completions, shall be performed by an appropriately trained, and certified, Project Monitor. Visual inspection shall be performed to ensure the completeness of abatement, and completeness of clean-up, activities.
 - Results of the visual inspection shall be documented, by the abatement contractor supervisor, in the daily project log.
 - At the completion of this intermediate inspection, this portion of the work, will be deemed complete, and controlled demolition of the standing brick façade may begin.

**PETITION FOR VARIANCE
CITY OF NEWBURGH
73 WILLIAM STREET**

2. Following complete ground surface cleaning, the contractor will proceed to the controlled demolition of the, intact, Non-ACM brick and mortar, as follows:
 - Utilizing mechanical methods, the walls will be dismantled/demolished in a manner, as to make sure bricks, slated for salvage, will fall to the exterior of the structure.
 - Once on the ground, brick will be cleaned and/or decontaminated, and placed at a designated location, within the temporary fence, until the project is complete.
 - Bricks which have been crushed, broken, currently within the interior of the structure, or cannot be cleaned, in a manner that will support salvage, will be considered RACM, and disposed of in accordance with ICR-56.
 - Demolition waste, and interior building components, will be wetted on a continuous basis. Fog nozzles, or similar type of equipment, shall be used to perform the wetting.
 - Bricks, slated for salvage shall be covered with a layer of 6-mil, fire-retardant, plastic, and shall remain in the work area until the receipt of final clearance air samples.
3. The Final stage of the project will be the removal of the collapsed building components, within the structural foundation of the building. Debris shall be removed as follows.
 - Work practices, for this stage, shall be consistent with the requirements of 56-11.5; Controlled Demolition with Asbestos in Place.

56-9.2 (d)– Air Sampling Requirements; Clearance Air Sampling

- Upon completion of removal, disposal and cleaning activities, as detailed within 56-11.5(c)(13), and a minimum drying period has elapsed, the independent Third Party Project Monitor shall determine if the area is dry and free of visible asbestos debris/residue. If the area is determined to be acceptable and the most recent daily abatement air sample results meet 56-4.11 clearance criteria the asbestos project shall be deemed complete.
- A Full time independent project monitor shall be on-site to oversee the project for compliance with ICR 56 and variance conditions.

GENERAL CONDITIONS

1. A copy of this SITE SPECIFIC VARIANCE shall be conspicuously posted at the entrance to the personal decontamination enclosure.
2. All other provisions of Industrial Code Rule 56 shall be complied.
3. Daily air monitoring shall be performed each working day. If work is temporarily suspended for this project, over a holiday or weekend, air monitoring will not be required under this site specific variance.
4. If air monitoring is not conducted during non-work holiday or weekend times, no one except certified asbestos personnel are to be allowed in the affected areas.

PETITION FOR VARIANCE
CITY OF NEWBURGH
73 WILLIAM STREET

PHOTOGRAPHS



Exterior South Façade – Intact (Typical)



Exterior West Façade – Intact (Typical)



Interior Building Components/Debris (Typical)



Interior Building Components/Debris (Typical)

PETITION FOR VARIANCE
CITY OF NEWBURGH
73 WILLIAM STREET



Minimal Ground Surface Debris (Typical)



77 William Collapsed South Wall Debris
To be Included in First Stage of Cleaning



Temporary Fence Constructed –
Approximatley 35' Wherever Practicable



West Façade, Including Adjacent 77 William -
Approximatley 20' Away



**City of Newburgh
Building Department
123 Grand Street
Newburgh, New York 12550**

**To: Michael Ciaravino (City Manager)
From: Steven C. Hunter
Date: March 29, 2016
Re: 77 William Street**

Mr. Ciaravino,

On Tuesday, March 31, 2016 the City of Newburgh's Fire Department was monitoring the City radio transmissions and overheard the Police Department radioing in that a building was collapsing. The location was given as the corner of William St. and Hasbrouck St. FF Ed Diller called Police Dispatch and told them the Fire Department was going to respond to the location.

Upon arrival the Fire Department found that bricks had fallen from the parapet to the sidewalk and street. The address of the property is 77 Hasbrouck St. (Sec. 39 Blk. 2 Lot 24). The weather conditions of the day included a bright sunny sky with winds from the west at 22 mph. There was a wind advisory in effect for the region.

FF Ed Diller contacted me from the scene and requested that I respond to the location. Upon my arrival I observed the conditions and made a call to the office and determined the owner property was the City. The City Engineer and the Department of Public Works had already been notified. The Fire Department set up barricades to close William Street from Hasbrouck St. to S. William St. Mike Rauchet (DPW) Supervisor was on scene and was making arrangements to have fencing brought to the site and signage for the road closing.

I observed that other areas of the building had partially collapsed previously and that a red placard was placed on the building on the second floor. The roof appears to have fallen into the building and the structure itself is in poor condition. After a consultation with the City's Engineer I have determined that the building poses a threat to the health, safety and wellbeing of the general public and should be demolished as soon as possible.

I contacted the Water Department to determine if the water service has been shut off and was told it has been shut off at the curb box. It has been decided that termination at the Corp be delayed until the building has been taken down since it would be unsafe to work in the area.

Respectfully,

Steven C. Hunter

Steven C. Hunter
Code Compliance Supervisor
City of Newburgh
123 Grand Street
Newburgh, New York 12550

CC:

John Aber - City of Newburgh Comptroller
Michelle Kelson - Corporation Council
Jason Morris - City Engineer
George Garrison - Department of Public Works



Eastern Analytical Services, Inc.

Page 1 of 1

Bulk Sample Results

RE: CPN Q16-0567 - City of Newburgh - 73 Williams Street

Date Collected : 03/29/2016
 Collected By : Conor Lander
 Date Received : 03/29/2016
 Date Analyzed : 03/29/2016
 Analyzed By : Ghayath Elias
 Signature :
 Analytical Method : EPA/600/R-93/116/NYS-DOH 198.1 (PLM)
 NVLAP Lab No. 101646-0
 NYS Lab No. 10851

Client: QuES&T, Inc.
 1376 Route 9
 Wappingers Falls, NY 12590

Sample ID Number	0567-01	0567-02	0567-03	0567-04
Layer Number				
Lab ID Number	2415771	2415772	2415773	2415774
Sample Location	73 Williams, Intact Structural Facade, North	73 Williams, Intact Structural Facade, West	73 Williams, Intact Structural Facade, North	73 Williams, Intact Structural Facade, West
Sample Description	Brick	Brick	Mortar	Mortar
Method of Quantification	Visual Estimation	Visual Estimation	Visual Estimation	Visual Estimation
Appearance	Layered Homogenous Fibrous Color	No Yes No Red	No Yes No Gray	No Yes No Gray
Sample Treatment	None	None	None	None
Asbestos Content	% Amosite % Chrysotile % Other % Total Asbestos	0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0
Other Fibrous Materials Present	% Fibrous Glass % Cellulose % Other % Unidentified	0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0
Non-Fibrous Materials Present	% Silicates % Carbonates % Other % Unidentified	30.0 0.0 0.0 70.0	20.0 30.0 0.0 50.0	20.0 30.0 0.0 50.0

Results Applicable To Those Items Tested. Report Cannot be Reproduced, Except Entirely, Without Written Approval of the Laboratory.
 Liability Limited To Cost Of Analysis. This Report Must Not be Used by the Client to Claim Product Endorsement by NVLAP or Any Agency of the US Government.
 These Results Can Not Be Used To Claim That NOB Items Tested Are Non-Asbestos Containing. Overall Lab Accuracy $\pm 17\%$. Samples received in acceptable condition unless otherwise noted.
 AHA Accreditation No. 100263 Rhode Island DOH No. AAL-072T3 Massachusetts DOL No. A A 000072 Connecticut DOH No. PH-0622 Maine DEP No. LA-024 Vermont DOH No. AAS-2095

BSB CONSTRUCTION, INC.

86 WASHINGTON STREET, POUGHKEEPSIE, NY. 12601
845-462-5236 FAX: 845-471-1288
BRANCH OFFICE: 1177 CENTRAL AVENUE, ALBANY, NY. 12205
518-512-5212 FAX: 518-512-5243
WWW.BSBCONSTRUCTIONINC.COM

04/04/15 (revised 04/05/16)

Attn: Jason Morris

Project Address: 73 Williams Street Newburgh, NY

Please review the following scopes of work, qualifications and exclusions.

Project Scope: BSB will demolish and dispose the above mentioned structure as asbestos containing waste. Demolition activities will be accomplished in accordance with NYS DOL site specific variance #16-0361. BSB will supply power and water for demolition activities. Please note that a letter of condemnation will be required for this work method. Foundation to be removed to three foot below grade, the foundation slab will be broken to facilitate drainage and the foundation cavity will be placed and compacted in one foot lifts up to existing grade upon completion of abatement activities.

All work to be performed in strict accordance with NYS ICR 56, Federal EPA, OSHA, and all local guidelines.

Exclusions:

Third party monitoring, visual & air clearances
Temp power and Temp water during project
Overtime/weekend shifts
Removal of Underground/above ground storage tanks
Demo permit/letter of condemnation
Foundation/slab/footing removal below three foot

Proposed price for project scope:	\$149,812.00
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NYS Notification Fee:	\$4,000.00
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Additional price to provide water	\$2,500.00
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Additional price to provide power	\$2,500.00
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If this is not a capital improvement project please add applicable sales tax to total bid amount. BSB will provide a certificate of capital improvement form as needed.

Please feel free to contact our office with any further questions or comments. We appreciate the opportunity to be of service to you.

Regards,
Kevin Mathisen
BSB Const. Inc.
kevinmbsb@gmail.com
518-290-4582(cell)
845-462-5236(office)
845-471-1288(fax)

PINNACLE

PINNACLE ENVIRONMENTAL CORP.

April 4, 2016

The City of Newburgh
City Hall
83 Broadway
Newburgh, NY 12550
Attn: Jason C. Morris, P.E.

Tel: (845) 569-7448
Fax: (845) 569-7349
Email: jmorris@cityofnewburgh-ny.gov

**Re: 73 William Street, Newburgh, NY
Prop#16-15438**

Dear Mr. Morris,

Pinnacle Environmental Corp. is pleased to provide you with the following proposal for all labor, materials, equipment and insurance necessary to perform Interior Demolition and Asbestos Abatement at the above referenced property.

SCOPE OF WORK:

As per Quest letter to DOL dated 3/30/16 and DOL letter dated 3/31/16.

Base Bid: **\$ 155,000.00**

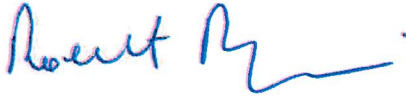
Should Pinnacle be presented with a written contract for this work, this proposal and all terms and conditions therein noted are to become a part of the contract in whole, and will supersede any and all conflicting terms or conditions specified in the contract.

Please note the following TERMS and CONDITIONS:

1. Ten Million Dollar Occurrence Form Asbestos General Liability Insurance to be supplied by Pinnacle.
2. Pinnacle Environmental Corp. will submit electronic invoicing.
3. All work to be performed in strict compliance with EPA, OSHA and NYSDOL regulations regarding asbestos abatement.
4. Notifications to be filed by Pinnacle: NYSDOL & EPA, if applicable.
5. Work to be performed on regular time.
6. With the exception of OSHA, air sampling and testing is to be provided by others.
7. Temporary power to be provided by Pinnacle.
8. Cold water connections to be provided by others.
9. Bldg. Department permits by Pinnacle. (Fees to be waived)
10. ACM will be properly transported to a fully licensed and permitted asbestos disposal site.

I appreciate the opportunity to submit this proposal and hope that Pinnacle may be of continued service to The City of Newburgh. Should you have any questions regarding this information, please do not hesitate to contact me.

Sincerely,



Robert Ryan
Vice President

RR/jz

ACCEPTANCE OF PROPOSAL

The stated prices, specifications and conditions are satisfactory and hereby accepted. Pinnacle Environmental Corp. is authorized to do the work as specified. Payment will be made as outlined.

DATE OF ACCEPTANCE:	
PRINT NAME / TITLE	
SIGNATURE:	
COMPANY:	

Prop#16-15438 / Page 2



ACA ENVIRONMENTAL SERVICES, INC.

Should you decide to accept our proposal,
please sign the attached and issue a

Purchase Order
to

ACA Environmental Services, Inc.



ACA ENVIRONMENTAL SERVICES, INC.

April 4, 2016
Via E-Mail
Jmorris@cityofnewburgh-ny.gov

To: Mr. Jason C. Morris, P.E.
City Engineer
The City of Newburgh (City Hall)
83 Broadway
Newburgh, New York 12550

From: Mr. Fred Lattrell
ACA Environmental Services, Inc.
791 Nepperhan Avenue
Yonkers, New York 10703-2012

Subject: Proposal for asbestos abatement services to be rendered at the City of Newburgh,
73 Williams Street, Newburgh, New York 12550.

Site

Visit: April 1, 2016
Conor Lander
Fred Lattrell

- QuES&T, Inc.
- ACA Environmental Services, Inc.

Information

Supplied: New York State Department of Labor Variance File No. 16-0361, detailing the
procedures for abatement.

SCOPE OF WORK

The scope of work for this project is to perform controlled demolition on the entire structure, including disposal of all debris, as asbestos-containing waste. ACA will demolish foundation 3' below grade, fracture floor and backfill level with grade.

The procedures to be utilized will be in accordance with New York State Department of Labor Site Specific Variance and OSHA Regulations.

Our price for the removal stated above is:

\$165,680.00

- Continued on Next Page -

QUALIFICATIONS

- Our price includes all labor, materials, equipment, supervision, and project management.
- Please allow ample time for filing of notifications and variances with regulatory agencies.
- Our price is based on the building/work area being vacant during the removal.
- Please be advised that ACA will need to restrict 25 feet around all containments to ACA personnel only.
- Access to work areas will be restricted to ACA employees for the duration of the project.
- Exterior work will be performed as weather permits.

OWNER RESPONSIBILITIES

- Owner's consultant to provide New York State site-specific variance.
- Owner to provide third party air monitoring for project.
- All sidewalk and local building department permits to be funded by owner.

EXCLUSIONS

- Phasing of project.
- Overtime.
- Hydrant permit by owner.
- Building at back of property.
- Disposal of fuel tank.

This scope of work is being supplied to facilitate your renovations, therefore, we will provide under separate cover a Capital Improvement Certificate, which must be completed and returned prior to abatement commencement. ACA Environmental Services, Inc., carries \$11 million true occurrence asbestos liability insurance, however, ACA must be informed of all additional insureds in writing prior to the start of the project. Additional insured status will only be afforded under written contract for those parties listed in this document below. This policy provides completed-operations coverage and is written by Starr Indemnity and Liability Company. Starr Indemnity and Liability Company is rated A, X "Excellent" by A.M. Best. ACA has never had an asbestos liability claim made since its founding in 1984. Additional insurance can be provided at an additional cost to the owner.

To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Owner and the Architect and their agents and employees from and against all claims, damages, losses, and expenses including, but not limited to attorneys' fees, arising out of or resulting from the performance of the work, provided that any such claims, damage, loss, or expense (1) is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the work itself) including the loss of use resulting therefore, and (2) is caused in whole or in part by any negligent act or omission of the Contractor, any Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder. Such obligation of the indemnity which would otherwise exist as to any party or person described in this Contract.

- Continued on Next Page -

Page Three
Mr. Jason C. Morris, P.E.
April 4, 2016

Should you accept this proposal, please complete the information below, and fax to our office at (914) 965-7597. Once this signed proposal has been received by our office, the above-mentioned insurance will be placed into effect.

Owner:	_____	Contractor:	ACA Environmental Services, Inc.
Signature:	_____	Signature:	_____
Print Name:	_____	Print Name:	Fred Lattrell
Title:	_____	Title:	Vice President
Date:	_____	Date:	_____
Additional Insured's:	_____		

We appreciate the opportunity to present this proposal to you and hope that we may be of assistance in the near future. Should you have any questions, please feel free to call.

Very truly yours,



Fred Lattrell
Vice President

FL/mm

\\proposals\2016\CityofNewburgh73WilliamsSt

PAR ENVIRONMENTAL CORPORATION

313 Spook Rock Road, Suffern, NY 10901 * 845-369-7500 * Fax 845-369-6682

April 4, 2016

Mr. Jason C. Morris
City Engineer
City of Newburgh
83 Broadway
Newburgh, NY 12550

Re: Controlled Demolition with Asbestos in Place
73 William Street
Newburgh, New York 12550

Dear Jason,

PAR Environmental Corporation is pleased to submit a proposal for the above referenced project site.

1. PAR Environmental Corporation will provide labor, materials, equipment, supervision and project management to remove all debris outside the existing building then perform controlled demolition with asbestos in place at the above referenced site location as per the site specific variance #16-0361 dated March 31, 2016 provided by QUEST and our on site walkthrough.
2. PAR will provide asbestos abatement general liability occurrence form insurance for this project (10 M G/L and 25 M Pollution).
3. All asbestos waste will be properly disposed of at an EPA approved landfill by a licensed asbestos hauler as required.
4. All work will be performed following New York State Industrial Code 56 demolition of building with asbestos in place and site-specific variance number 16-0361 obtained by QUEST as required.
5. All existing foundation will be cut three feet (3') below grade except for the front, the remaining slabs will be cracked to allow for drainage as per walkthrough.
6. PAR will backfill with clean fill as requested (in 1' lifts).
7. PAR will provide generators for electrical needs as required.
8. PAR utilize existing fence as required.
9. PAR will provide OSHA monitoring as required.
10. All third party air monitoring will be provided by others.
11. All plumbing needs will be provided by others as required (Hydrant use for dust control and one (1) ¾ inch cold water supply for decon facility as required).

Continued

11. At the end of this project, a detailed post job submittal package consisting of the following will be provided:
 - Insurance Certificate
 - Asbestos waste manifest(s), signed by the landfill operator
 - Workers medical information
12. PAR will honor prices for 90 Days from proposal date.
13. All work will be performed during normal working hours utilizing straight time prevailing wage labor as required.
14. PAR will proceed with this project upon issuance of a purchase order.
15. PAR will provide Site Security as required.
16. All applicable sales taxes are excluded from this proposal and will be added upon invoicing unless a capital improvement certificate is issued.
17. TERMS: Net 10 Days

TOTAL BASE PRICE: \$ 177,750.00

***Quest will provide variance to allow operator without asbestos handler license inside the asbestos work area under the supervision of the on-site asbestos supervisor.**

If you have any questions or concerns about this proposal please do not hesitate to call me at (845) 369-7500.

Sincerely,



Benjamin Sanchez
Director of Operations

Morris, Jason

From: Glenn, Deirdre
Sent: Thursday, April 21, 2016 2:46 PM
To: Morris, Jason
Cc: Church, Alexandra
Subject: Demolition for William Street

Jason,

I defer to your judgement as to which company you want/can go with, but we are prepared to move with the funding of the demolition of the William Street property with cdbg funds. Please forward the requisition to my office for billing coding and signature. Thank you.

Deirdre Glenn
Office of Economic Development
City of Newburgh
83 Broadway
Newburgh, NY 12550
(O) 845.569.7383
E-Mail: dglenn@cityofnewburgh-ny.gov

RESOLUTION NO.: ¹³⁷_____ - 2016

OF

JUNE 13, 2016

**A RESOLUTION AUTHORIZING THE CITY MANAGER
TO ACCEPT A PROPOSAL AND EXECUTE AN AGREEMENT WITH
THE CHAZEN COMPANIES, INC. FOR A SOURCE WATER INVESTIGATION
AT BROWNS POND AT A COST OF \$12,000.00**

WHEREAS, The City of Newburgh recently was required to switch from its primary water source due to the presence of PFOS in Washington Lake; and

WHEREAS, due to the limited size of the secondary water source, which cannot independently sustain the City's needs, the City wishes to investigate the possible presence of groundwater resources in the aquifer below Brown's Pond; and

WHEREAS, The Chazen Companies have submitted a proposal for hydrogeologic services to explore new drinking water sources for the City of Newburgh; and

WHEREAS, the cost for these services will be \$12,000.00 and such funding shall be derived from F.8389.0448.5022.0000 - PFOA/PFOS Tracking -Other services Environmental; and

WHEREAS, the City Council has determined that such work is in the best interests of the City of Newburgh;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Newburgh, New York that the City Manager be and he is hereby authorized to accept a proposal and execute an agreement with The Chazen Companies, Inc. for hydrogeologic services to explore new drinking water sources for the City of Newburgh at a cost of \$12,000.00.



Proud to be Employee Owned

Engineers
Land Surveyors
Planners
Environmental & Safety Professionals
Landscape Architects

May 2, 2016

Mr. Michael G. Ciaravino, City Manager
City of Newburgh
83 Broadway
Newburgh, NY 12550

Hudson Valley Office

21 Fox St., Poughkeepsie, NY 12601
P: (845) 454-3980 F: (845) 454-4026
www.chazencompanies.com

Capital District Office (518) 273-0055
North Country Office (518) 812-0513

Re: Source Water Investigations
Proposal # PM16-084

via email: nfay@cityofnewburgh-ny.gov

Dear Mr. Ciaravino:

The Chazen Companies (Chazen) appreciates being considered to help your engineering department explore new drinking water sources for the City of Newburgh. Our hydrogeologic services are available to help consider yields from wells being considered on municipal property near Brown's Pond or other locations. I will personally be the City's senior level contact for this assignment.

At the suggestion of Mr. Jason Morris, City Engineer, this proposal establishes a time and materials budget of 60 to 80 hours of preliminary service to be allocated at his or your direction. Work may include review of former reports, site visits, communication on your behalf to regulators, and preliminary field services. Our invoices will include comments so you may see how work is allocated. A time-and-materials budget of \$12,000 is recommended. Change orders will be provided for any discrete drilling or testing services.

As a courtesy to the City, both in recognition of the urgency of this matter as well as in a measure of appreciation for our various recent opportunities to work for the City, we will provide these services at the same discounted rates used for the recently-awarded Phase I LTCP Green Infrastructure assignment; these rates are normally reserved for Chazen's Municipally-Designated-Engineer clients. As an existing Chazen client, your signature below is sufficient to authorize this work per other existing contract terms.

We are ready to work with you immediately. Sincerely,

Russell Urban-Mead, CPG
Senior Hydrogeologist/VP Environmental Services.

Enclosure

cc: file

Authorization

Date

5/4/16

RESOLUTION NO.: ¹³⁸_____ - 2016

OF

JUNE 13, 2016

**A RESOLUTION TO AUTHORIZE THE CONVEYANCE OF REAL PROPERTY
KNOWN AS 156 LANDER STREET (SECTION 18, BLOCK 3, LOT 14)
AT PRIVATE SALE TO MICHELE WILLIAMS FOR THE AMOUNT OF \$3,000.00**

WHEREAS, the City of Newburgh has acquired title to several parcels of real property by foreclosure *In Rem* pursuant of Article 11 Title 3 of the Real property Tax law of the State of New York; and

WHEREAS, pursuant to Section 1166 of the Real Property Tax Law the City may sell properties acquired by foreclosure *In Rem* at private sale; and

WHEREAS, the City of Newburgh desires to sell 156 Lander Street, being more accurately described as Section 18, Block 3, Lot 14 on the official tax map of the City of Newburgh; and

WHEREAS, the prospective buyer has offered to purchase this property at private sale; and

WHEREAS, this Council has determined that it would be in the best interests of the City of Newburgh to sell said property to the prospective buyer for the sum as outlined below, and upon the same terms and conditions annexed hereto and made a part hereof,

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Newburgh, New York, that the sale of the following property to the indicated purchaser be and hereby is confirmed and the City Manager is authorized and directed to execute and deliver a quitclaim deed to said purchaser upon receipt of the indicated purchase price in money order, good certified or bank check, made payable to **THE CITY OF NEWBURGH**, such sums are to be paid on or before September 12, 2016, being ninety (90) days from the date of this resolution; and

<u>Property address</u>	<u>Section, Block, Lot</u>	<u>Purchaser</u>	<u>Purchase Price</u>
156 Lander Street	18 – 3 – 14	Michele Williams	\$3,000.00

BE IT FURTHER RESOLVED, by the Council of the City of Newburgh, New York, that the parcel is not required for public use.

Terms and Conditions Sale

156 Lander Street, City of Newburgh (18-3-14)

STANDARD TERMS:

1. City of Newburgh acquired title to this property in accordance with Article 11 of the Real Property Tax Law of the State of New York, and all known rights of redemption under said provisions of law have been extinguished by the tax sale proceedings and/or as a result of forfeiture.
2. For purposes of these Terms and Conditions, parcel shall be defined as a section, block and lot number.
3. All real property, including any buildings thereon, is sold "AS IS" and without any representation or warranty whatsoever as to the condition or title, and subject to: (a) any state of facts an accurate survey or personal inspection of the premises would disclose; (b) applicable zoning/land use/building regulations; (c) water and sewer assessments are the responsibility of the purchaser, whether they are received or not; (d) easements, covenants, conditions and rights-of-way of record existing at the time of the levy of the tax, the non-payment of which resulted in the tax sale in which City of Newburgh acquired title; and (e) for purposes of taxation, the purchaser shall be deemed to be the owner prior to the next applicable taxable status date after the date of sale.
4. The property is sold subject to unpaid school taxes for the tax year of 2015-2016, and also subject to all school taxes levied subsequent to the date of the City Council resolution authorizing the sale. The purchaser shall reimburse the City for any school taxes paid by the City for the tax year 2015-2016, and subsequent levies up to the date of the closing. Upon the closing, the property shall become subject to taxation. Water and sewer charges and sanitation fees will be paid by the City to the date of closing.
5. **WARNING: FAILURE TO COMPLY WITH THE TERMS OF THIS PARAGRAPH MAY RESULT IN YOUR LOSS OF THE PROPERTY AFTER PURCHASE.** The deed will contain provisions stating that the purchaser is required to rehabilitate any building on the property and bring it into compliance with all State, County and Local standards for occupancy within (18) months of the date of the deed. Within such eighteen (18) month time period the purchaser must either: obtain a Certificate of Occupancy for all buildings on the property; make all buildings granted a Certificate of Occupancy before the date of purchase fit for the use stated in such Certificate of Occupancy; or demolish such buildings. The deed shall require the purchaser to schedule an inspection by City officials at or before the end of the eighteen (18) month period. If the purchaser has not complied with the deed provisions regarding rehabilitation of the property and obtained a Certificate of Occupancy or Certificate of Compliance by that time, then the title to the property shall revert to the City of Newburgh. The deed shall also provide that the property shall not be conveyed to any other person before a Certificate of Occupancy or Certificate of Compliance is issued. A written request made to the City Manager for an extension of the eighteen (18) month rehabilitation period shall be accompanied by a non-refundable fee of \$250.00 per parcel for which a request is submitted. The City Manager may, in his sole discretion and for good cause shown, grant one extension of time to rehabilitate of up to, but not to exceed, three (3) months. Any additional request thereafter shall be made in writing and placed before the City Council for their consideration.
6. Notice is hereby given that the property lies within the East End Historic District as designated upon the zoning or tax map. This parcel is being sold subject to all provision of law applicable thereto and it is the sole responsibility of the purchaser to redevelop such parcel so designated in accordance with same.
7. Notice is hereby given that the property is vacant and unoccupied. This parcel is being sold subject to the City's Vacant Property Ordinance and all provisions of law applicable thereto. At closing, the purchaser will be required to register the property and remit the vacant property fee. It is the sole responsibility of the purchaser to redevelop such parcel in accordance with same.
8. All purchasers are advised to personally inspect the premises and to examine title to the premises prior to the date upon which the sale is scheduled to take place. Upon delivery of the quitclaim deed

by the City of Newburgh to the successful purchaser, any and all claims with respect to title to the premises are merged in the deed and do not survive.

9. No personal property is included in the sale of any of the parcels owned by City of Newburgh, unless the former owner or occupant has abandoned same. The disposition of any personal property located on any parcel sold shall be the sole responsibility of the successful purchaser following the closing of sale.
10. The City makes no representation, express or implied, as to the condition of any property, warranty of title, or as to the suitability of any for any particular use or occupancy. Property may contain paint or other similar surface coating material containing lead. Purchaser shall be responsible for the correction of such conditions when required by applicable law. Property also may contain other environmental hazards. Purchaser shall be responsible for ascertaining and investigating such conditions prior to bidding. Purchaser shall be responsible for investigating and ascertaining from the City Building Inspector's records the legal permitted use of any property prior to closing. Purchaser acknowledges receivership of the pamphlet entitled "Protecting Your Family from Lead in Your Home." Purchaser also acknowledges that he/she has had the opportunity to conduct a risk assessment or inspection of the premises for the presence of lead-based paint, lead-based paint hazards or mold.
11. The entire purchase price and all closing costs/fees must be paid by money order or guaranteed funds to the City of Newburgh Comptroller's Office on or before September 12, 2016. *The City of Newburgh does not accept credit card payments for the purchase price and closing costs/fees. The City is not required to send notice of acceptance or any other notice to a purchaser.* At closing, purchaser, as grantee, may take title as a natural person or as an entity wherein purchaser is an officer or managing member of said entity. The City Manager may, in his sole discretion and for good cause shown, grant one extension of time to close title of up to, but not to exceed, sixty (60) additional days. No request shall be entertained unless in writing, stating the reasons therefor, and unless accompanied by a fee of \$250.00 per parcel for which a request is submitted. The fee shall be in addition to all other fees and deposits and shall not be credited against the purchase price and shall not be returnable. Any additional request made thereafter shall be made in writing and placed before the City Council for their consideration.
12. In the event that a sale is cancelled by court order, judgment, the Comptroller or the Newburgh City Council, the successful bidder shall be entitled only to a refund of the purchase money paid with interest. Purchaser agrees that he shall not be entitled to special or consequential damages, attorney's fees, reimbursement for any expenses incurred as a result of ownership, improvements of property, or for taxes paid during period of ownership, and this agreement by the purchaser is a material condition of the sale.
13. Sale shall be final, absolute and without recourse once title has closed and the deed has been recorded. In no event, shall City of Newburgh be or become liable for any defects in title for any cause whatsoever, and no claim, demand or suit of any nature shall exist in favor of the purchaser, his heirs, successors or assigns, against City of Newburgh arising from this sale.
14. Conveyance shall be by quitclaim deed only, containing a description of the property as it appeared on the tax roll for the year upon which the City acquired title or as corrected up to date of deed. The deed will be recorded by the City upon payment in full of the purchase price, buyer's premium, and closing fees/costs. Possession of property is forbidden until the deed is recorded conveying title to the purchaser. **Title vests upon recording of deed.**
15. Upon closing, the City shall deliver a quitclaim deed conveying all of its right, title and interest in the subject property, which deed shall be drawn by the City Corporation Counsel. The City shall not convey its interest in any street, water, sewer or drainage easement, or any other interest the City may have in the property. The City shall only convey that interest obtained by the City pursuant to the judgment rendered in an *in rem* tax foreclosure action filed in the Orange County Clerk's Office.
16. The description of the property shall be from the City of Newburgh Tax Map reference or a survey description certified to the City of Newburgh and provided to the City Corporation Counsel by the purchaser at least ten (10) days in advance of closing title and approved by the City's Engineer.
17. Evictions, if necessary, are solely the responsibility of the successful bidder after closing and recording of the deed.

18. By acknowledging and executing these Terms & Conditions, the purchaser certifies that he/she is not representing the former owner(s) of the property against whom City of Newburgh foreclosed and has no intent to defraud City of Newburgh of the unpaid taxes, assessment, penalties and charges which have been levied against the property. The purchaser agrees that neither he/she nor his/her assigns shall convey the property to the former owner(s) against whom City of Newburgh foreclosed within 24 months subsequent to the auction date. If such conveyance occurs, the purchaser understands that he/she may be found to have committed fraud, and/or intent to defraud, and will be liable for any deficiency between the purchase price at auction and such sums as may be owed to City of Newburgh as related to the foreclosure on the property and consents to immediate judgment by City of Newburgh for said amounts.

RESOLUTION NO.: 139 - 2016

OF

JUNE 13, 2016

**A RESOLUTION TO AUTHORIZE THE CONVEYANCE OF REAL PROPERTY
KNOWN AS 274 FIRST STREET (SECTION 22, BLOCK 6, LOT 22)
AT PRIVATE SALE TO WILLIAM J. MCCARTNEY III FOR THE AMOUNT OF
\$6,400.00**

WHEREAS, the City of Newburgh has acquired title to several parcels of real property by foreclosure *In Rem* pursuant of Article 11 Title 3 of the Real property Tax law of the State of New York; and

WHEREAS, pursuant to Section 1166 of the Real Property Tax Law the City may sell properties acquired by foreclosure *In Rem* at private sale; and

WHEREAS, the City of Newburgh desires to sell 274 First Street, being more accurately described as Section 22, Block 6, Lot 22 on the official tax map of the City of Newburgh; and

WHEREAS, the prospective buyer has offered to purchase this property at private sale; and

WHEREAS, this Council has determined that it would be in the best interests of the City of Newburgh to sell said property to the prospective buyer for the sum as outlined below, and upon the same terms and conditions annexed hereto and made a part hereof,

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Newburgh, New York, that the sale of the following property to the indicated purchaser be and hereby is confirmed and the City Manager is authorized and directed to execute and deliver a quitclaim deed to said purchaser upon receipt of the indicated purchase price in money order, good certified or bank check, made payable to **THE CITY OF NEWBURGH**, such sums are to be paid on or before September 12, 2016, being ninety (90) days from the date of this resolution; and

<u>Property address</u>	<u>Section, Block, Lot</u>	<u>Purchaser</u>	<u>Purchase Price</u>
274 First Street	22 – 6 – 22	William J. McCartney III	\$6,400.00

BE IT FURTHER RESOLVED, by the Council of the City of Newburgh, New York, that the parcel is not required for public use.

Terms and Conditions Sale

274 First Street, City of Newburgh (22-6-22)

STANDARD TERMS:

1. City of Newburgh acquired title to this property in accordance with Article 11 of the Real Property Tax Law of the State of New York, and all known rights of redemption under said provisions of law have been extinguished by the tax sale proceedings and/or as a result of forfeiture.
2. For purposes of these Terms and Conditions, parcel shall be defined as a section, block and lot number.
3. All real property, including any buildings thereon, is sold "AS IS" and without any representation or warranty whatsoever as to the condition or title, and subject to: (a) any state of facts an accurate survey or personal inspection of the premises would disclose; (b) applicable zoning/land use/building regulations; (c) water and sewer assessments are the responsibility of the purchaser, whether they are received or not; (d) easements, covenants, conditions and rights-of-way of record existing at the time of the levy of the tax, the non-payment of which resulted in the tax sale in which City of Newburgh acquired title; and (e) for purposes of taxation, the purchaser shall be deemed to be the owner prior to the next applicable taxable status date after the date of sale.
4. The property is sold subject to unpaid school taxes for the tax year of 2015-2016, and also subject to all school taxes levied subsequent to the date of the City Council resolution authorizing the sale. The purchaser shall reimburse the City for any school taxes paid by the City for the tax year 2015-2016, and subsequent levies up to the date of the closing. Upon the closing, the property shall become subject to taxation. Water and sewer charges and sanitation fees will be paid by the City to the date of closing.
5. **WARNING: FAILURE TO COMPLY WITH THE TERMS OF THIS PARAGRAPH MAY RESULT IN YOUR LOSS OF THE PROPERTY AFTER PURCHASE.** The deed will contain provisions stating that the purchaser is required to rehabilitate any building on the property and bring it into compliance with all State, County and Local standards for occupancy within (18) months of the date of the deed. Within such eighteen (18) month time period the purchaser must either: obtain a Certificate of Occupancy for all buildings on the property; make all buildings granted a Certificate of Occupancy before the date of purchase fit for the use stated in such Certificate of Occupancy; or demolish such buildings. The deed shall require the purchaser to schedule an inspection by City officials at or before the end of the eighteen (18) month period. If the purchaser has not complied with the deed provisions regarding rehabilitation of the property and obtained a Certificate of Occupancy or Certificate of Compliance by that time, then the title to the property shall revert to the City of Newburgh. The deed shall also provide that the property shall not be conveyed to any other person before a Certificate of Occupancy or Certificate of Compliance is issued. A written request made to the City Manager for an extension of the eighteen (18) month rehabilitation period shall be accompanied by a non-refundable fee of \$250.00 per parcel for which a request is submitted. The City Manager may, in his sole discretion and for good cause shown, grant one extension of time to rehabilitate of up to, but not to exceed, three (3) months. Any additional request thereafter shall be made in writing and placed before the City Council for their consideration.
6. Notice is hereby given that the property is vacant and unoccupied. This parcel is being sold subject to the City's Vacant Property Ordinance and all provisions of law applicable thereto. At closing, the purchaser will be required to register the property and remit the vacant property fee. It is the sole responsibility of the purchaser to redevelop such parcel in accordance with same.
7. All purchasers are advised to personally inspect the premises and to examine title to the premises prior to the date upon which the sale is scheduled to take place. Upon delivery of the quitclaim deed by the City of Newburgh to the successful purchaser, any and all claims with respect to title to the premises are merged in the deed and do not survive.
8. No personal property is included in the sale of any of the parcels owned by City of Newburgh, unless the former owner or occupant has abandoned same. The disposition of any personal property

located on any parcel sold shall be the sole responsibility of the successful purchaser following the closing of sale.

9. The City makes no representation, express or implied, as to the condition of any property, warranty of title, or as to the suitability of any for any particular use or occupancy. Property may contain paint or other similar surface coating material containing lead. Purchaser shall be responsible for the correction of such conditions when required by applicable law. Property also may contain other environmental hazards. Purchaser shall be responsible for ascertaining and investigating such conditions prior to bidding. Purchaser shall be responsible for investigating and ascertaining from the City Building Inspector's records the legal permitted use of any property prior to closing. Purchaser acknowledges receivership of the pamphlet entitled "Protecting Your Family from Lead in Your Home." Purchaser also acknowledges that he/she has had the opportunity to conduct a risk assessment or inspection of the premises for the presence of lead-based paint, lead-based paint hazards or mold.
10. The entire purchase price and all closing costs/fees must be paid by money order or guaranteed funds to the City of Newburgh Comptroller's Office on or before September 12, 2016. *The City of Newburgh does not accept credit card payments for the purchase price and closing costs/fees.* **The City is not required to send notice of acceptance or any other notice to a purchaser.** At closing, purchaser, as grantee, may take title as a natural person or as an entity wherein purchaser is an officer or managing member of said entity. The City Manager may, in his sole discretion and for good cause shown, grant one extension of time to close title of up to, but not to exceed, sixty (60) additional days. No request shall be entertained unless in writing, stating the reasons therefor, and unless accompanied by a fee of \$250.00 per parcel for which a request is submitted. The fee shall be in addition to all other fees and deposits and shall not be credited against the purchase price and shall not be returnable. Any additional request made thereafter shall be made in writing and placed before the City Council for their consideration.
11. In the event that a sale is cancelled by court order, judgment, the Comptroller or the Newburgh City Council, the successful bidder shall be entitled only to a refund of the purchase money paid with interest. Purchaser agrees that he shall not be entitled to special or consequential damages, attorney's fees, reimbursement for any expenses incurred as a result of ownership, improvements of property, or for taxes paid during period of ownership, and this agreement by the purchaser is a material condition of the sale.
12. Sale shall be final, absolute and without recourse once title has closed and the deed has been recorded. In no event, shall City of Newburgh be or become liable for any defects in title for any cause whatsoever, and no claim, demand or suit of any nature shall exist in favor of the purchaser, his heirs, successors or assigns, against City of Newburgh arising from this sale.
13. Conveyance shall be by quitclaim deed only, containing a description of the property as it appeared on the tax roll for the year upon which the City acquired title or as corrected up to date of deed. The deed will be recorded by the City upon payment in full of the purchase price, buyer's premium, and closing fees/costs. Possession of property is forbidden until the deed is recorded conveying title to the purchaser. **Title vests upon recording of deed.**
14. Upon closing, the City shall deliver a quitclaim deed conveying all of its right, title and interest in the subject property, which deed shall be drawn by the City Corporation Counsel. The City shall not convey its interest in any street, water, sewer or drainage easement, or any other interest the City may have in the property. The City shall only convey that interest obtained by the City pursuant to the judgment rendered in an *in rem* tax foreclosure action filed in the Orange County Clerk's Office.
15. The description of the property shall be from the City of Newburgh Tax Map reference or a survey description certified to the City of Newburgh and provided to the City Corporation Counsel by the purchaser at least ten (10) days in advance of closing title and approved by the City's Engineer.
16. Evictions, if necessary, are solely the responsibility of the successful bidder after closing and recording of the deed.
17. By acknowledging and executing these Terms & Conditions, the purchaser certifies that he/she is not representing the former owner(s) of the property against whom City of Newburgh foreclosed and has no intent to defraud City of Newburgh of the unpaid taxes, assessment, penalties and charges which have been levied against the property. The purchaser agrees that neither he/she nor his/her assigns shall convey the property to the former owner(s) against whom City of Newburgh foreclosed within 24

months subsequent to the auction date. If such conveyance occurs, the purchaser understands that he/she may be found to have committed fraud, and/or intent to defraud, and will be liable for any deficiency between the purchase price at auction and such sums as may be owed to City of Newburgh as related to the foreclosure on the property and consents to immediate judgment by City of Newburgh for said amounts.

RESOLUTION NO.: 140 - 2016

OF

JUNE 13, 2016

**A RESOLUTION TO AUTHORIZE THE CONVEYANCE OF REAL PROPERTY
KNOWN AS 113 WASHINGTON STREET (SECTION 39, BLOCK 3, LOT 8) AND
115 WASHINGTON STREET (SECTION 39, BLOCK 3, LOT 7) AT PRIVATE SALE
TO ZION NEWBURGH COMMUNITY DEVELOPMENT CORPORATION
FOR THE AMOUNT OF \$100.00**

WHEREAS, the City of Newburgh has acquired title to several parcels of real property by foreclosure *In Rem* pursuant of Article 11 Title 3 of the Real property Tax law of the State of New York; and

WHEREAS, pursuant to Section 1166 of the Real Property Tax Law the City may sell properties acquired by foreclosure *In Rem* at private sale; and

WHEREAS, the City of Newburgh desires to sell 113 Washington Street and 115 Washington Street, being more accurately described as Section 39, Block 3, Lots 8 and 7, respectively, on the official tax map of the City of Newburgh; and

WHEREAS, Zion Newburgh Community Development Corporation have offered to purchase the property at private sale for the purpose of constructing a three-story building that will consist of a community space on the first floor and four apartments on the second and third floors; and

WHEREAS, this Council has determined that it would be in the best interests of the City of Newburgh to sell said property to the prospective buyer for the sum as outlined below, and upon the same terms and conditions annexed hereto and made a part hereof,

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Newburgh, New York, that the sale of the following property to the indicated purchaser be and hereby is confirmed and the City Manager is authorized and directed to execute and deliver a quitclaim deed to said purchasers upon receipt of the indicated purchase price in money order, good certified or bank check, made payable to **THE CITY OF NEWBURGH**, such sums are to be paid on or before September 12, 2016, being ninety (90) days from the date of this resolution; and

<u>Property Address</u>	<u>Section, Block, Lot</u>	<u>Purchaser</u>	<u>Purchase Price</u>
113 Washington Street	39 – 3 – 8	Zion Newburgh Community	\$100.00
115 Washington Street	39 – 3 – 7	Development Corporation	

BE IT FURTHER RESOLVED, by the Council of the City of Newburgh, New York, that the parcel is not required for public use.

Terms and Conditions Sale
113 Washington Street, City of Newburgh (39-3-8)
115 Washington Street, City of Newburgh (39-3-7)

STANDARD TERMS:

1. City of Newburgh acquired title to this property in accordance with Article 11 of the Real Property Tax Law of the State of New York, and all known rights of redemption under said provisions of law have been extinguished by the tax sale proceedings and/or as a result of forfeiture.
2. For purposes of these Terms and Conditions, parcel shall be defined as a section, block and lot number.
3. All real property, including any buildings thereon, is sold "AS IS" and without any representation or warranty whatsoever as to the condition or title, and subject to: (a) any state of facts an accurate survey or personal inspection of the premises would disclose; (b) applicable zoning/land use/building regulations; (c) water and sewer assessments are the responsibility of the purchaser, whether they are received or not; (d) easements, covenants, conditions and rights-of-way of record existing at the time of the levy of the tax, the non-payment of which resulted in the tax sale in which City of Newburgh acquired title; and (e) for purposes of taxation, the purchaser shall be deemed to be the owner prior to the next applicable taxable status date after the date of sale.
4. The property is sold subject to unpaid school taxes for the tax year of 2015-2016, and also subject to all school taxes levied subsequent to the date of the City Council resolution authorizing the sale. The purchaser shall reimburse the City for any school taxes paid by the City for the tax year 2015-2016, and subsequent levies up to the date of the closing. Upon the closing, the property shall become subject to taxation. Water and sewer charges and sanitation fees will be paid by the City to the date of closing.
5. All purchasers are advised to personally inspect the premises and to examine title to the premises prior to the date upon which the sale is scheduled to take place. Upon delivery of the quitclaim deed by the City of Newburgh to the successful purchaser, any and all claims with respect to title to the premises are merged in the deed and do not survive.
6. No personal property is included in the sale of any of the parcels owned by City of Newburgh, unless the former owner or occupant has abandoned same. The disposition of any personal property located on any parcel sold shall be the sole responsibility of the successful purchaser following the closing of sale.
7. Notice is hereby given that the property lies within the East End Historic District as designated upon the zoning or tax map. This parcel is being sold subject to all provision of law applicable thereto and it is the sole responsibility of the purchaser to redevelop such parcel so designated in accordance with same.
8. The City makes no representation, express or implied, as to the condition of any property, warranty of title, or as to the suitability of any for any particular use or occupancy. Property may contain paint or other similar surface coating material containing lead. Purchaser shall be responsible for the correction of such conditions when required by applicable law. Property also may contain other environmental hazards. Purchaser shall be responsible for ascertaining and investigating such conditions prior to bidding. Purchaser shall be responsible for investigating and ascertaining from the City Building Inspector's records the legal permitted use of any property prior to closing. Purchaser acknowledges receivership of the pamphlet entitled "Protecting Your Family from Lead in Your Home." Purchaser also acknowledges that he/she has had the opportunity to conduct a risk assessment or inspection of the premises for the presence of lead-based paint, lead-based paint hazards or mold.
9. The entire purchase price and all closing costs/fees must be paid by money order or guaranteed funds to the City of Newburgh Comptroller's Office on or before September 12, 2016. *The City of Newburgh does not accept credit card payments for the purchase price and closing costs/fees.* **The City is not required to send notice of acceptance or any other notice to a purchaser.** At closing, purchaser, as grantee, may take title as a natural person or as an entity wherein purchaser is an officer or managing member of said entity. The City Manager may, in his sole discretion and for good cause shown, grant one extension of time to close title of up to, but not to exceed, sixty (60) additional days. No request shall be entertained unless in writing, stating the reasons therefor, and

unless accompanied by a fee of \$250.00 per parcel for which a request is submitted. The fee shall be in addition to all other fees and deposits and shall not be credited against the purchase price and shall not be returnable. Any additional request made thereafter shall be made in writing and placed before the City Council for their consideration.

10. In the event that a sale is cancelled by court order, judgment, the Comptroller or the Newburgh City Council, the successful bidder shall be entitled only to a refund of the purchase money paid with interest. Purchaser agrees that he shall not be entitled to special or consequential damages, attorney's fees, reimbursement for any expenses incurred as a result of ownership, improvements of property, or for taxes paid during period of ownership, and this agreement by the purchaser is a material condition of the sale.
11. Sale shall be final, absolute and without recourse once title has closed and the deed has been recorded. In no event, shall City of Newburgh be or become liable for any defects in title for any cause whatsoever, and no claim, demand or suit of any nature shall exist in favor of the purchaser, his heirs, successors or assigns, against City of Newburgh arising from this sale.
12. Conveyance shall be by quitclaim deed only, containing a description of the property as it appeared on the tax roll for the year upon which the City acquired title or as corrected up to date of deed. The deed will be recorded by the City upon payment in full of the purchase price, buyer's premium, and closing fees/costs. Possession of property is forbidden until the deed is recorded conveying title to the purchaser. **Title vests upon recording of deed.**
13. Upon closing, the City shall deliver a quitclaim deed conveying all of its right, title and interest in the subject property, which deed shall be drawn by the City Corporation Counsel. The City shall not convey its interest in any street, water, sewer or drainage easement, or any other interest the City may have in the property. The City shall only convey that interest obtained by the City pursuant to the judgment rendered in an *in rem* tax foreclosure action filed in the Orange County Clerk's Office.
14. The description of the property shall be from the City of Newburgh Tax Map reference or a survey description certified to the City of Newburgh and provided to the City Corporation Counsel by the purchaser at least thirty (30) days in advance of closing title and approved by the City's Engineer.
15. Evictions, if necessary, are solely the responsibility of the successful bidder after closing and recording of the deed.
16. By acknowledging and executing these Terms & Conditions, the purchaser certifies that he/she is not representing the former owner(s) of the property against whom City of Newburgh foreclosed and has no intent to defraud City of Newburgh of the unpaid taxes, assessment, penalties and charges which have been levied against the property. The purchaser agrees that neither he/she nor his/her assigns shall convey the property to the former owner(s) against whom City of Newburgh foreclosed within 24 months subsequent to the auction date. If such conveyance occurs, the purchaser understands that he/she may be found to have committed fraud, and/or intent to defraud, and will be liable for any deficiency between the purchase price at auction and such sums as may be owed to City of Newburgh as related to the foreclosure on the property and consents to immediate judgment by City of Newburgh for said amounts.

RESOLUTION NO.: 141 - 2016

OF

JUNE 13, 2016

**A RESOLUTION DECLARING FIFTEEN INTERMEDIATE BULK CONTAINER
TOTES TO BE SURPLUS EQUIPMENT AND AUTHORIZING DISTRIBUTION TO
CITY RESIDENTS FOR RAIN WATER RETENTION AND STORAGE**

WHEREAS, the City of Newburgh Water Department possesses 15 intermediate bulk container ("IBC") totes, for which there is a cost associated to return to the supplier and which are no longer of value or use to the City; and

WHEREAS, the IBC totes can be repurposed for rainwater retention and storage; and

WHEREAS, this Council has determined that providing IBC totes to City residents at no charge for rain water retention and storage is in the best interest of the City of Newburgh and its residents;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Newburgh, New York that the 15 intermediate bulk container totes be declared surplus by the City of Newburgh and offered to City residents for the purpose of collecting and storing rainwater.

[illegible]

RESOLUTION NO.: 142 -2016

OF

JUNE 13, 2016

**A RESOLUTION AMENDING THE 2016 PERSONNEL ANALYSIS BOOK
TO ADD TWO TEMPORARY INTERN POSITIONS IN THE
DEPARTMENT OF PLANNING AND DEVELOPMENT**

WHEREAS, the Department of Planning and Development proposes to add two temporary interns for the summer of 2016; and

WHEREAS, adding the two temporary summer intern positions in the Department of Planning and Development requires the amendment of the City of Newburgh Adopted Personnel Analysis Book for 2016 and funding for such temporary summer intern positions will be derived from the CDBG budget; and

WHEREAS, the City Council has determined that adding the two temporary summer intern positions in the Department of Planning and Development is in the best interests of the City of Newburgh;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Newburgh, New York that the Personnel Analysis Book for 2016 be and is hereby amended to add two temporary summer intern positions within the Department of Planning and Development with funding to be derived from the CDBG budget.

RESOLUTION NO. 143 - 2016

OF

JUNE 13, 2016

**A RESOLUTION AUTHORIZING THE
EXTENSION OF TIME TO CLOSE TITLE ON THE PROPERTIES
LOCATED AT 100 COURTNEY AVENUE (SECTION 48, BLOCK 1, LOT 27)
AND 92 OVERLOOK PLACE (SECTION 45, BLOCK 8, LOT 24)
SOLD AT PRIVATE SALE TO MICHAEL T. BROWN**

WHEREAS, the Council of the City of Newburgh, New York, by Resolution Nos. 259-2015 and 260-2015, respectively, of October 13, 2015, authorized the sales of 100 Courtney Avenue (Section 48, Block 1, Lot 27) and 92 Overlook Place (Section 45, Block 8, Lot 24) to Michael T. Brown; and

WHEREAS, the City Manager has granted the sixty (60) day allotted extension to close title on said premises on or before February 8, 2016; and

WHEREAS, by Resolution No.: 56-2016 of March 14, 2016, the City Council authorized a sixty (60) day extension to close on or before April 7, 2016; and

WHEREAS, Mr. Brown has successfully closed on 123 S. William Street and is in the process of completing the rehabilitation; and

WHEREAS, Mr. Brown has requested a further extension of time to close until August 31, 2016 as he intends to use the same construction crew to renovate each property and wishes to stagger the closings to minimize over-extension of his resources; and

WHEREAS, this Council has determined that granting the requested extension would be in the best interests of the City of Newburgh and its further development;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Newburgh, New York that an extension of time to close title for the properties located at 100 Courtney Avenue (Section 48, Block 1, Lot 27) and 92 Overlook Place (Section 45, Block 8, Lot 24) is hereby authorized until August 31, 2016.

RESOLUTION NO. ¹⁴⁴_____ - 2016

OF

JUNE 13, 2016

**A RESOLUTION AUTHORIZING AN
EXTENSION OF TIME TO CLOSE TITLE ON THE PROPERTY
LOCATED AT 63 GROVE STREET
(SECTION 26, BLOCK 6, LOT 7.1) SOLD AT PRIVATE SALE
TO PATRICK COUSINS**

WHEREAS, the Council of the City of Newburgh, New York, by Resolution No. 310-2015 of December 14, 2015, authorized the sale of 63 Grove Street (Section 26, Block 6, Lot 7.1) to Patrick Cousins; and

WHEREAS, the City Manager has granted the sixty (60) day allotted extension to close title on said premises on or before May 13, 2016; and

WHEREAS, in order to obtain the necessary funding the purchaser of the property has requested an additional extension of time to close title; and

WHEREAS, this Council has determined that granting the requested extension would be in the best interests of the City of Newburgh;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Newburgh, New York that the extension of time to close title for the property located at 63 Grove Street is hereby authorized until September 16, 2016.

RESOLUTION NO.: 145 - 2016

OF

JUNE 13, 2016

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWBURGH, NEW YORK SUPPORTING THE 2016 CONSOLIDATED FUNDING APPLICATION OF SAFE HARBORS OF THE HUDSON, INC. TO THE OFFICE OF COMMUNITY RENEWAL, NEW YORK STATE HOUSING TRUST FUND CORPORATION FOR A NEW YORK MAIN STREET GRANT

WHEREAS, the New York Main Street Stabilization Program is intended to assist with environmental remediation and associated construction costs as well as other innovative approaches to stabilizing and developing downtown, mixed-use buildings and downtown and neighborhood revitalization efforts; and

WHEREAS, Safe Harbors of the Hudson intends to apply for funding under the New York Main Street Stabilization Program to support the restoration of the roof of its historic Ritz Theater to contribute to the City of Newburgh's Main Street revitalization and serve to further stimulate reinvestment in our commercial-civic-residential downtown thereby creating a healthier, economically vibrant community; and

WHEREAS, Safe Harbors is collaborating with the Newburgh Community Land Bank and the City of Newburgh in the downtown location of the Ritz Theater to identify concentrated and well-defined Main Street areas to leverage and maximize the impact of funding on the community;

NOW, THEREFORE, BE IT RESOLVED, that the City of Newburgh fully supports the 2016 Consolidated Funding Application of Safe Harbors of the Hudson to the Office of Community Renewal under the Main Street Stabilization Program to secure state funding for the Ritz Theater roof restoration.

RESOLUTION NO.: 146 - 2016

OF

JUNE 13, 2016

A RESOLUTION AUTHORIZING THE CORRECTION OF EXHIBIT "A" - "LIST OF CITY-OWNED PARCELS TO BE CONVEYED TO DEVELOPER" TO THE DEVELOPMENT AND LAND DISPOSITION AGREEMENT WITH MILL STREET PARTNERS, LLC TO CORRECT THE INADVERTENT OMISSION OF THE PROPERTY KNOWN AS 18 JOHNSTON STREET (SECTION 30, LOT 3, BLOCK 38) IN CONNECTION WITH THE REDEVELOPMENT OF CITY OWNED PROPERTIES KNOWN AS THE MID-BROADWAY SITE

WHEREAS, the City of Newburgh wishes to develop the City-owned .66 acre Lander Street surface parking lot (between Chambers Street and Lander Street) as well as the 1.8 acre principal site that fronts on Broadway (the "Mid-Broadway Site"); and

WHEREAS, the City has issued a Request For Qualifications (RFQ) for the development of the Mid-Broadway Site and received six (6) responses from developers interested in pursuing a development project on the Mid-Broadway site; and

WHEREAS, the City Council has reviewed the responses to the RFQ and has determined that Mill Street Partners, LLC, The Community Preservation Corp. and The Regional Economic Development Community Action Program, Inc. is the preferred team to develop the Mid-Broadway site; and

WHEREAS, by Resolution No. 78-2012 of May 29, 2012, the City Council authorized to the City Manager to negotiate on behalf of the City of Newburgh a Development and Land Disposition Agreement with Mill Street Partners, LLC, The Community Preservation Corp. and The Regional Economic Development Community Action Program, Inc. for the redevelopment of the Mid-Broadway site; and

WHEREAS, by Resolution No. 194-2012 of October 22, 2012, the City Council of the City of Newburgh, New York authorized the City Manager to execute a Development and Land Disposition Agreement with Mill Street Partners, LLC (the "Development Agreement") for the redevelopment of the Mid-Broadway site; and

WHEREAS, Section 5.04 of the Development Agreement authorized by Resolution No. 194-2012 of October 22, 2012 provides that "The City hereby agrees to sell and convey the City owned parcels listed in Exhibit A to the Developer in accordance with the terms and provisions of this Agreement and subject to compliance with applicable law."; and

WHEREAS, Exhibit "A" - "List of City-Owned Parcels to be Conveyed to Developer" inadvertently omitted the property known as 18 Johnston Street, more accurately described as Section 30, Block 3, Lot 38 on the official Tax Map of the City of Newburgh; and

WHEREAS, it was the intention of the City and the understanding of the Developer that 18 Johnston Street was a parcel included in the 1.8 acre principal site to be developed; and

WHEREAS, the City and the Developer wish to correct the omission in Exhibit "A" and to clarify that 18 Johnston Street was intended to be one of the parcels to be conveyed to the Developer pursuant to the Development and Land Disposition Agreement, as amended, and the Exhibits thereto; the same being in the best interests of the City of Newburgh;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Newburgh, New York that the City authorizes the correction to the Exhibit "A" - "List of City-Owned Parcels to be Conveyed to Developer" to include the inadvertently omitted the property known as 18 Johnston Street, more accurately described as Section 30, Block 3, Lot 38 on the official Tax Map of the City of Newburgh and further authorizes the sale and conveyance of the City-owned parcel known as 18 Johnston Street, more accurately described as Section 30, Block 3, Lot 38 in accordance with the terms and provisions of the Development and Land Disposition Agreement with Mill Street Partners, LLC, as amended.

DEVELOPMENT AGREEMENT

This Development Agreement (the "Agreement") is dated as of Oct. 23, 2012 and entered into by the City of Newburgh (the "City"), a municipal corporation organized and existing under the laws of the State of New York, having its office at 83 Broadway, Newburgh, New York 12550, and Mill Street Partners, LLC, a limited liability company organized and existing under the laws of the State of New York, having an office at 853 Broadway, New York, New York 10003 (the "Developer").

RECITALS:

WHEREAS, in response to a Request for Qualifications (RFQ) solicitation by the City, the Developer was designated as the preferred developer to redevelop certain parcels of land commonly known as the Mid Broadway Redevelopment Opportunity located in the City of Newburgh; and

WHEREAS, the RFQ by the City sought proposals from private developers to create a dense, mixed use commercial and residential development which was sensitive to Newburgh's historic design aesthetic, environmentally sustainable, and which generated pedestrian use along Broadway; and

WHEREAS, such redevelopment is intended to include the acquisition, demolition and new construction of a mixed-use project consisting of housing and commercial components (the "Development") along Broadway, Johnston Street, and Lander Street in the City of Newburgh, New York; and

WHEREAS, the City desires that the Developer be formally designated as the Developer for the Development; and

WHEREAS, the City and the Developer acknowledge that the development of the Mid Broadway Redevelopment Opportunity is a public-private partnership whose success relies and depends upon the close coordination and collaboration between the City and the Developer to achieve the City's and Developer's redevelopment goals and objectives; and

WHEREAS, the parties intend for this Agreement to govern their relationship, and to set forth the respective roles and obligations of the parties with respect to the Development;

NOW, THEREFORE, in consideration of the foregoing recitals and underlying promises, and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

ARTICLE I TERMS OF ENGAGEMENT

1.01 Agreement Term. This Agreement shall be effective as of the date hereof and shall expire twenty-four (24) months after its execution if the Developer has not secured the Public Funding sufficient to begin construction of the Development, or on the date on which a valid permanent certificate of occupancy is issued for the Development (or phase thereof, if the project is phased), or upon an earlier termination of this Agreement in accordance with the terms hereof. The term of this Agreement may be extended upon the mutual agreement of the parties hereto. Any provisions of this Agreement that are expressly identified to survive a termination of this Agreement shall survive such termination.

1.02 The Development. The Development shall consist of a mixed-use project consisting of housing and commercial components along Broadway, Johnston Street, and Lander Street in the City of Newburgh, New York. The Development may be constructed in one phase (consisting of approximately 103 residential rental apartment units, together with a ground floor supermarket and/or other retail space and sufficient parking spaces) or may be constructed as a

two-phase project [with the Phase 1 Project consisting of approximately sixty-seven (67) residential rental apartment units, together with a ground floor supermarket and/or other retail space and sufficient parking spaces and the Phase 2 Project consisting of the new construction of approximately thirteen (13) two-family attached residential townhomes, together with sufficient parking spaces]. In either case, total residential development shall not exceed 105 residential units and the Development shall provide, at a minimum, at least one parking space per residential unit.

(b) Notwithstanding anything contained herein to the contrary, the City and the Developer reserve the right to revise the above development program in order to create a financially feasible project which achieves the City's and Developer's redevelopment goals and objectives. The approval of the City under such circumstances shall not be unreasonably withheld or delayed and, if so approved, the parties shall use good faith efforts to negotiate such amendment(s) to this Agreement as may be necessary or appropriate.

1.03 Exhibits. This Agreement contains the following Exhibits, which are attached hereto and incorporated as though fully set forth herein:

Exhibit A: List of City-Owned Parcels To Be Conveyed to Developer

Exhibit B: Development Schedule and Milestones

Exhibit C: Escrow Agreement

1.04 Cooperation. The City and the Developer shall each cooperate with one another in good faith to successfully consummate the Development. Such cooperation shall include reasonable efforts to respond to one another as expeditiously as possible with regard to requests for information or approvals required under this Agreement. With regard to materials or documents requiring the approval of one or more parties, if such materials or documents are not

approved as initially submitted, then the parties shall engage in such communication as is reasonably necessary under the circumstances to resolve any issues so that approval may be given. A spirit of good faith and a mutual desire for the success of the Development, subject to applicable financial constraints and regulatory limitations, shall govern the parties' relationship under this Agreement.

1.05 Communication. In connection with the Development, the following individuals shall serve as the primary points of contact for each party:

For the City: Richard F. Herbek, City Manager

For the Developer: Patrick Normoyle, Manager

In all cases in this Agreement where information, notices and documents, etc. are to be transmitted from, between or among the parties, such transmission shall be made through the contact persons described above or such other persons as the City or the Developer, as applicable may hereafter designate, so as to keep one another informed of all material events, information and communications relating to the Development.

1.06 Developer not an Agent. The Developer is hereby formally designated as the developer for the Development. Notwithstanding anything to the contrary contained in this Agreement, the City shall not have any liability nor duty to any person, firm, corporation, or governmental body for any act or omission or commission, liability, or obligation of the Developer arising from the action or inaction of the Developer under this Agreement.

1.07 Time of Performance. The Developer shall use its good faith efforts to complete the Development and meet all Developer Milestones and Milestone Deadlines (as described in Exhibit B), subject to and conditioned upon (i) acquisition of the development sites by the Developer in accordance with Section 5.04 below; and (ii) receipt of all financing necessary to

complete the Development, including receipt of Public Funds (as hereinafter defined); provided, however, that notwithstanding the foregoing, upon the execution and delivery of this Agreement by all parties the Developer shall promptly commence initial planning, design and local municipal approval activities related to the Development. The City shall diligently perform their obligations contained herein as and when required of this Agreement.

1.08 Quality of Work under this Agreement. The Developer shall perform the duties required to effectuate the Development described herein in a competent and professional manner. The Developer shall furnish the skill and judgment necessary to complete the Development in compliance with the Development Schedule and in an expeditious and efficient manner consistent with the terms and provisions of this Agreement.

ARTICLE II OVERALL DESIGN AND APPROVAL RESPONSIBILITIES

The Developer shall, at its sole cost and expense, have the authority and obligation, subject to and conditioned upon (i) acquisition of the development sites by the Developer in accordance with Section 5.04 below; and (ii) receipt of all financing necessary to complete the Development, including receipt of Public Funds, to:

2.01 Complete the Design of the Project. (a) The Developer will oversee and complete the design of all elements of the Development described in this Agreement, including the plans and specifications for each Project (the "Plans and Specifications").

2.02 Obtain Permits and Other Approvals. The Developer shall diligently and in good faith pursue such actions as may be reasonably necessary or appropriate to obtain all building and construction permits, licenses, easements, and local governmental approvals necessary to obtain, establish, or construct the Development, including necessary utilities, roads, and other infrastructure improvements contemplated by the construction documents for the

Development (the "Construction Documents"). The City will provide reasonable assistance in obtaining these items, if and to the extent requested by the Developer.

2.03 Reimbursable Municipal Expenses. In addition to other costs to be paid as described in this Agreement, and fees legally required to be paid to the City as part of the zoning and building permit process, the Developer shall be liable for and shall reimburse the City for all of the reasonable costs and expenses paid by the City to its consultants' for adopting modifications to the City's Zoning Ordinance to permit the proposed development and reviewing the Project under SEQRA (subject to SEQRA's statutory fee limitation), and for all other reasonable consultant expense incurred by the City in furtherance of the Project (including, but not limited to, defending any lawsuits, environmental consultant costs, and the review and analysis of Developer's financial information) (the "Reimbursable Municipal Expenses"), subject to the periodic review and approval of the consultant expenses in accordance with the Escrow Agreement attached hereto as Schedule C. Subject to Developer's right to dispute bills and invoices presented to it hereunder, the City shall pay Reimbursable Municipal Expenses in accordance with the terms and conditions of the Escrow Agreement, (subject to Developer's obligation to replenish said Escrow as set forth therein). Upon the execution of this Agreement and the Escrow Agreement (attached hereto as Schedule C) by all parties hereto, the Developer shall deposit with the City an advance in the amount of \$10,000.00 Dollars, which funds shall be held in a separate account maintained by the City (the "Escrow Account"), and applied solely to the payment of Reimbursable Municipal Expenses. When the Escrow Account is reduced below \$5,000.00 , the Developer shall deposit an additional sum of money so as to maintain the Account at or near \$ \$10,000.00. In the event of a dispute concerning Reimbursable Municipal Expenses the parties shall promptly confer in a good faith effort to resolve the dispute, provided,

that such dispute shall not be cause for non-performance by any party of any of its obligations hereunder.

2.04 Comply with Laws and Permits. The Developer shall cause the Development to be designed and constructed in compliance with all applicable Federal, state and local laws, codes, ordinances, rules and regulations.

2.05 Complete Construction. The Developer shall complete the construction of each Project in accordance with the Plans and Specifications.

2.06 Oversee Marketing. The Developer shall direct and oversee all marketing efforts for the Development in order to ensure that the residential units are leased and/or sold to qualified applicants and the commercial space is leased and/or sold to commercial tenants pursuant to leases or other agreements negotiated by the Developer.

ARTICLE III PROJECT FINANCING AND CLOSINGS

3.01 Public Funds. The Developer will seek to secure public funding including various grants, subsidies, private equity through various tax credit programs, and conventional financing sufficient to fund the project costs associated with the Development. The funding programs may include but not be limited to the following funding programs: Low Income Housing Tax Credit program (including both the “4%” and “9%” programs), New York State Housing Trust Fund program, New York State HOME program, New York State Affordable Home Ownership Development program, Orange County HOME program, Federal Home Loan Bank of New York Affordable Housing Program, and other relevant funding programs. The

Developer will provide copies of all funding applications submitted for the Development to the City. In addition, the Developer will provide copies of all market studies, environment site assessments, and any geotechnical reports prepared for the Development. If the Developer has not secured the Public Funding sufficient to begin construction of the project within twenty-four (24) months of the execution of this agreement, the Developer may, at its election, extend the term of this agreement for another twelve (12) month period by making a payment of \$50,000 to the City and the approval by a majority vote of the City Council.

3.02 Designation as a Priority Project. To secure the completion of the Development in accordance with this Development Agreement, the City shall designate the Mid Broadway Redevelopment Project as a Priority Project of the City of Newburgh and shall cooperate with the Developer in securing the Public Funds needed to complete the Development. The City shall issue letters of support, resolutions of support, and other evidence of the Development's designation as a Priority Project for the City of Newburgh. Given the importance that the sources of Public Funds place on local financial support, the City shall also prioritize the Mid Broadway project when awarding funding from the City grant programs, including but not limited to funding from the City's Community Development Block Grant (CDBG) program.

3.03 Payment in Lieu of Taxes (PILOT). In order to create a financially viable project, the City shall grant a PILOT to the Development. The term and level of payments for the Development will be determined within one hundred eighty (180) days of execution of the Development Agreement.

3.04 Closing. The City and the Developer will participate in one or more closings for the construction financing of the Development, at which time all of the documents as may be required by the lenders and investors for the construction of the Development (or phase thereof) will be executed (the "Project Documents").

3.05 Deed. The Project shall be developed in conformity with the laws, ordinances, codes, rules and regulations of the City of Newburgh and State of New York. The deed will contain provisions stating that the Developer is required to complete construction of the Project in compliance with all State, County and Local standards for occupancy within thirty (30) months of the date of the deed. Within such thirty (30) month time period the Developer must obtain a Certificate of Occupancy for all buildings within the Project. The deed shall require the Developer to schedule an inspection by City officials at or before the end of the thirty (30) month period. If the Developer has not complied with the deed provisions regarding rehabilitation of the property and obtained a Certificate of Occupancy by that time, then the title to the property shall revert to the City of Newburgh. The deed shall also provide that the property shall not be conveyed to any other person before a Certificate of Occupancy is issued.

ARTICLE IV DEVELOPER MILESTONES AND MILESTONE DEADLINES

4.01 Upon a good faith reasonable determination by the City of the achievement of any Completion Milestone described in Exhibit B and at the request of the Developer, the City shall issue a written Certificate of Completion with respect to such Milestone. Such Certificate of Completion shall constitute the City's confirmation that the Milestone has been completed in compliance with this Agreement. The City and the Developer agree to negotiate in good faith

and determine such additional or different Milestones and/or Milestone Deadlines during the planning of the Development as may be necessary to effectively and efficiently complete the Development.

ARTICLE V DUTIES AND RESPONSIBILITIES OF THE CITY

5.01 In General. The City shall promptly review any matter submitted by the Developer for approval hereunder and advise the Developer of approval or of why approval is being reasonably withheld. In connection with any request for approval of the Development, the City shall respond to any request within ten (10) business days.

5.02 Development Support. The City shall provide assistance for the Development with local governmental agencies and other similar applicable parties, and will consider reasonable requirements imposed on the Development by any lenders and equity investors lending to or investing in the Development. The City shall provide assistance reasonably requested by the Developer in obtaining licenses, approvals, permits and other cooperation from local, state, and Federal agencies and local governmental bodies; provided, however, that except as otherwise specifically described herein, the Developer shall have the primary responsibility for obtaining such approvals and cooperation.

5.03 Specific Responsibilities. The City shall:

A. Act reasonably and take all reasonable actions as are within its authority and as are reasonably necessary to complete the development and construction of each Project;

B. Investigate the feasibility and advisability of approving requests by the Developer (or where the granting authority is another governmental entity, consider recommending that such entity approve such request of the Developer), including but not limited to the following:

- i. adopting modifications to the City's Zoning Ordinance to permit the proposed Development;
- ii. authorizing (through a license agreement between the City and the Developer) the use of up to twenty-six (26) parking spaces in the Lander Street Parking Lot, to be used solely by the Development, in each instance subject to any applicable requirements of the City Code.

5.04 Acquisition and Conveyance of Development Sites. (a) The City hereby agrees to sell and convey the City owned parcels listed in Exhibit A to the Developer in accordance with the terms and provisions of this Agreement and subject to compliance with applicable law. Insurable title to the development parcels shall be conveyed by the City to the Developer at or prior to closing of the construction financing for the Development (or phase thereof) subject only to such exceptions to title as the Developer (and its financing sources) may approve, which approval will not be unreasonably withheld.

(b) The purchase price for the City owned parcels shall be subject to and conditioned upon (x) an appraisal of the highest and best use prepared by a licensed appraiser in conformance with the Uniform Standards of Professional Appraisal Practice; (y) any additional requirements dictated by each Project's financing sources, including the sources of Public Funds; and (z) the Developer's receipt of all financing necessary, including receipt of Public Funds described in Section 3.01 above, sufficient to complete the Development as herein described.

(c) The closing of the transfer of title for the City owned parcels shall occur at or prior to the closing of the Developer's construction financing for the Development (or phase

thereof). Any and all closings shall be held at the offices of the Developer's construction lender or such lender's counsel's office. At each such closing the City shall execute and deliver to the applicable Owner Entity a bargain and sale deed in recordable form with covenants against grantor's acts. The City shall be responsible for all taxes, assessments and water and sewer rents accrued against the City owned parcels as of the date preceding the closing date for the conveyance of such parcels. The Developer shall be responsible for all taxes, assessment and water and sewer rents accruing against the conveyed parcels on and after the closing date for such parcels. The City, as applicable, shall pay and be responsible for any and all real property transfer and similar taxes.

ARTICLE VI

TERMINATION, DEFAULT AND REMEDIES

6.01 Events of Default. Any of the following shall constitute an "Event of Default" by the Developer under this Agreement, subject to the provisions of Section 6.02, if such event has a material adverse impact upon the Development:

- (a) failure of Developer to complete any Milestone by the applicable Milestone Deadline within sixty (60) days after receiving written notice of such failure by the City, subject to the provisions of Sections 6.02 and 6.04 below;
- (b) failure of the Developer to pay or perform any other material obligation of Developer under this Agreement, and such failure continues and remains uncured for a period of sixty (60) days after receiving written notice thereof by the City; provided, however, that if such failure cannot reasonably be cured within such sixty (60) day period, the Developer shall have a period of sixty (60) additional days to cure such failure, so long as the Developer diligently pursues such cure;

- (c) if any representation of Developer under this Agreement is or becomes untrue or inaccurate in any material adverse respect and is not cured or commenced to be cured within sixty (60) days after receiving written notice thereof by the City;
- (d) if (i) the Developer consents to the appointment of a receiver, trustee or liquidator for the Development or for any substantial part of its property, or (ii) a bankruptcy or similar proceeding is commenced by the Developer under the laws of any jurisdiction, or if any such proceeding is and such proceeding commenced against the Developer under the laws of any jurisdiction is not stayed or dismissed within ninety (90) days after its institution; or
- (e) the unilateral withdrawal by the Developer as the Developer of the Development.

If an Event of Default shall occur and continue beyond the expiration of any applicable notice and cure period, the City may terminate this Agreement with respect to the Development or phase thereof, whichever shall be the subject matter of such Event of Default, upon giving written notice thereof to the Developer, and may exercise all other rights or remedies available to it in law or in equity.

6.02 Force Majeure. If the Developer is delayed in achieving any Developer Milestone due to unforeseeable causes beyond the control of the Developer, then the applicable Developer Milestone shall be extended for a period of time corresponding to the period of delay, with a reasonable adjustment to any other applicable milestones affected by the delay. Such causes include, but shall not be limited to acts of God, war, terrorism or public enemy, acts of any governmental entity or agency in either its sovereign or contractual capacity (including the failure of any governmental entity or agency to timely issue any necessary permits or approvals), fires, floods, epidemics, strikes or labor disputes, freight embargoes, unusually severe weather,

delays of any subcontractor or supplier arising from unforeseeable causes beyond the control of the Developer, or litigation by third parties.

6.03 No Fault Termination. Notwithstanding the foregoing, Developer shall not be in default of this Agreement and this Agreement may be terminated by the Developer upon notice to the City and if, through no fault of the Developer, (a) one or more environmental, geophysical or similar conditions detrimental to the Development is discovered and the cost to be borne by the Developer is extraordinary and renders the Project infeasible, or (b) the Developer, through no fault of its own (including, but not limited to, due to rejection of an application to one or more applicable funding sources for a portion of the Public Funds), cannot obtain the necessary financing to complete the Development (or phase thereof). If this Agreement is so terminated, no party shall have any liability to the others hereunder with respect to the Development (or phase thereof), whichever shall be the subject matter of such termination.

6.04 Default by the City. In the event that the City materially fails to comply with the terms of this Agreement and such failure causes a delay in the development process or in the achievement of one or more Milestones, then the Developer shall be provided with an extension of the appropriate or affected Milestone Deadlines in order to allow additional time to complete the work affected by such default or, at the option of the Developer, the Developer may terminate this Agreement with respect to the Development, but only if the City fails to cure such default and comply with the terms of this Agreement within a period of sixty (60) days after receiving written notice thereof from the Developer. Upon such termination, the Developer may exercise any right or remedy available to it in law or at equity.

ARTICLE VII REPRESENTATIONS AND WARRANTIES

7.01 Representations of the Developer. As of the date of this Agreement, the Developer represents that:

A. *Organization and Powers.* The Developer is a limited liability company, validly existing and in good standing under the laws of the State of New York. The Developer has the power and authority to own its assets and properties, to carry on its activities as now conducted by it, to execute, deliver and perform this Agreement.

B. *Authorization, Binding Agreement.* The execution, delivery and performance by the Developer of this Agreement have been duly authorized by all requisite action.

C. *Litigation.* There is no known action, suit or proceeding pending or, to the best knowledge of the Developer, threatened before any court or government or administrative body or agency which may reasonably be expected to (i) result in a material adverse change in the activities, operations, assets or properties or in the condition, financial or otherwise, of the Developer, or (ii) impair the ability of the Developer to perform its obligations under this Agreement.

7.02 Representations of the City. As of the date of this Agreement, the City represents that:

A. *Power, Binding Agreement.* The City has the power, authority and legal right to enter into and perform this Agreement, the execution, delivery and performance of which have been duly authorized by all requisite action.

B. *No Litigation.* There are no pending or, to the best knowledge of the City, threatened actions or proceedings before any court or administrative agency which would materially adversely affect the ability of the City to perform their obligations under this

Agreement, or any other agreement or instrument entered into by the City pursuant to this Agreement.

ARTICLE VIII INDEMNIFICATION

8.01 Indemnification by the Developer. The Developer shall indemnify, defend and hold the City and its respective officers, elected officials, employees and agents harmless from and against all claims, damages, demands, liabilities, obligations and causes of action of any kind whatsoever brought by third parties and suffered by the City (collectively "Claims"), including, but not limited to costs, expenses and reasonable attorneys' fees expended in settlement or defense of any Claim, if and to the extent caused by the fraud, gross negligence or willful misconduct of the Developer or any of its respective officers, directors, employees or agents.

8.02 Indemnification by the City. The City shall indemnify, defend and hold the Developer and its respective affiliates officers, directors, employees and agents harmless from and against all claims, damages, demands, liabilities, obligations and causes of action of any kind whatsoever brought by third parties and suffered by the Developer (collectively "Claims"), including, but not limited to costs, expenses and reasonable attorneys' fees expended in settlement or defense of any Claim, if and to the extent caused by the fraud, gross negligence or willful misconduct of the City or any of its respective officers, elected officials, employees or agents.

ARTICLE IX MISCELLANEOUS

9.01 Notices. All notices, requests, demands, approvals or other communications given hereunder or in connection with this Agreement shall be in writing and shall be deemed

given when delivered by hand or sent by registered or certified mail, return receipt requested, addressed as follows:

If to City: City of Newburgh
83 Broadway
Newburgh, NY 12550
Attn: Richard F. Herbek

With copies to: City of Newburgh
83 Broadway
Newburgh, NY 12550
Attn: Michelle Kelson, Esq.

If to Developer: Mill Street Partners, LLC
853 Broadway
New York, NY 10003
Attn: Patrick Normoyle

With copies to: Cannon Heyman & Weiss, LLP
54 State Street, 5th Floor
Albany NY 12207
Attn: Steve Heyman

9.02 Further Assurances. Each party shall execute such other and further documents as may be reasonably necessary or proper for the consummation of the transaction contemplated by this Agreement.

9.03 Assignment. This Agreement shall not be assignable by any party, without the prior written consent of the other parties; provided, however, that the Developer may, without such consent but with notice to the City per Section 9.01, assign or sub-contract this Agreement or any of its rights and responsibilities hereunder to an affiliate of the Developer or to an entity controlled by, or under common control with, the Developer, but no such assignment shall relieve the Developer of its obligations hereunder absent the prior written consent of the City.

9.04 Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed original, but all of which, together, shall constitute one instrument.

9.05 Interpretation and Governing Law. This Agreement shall not be construed against the party who prepared it but shall be construed as though prepared by all parties. This Agreement shall be construed, interpreted, and governed by the laws of the State of New York.

9.06 Severability. If any portion of this Agreement is declared by a court of competent jurisdiction to be invalid or unenforceable such portion shall be deemed severed from this Agreement and the remaining parts shall continue in full force as though such invalid or unenforceable provision had not been part of this Agreement.

9.07 Final Agreement. Unless otherwise provided herein, this Agreement constitutes the final understanding and agreement between the parties with respect to the subject matter hereof and supersedes all prior negotiations, understandings and agreements between the parties, whether written or oral.

9.08 Modification of Agreement. This Agreement may be amended, supplemented or changed only by a writing signed or authorized by or on behalf of the party to be bound thereby. This Agreement may not be altered, modified, rescinded, or extended orally.

9.09 Waivers. The failure of any party to insist in any one or more case upon the strict performance of any of the obligations under this Agreement or to exercise any right or remedy herein contained shall not be construed as a waiver or a relinquishment for the future of such obligation, right or remedy. No waiver by any party of any provision of this Agreement shall be deemed to have been made unless set forth in writing and signed by the party to be charged. In addition to the other remedies herein provided, either party may restrain by injunction the violation or threatened violation of either parties obligations under this Agreement and may obtain specific performance by either party of its obligations under this Agreement.

9.10 Successors. The terms, covenants, agreements, provisions, and conditions contained herein shall bind and inure to the benefit of the parties hereto, their successors and assigns.

9.11 Certain Approvals. Unless otherwise stated, all approvals or consents required of either party hereunder shall not be unreasonably withheld, delayed, conditioned or denied.

9.12 References to this Agreement. All references to this Agreement shall include all documents and exhibits incorporated by reference.

9.13 Headings. The headings in this Agreement are inserted for convenience only and shall not be used to define, limit or describe the scope of this Agreement or any of the obligations herein.

9.14 Construction. Whenever in this Agreement a pronoun is used, it shall be construed to represent either the singular or the plural, either the masculine or the feminine, as the case shall demand.

9.15 Authority to Execute. The undersigned represent and warrant that they are duly authorized to execute and deliver this Agreement.

9.16 Resolution of Disputes. It is mutually agreed by and among the parties, that the respective parties hereto shall and they hereby do agree to resolve all claims, controversies, disputes and disagreements (collectively, a “Dispute”) by submitting the Dispute to determination by mediation. In the event the parties are not able to resolve a Dispute through mediation, any party may bring an action in any Federal or New York State court of competent jurisdiction located within the City, County and State of New York.

9.17 Non Discrimination. The Developer covenants and agrees that it shall comply with all applicable federal, state, and local laws in effect from time to time prohibiting

discrimination or segregation by reason of age, race, creed, religion, sex, color, national origin, ancestry, sexual orientation or affectional preference, disability, or marital status in the sale, lease or occupancy of the Phase 1 Project or Phase 2 Project, or any part thereof.

ARTICLE X ACCESS TO THE DEVELOPMENT PARCELS

10.01 Access to Development Parcels. From and after the date of this Agreement, the City hereby grants to the Developer and Developer's employees, agents and contractors, upon the conditions hereinafter stated, the license or privilege of entering upon the City-owned parcels listed in Exhibit A and taking thereupon such vehicles, equipment, tools, machinery and other materials as may be necessary for the purposes of inspecting the property which inspections may include, but are not limited to, conducting surveys, physical inspections, tests, engineering and construction evaluation and reports, architectural study and planning, and environmental study, testing, and such other tests and evaluations as are reasonably required for an evaluation of the property and the prosecution of any applications for governmental approvals.

10.02 Compliance with Existing Laws. Developer agrees to do such work and perform such tasks in such manner as will comply fully with the provisions of any laws, ordinances or other lawful authority, obtaining any and all permits required thereby.

10.03 Indemnification and Hold Harmless. Developer hereby agrees to defend, indemnify and hold City harmless against any claims, actions and proceedings brought against City arising out of, in connection with and/or relating to Developer's use of the premises. Developer has posted evidence of and shall maintain public liability insurance naming the City as additional insured in a minimum coverage amount of One Million (\$1,000,000.00) Dollars.

Such insurance shall be maintained until either the City-owned parcels are conveyed to the Developer or this agreement is terminated subject to the terms of this agreement.

10.04 Third Party Contractors and Consultants. Developer may retain certain employees, agents, contractors and consultants to perform the subject work. In the contract by which Developer retains such agents, Developer and such agents shall name the City as additional insured under insurance coverage concerning Developer's performance of the tasks referenced herein.

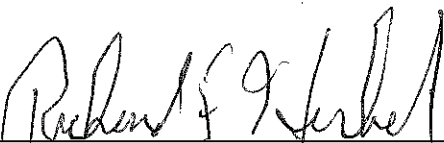
10.05 Commencement. The license or privilege hereby given shall commence upon the execution of this development agreement between City and Developer.

10.06 No Vested Rights. It is understood and agreed that no vested right in said premises is hereby granted or conveyed from either party to the other, and that the privileges hereby given are subject to any and all encumbrances, conditions, restrictions and reservations upon or under which the parties held said premises prior to the granting of this license.

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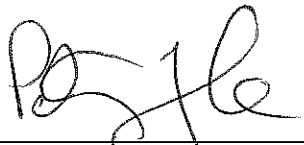
IN WITNESS WHEREOF, the parties have duly executed this Agreement by their duly authorized signatories on or as of the date first written below.

CITY OF NEWBURGH

By: 
Name: Richard F. Herbek
Title: City Manager

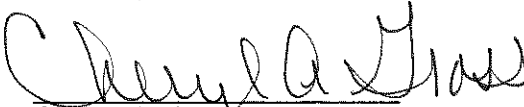
10/23/12
Date

MILL STREET PARTNERS, LLC

By: 
Name: Patrick Normoyle
Title: Manager

10/23/12
Date

APPROVED AS TO FORM


Cheryl A. Gross
Comptroller

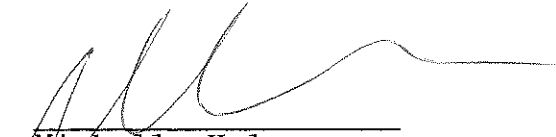

Michelle Kelson
Corporation Counsel

EXHIBIT A

LIST OF CITY-OWNED PARCELS TO BE CONVEYED TO DEVELOPER

EXHIBIT B
DEVELOPMENT SCHEDULE
and
MILESTONES

EXHIBIT A

LIST OF CITY-OWNED PARCELS TO BE CONVEYED TO DEVELOPER

SBL	Address	Assessed Value
30-3-24	132 Broadway	2,100
30-3-25	136 Broadway	2,100
30-3-26	138 Broadway	1,600
30-3-27	140 Broadway	1,300
30-3-28	142 Broadway	1,300
30-3-29	142A Broadway	500
30-3-30	144 Broadway	1,300
30-3-31	146 Broadway	1,500
30-3-32	148 Broadway	2,100
30-3-33	6 Johnston Street	1,000
30-3-34	10 Johnston Street	1,600
30-3-35	12 Johnston Street	1,600
30-3-37	16 Johnston Street	4,300
30-3-23	6 Lander Street	1,800
30-3-22	8 Lander Street	5,800
30-3-21	14 Lander Street	2,400

EXHIBIT B
DEVELOPMENT SCHEDULE AND MILESTONES *

The City and the Developer shall use good faith efforts to adhere to the following development schedule and to meet the development milestones noted below. All deadlines are based on execution of the final development agreement.

Milestone	Deadline**
Execute Development Agreement	October 23, 2012
Developer Commences Preparation of Preliminary Engineering and Site Plan	October 24, 2012
City Commences Preparation of Zoning Modifications to Permit Development	November 13, 2012
Developer submits applicable applications and/or petitions for project approvals within the jurisdiction of the City and its municipal boards ("City Approvals")	March 1, 2013
City Adopts Zoning Modifications to Permit Development	April 1, 2013
Developer Submits NYS HCR or NYS HFA Funding Application	NYS HCR: November 29, 2012 or NYS HFA: January 15, 2013
COMPLETION MILESTONE 1: Developer Obtains Financing Commitments	Sixty (60) days from receipt of written funding award from NYS HCR or NYS HFA
COMPLETION MILESTONE 2: Developer Secures All City Approvals	Ninety (90) days from receipt of written funding award approval
Developer Completes Plans and Specifications	One hundred fifty (150) days from receipt of written funding award approval
COMPLETION MILESTONE 3: Developer Obtains Building Permit	One hundred eighty (180) days from receipt of written funding award approval
COMPLETION MILESTONE 4:	Two hundred seventy (270) days from

Developer Closes on Project Financing	receipt of written funding award approval
Developer Commences Construction	Thirty (30) days from closing of project's construction financing
COMPLETION MILESTONE 5: Developer Completes Construction	Twenty one (21) months after commencement of construction

* If the Project is executed as two distinct phases, the above schedule will apply to the Phase 1 project. The Development Schedule and Milestones for the Phase 2 project will be determined after commencement of construction of the Phase 1 project.

** All deadlines assume, and are contingent upon, execution of the Development Agreement by the City and the Developer by October 23, 2012.

EXHIBIT "C"

ESCROW AGREEMENT

THIS AGREEMENT is made this 23rd day of October, 2012, by and between **THE CITY OF NEWBURGH**, a New York municipal corporation with offices at 83 Broadway, Newburgh, New York 12550 (the "City") and the **MILL STREET PARTNERS LLC**, a limited liability company organized under the laws of the State of New York with offices at 853 Broadway, New York, New York 10003 (the Developer"):

WITNESSETH:

WHEREAS, the City desires to facilitate redevelopment of the City's downtown and promote a mixture of residential, retail and other appropriate uses on City-owned property, more commonly referred to as the Mid-Broadway Opportunity; and

WHEREAS, the City and the Developer entered into a Development Agreement dated _____, 2012 (the "Development Agreement"), for a mixed-use project consisting of housing and commercial components along Broadway, Johnston Street, and Lander Street in the City of Newburgh, New York; and

WHEREAS, the Developer, pursuant to the Development Agreement, provided an escrow deposit of \$ _____ to reimburse the City for outside consultant and other expenses incurred by the City in furtherance of the Project; and

WHEREAS, the Developer and the City have entered into a Development Agreement, in order to set forth certain understandings among them with respect the environmental review concerning the implementation of the Project, subject to the New York State Environmental Quality Review Act and the regulations promulgated thereunder by the Commissioner of the New York State Department of Environmental Conservation (collectively, "SEQRA"); and

WHEREAS, the Development Agreement provides, among other things, that the Developer shall be liable for and reimburse the City for all reasonable costs and expenses paid by the City to its consultants for reviewing the Developer's application for the Project (the "Application") under SEQRA, and for other consultant expenses incurred by the City in furtherance of the Project ("City Expenses"); and

WHEREAS, the City and the Developer wish to enter into an Escrow Agreement to govern the payment by the Developer of the City Expenses of the City and its Consultants pursuant to the terms and conditions set forth therein; and

WHEREAS, the City and the Developer desire to appoint the City Comptroller as escrow agent (the "Escrow Agent"), and the Escrow Agent agrees to serve in such capacity and act in accordance with the provisions hereof,

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, the City and the Developer agree as follows:

1. Escrow Agent. The City and the Developer hereby appoint the Escrow Agent to act in accordance with the provisions of this Escrow Agreement, and hereby designate it with the authority to receive, deposit and withdraw said funds from the Escrow Fund in order to pay the City's Expenses, as those terms are hereinafter defined.

2. Escrow Fund. The Developer will deposit with the City the sum of Ten Thousand Dollars (\$10,000 .00) (the "Initial Deposit"), which shall be placed in an interest bearing account, and interest earned thereon shall be added thereto (the Initial Deposit, together with Additional Deposits as hereinafter defined, and the interest earned thereon shall be referred to as the "Escrow Fund").

3. Use of Escrow Fund. The Escrow Fund shall be used to pay for all City Expenses.

4. Consultants. The City reserves the absolute right in its full discretion to retain and control the work of the consultants in connection with their review of the Application and/or terminate their retention.

5. Consultants Invoices. The City shall require that all invoices submitted by the consultants ("Consultant(s) Invoice(s)") to the City in connection with the Project shall set forth in written form with sufficient specificity (i) descriptions of all work performed on a daily basis, (ii) total time spent performing such work on a daily basis, (iii) the charge for such work, including individual billing rates, (iv) a particular statement of any disbursements charged, and (v) the total fees charged for each bill or invoice. The Consultants Invoices shall be transmitted to the Escrow Agent, who shall transmit a copy by mail or facsimile to the duly authorized representative of the Developer as soon as reasonably possible after receipt of same, for review and approval.

6. Automatic Approval of Invoices. Unless the Escrow Agent receives a written objection to any Consultant Invoice within seven (7) business days of the Developer's receipt of such Invoice, the Escrow Agent shall promptly release that amount of the Escrow Fund to pay the invoiced City Expenses. All objections hereunder shall provide a detailed elaboration describing the disputed task and associated costs. The Escrow Agent may pay from the Escrow Fund any undisputed portion of the Consultant Invoice as set forth above. In making payment of any of the City Expenses out of the Escrow Fund, the Escrow Agent shall be entitled to rely upon the accuracy and veracity of any bill, invoice and/or statement for services which is tendered to the Escrow Agent in connection with the Project; provided, however, that upon each payment of the City Expenses out of the Escrow Fund, the Escrow Agent shall provide the Developer with a true and correct copy of the invoice or bill being paid.

7. Appeals Procedure. In the event the Developer timely objects to any Consultant Invoice as set forth above, the Escrow Agent and the Developer shall affirmatively seek to resolve said disagreement in a timely manner. If they are unable to resolve the disagreement within ten (10) days of the Escrow Agent's receipt of the written objection as set

forth above, the Escrow Agent shall refer such dispute to the City Attorney ("City Attorney") for its review and determination. The Escrow Agent shall provide the City Attorney with true and correct copies of all written records relevant to the dispute, and the City Attorney shall examine the record and issue a written decision within ten (10) business days of its receipt of the written objection regarding the reasonableness of the disputed expense. The determination of the City Attorney shall be reasonable and binding. The Developer agrees that the Escrow Agent may pay from the Escrow Fund reasonable City Expenses as determined by the City Attorney.

8. Accounting. The Escrow Agent shall provide the Developer with a full written accounting of the Escrow Fund within thirty (30) days of any written request thereof.

9. Additional Deposits.

(i) The Developer agrees to ensure that throughout the City's review of the Application, and until all Consultants Invoices regarding the City Expenses have been submitted and paid in full as set forth herein (the "Termination Date"), the Escrow Fund shall be replenished to \$10,000.00 at any time the balance is below \$5,000.00 by making additional deposits ("Additional Deposits") in such amount or amounts as the Escrow Agent, in its sole and reasonable discretion, shall determine is necessary to replenish the Escrow Fund to \$10,000.00. Such Additional Deposits shall be made by the Developer within ten (10) business days after written request for same is made by the Escrow Agent. In no event shall the Escrow Fund remain in effect more than 60 days after the Termination Date.

(ii) In the event the Developer fails or refuses to make such Additional Deposits in such amounts and in the manner required herein, then notwithstanding anything to the contrary contained or agreed to in any other contract or agreement between the Developer and the City, the City shall, at its sole option, stop processing the Application unless and until such time as the Developer makes such Additional Deposit.

10. Payment of All Consultants Invoices. The Developer agrees that in the event it withdraws the Application or otherwise terminates the City's review of the Application, all City Expenses incurred up to and including that point in time shall be paid out of the Escrow Fund pursuant to the terms set forth herein, including, those costs incurred but not yet submitted to the Escrow Agent for payment.

11. Refund of Escrow Fund. At the expiration of the Termination Date, the Escrow Agent shall pay to the Developer the balance of the proceeds contained within the Escrow Fund.

12. Indemnity. The Escrow Agent and the City Attorney undertake to perform only such duties as are specifically set forth in this Escrow Agreement. The Escrow Agent and the City Attorney shall not be liable for any action taken or omitted by them in good faith and believed by them to be authorized hereby or within the rights or powers conferred upon them hereunder, nor shall they be liable for any mistake of fact or error of judgment or for any acts or omissions of any kind, unless caused by their own gross negligence or willful misconduct. The City and the Developer, in equal part, shall indemnify the Escrow Agent and the City Attorney and hold them harmless from and against, and shall reimburse them with respect to, any and all

losses, damages, liabilities, claims, costs and expenses, including reasonable attorneys' fees, incurred by the Escrow Agent and the City Attorney in connection with their duties hereunder.

13. Entire Understanding. This Agreement contains the entire understanding of the parties who hereby acknowledge that there has been and there are no representations, warranties, covenants or understandings other than those expressly set forth herein.

14. Modification. Neither this Agreement nor any provision hereof, shall be amended or modified, or deemed amended or modified, except by an agreement in writing duly subscribed and acknowledged with the same formality as this Agreement. This Agreement and the provisions hereof may not be modified, changed, waived, discharged or terminated orally.

15. Binding Effect. This Agreement shall be binding upon, and inure to the benefit of, the parties, their related entities, successors and assigns.

16. Legal Interpretation. All matters affecting the interpretation of this Agreement and the rights of the parties hereto shall be governed by the laws of the State of New York.

17. Severability. Should any provision contained within this Agreement be determined to be invalid or illegal, such invalidity or illegality shall not affect in anyway any other provision hereof, all of which shall continue, nevertheless, in full force and effect.

18. Notices. Any and all notices required hereunder shall be addressed as follows, or to such other address as may hereafter be designated in writing by either party hereto:

To the City:

City of Newburgh
City Hall – 83 Broadway
Newburgh, New York 12550
Attention: Richard F. Herbek, City Manager

City of Newburgh
City Hall – 83 Broadway
Newburgh, New York 12550
Attention: Cheryl Gross, City Comptroller

with a copy to:

City of Newburgh
City Hall – 83 Broadway
Newburgh, New York 12550
Attention: Michelle Kelson, Esq., Corporation Counsel

To the Developer:

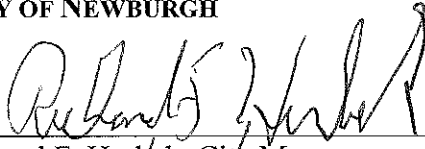
Mill Street Partners, LLC
853 Broadway
New York, New York 10003
Attention: Patrick Normoyle

With a copy to: Cannon Heyman & Weiss
54 State Street, 5th Floor
Albany, New York 12207
Attention: Steve Heyman, Esq.

IN WITNESS WHEREOF, this Agreement has been executed as of the date first above written.

CITY OF NEWBURGH

By:

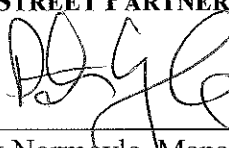

Richard F. Herbek, City Manager

Dated:

10/23/12

MILL STREET PARTNERS, LLC

By:


Patrick Normoyle, Manager

Dated:

10/23/12

RESOLUTION NO.: 112 -2013

OF

MAY 28, 2013

A RESOLUTION AUTHORIZING THE CITY MANAGER
TO ENTER INTO AN AGREEMENT WITH CERTIFIED APPRAISAL SERVICE
FOR PROFESSIONAL APPRAISAL SERVICES AT A COST OF \$4,500.00
TO PREPARE AN APPRAISAL OF CITY-OWNED PROPERTIES
KNOWN AS THE MID-BROADWAY SITE

WHEREAS, by Resolution No. 194-2012 of October 22, 2012, the City Council of the City of Newburgh, New York authorized the City Manager to execute a Development and Land Disposition Agreement with Mill Street Partners, LLC (the "Development Agreement") for the redevelopment of the Mid-Broadway site; and

WHEREAS, the Development Agreement obligates the City to obtain an appraisal of the highest and best use prepared by a licensed appraiser in conformance with the Uniform Standards of Professional Appraisal Practice in order to determine the acquisition price of the City-owned property; and

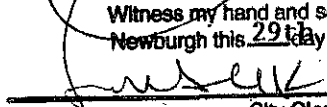
WHEREAS, it is necessary and appropriate to retain licensed appraiser to perform this service; and

WHEREAS, after due consideration and evaluation the firm of Certified Appraisal Service has been identified as qualified, able and cost-effective and the preferred firm to provide said services;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Newburgh, New York that the City Manager be and he is hereby authorized to enter into an agreement with such terms and conditions as Corporation Counsel may require as necessary and appropriate under law, same as being in the best interests of the City of Newburgh with Certified Appraisal Services to prepare an appraisal of the City-owned properties known as the Mid-Broadway site at a cost of Four Thousand Five Hundred (\$4,500.00) Dollars.

I, Lorene Vitek, City Clerk of the City of Newburgh,
hereby certify that I have compared the foregoing with the
original resolution adopted by the Council of the City of
Newburgh at a regular meeting held May 28, 2013
and that it is a true and correct copy of such original.

Witness my hand and seal of the City of
Newburgh this 29 day of May 20 13


City Clerk

COMPLETE APPRAISAL
OF REAL PROPERTY

Mid-Broadway Redevelopment Project
Mill Street Partners
Proposed Mixed-Use & Residential Development
17 City Parcels
CAS File #N13-0174

IN A SUMMARY REPORT

As of July 15, 2013

Prepared For:

Ms. Michelle Kelson
Corporation Counsel
City of Newburgh
83 Broadway
Newburgh, NY 12250

Prepared By:

Certified Appraisal Service
626 East Main Street
Middletown, NY 10940
845-343-6463



CERTIFIED APPRAISAL SERVICE

CERTIFIED APPRAISAL SERVICE

626 East Main Street, Middletown, NY 10940
Phone (845)-343-6463 Fax (845) 343-7733

August 30, 2013

Ms. Michelle Kelson
Corporation Counsel
City of Newburgh
83 Broadway
Newburgh, NY 12550

Re: Mid-Broadway Redevelopment Project
Mill Street Partners
Proposed Mixed-Use & Residential Development
17 City Parcels
CAS File #N13-0174

Dear Ms. Kelson:

In fulfillment of our agreement as outlined in the Letter of Engagement, Certified Appraisal Service is pleased to transmit our complete summary narrative appraisal report estimating the market value of the fee simple estate in the subject property.

The value opinion reported below is qualified by certain assumptions, limiting conditions, certifications, and definitions, which are set forth in the report. This report is not to be used in connection with obtaining financing or establishing an assessment or taxable value.

This report was prepared for the above addressed client in connection with establishing a fair market sale price that will be used in negotiation with an appointed developer of the project. This appraisal is not to be considered as a recommendation to the Seller, Client, buyer or anyone to buy, sell, develop, finance or do anything with the property. It may not be distributed to or relied upon by other persons or entities without written permission of Certified Appraisal Service.

This appraisal report has been prepared in accordance with our interpretations of your guidelines, the regulations of OCC and the Uniform Standards of Professional Appraisal Practice, including the Competency Provision and The Financial Institutions Reform, Recovery and Enforcement act (FIRREA) and the guidelines of federal regulatory agencies.

The property was inspected by and the report was prepared by William E. Buchalter, New York and Florida, Certified General Appraiser.

As described herein, the subject site contains some 17+/-city tax parcels comprising approximately 2.38 acres of land situated on the north side of Broadway between Johnston and Lander Street in the City of Newburgh, New York. As of the appraisal date, the project has received concept approval from the City of Newburgh for up to a maximum of 105 residential units plus an unspecified amount of ground floor retail space suitable for a "supermarket" as stated in City Resolution 194-2012 dated October 22, 2012. The prospective developer "Mill Street Partners, LLC sought to amend the city resolution terms as it relates to the number and size of the units to be built and has purportedly completed preliminary market study addressing the residential component of the project. The developer has proposed that the project size be amended to 91 residential units and 12,400 square feet of retail space.

Due to the amended size of the project (reference is made to 91-105 units) and the somewhat lack of confirmed specific plans, project details and financing; the Appraiser has had to rely on Client and Developer provided data and concept materials to develop an estimated value for the site. Such value is considered to be prospective and somewhat hypothetical in nature, that is, it is based on conditions that do not presently exist but are assumed to exist for the purpose of the report. The report results are presented in a range and based on the number of units that are proposed for the site, even though such number of units may ultimately vary based on financing and other factors.

In order to go forward, the project will require subsidies from one or more of several federal, state and/or local agencies. The residential component is proposed to be financed through the NY State Housing Finance Agency. The commercial component financing is yet to be identified in any specific terms. Due to the size and scope of the project and the complexity of the developmental conditions that would be required, this appraisal examines the property from a marketing perspective of the undeveloped vacant land subject to the necessary approvals for the residential units only. The retail commercial component is not considered to be a viable free market economic addition to the site or project at this time and is therefore not given any value.

Further, it is recognized that the value stated herein is based on the *extraordinary assumption* that the property will be legally suitable to develop, and that financing can be obtained for development of up to 91 residential apartment units, commonly referred to as "affordable housing".

Ms. Kelson, Esq.
City of Newburgh
Mid-Broadway Redevelopment Project

Page 3

August 30, 2013

Therefore, based on our inspection and analysis, we have formed the opinion that the most likely sales price for the subject property, subject to obtaining approvals and financing for up to 91 units of affordable housing and subject to the assumptions, limiting conditions, certifications, and definitions contained herein, as of July 15, 2013, is approximately as follows:

91 Units @ \$4,800/unit = \$436,800 Say... \$437,000

(Four Hundred Thirty Seven Thousand Dollars)

This letter is invalid as an opinion of value if detached from the report, which contains the text, exhibits and Addenda.

Respectfully Submitted,

CERTIFIED APPRAISAL SERVICE



William Buchalter
Certified General Appraiser
NYS Certification #46-5527

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Property Name:	Mid-Broadway Redevelopment Project
Location:	Broadway, Johnston and Lander Street Newburgh, New York
General Overview:	The subject site contains some 17+/- city tax parcels comprising 2.38 acres of vacant land that, as of the appraisal date, had received concept approval for 105+/- apartment style affordable apartment units plus approximately 12,400 square feet of retail space. The developer is recommending 91 units to be built.
Interest Rights Appraised:	Fee Simple
Tax Description:	Various Tax Parcels (See detail sheet) City of Newburgh, NY
Land Size:	2.38 +/- Acres
Inspection Date	June 22, 2013
Effective Appraisal Date:	July 15, 2013
Date of Report:	August 30, 2013
Value By Market Data Approach:	\$437,000
Highest And Best Use:	Residential Multi-Family Apartments
Reputed Owner:	City of Newburgh
Value Conclusion:	\$437,000

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CERTIFIED APPRAISAL SERVICE

Introduction

Purpose of Appraisal and Limitation of Use

The purpose of this appraisal is to estimate the market value of the property as of July 15, 2013 connection with establishing a fair market sale price that will be used in negotiations with an appointed developer of the project. The report is intended for its specified use. It may not be distributed to or relied upon by other persons or entities without written permission of Certified Appraisal Service. Due to the size and scope of the project and the complexity of the developmental conditions that would be required, this appraisal examines the property only from a marketing perspective of the undeveloped approved units. It is recognized that the value stated herein is based on the hypothetical condition that the property is suitable for development of 91 restricted units commonly referred to as "affordable housing". Liability of the appraiser, the appraisal company and its employees is limited to the fee collected for the preparation of the appraisal.

Extent of the Appraisal Process

The preparation of this appraisal consisted of:

- Inspection of the site on 6/22/13 and discussion with the developer, Mill St Partners, LLC and project market study consultant, Mr. Scott Allen of GAR Associates.
- Research and collection of market data related to occupancies, asking rents, concessions, development costs and operating expenses of competing properties which included interviews with surveyors, engineers and on-site managers and a review of our own data base from previous appraisal files.
- An exterior inspection of comparable sales data was made when appropriate.
- Market inquiries into recent sales of similar properties to ascertain sale prices per unit, per square foot, per acre, etc. This process involved telephone interviews with sellers, buyers and/or participating brokers.
- Some degree of due diligence to determine the existence of apparent adverse conditions.
- Development of the appropriate approach(es) to value.
- Arriving at a value conclusion and writing this report.

Introduction

Method of Appraisal

This report is designed as a summary complete narrative report. Three standard methods of appraisal were considered.

1. The Market Data Approach indicates a value based upon an analysis of sales of similar type properties.
2. The Cost Approach is utilized to reflect the replacement cost of the improvements, less depreciation, plus the value of the land.
3. The Income Approach is used to reflect value based upon the potential income stream generated by the real estate.

The subject property consists primarily of vacant land. There is one small residential improvement that is to be acquired by the developer but not included in this valuation. Vacant land does not generally lend itself to the valuation by the Cost or Income Approach. The Market Data Approach is therefore primarily relied upon. Because this is a summary narrative report, the full and complete transaction data, tax and assessment data, comparable sales adjustment grid, income and expense analysis and accompanying maps may not be included.

Definitions of Value, Interest Appraised, and Other Pertinent Terms

"Market Value" (as defined by "The Appraisal of Real Estate" Tenth Edition) - means the most probable price which a property should bring in a competitive and open market under all conditions requisite to fair sale, the buyer and seller each acting prudently and knowledgeable, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and consider their own best interest;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in U.S. dollars or in arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property, sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

CAS

CERTIFIED APPRAISAL SERVICE

Introduction

Fee Simple

An absolute fee; a fee without limitations, any particular class of heirs or restrictions, but subject to the limitations of eminent domain, escheat, police power and taxation. An inheritable estate.

Leasehold

A property held under tenure of lease. The right of use and occupancy of real property by virtue of a lease agreement. The right of a lessee to use and enjoy real estate for a stated term and upon certain conditions, such as the payment of rent.

Leased Fee Estate

On ownership interest held by a landlord with the rights of use and occupancy conveyed by lease to others. The rights of the lessor (the leased fee owner) and the leased fee are specified by contract terms contained within the lease.

Market Rent

The rental income that a property would most probably command in the open market; indicated by the current rents paid and asked for comparable space as of the date of the appraisal.

Cash Equivalent

A price expressed in terms of cash, as distinguished from a price expressed totally or partly in terms of the face amounts of notes or other securities that cannot be sold at their face amounts.

Value As Is

The value of specific ownership rights to an identified parcel of real estate as of the effective date of the appraisal; relates to what physically exists and is legally permissible and excludes all assumptions concerning hypothetical market conditions or possible rezoning.

Introduction

Market Value As If Complete and Approved on Appraisal Date

Value of the property with all site approvals, zoning, proposed construction, conversion, or rehabilitation hypothetically completed, or under other specified hypothetical conditions, as of the date of the appraisal, yet not necessarily having achieved a stabilized occupancy.

Prospective Value on Completion of Construction

The value of a property on the date that construction is completed based on market conditions forecast to exist as of that completion date. This value is not the market value as of a specified future date, but rather is a forecasted value based on assumptions that may or may not occur.

Prospective Value on Reaching Stabilized Occupancy

The value of a property as of a point in time when all improvements have been physically constructed and the property has been leased to its optimum level of long term occupancy. At such point, all capital outlays for tenant improvements, leasing commissions, marketing cost, and other carrying charges are assumed to have been absorbed.

Subject Property

Due to the size and scope of the project and the complexity of the developmental conditions that would be required, this appraisal examines the property from a marketing perspective of the undeveloped vacant land, *subject to* obtaining the necessary approvals. It is recognized that the value stated herein is based on the extraordinary assumption that the property is suitable for and may ultimately be approved for development of up to 91 units of "affordable housing". This appraisal is made with the understanding that the present ownership includes all the rights that may lawfully be owned and is therefore, titled in fee simple.

Extraordinary Assumptions and Hypothetical Conditions

This appraisal is made with the extraordinary assumption that the property will be suitable to develop as planned and that financing can be obtained for development for up to 91 residential apartment units, commonly referred to as "affordable housing".

Description of Property/ Assessments/Taxes

REVISED EXHIBIT A (17 Parcels)

LIST OF CITY-OWNED PARCELS TO BE CONVEYED TO DEVELOPER

SBL	Address	Assessed Value
30-3-24	132 Broadway	2,100
30-3-25	136 Broadway	2,100
30-3-26	138 Broadway	1,600
30-3-27	140 Broadway	1,300
30-3-28	142 Broadway	1,300
30-3-29	142A Broadway	500
30-3-30	144 Broadway	1,300
30-3-31	146 Broadway	1,500
30-3-32	148 Broadway	2,100
30-3-33	6 Johnston Street	1,000
30-3-34	10 Johnston Street	1,600
30-3-35	12 Johnston Street	1,600
30-3-37	16 Johnston Street	4,300
30-3-38	18 Johnston Street	154,100
30-3-23	6 Lander Street	1,800
30-3-22	8 Lander Street	5,800
30-3-21	14 Lander Street	<u>2,400</u>
	Total	\$186,400

Delineation of Title Deed Reference & Taxes

The assessments shown above in "Exhibit A" are representative for the entire property as of the effective valuation date. It is anticipated that the developer would come to some sort of PILOT (payment in lieu of taxes) agreement with the municipality. The proposed development purportedly would be allowed by the City of Newburgh to use a portion of a municipal parking lot located along Lander Street; identified as Section 30 Block 4 Lot 20.2 in the City of Newburgh. There is an additional parcel that is part of the development plan but is not owned by the City of Newburgh, identified as Section 30 Block 3 Lot 36. This parcel has a residential improvement on it but is purportedly to be acquired from the current owner at the developer's expense.

The collective assessment for the entire property is \$186,400 imputing a full market value of \$186,400 according to the assessor's equalization rate of 100%.

The subject parcels in shown in Revised Exhibit A are currently owned by the City of Newburgh and are currently tax exempt. The property was acquired by the City at various tax sale proceedings over the past years for non-payment of real estate taxes.

Property Description

Location: Broadway Between Johnston and Lander Streets,
Newburgh, NY

Shape: Rectangular

Land Area: 17+/- Parcels 2.38 ± acres

Frontage: 216 feet along Broadway; 553 feet along Johnston
Street; 436 feet along Lander Street

Topography: The property is generally level with the various
street grades and throughout the site, sloping
upward from Broadway and along Johnston Street.

Utilities: Public Water and Sewer Service from the City of
Newburgh

Zoning: R2 – Residential & TC-1 Tourist Commercial

Site Disclaimers

Soil Conditions: We did not receive nor review a detailed soils
condition map. The subject property has some
lands within a designated Wetland area. However,
we assume that the soil's load-bearing capacity is
sufficient to support any proposed structure. We
did not observe any evidence to the contrary
during our physical inspection of the property. The
tract's drainage appears to be adequate.

Easements and Restrictions: We were not given a title report to review. We do
not know of any easements, encroachments, or
restrictions that would adversely affect the site's
use. However, we recommend a title search to
determine whether any adverse condition exists.

Flood Hazard: According FEMA flood zone mapping, the subject
property is not within a flood hazard area.

Property Description

Wetlands: We did not review any wetlands mapping but since it is a City lot that was previously constructed upon, Wetlands are not anticipated to be an issue.

Environmental Hazards: We observed no evidence to toxic or hazardous substances during our inspection of the site. However, we are not trained to perform technical environmental inspections and recommend the services of a professional engineer for this purpose.

General Description

The subject property consists of an irregular rectangular shaped 2.38+/- acre site that is comprised of some 17 city tax parcels. The subject is located along Broadway between Johnston and Lander Streets in the downtown section of Newburgh, NY. Broadway is a four lane thoroughfare connecting the outer portions of the city and leading to and terminating at the Hudson River. Johnston and Lander Streets are one-way, two-lane paved city streets running north and south from Broadway.

The property is generally level with the various road grades and throughout the site, sloping upward from Broadway and along Johnston Street. The site has 216 feet along Broadway; 553 feet along Johnston Street; 436 feet along Lander Street. The site has access to public water and sewer service from the City of Newburgh.

Soil Conditions

The characteristics of the soils on a parcel of land play an important roll in determining the developmental potential for the property. This is because most municipalities will require that development take place upon soils that are suitable for foundations, septic systems, driveways and road beds. Also, any areas that are low lying or within potential state or federal wetlands, must be delineated and mapped before any subdivision or development can take place. Often soil conditions, as determined from United States Department of Agriculture and Soil Conservation Service mapping, can provide a limited but valuable guideline for land development potential.

The subject property soils fall into several categories. The primary area of concern is the ability for the soil to sustain building construction and to accommodate septic systems, when required. Since the proposed development is to rely on a central water and sewer system, the concern regarding the percolation of the soil is less significant than if septic systems were to be utilized. The property is in the process of applying for approval for multi-family apartments. Any adverse soil or environmental conditions will have to be address by the proposed plan.

Location and Neighborhood Description

The subject property is located in a primarily commercial neighborhood within the City of Newburgh, situated in the downtown business district along lower Broadway. Newburgh is within the northwest portion of Orange County, New York. Newburgh is the largest of three cities in Orange County and is located adjacent to the Hudson River.

The subject is located along Broadway between Johnston and Lander Streets. Broadway is a four lane thoroughfare connecting the outer portions of the city and leading to and terminating at the Hudson River. Johnston and Lander Streets are one-way two-lane paved city streets running north and south in the center from Broadway. The neighborhood along Broadway is approximately 60% built-up with numerous vacant commercial building and cleared lots. The area along Johnston and Lander Streets is approximately 70 percent built-up and has a variety of residential, commercial and institutional type uses in the surrounding properties. The immediate surrounding area is mostly urban in nature which has been redeveloped with a few government related entities, including a nearby community college, subsidized housing and private retail stores. Otherwise the immediate surrounding area would be described as "economically distressed".

Some surrounding buildings have a first floor commercial occupancy with either residential units or an expansion of the ground floor operation on the floors above. There are a number of dilapidated and apparent abandon buildings within the surrounding blocks. Many nearby buildings were in the process of being renovated until the recent economic downturn, at which point much, if not all of the renovation and rehabilitation effort stopped.

The subject area is afforded relatively easy access to the areas major commuter arteries, Route 84 and I-87. Both are within 3 miles and provide access to various parts of New York State. Local shopping can be found within the City of Newburgh, while mall shopping is available within 2-15 miles at Newburgh, Walden or Middletown. The area affords itself relatively easy access to recreational and cultural amenities.

Located in Newburgh are such places of interest as the Washington's Headquarters and the waterfront along the Hudson River. Newburgh, as well as surrounding townships, is an area that had experienced steady growth both residentially and commercially in the four years previous to the Spring of 2006, which is estimated to have been the "height" of the real estate market. *However, we are now in a period in which demand has slowed, listing prices have been reduced and buyers' incentives are being offered on many properties. There is substantial foreclosure activity and distressed sales in the City of Newburgh.*

Location and Neighborhood Description (Cont.)

The limited growth that has taken place within the City is driven by these aforementioned market forces and the close proximity to transportation routes I-84, Newburgh-Beacon Bridge and the Stewart International Airport which has recently come under the ownership of the NY-NJ Port of Authority. Industrial warehouses, manufacturing and light assembly plants are abundant throughout the area and to some extent within the city. Retail development has been significant along the commercial corridors of I-84, Route 32, Route 17K and in the Towns of Newburgh and New Windsor.

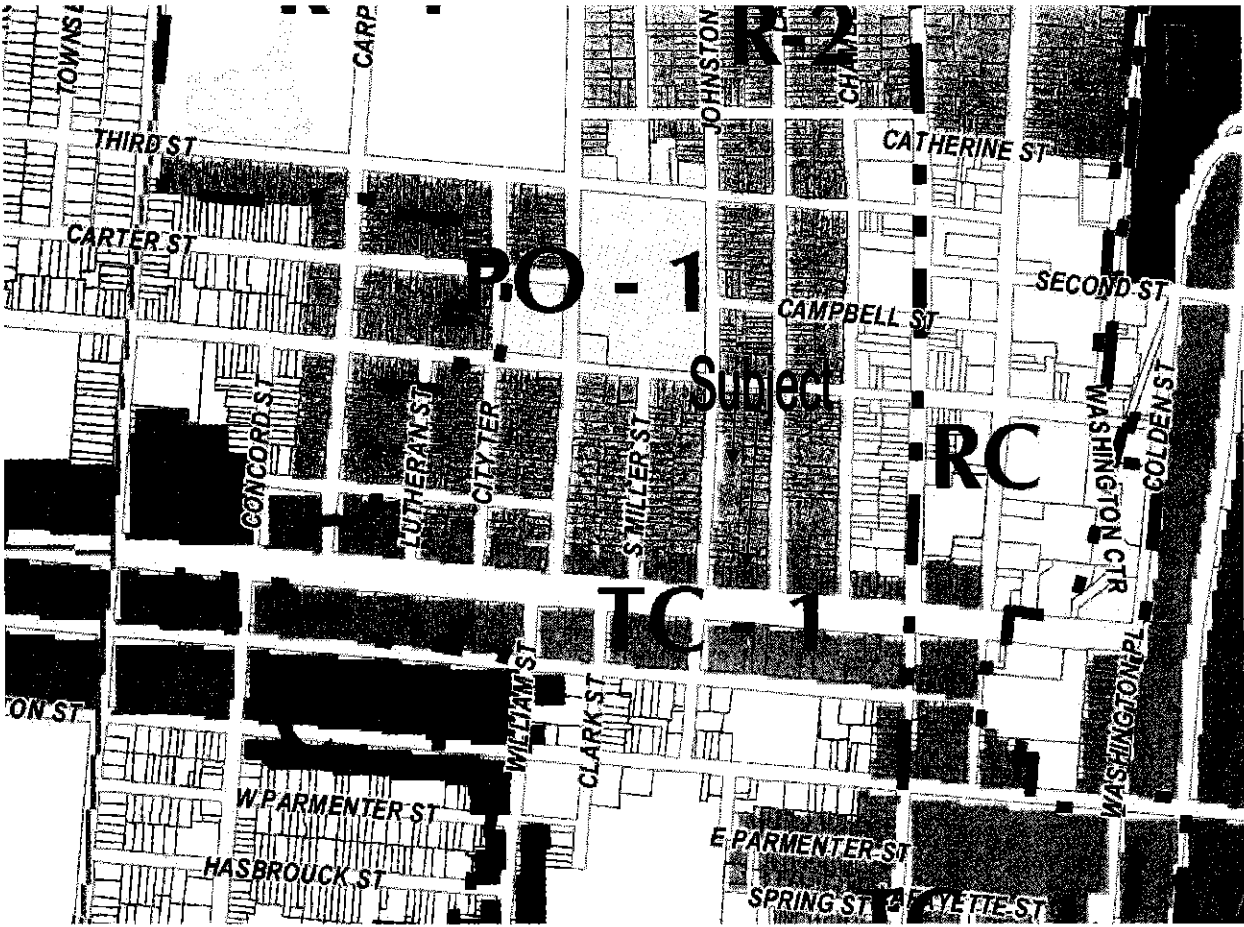
Transportation for area residents is primarily by automobile with bus, rail and airline transportation at a reasonable distance. Schools are within walking distance although many students are bussed.

The general appeal of surrounding properties is poor to fair. Market time for multi-family and commercial property is typically in excess of 12 months.

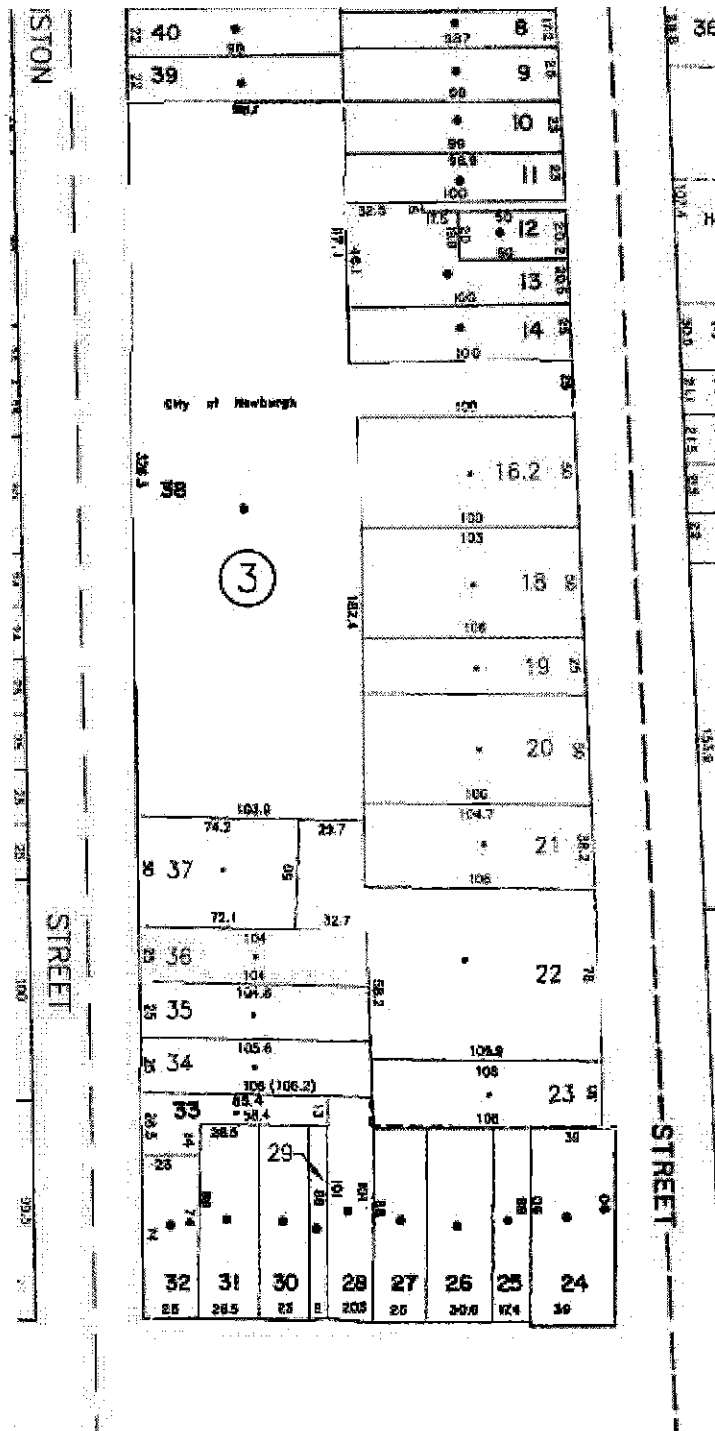
Topographically the site is generally level. The site is accessible from Broadway, Johnston and Lander Streets. A nearby municipal parking lot located across Lander Street is purportedly included to be used as some sort of off-street parking for the site.

The site is served by municipal water, sewer gas and electric. There are overhead street lights and on-street parking as well. Drainage for the site appears adequate. The lot is not located in a flood hazard zone as per City of Newburgh flood map #36071C01442 dated 08/03/09. The property is in a R2 Zone which is a residential district; and a TC-1 zone which is a Tourist Commercial Zone.

Zoning Map



Tax Map



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Development Potential

During certain previous periods of the 1970's, 1980's and most recently since 2001, vacant land has been in high demand due to the expansion of population and the desire and need for more housing in the Orange County and surrounding areas. As a result, almost any vacant parcel of land is viewed from a "developmental potential" perspective when estimating its market value.

Zoning was historically the primary factor of consideration when determining the use potential for a particular property. However, as suitable parcels have become less available, more stringent regulation that extends beyond the underlying zoning is imposed on development and even greater emphasis is placed on the various characteristics of the land, such as soils, topography, road frontage, permeability and the current or future availability of municipal services. Also, the attitude of the local citizenry and its government, along with the perception of a project, can impact the developmental potential for a particular parcel of land.

For these reasons, similar sized and zoned parcels of land can bring vastly different prices when sold. Although it is the Appraiser's job to estimate and adjust for these differences when comparing sales to a subject property, it is often a difficult process due to the lack of firm engineering and feasibility data. Also, understanding and estimating the present and future climate within the local government for a particular development project can be highly problematical.

The subject property consists of an irregular rectangular shaped parcel of land that is approximately 2.38 acres in size and comprised of some 17 city tax parcels. There is substantial road frontage on three public streets. The property is situated in the downtown section of the City of Newburgh

The City of Newburgh is desirous of having this site developed with some type of residential and retail service stores that would include a supermarket to serve the area residents. Unfortunately, at this time, there is little market demand to develop a project of this type unless there were some type of government subsidy or grant that would ensure its economic viability. A resolution by the City of Newburgh to support a development plan for the property was set forth in May of 2012 when the property was optioned by the current developer, Mill Street partners, LLC. The plan called for a residential apartment and townhouse project of up to 103 units along with a commercial retail component of approximately 12,400 square feet, even though there is no ready market demand for the retail space and an occupant is yet to be identified. The plan was later refined to a housing project that would be limited to 91 units constructed in one or more phases. Concept approval was purportedly given by the City of Newburgh at a January 2013 work meeting subject to more detailed plans and specifications. This appraisal is therefore made with the extraordinary condition that the subject property will be approved for 91 units of affordable rental housing.

Development Potential (Cont.)

A preliminary market analysis was completed by GAR Associates of Amherst, New York that addresses the feasibility of a tax credit incentive construction for the residential portion of the project and suggests certain market level rents that would be supported if the project were completed. This is an important analysis because barring other economic benefits or incentives, the project will have to rely on subsidized rentals to make it economically viable. While this is the usual case for any tax incentive or subsidized project, a developer cannot pay more for a site than the rents will economically support. The value of the site therefore becomes less of a "market value" and more of a "likely transaction value" based upon the ultimate subsidies that the project can obtain.

Since no feasibility analysis was made as to the viability of commercial component of the project, this appraisal does not address any value that may be associated with the commercial component. In general, for projects of this type, any commercial component development which will likely require a substantial tax or construction incentive/grant. Further, the source of such funding has yet to be identified and may indeed not be available at this time. Therefore, it is reasonable to conclude that there is no independent commercial demand for the property or inherent value that can be apportioned to the commercial aspect of the project; and it is therefore not considered in this report.

In any event, this appraisal should not be construed as a recommendation by the Appraiser to the Client, buyer, seller, reader or anyone to buy, sell, lend, develop, construct or do anything with regard to the property being appraised. The appraisal is confined to the proposed number of units approved, with the hypothetical condition that such approvals and financing for same would be forthcoming in a reasonable period of time of say not more than 24 months.

Highest and Best Use

Highest and Best use may be defined as: That use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported and financially feasible and which results in the highest land value.

The definition immediately above applies specifically to the highest and best use of land. It is to be recognized that in cases where a site has existing improvements on it, the highest and best use may very well be determined to be different from the existing use. The existing use will continue, however, unless and until land value in its highest and best use exceeds the total value of the property in its existing use.

Implied within these definitions is recognition of the contribution of that specific use to community environment or to community development goals in addition to wealth maximization of individual property owners. Also implied is that the determination of highest and best use results from the appraiser's judgment and analytical skill, i.e., that the use determined from analysis represents an opinion, not a fact to be found. In appraisal practice, the concept of highest and best use represents the premise upon which value is based. In the context of most probable selling price (market value) another appropriate term to reflect highest and best use would be most probable use. In the context of investment value, an alternative term would be most profitable use.

In estimating highest and best use, four stages are included in the analysis.

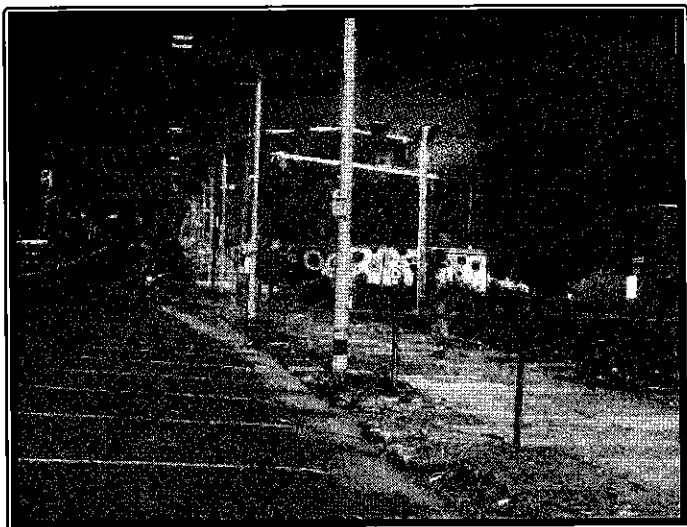
- | | |
|--------------------------------|--|
| Possible Use: | Determine the physically possible use for the subject site. |
| Permissible Use: | Determine which uses are legally permitted for the subject site. |
| Feasible Use: | Determine which possible and permissible uses will produce a net return to the subject site. |
| Highest & Best Use: | Determine which use, among the feasible uses, is the most profitable use of the subject. |

The Highest and Best Use of the land as if vacant and available for use may be different from the highest and best use of the improved property. The subject property consists of primarily vacant downtown City of Newburgh owned land that in one way or another had been abandoned by private owners. Previous efforts to sell this property on the open market have proven futile. Only developers who can obtain some type of tax credit or rent subsidy seem to be interested in the property. Substantial site planning and feasibility work has been completed to date by a developer chosen by the City. A preliminary feasibility plan has developed and identified a rent structure that would work for the property as a "subsidized project". The property is within a zone that would permit its proposed use for residential housing as well as any commercial component.

Highest and Best Use (Cont.)

The City Council has given concept approval for the construction of up to 91 units of affordable housing. Although this appraisal does not seek to affirm the development plan per se, it is our opinion that the proposed site plan and use as a multi-family housing project represents the highest and best use for the site.

Photographs of Subject Property



View West along Broadway at the
Property Frontage



View into the property from Broadway



View North along Johnston Street

Photographs of Subject Property



View toward the subject property
from the Intersection of Broadway
and Lander Street

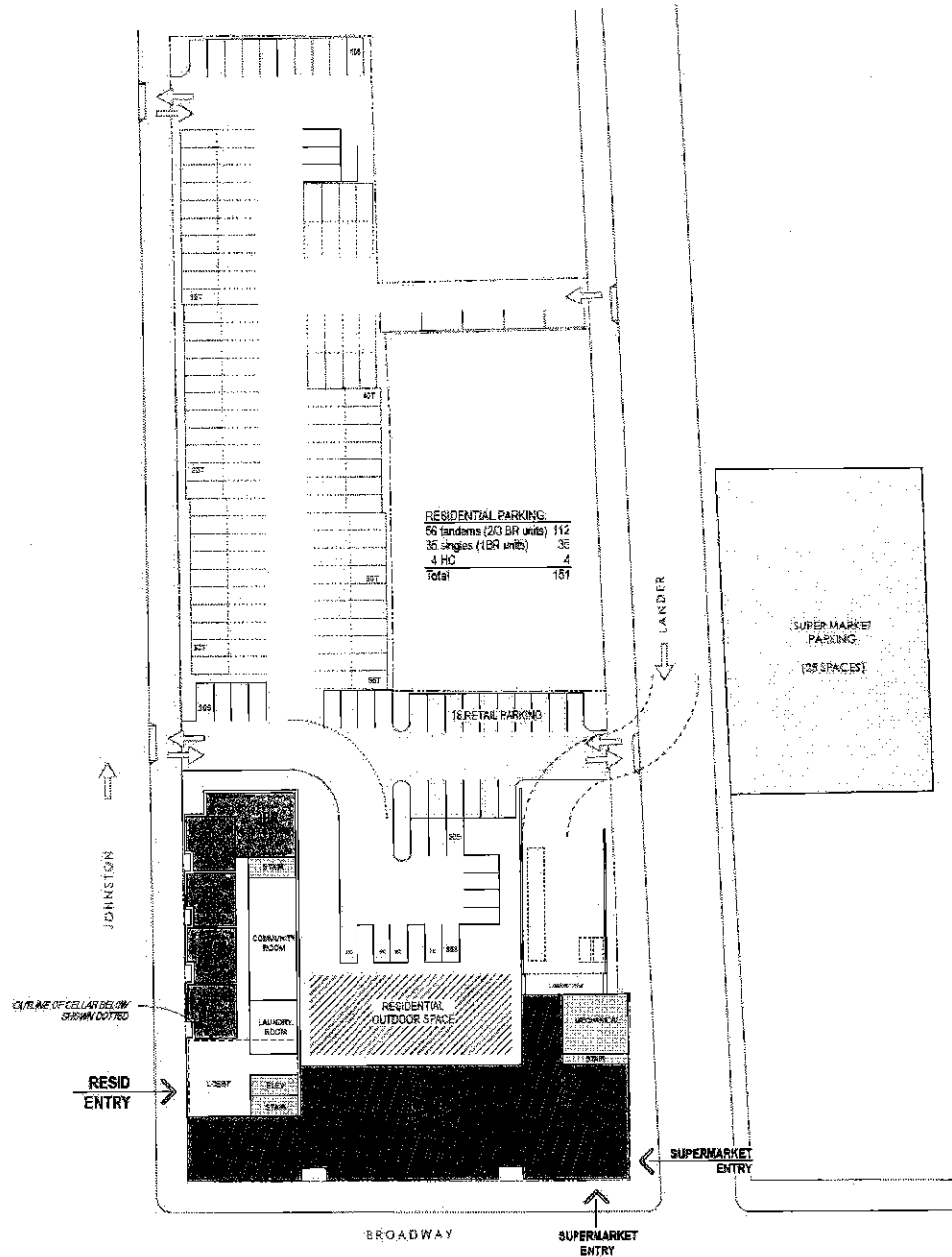


View of Existing Building on Parcel to
be acquired by developer



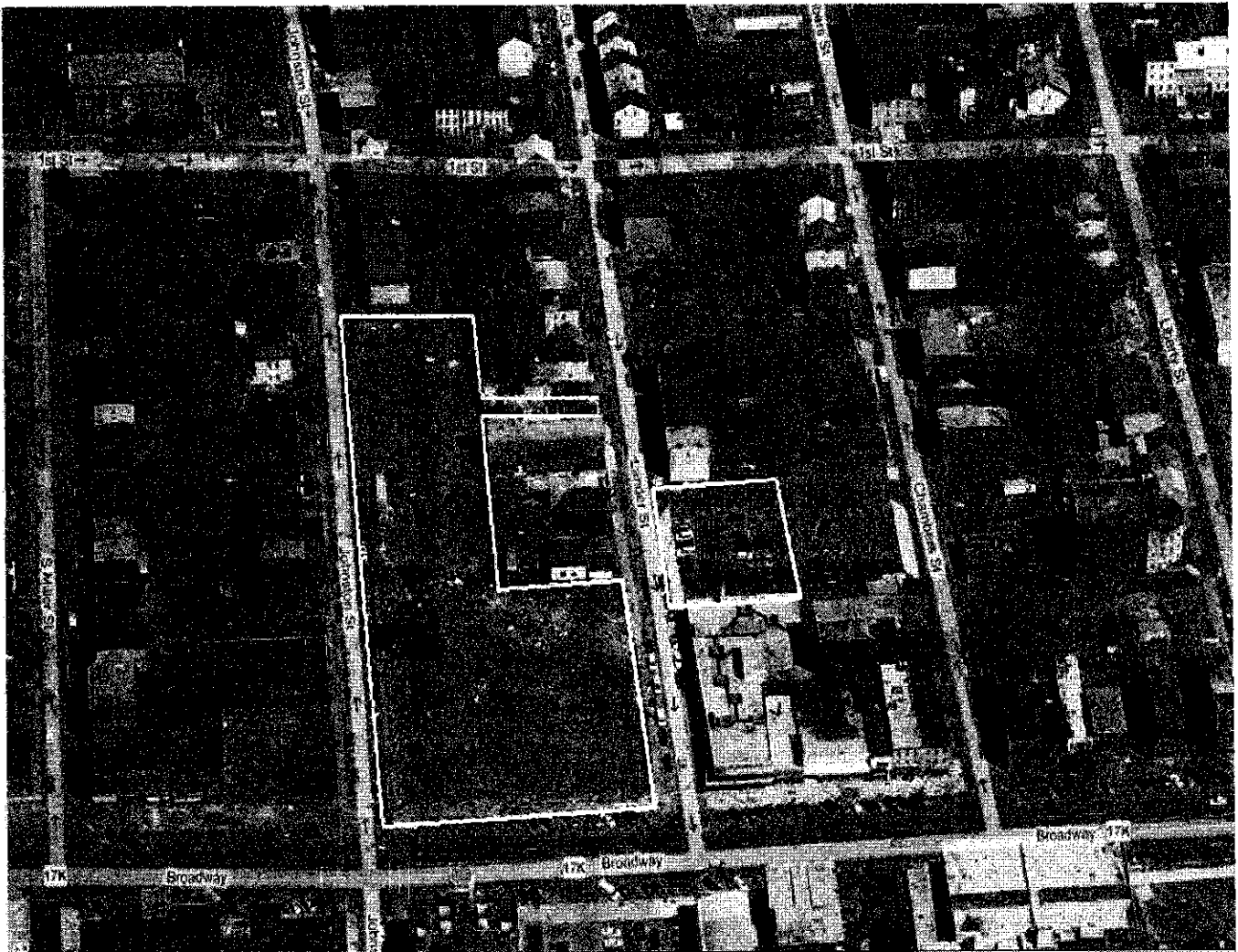
View of Subject from
Broadway

Site Plan for Proposed 91 Units



PROJECT SUMMARY									
Fx	Retail	Residential	Total FA	1BR 50% AMI	1BR 60% AMI	2BR 50% AMI	2BR 60% AMI	3BR 50% AMI	3BR DPX 60% AMI
									Total DU

Aerial View



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Market Data Approach

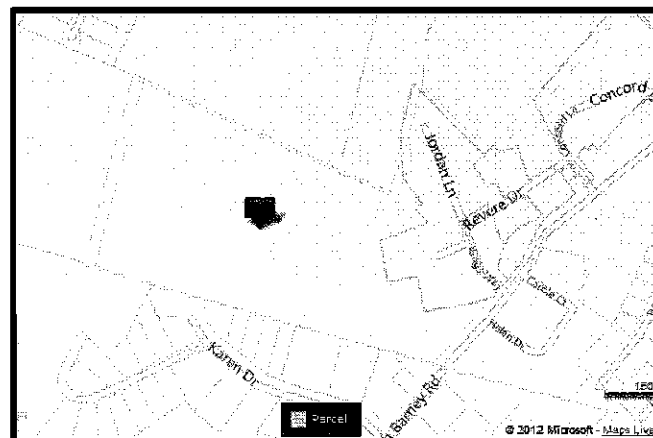
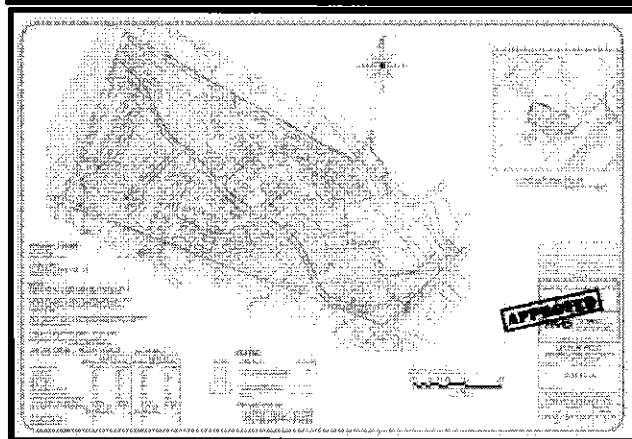
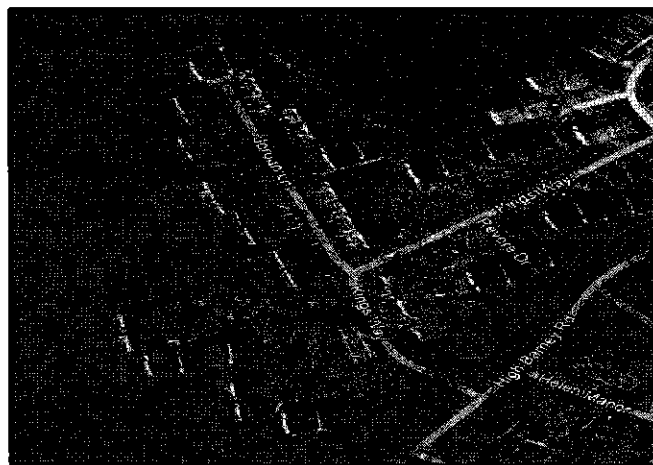
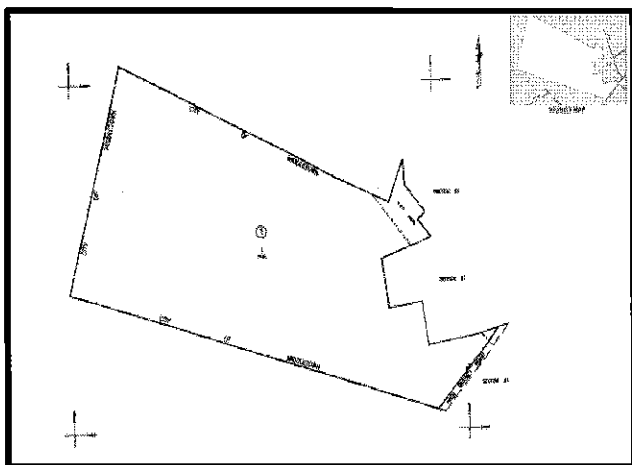
The Market Data Approach involves comparing prices paid for properties that are similar to the subject and sold recently. Adjustments are made for differences noted between the subject and the comparables. Items considered are time, size, location, terms of sale, other refinements, etc. Adjustments are made from the comparable to the subject. Several sales of properties most similar and approximate to the subject are recited, along with an adjustment grid. The adjusted values reflect market reactions to those items of significant variation between the subject and the comparable. If a significant item in the comparable is superior to or more favorable than the subject property, a minus adjustment is made, thus, reducing the indicated value of the subject. If a significant item in the comparable is inferior to or less favorable than the subject property, a plus adjustment is made, thus, increasing the indicated value of the subject.

In our analysis of the subject property we have investigated and considered sales and pending sales of properties having characteristics similar to the subject. The subject property was analyzed on a "per unit" basis, subject to being suitable for 91 subsidized residential apartment units of affordable housing, which is considered to be the Highest and Best Use of the property at this time. The subject property was compared to sales of similar type lands, which have received some measure of approval for multi-family home sites. Most weight was given to the sales and transactions shown on the following conveyance sheets.

COMPARABLE SALES DATA #1

Prepared By/Date: DW 11/12 12100-03

Grantor: High Barney Road LLC
Grantee: HBR Homes LLC
Date of Sale: 7/12/2012
Liber/Page: Liber 13377 Page 388
Municipality: City of Middletown - Section 50 Block 1 Lot 1
Zoning: SR3-B Suburban Residential
Sales Price: \$1,404,928 (\$9,893 per approved unit)
Size: 36.30 acres (\$38,703/Acre)
Verified By/Date: MLS, ORPS, Or Co Real Prop
Recent Sales: No sales in previous 12 months.
Location: 112-126 High Barney Road, Middletown, NY
Description: The sale is a vacant parcel of land which is 36.30 acres in size located at the southern end of the City of Middletown. It is situated along High Barney Road which is off of Co. Rt. 78 which is a heavily traveled road. It is within close proximity to shopping areas, schools including the community college and major roadways for commuting. The site has been fully approved for 142 condo units, all of which are three bedroom units.



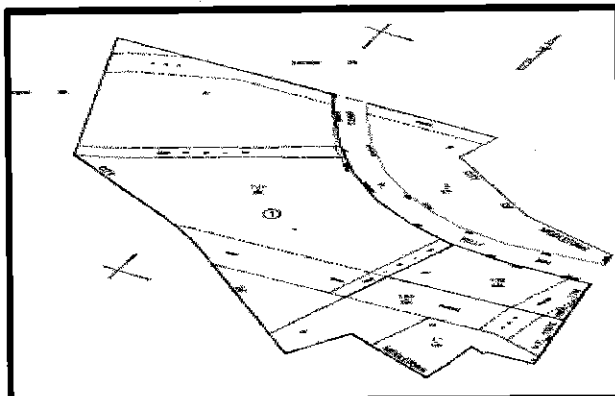
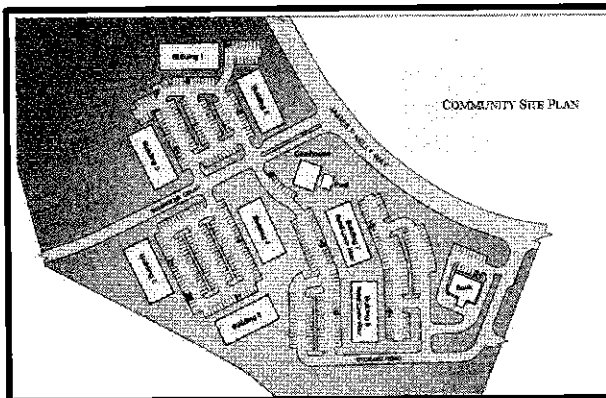
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COMPARABLE SALES DATA #2 **Prepared By/Date: DW 11/12 09100-05**

Grantor: First Falcon Realty, Inc.
Grantee: Sterling Parc at Mdn LLC
Date of Sale: 5/11/2009
Liber/Page: Liber 12890 Page 1939
Municipality: City of Middletown - Section 64 Block 1 Lot 1.21
Zoning: C-3 Commercial
Sales Price: \$2,800,000 (\$500,000 Allocated to Cmcl Pads) \$11,979/Unit
Size: 20.00 acres (\$140,000/Acre)
Verified By/Date: MLS, ORPS, Or Co Real Prop
Recent Sales: No sales in previous 12 months.
Location: 11-33 James P Kelly Way, Middletown, NY

Description: The sale is a vacant parcel of land which is 20 acres in size located at the southern end of the City of Middletown. It is situated along James P. Kelly Way, off of County Route 78 which is a heavily traveled county road. It is within close proximity to shopping areas, schools including the community college and major roadways for commuting. The site has been fully approved for (192) 1 & 2 bedroom condo units which vary in size from 816 – 1,231 square feet in size. Included in the approvals are two commercial pads (\$500,000 allocated) each approved for 18,000 sf two story buildings, resulting in a net value of the approved residential units to \$11,979. Utilities include municipal water, sewer, electric and natural gas. There are two overhead power line easements and two rights of ways which run through the property.

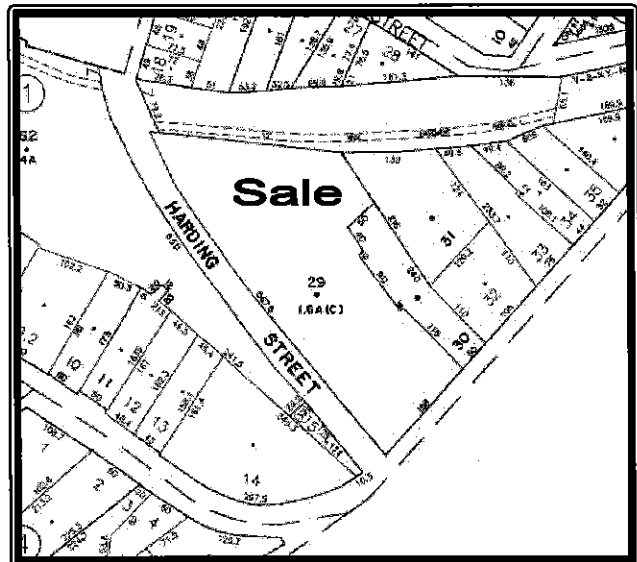


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COMPARABLE SALES DATA #3 Prepared By/Date: WB 08/13 Pending 2013

Grantor: Mountain Gate Estates LLC
Grantee: Mill St Partners, LLC
Date of Sale: Sale Pending as of 09/01/2013
Liber/Page: Pending
Municipality: City of Middletown Section 30 Block 1 Lot 29
Zoning: C-3 Commercial Multi-Family
Sales Price: \$550,000 (\$13,039/unit)
Size: 1.6 Acres/42 Units (\$343,750/acre)
Verified By/Date: Developer 08/2013
Location: 34 Mill St. Middletown, NY
Description: The sale is consists of an old 3 story mill type structure approximately 30,000 square feet in size that is planned to be renovated and converted into 42 units of affordable housing. Project required and received approval from NYSHC Authority for the tax subsidies in a recent round of bidding. Construction and closing is anticipated for late 2013. The site is a level corner parcel located along Fulton Street just outside of the downtown business area. Site was sold subject to approvals for 42 apartments and a small ground floor retail component.

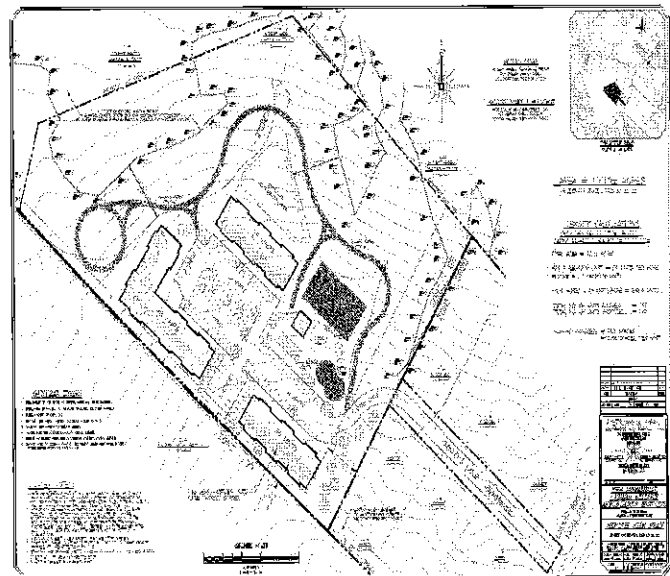
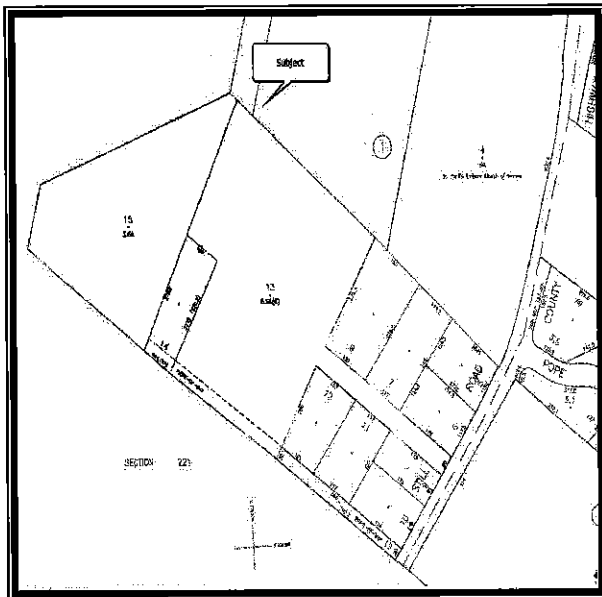


COMPARABLE SALES DATA #4

Prepared By/Date: WB 8/13 Pending 2013

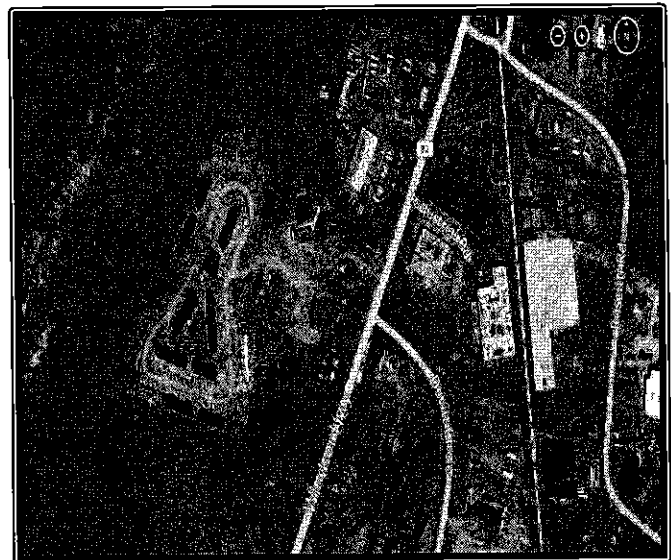
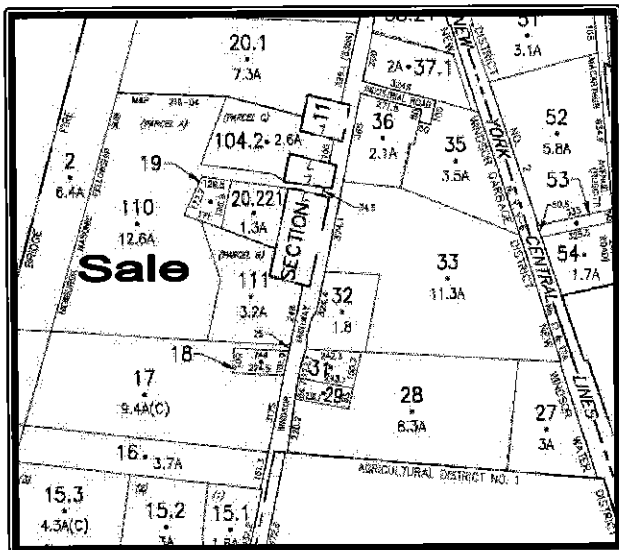
Grantor: Robert Havell Revocable Trust
Grantee: Stel Inc.
Date of Sale: Sale pending as of 9/1/13
Liber/Page: Pending
Municipality: Village of Monroe
Section 222 Block 1 Lot 13
Zoning: Residential Multi-Family
Sales Price: \$850,000 (\$7083/unit)
Size: 10.1 Acres/120 Units ((\$84,158/acre)
Verified By/Date: Developer 8/2013
Location: Still Road, Monroe, NY

Description: The subject site contains some 10.1 acres of vacant land that, as of the pending date, has received concept approval for 120 apartment style one bedroom senior citizen units. The initial phase of the proposed construction will consist of 72+/- units that are configured within two buildings. A small putting green, garden area, shuffle board courts and walking trail along the property perimeter is also planned for the site. The project is competing for tax credit subsidies from NY State Housing Authority and did not obtain them in the fall of 2012 competing round.



COMPARABLE SALES DATA #5 **Prepared By/Date: WB 11/12 11-620-04**

Grantor: Masonic Fellowship Inc.
Grantee: Mason's Ridge Housing Dev.Fund Inc.
Date of Sale: 4/19/2011
Liber/Page: Liber 13169, Page 271, Deed Date 4/28/2011
Municipality: Town of New Windsor
Section 9 Block 1 Lot 110
Zoning: C- Design Shopping
Sales Price: \$700,000 (\$8,333/unit)
Size: 12.6 Acres/84 Units (\$55,555/acre)
Verified By/Date: Public Records/ORPS/ 11/2012
Location: 80 Windsor Highway, New Windsor, NY
Description: The sale is a 12.6-acre parcel of vacant parcel approved for 11 two story town house style rentals of affordable housing. A total of 84 units of two and three bedrooms each. Property was sold subject to approvals of "workforce" type housing. Natural gas, municipal water & sewer are available. Site has minimal 34 feet frontage and is accessed via a long drive from Windsor Highway. Site density is 6.6 units/acre.



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Adjustment Grid

Item	Subject Broadway Newburgh	Sale #1 High Barney Middletown	Sale #2 J.P. Kelly Way Middletown	Sale #3 34 Mill St Middletown	Sale #4 Still Road Monroe	Sale #5 80 Windsor New Windsor
Sale Price	N/A	\$1,404,928	\$2,800,000	\$550,000	\$850,000	\$700,000
Spec. Financing	N/A	\$0	-\$500,000	\$0	\$0	\$0
Date	7/15/13	7/12/12	5/11/09 -10%	8/15/13	8/15/13	4/19/11
Adjusted Price	N/A	\$1,404,928	\$2,070,000	\$550,000	\$850,000	\$700,000
Price /Unit or Lot	N/A	\$9,894	\$10,781	\$13,095	\$7,083	\$8,333
Location	Fair	Superior	Superior	Superior	Superior	Superior
Zoning	R2 & TC-1	SR3-B Suburban	C-3 Commercial	Cmcl Multi-Fram	Res-Multi	R1- Residential
Parcel Size/	2.38 acres	36.3 ac	73.8 ac	1.6 ac	10.1 ac	12.6 ac
Number of Units	91	142 Sim	192 Inf	42 Sup	120 Sim	84 Sim
Topo-Utility	Level/Clear	Rolling, woods & \Sim	Sloping, woods & wetland /Sim	Level \Sim	Level, Rolling, Wooded \Sim	Level, Rolling, Open \Sim
Development Potential	Good	Superior	Superior	Superior	Superior	Superior
Approvals	Subj. To 91 Units	Approved	Approved	Approved	Pending	Approved
Value Adjustments (To Adjusted Price)						
Adjusted Price/Unit	N/A	\$9,894	\$10,781	\$13,095	\$7,083	\$8,333
Location	Fair	-15%	-20%	-15%	-20%	-20%
Number of Units	91	0%	10%	-10%	0%	0%
Topo-Utility	Level/Clear	0%	0%	0%	0%	0%
Development Potential	Fair	-20%	-20%	-20%	-20%	-20%
Approvals	Subj. To 91 Units	-20%	-20%	-20%	0%	-20%
Total Adjustments	N/A	-55%	-50%	-65%	-40%	-35%
Adjst. Price/Unit	N/A	\$4,452	\$5,391	\$4,583	\$4,250	\$5,417

Market Approach to Value (Factors of Adjustment)

Special Financing/Other: Unusual terms of sale, financing or other known concessions are adjusted for. There was no special financing associated with the transactions other than those seeking "affordable tax credits" which would be subject to that requirement and availability. Sale #2 included two commercial "pads" that were to be developed either commercially or with some type of mixed use. The Appraiser has made an allocation of \$500,000 representing the estimated value for these sites and adjusted the gross selling price accordingly.

Date (Time): Time adjustment reflects any changes in market values and market related conditions that may have occurred between the comparable date of sale and the effective date of the appraisal. It is the Appraiser's opinion that market conditions for multi-family and residential building sites continued to improve through the Spring of 2006 at which point some analysts have marked in retrospect was a date which represented the "height" of the real estate market. Therefore, sale #2 was adjusted downward 10% representing the continued decline (at least for the subsequent 2 year period) in values for properties of this type, even though it was recognized by the market place that we were in a housing slump. However, with multi-family project sites, sometimes there is an extended period which is required to obtain approvals and therefore, since the sales may have been contracted on a "subject to approval" basis, there is a less influence on market declines than would result from other non-contingent transactions. The time adjusted sales price is then used as the benchmark from which all other adjustments are made.

Location: Each of the sales is within Orange County but within different townships or municipalities. However, it is perceived now that developable property in most areas of Orange County needs to be evaluated in terms of both the receptiveness of the local municipality to a development plan and the relative location to population and business centers. The subject is located within an economically depressed area of the City of Newburgh. It is generally perceived that rental rates that can be obtained are somewhat lower than the competing surrounding areas and the comparable locations. Approvals are more difficult to obtain in the competing areas, thus making the approvals, when obtained, more valuable and appealing to investors. Sales #1, 2, and 3 are located in north central Orange County in an area that is considered somewhat superior in terms of demand and appeal as are sales #4 and 5. The sales were adjusted accordingly, allowing less of an adjustment for sales 1 and 3 which are situated in more remote areas (#1) or within a downtown city area.

Parcel Size: Generally, parcels of larger size tend to sell for less per acre than similar smaller parcels. However, since this analysis is completed on a per unit basis rather than a per acre basis, the land size in and of itself is relatively insignificant; and only as it may relate to site amenities or appeal of the project overall. No adjustments have been made for land size per se.

Market Approach to Value (Factors of Adjustment)

Number of Units: This adjustment pertains to the number of units in the project and whether that would have any impact on the buyer's willingness to pay a certain price. Generally, in large project comparisons, more units will tend to sell for less per unit than a similar sized smaller project. However, depending on the location and market, unit density and quantity does not appear to matter. All of the sales represent projects that are within the 42- 192 unit range. With the exception of sale #3 at 42 units, no discernible adjustment can be inferred from the market place, therefore no adjustment is made.

Topo/Utility: This adjustment reflects the condition of the land regarding soils, wet areas, water access, frontage and suitability in terms of its current and/or proposed use. The subject property is a level cleared site in the down town area. No issues are anticipated with regard to site preparation. However, additional costs may be incurred in order to construct sufficient off-street parking for the project. Sale #3 which is similar in site size, has an existing building that will be renovated for the project use, thus making it somewhat superior to the subject. Water and sewer service will be made available. Each of the comparables was considered similar in this regard.

Development/Potential: This factor of adjustment reflects the ability to develop the site in accordance with the zoning, topography, road frontage and configuration of the land. The subject property has received a concept approval from the City of Newburgh for the construction of 91 -103 affordable 1, 2 and 3 bedroom apartment units. Complete design engineering and approval process must be completed. An additional commercial retail component is being requested by the City of Newburgh which may not necessarily be economically feasible and will require an additional subsidy, thus further limiting the feasibility of the project. Projects that are restricted in this way are generally considered inferior to projects that allow a more liberal parameters, as is the case with each of the sales. However, affordable housing projects in general are not as sensitive to the product mix because they are purposely designed for a particular housing target. Thus, the adjustment for any of these differences is relative to a number of factors such as location and demand. Adjustments were made to each of the sales representing the Appraiser's opinion of how this difference in unit mix and the fact that the subject property is an affordable housing project weighs in comparison to the comparable sales.

Approvals: This factor of adjustment considers the stage at which a particular property is in with regard to final approval. As the length of time for which final construction approval is extended into the future, the present value of that approval lessens. This is because of the uncertainty of future market conditions, carrying costs and risk that is associated with unforeseen delays in the approval process. The subject property has received only concept approval for a 91 -103 unit affordable housing community. For all intents and purposes, while this is akin to a reasonable expectation that final approval would be eventually forthcoming from the City of Newburgh, the developer must still obtain financing approval from the various governmental agencies to approval

Market Approach to Value (Factors of Adjustment)

the project. This contingency could take up to 24 months or more. The appraisal is made subject to the condition that 91 units are approved. Each of the comparables was sold or is being sold with final approval or subject to receiving it prior to closing. The sales therefore, were considered similar in this regard and no adjustment was necessary.

The adjusted sales and pending sales for the subject property range from \$4,452 - \$5,417 on a per unit basis. More emphasis is placed on comparables 3, 4, & 5 which are similar affordable housing project developments. It is the Appraiser's opinion that the subject property falls within the mid-range of the adjusted sales at \$4,800 per unit, subject to receiving final approval for 91 units of affordable housing.

Indicated Value by the Market Data Approach is as follows:

91 Units @ \$4,800/unit = \$436,800 Say... \$437,000

Reconciliation & Final Value Conclusion

Reconciliation is the procedure of coordinating and integrating related factors, evaluating and testing alternative conclusions, and selecting from the indications of value derived from each of the approaches utilized in the appraisal process, to arrive at a final estimate of market value. An orderly connection of interdependent elements is a prerequisite of property reconciliation. This requires a re-examination of specific data, procedures, and techniques within the framework of approaches used to derive preliminary estimates, and fit them into a cause-and-effect relationship leading to a final conclusion.

The Market Approach identifies and measures the market reactions of typical buyers and sellers of similar and/or competitive properties. This approach reflects the buyer's judgement about the physical characteristics of the property, developmental potential, perception of the present and future market conditions, and adverse external (locational or economic) effects which, when analyzed with adequate sales data, reduces that data to an indicated value of the property being appraised.

The Market Approach to value is predicated on a comparison of recent sales of similar properties. The merits of the approach (which are limited by the heterogeneous nature of real estate, imperfect market conditions, and inherent subjectivity of adjustments) can be enhanced with the availability of market data of highly similar comparable sales. In the subject's instance, data was available and an analysis of five competitive properties produced a range in value which in turn was reduced to an "indicated value of the subject". When adequate sales are available for comparative purposes, the value developed in the Market Data Approach is a sound indicator of the subject's value. The value indicated by this approach was considered essential to this appraisal because of the absence of the Cost and Income Approaches, which were not considered appropriate for the valuation of vacant land.

The following value conclusion was derived through the application of accepted valuation theory and techniques and the range of value in this estimate was created by variations in the quality and quantity of data available for analysis and is not indicative of basic conflicts. The appraiser must use good judgement and sound logic to give weight where appropriate in light of the unique characteristics of the property being appraised.

The subject property consists of a downtown City of Newburgh 2.38 acre parcel of vacant land that has frontage on 3 city streets. The property is in the initial stage of the approval process, having received a concept approval for 91+/- units of affordable housing. Due to the size and scope of the project and the complexity of the developmental conditions that will be required, the property is analyzed from a marketing perspective of the undeveloped approved units.

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Reconciliation & Final Value Conclusion

The property is analyzed on a "per unit" basis. The site is compared to other similar parcels whereby differences have been adjusted for, resulting in an indicated price per unit. When applied to the overall 2.38 acre site and subject to approval for 91 units, a market value of approximately \$4,800 per unit or \$437,000 emerges.

If the property were to be successfully developed as planned, it would require the construction of a commercial component and retail space of approximately 12,400 square feet. While there is a time frame set forth for this project to be completed, there may be unforeseen obstacles in the development process that could further delay the project. As previously stated herein, the feasibility of this project is well beyond the scope of this appraisal.

In arriving at the final value, we have blended those factors that a typical buyer/developer for affordable housing would give consideration; namely, the overall appeal, location, available utilities and setting of the property and the potential for further development as an affordable housing and retail complex. It is our opinion that the value indicated by the Market Data Approach is the most appropriate measure of value and convincingly support and accurately reflects the concepts of value

Therefore, based on our inspection and analysis, it is our opinion that the most likely sales price for the subject property 2.38 acres of vacant land with approvals for 91 affordable housing units and 12,500 square feet commercial component, as of July 15, 2013 is approximately \$437,000.

(Four Hundred Thirty Seven Thousand Dollars)

Assumptions and Limiting Conditions

The appraiser assumes and this report is submitted subject to the following limitations and conditions:

1. That title to the property is good;
2. That there are no encumbrances or defects to title other than those mentioned in this report; and that the property is free and clear of all liens;
3. That the acreage areas and lot sizes that appear in this report are correct and/or reasonably accurate but should not be construed as being exact;
4. That the property will be efficiently managed and properly maintained;
5. That no guarantee is made as to the correctness of estimates or opinions furnished by others and used in making this appraisal; that no liability is assumed on matters of a legal character affecting the property such as title defects, overlapping boundaries, etc., and that no survey has been made and certain areas mentioned in the report are subject to change in the event an actual survey is made; that no right to expert testimony is included in the fee for this appraisal, however, the appraiser is willing to testify at any time if given proper notice;
6. That the value assigned to land and improvements are their value in relation to each other and should not be used separately and the expression of such value does not necessarily confirm or deny the economic viability of any proposed project and should not be construed as a recommendation that any specific action should be taken by anyone;
7. That neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media, without the written consent and approval of the author, particularly as to valuation conclusions, the identity of the appraiser or firm with which he is connected, or any references to the Appraisal Institute, or to any associated designations;
8. Maps, plats and exhibits included are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose, nor should they be removed from, reproduced, or used apart from the report;
9. The property is analyzed with the assumption that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in the report is based, unless otherwise stated;
10. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal, and are invalid if so used;
11. This analysis should not be considered a report on the physical items that are a part of this property. Although the analysis may contain information about the physical items being appraised (including their adequacy and/or condition), it should be clearly understood that this information is only to be used as a general guide for property valuation and not as a complete or detailed physical report. The appraisers are not experts in the field of construction, engineering, or legal matters, and any opinion given on these matters in this report should be considered preliminary in nature;

Assumptions and Limiting Conditions

12. The observed condition of the foundation, roof, exterior walls, interior walls, floors, heating system, plumbing, insulation, electrical service and all mechanicals and construction is based on a casual inspection only, and no detailed inspection was made. For instance, we are not experts on heating systems and no attempt was made to inspect the interior of the furnace. The structures were not checked for building code violations, and it is assumed that all buildings meet the building codes, unless so stated in the report;
13. Some items such as conditions behind walls, above ceilings, behind locked doors, or under the ground are not exposed to casual view, and therefore, were not inspected. The existence of insulation (if any is mentioned) was found by conversation with others and/or circumstantial evidence. Since it is not exposed to view, the accuracy of any statements about insulation cannot be guaranteed.
14. The principals of the transaction or entity for whom the report was prepared shall obtain a written statement from the appropriate regional office of the Federal Environmental Protection Agency or any similar Governmental department or agency that can indicate whether the subject property, or any site in the vicinity of the subject property, is, has been, or will be affected by any hazardous material. The materials may include, but are not limited to, asbestos, oil or other petroleum products, hazardous or nuclear waste, toxic substances or other pollutants which may contaminate soils or structures, or that could be detrimental to the subject property or in violation of any local, state or federal law or regulation, and which would present any actual or potential adverse effect to the subject property. In the absence of a written statement for the appropriate governmental body or bodies having jurisdiction over this matter, the principals or entities in this transaction will provide a toxic or environmental audit from a qualified consultant which will address hazardous materials as heretofore described. In further absence of such, it is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws, unless non-compliance is stated, defined and considered in the appraisal report. The appraiser is not an expert in the field, and accepts no responsibility for these matters.
15. The Americans with Disabilities Act (ADA) became effective January 26, 1992. I (we) have not made a specific survey or analysis of this property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. Since compliance matches each owner's financial ability with the cost to cure the property's potential physical characteristics, the real estate appraiser cannot comment on compliance to ADA. A brief summary of physical aspects is included in this report. It in no way suggests ADA compliance by the current owner. Given that compliance can change with each owner's financial ability to cure non-accessibility, the value of the subject does not consider possible non-compliance. Specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.
16. The signatory of this appraisal is a fully qualified commercial appraiser who has been involved in the valuation and/or review of many similar properties. The education and experience in valuing and reviewing similar properties satisfies the competency provision of USPAP.

Certification of Appraisal

The undersigned certifies and agrees that, except as otherwise noted in the appraisal report:

1. To the best of my knowledge and belief, the statements of fact contained in this appraisal report, upon which the analysis, opinions and conclusions expressed herein are based, are true and correct.
2. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
3. That I have personally inspected the subject property except if the undersigned is indicated as Review Appraiser in which case physical inspection may have only been made by the Field Appraiser and all the material contained herein was personally reviewed by the Review Appraiser. In the event that significant research assistance was provided to the appraiser, the additional undersigned will be designated as "Research Assistant" or "Appraiser Assistant".
4. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
5. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan. No appraisal or other services has been provided to the subject property within the past three years by this appraiser.
6. My analyses, opinions and conclusions were developed, and this report has been prepared, in accordance with the requirements of the Code of Professional Ethics and Standards of Professional Practice and the Uniform Standards of Professional Appraisal Practice (USPAP) as adopted by the Appraisal Standards Board of the Appraisal Foundation.
7. I have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.
8. That I am professionally competent to perform this appraisal assignment by virtue of previous experience with similar assignments and/or appropriate research and education regarding the specific property type being appraised.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.



William Buchalter
Certified General Appraiser
NYS Certification #46-5527

WILLIAM E. BUCHALTER, CRA
Certified General Appraiser, NY, FL

Experience

Over 25 years experience in the real estate business including appraisal, brokerage, development and management in the New York Metropolitan region and Treasure Coast area of South Florida.

Market analysis and counseling services provided to major developers and property owners in Westchester, Dutchess, Rockland and Orange Counties. Assignments have included commercial and industrial properties, apartment projects, condominium developments, special use properties, hotels, golf courses, vacant land, shopping centers, service stations, theatres, and farms. These appraisals have been prepared for purposes of mortgage security, tax certiorari, condemnation, estate tax, gift tax, purchase and sale, project feasibility, investment analysis and conservation easements.

Called as a real estate valuation expert, and qualified as such to testify at proceedings of the New York State Supreme Court, various municipalities, municipal boards and agencies in tax reduction, zoning and condemnation proceedings. NY State Qualified instructor for Sales Broker and Appraiser license courses.

Designations

- Licensed Real Estate Broker, State of NY, 1972
- Graduate Realtors Institute (GRI) 1976
- Certified Residential Brokerage Manager (CRB) 1979
- Employee Relocation Council, Certified Relocation Professional (CRP) 1990
- NYS Certified General Appraiser (CGA) 1992
- NYS Small Claims Tax Assessment Hearings Officer
- Certified Appraiser, US Dept. Housing & Urban development 1999
- Florida Certified General Appraiser (CGA) 2000

Professional Affiliations

- National Association of Realtors
- Orange County Association of Realtors (Former Director)
- Greater Hudson Valley Multiple Listing (Former Director)
- Employee Relocation Council

APPRAISAL CLIENTELE SERVED

Banks and Funding Companies

Appraisal Management Company
Bank of New York
Hudson United Bank
South Shore Mortgage Corp.
Chase Manhattan Mortgage Corp
Clayton National
NovaStar Mortgage Corp
DiTech Funding
Domestic Bank
Ellenville National Bank
FDIC
First Allegiance Financial
First Pioneer Farm Credit
First Union R.E. Loan Services
First Union R.E. Loan Services
Fleet Bank
FNMA
Freddie Mac

GE Capital Mortgage Services
GMAC Mortgage
Hansen Quality
Home Loan and Investment Bank
Liberty Home Funding
Liberty Saving Bank
M & T Mortgage
Mortgage Information Services
National Standard Mortgage
Orange County Trust Co.
Rochester Home Equity
Premier National Bank
Security National Services
US Department of HUD
US Real Estate Services
US Trust Company of NY
Valuation Administrators
Wallkill Federal Savings

Relocation Companies

Argonaut Realty
Associates Relocation
Boatman's Relocation
Coldwell Banker Relocation
Corp. Relocation Management

Executive Relocation
Prudential Relocation Management
Relocation Financial
U.S. Relocation
Western Relocation Management

Attorneys

Alan Joseph, Goshen
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Bonacic, Blustein & Krahulik, Middletown
Bouck, Holloway, Kiernan, Albany
Brand & Brand, P.C., Garden City

Grogan & Souto, Goshen
James Cassazza, Washingtonville
Jeffrey Sherwin, Middletown
Larkin & Axlerod, P.C., Newburgh
Levinson, Zeccola, Reineke, Central Valley

APPRAISAL CLIENTELE SERVED - Continued

Attorneys

Charles Judelson, Middletown	Marcelle Matthews, Middletown
Charles Onofrey, Port Jervis	Marton Marshak, Monroe
Craig Fine, Monticello	McAdam & Fallon, Walden
David Crook, New Jersey	Michelle Ellerin, Middletown
Dennis Caplicki, Goshen	Monroe Davis, Monticello
Drake, Sommers, Loeb, Newburgh	Monte Rosenstein, Middletown
Dranoff & Johnson, New City	Peter Ackerman, White Plains
Dupee & Dupee, Goshen	Richard Acito, Brooklyn
Ed Meyer, Middletown	Robert Dickover, Goshen
Ehrenkranz & Schultz, NYC, NY	Robert Harp, New Paltz
Eugene Grillo, Middletown	Ronald Kossar, Middletown
Francis Ferro, Milton, NY	Scortino & Albanese, Goshen
Gary Sobo, Middletown	Shapiro & Shapiro, Middletown
Gellert & Cuttler, P.C., Poughkeepsie	Shawn O'Connor, New Hampton
Gene Grobstein, Newburgh	Stewart Greenwald, Middletown
Gladys LaForge, Goshen	Ronald Cohen & Associates, Goshen
Goldstein & Stoloff, Monticello	Stern & Rindner, Goshen
Greenwald Law Offices, Goshen	Werner & Saffioti, Newburgh

Other

Allstate Insurance Co.	St. Joseph Church
Alliance Pharmaceutical	State of New York FDC
City of Middletown	Superior Services
Cornell University	Town of Goshen
County of Orange	Town of Mt. Hope
Cross Country Homes, Inc.	Town of Plattekill
ERA Curabba Realty	Town of Wallkill
Horton Memorial Hospital	Town of Warwick
Middletown Board of Education	Town of Wawayanda
Middletown Office of Community Dev.	United Special Services
Monroe Lumber Company	US Marshals Service
Mountco Construction & Development Co.	USA Waste of Hudson Valley
NYU Medical Center	Village of Kiryas Joel
Orange County Chamber of Commerce	Village of Monroe
Ral Supply Group	Village of Monticello
Salvation Army	Village of Otisville

RESOLUTION NO.: 257-2013

OF

DECEMBER 9, 2013

**A RESOLUTION AUTHORIZING THE INTERIM CITY MANAGER
TO EXECUTE ON BEHALF OF THE CITY OF NEWBURGH
A FIRST AMENDMENT TO THE LAND DEVELOPMENT AGREEMENT WITH
MILL STREET PARTNERS, LLC FOR THE REDEVELOPMENT OF CITY OWNED
PROPERTIES KNOWN AS THE MID-BROADWAY SITE**

WHEREAS, the City of Newburgh wishes to develop the City-owned .66 acre Lander Street surface parking lot (between Chambers Street and Lander Street) as well as the 1.8 acre principal site that fronts on Broadway (the "Mid-Broadway Site"); and

WHEREAS, the City has issued a Request For Qualifications (RFQ) for the development of the Mid-Broadway Site and received six (6) responses from developers interested in pursuing a development project on the Mid-Broadway site; and

WHEREAS, the City Council has reviewed the responses to the RFQ and has determined that Mill Street Partners, LLC, The Community Preservation Corp. and The Regional Economic Development Community Action Program, Inc. is the preferred team to develop the Mid-Broadway site; and

WHEREAS, by Resolution No. 78-2012 of May 29, 2012, the City Council authorized to the City Manager to negotiate on behalf of the City of Newburgh a Development and Land Disposition Agreement with Mill Street Partners, LLC, The Community Preservation Corp. and The Regional Economic Development Community Action Program, Inc. for the redevelopment of the Mid-Broadway site; and

WHEREAS, by Resolution No. 194-2012 of October 22, 2012, the City Council of the City of Newburgh, New York authorized the City Manager to execute a Development and Land Disposition Agreement with Mill Street Partners, LLC (the "Development Agreement") for the redevelopment of the Mid-Broadway site; and

WHEREAS, the Development and Land Disposition Agreement require the parties to cooperate and negotiate in good faith to successfully complete the development of the project; and

WHEREAS, the development requires an amendment to the Development Agreement to set the purchase price of the subject property and to extend the Development Agreement term until May 1, 2015; and

WHEREAS, this Council has reviewed the First Amendment to the Development and Land Disposition Agreement with Mill Street Partners, LLC, attached hereto and made part hereof, and finds that entering into such amendment is in the best interest of the City of Newburgh.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Newburgh, New York that the Interim City Manager be and he is hereby authorized to execute the attached First Amendment to the Development and Land Disposition Agreement with Mill Street Partners, LLC for the redevelopment of the Mid-Broadway site.

I, Lorene Vitek, City Clerk of the City of Newburgh,
hereby certify that I have compared the foregoing with the
original resolution adopted by the Council of the City of
Newburgh at a regular meeting held 12/9/13
and that it is a true and correct copy of such original.

Witness my hand and seal of the City of
Newburgh this 10 day of Dec. 20 13



City Clerk

**FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT
FOR THE MID BROADWAY REDEVELOPMENT PROJECT**

THIS FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR THE MID BROADWAY REDEVELOPMENT PROJECT ("First Amendment") is entered into between **THE CITY OF NEWBURGH** (the "City"), a municipal corporation organized and existing under the laws of the State of New York, having its office at 83 Broadway, Newburgh, New York 12550, and **MILL STREET PARTNERS, LLC**, a New York limited liability company with a business address at 39 West 42nd Street, 15th Floor, New York, New York 10018 (the "Developer").

WHEREAS, City and Developer are parties to that certain Development Agreement for the Mid Broadway Redevelopment Project dated October 23, 2012 (the "Development Agreement"); and

WHEREAS, the Development Agreement states that the parties shall use good faith efforts to negotiate such amendment(s) to the Agreement as may be necessary or appropriate; and

WHEREAS, the Development Agreement states that a spirit of good faith and a mutual desire for the success of the Development shall govern the parties' relationship under the Agreement; and

WHEREAS, the Development Agreement states that the term of the Agreement may be extended upon the mutual agreement of the parties; and

WHEREAS, City and Developer desire to amend the Development Agreement to (i) define the Purchase Price for the City owned parcels, (ii) modify the Agreement Term, and (iii) amend the Agreement to account for Unavoidable Delays.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Purchase Price for City Owned Parcels. The Purchase Price for the City owned parcels shall be \$437,000.00. The Purchase Price reflects the appraised value of the highest and best use prepared by Certified Appraisal Service on behalf of the City.

2. Modification to the Agreement Term. Due to a variety of factors including a revised schedule for the adoption of zoning modifications which permit the proposed Project, additional time needed for municipal staff and board review of the proposed Project, and changes to the deadlines associated with the "Public Funds" as defined in the Development Agreement, the Agreement Term is extended until May 1, 2015.

3. Inconsistency. In the event of any inconsistency between this First Amendment and the Development Agreement, this First Amendment shall control.

4. Effect on Agreement. All terms and conditions of the Development Agreement shall remain in full force and effect as written except as expressly modified by this First Amendment.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the parties have executed this First Amendment and this First Amendment shall be effective as of Dec. 10, 2013.

CITY OF NEWBURGH

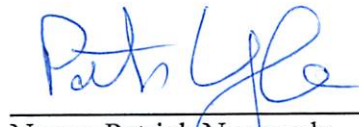
By:


Name: James A. Slaughter
Title: Interim City Manager

December 10, 2013
Date

MILL STREET PARTNERS, LLC

By:


Name: Patrick Normoyle
Title: Manager

December 10, 2013
Date

APPROVED AS TO FORM


John Aber
Comptroller


Michelle Kelson
Corporation Counsel

RESOLUTION NO.: 258 - 2013

OF

DECEMBER 9, 2013

A RESOLUTION OF THE CITY OF NEWBURGH AUTHORIZING THE INTERIM CITY MANAGER TO EXECUTE A PAYMENT IN LIEU OF TAX ("PILOT") AGREEMENT BY AND AMONG THE CITY OF NEWBURGH, MID BROADWAY LIMITED PARTNERSHIP, AND MID BROADWAY HOUSING DEVELOPMENT FUND COMPANY, INC.

WHEREAS, the City of Newburgh (the "City") desires to encourage a sufficient supply of adequate, safe and sanitary dwelling accommodations properly planned for individuals and families with low incomes; and

WHEREAS, Mid Broadway Housing Development Fund Company, Inc., a to-be-formed Article XI New York Private Housing Finance Law corporation and a New York not-for-profit corporation (the "HDFC"), and Mid Broadway Limited Partnership, a to-be-formed New York limited partnership (the "Partnership"), have identified property located in the City of Newburgh, County of Orange, State of New York as more particularly described in Exhibit A attached hereto (the "Property"), for the purpose of developing on the Property a housing project for individuals and families of low income to be commonly known as the Mid Broadway Redevelopment project, said project to consist of: (i) the acquisition of the Property; (ii) the construction of the improvements thereon of ninety-one (91) units of housing for individuals and families of low income (the "Improvements"); and (iii) the acquisition and installation therein and thereon of certain machinery, equipment, furniture, fixtures and other tangible personal property (the "Equipment", and collectively with the Property and the Improvements, the "Project"); and

WHEREAS, the HDFC will be formed for the purpose of providing residential rental accommodations for individuals and families of low-income; and

WHEREAS, the HDFC has, or will, acquire fee title to the Property, as nominee for the Partnership, and has, or will, convey its equitable and beneficial interests in the Property to the Partnership in furtherance of the development of the Project; and

WHEREAS, the HDFC's and the Partnership's plan for the use of the Property constitutes a "housing project" as that term is defined in the Private Housing Finance Law of the State of New York ("PHFL"); and

WHEREAS, the HDFC will be a "housing development fund company" as the term is defined in Section 572 of the PHFL and Section 577 of the PHFL authorizes the Members of the City Common Council to exempt the Project from real property taxes; and

WHEREAS, the HDFC is, or will be, a co-general partner of the Partnership; and

WHEREAS, the Partnership and the HDFC will be willing to enter into a PILOT Agreement whereby they will make annual payments in lieu of taxes to the City as set forth in the PILOT Agreement presented to the Council Members for approval, a copy of which is attached hereto as Exhibit B;

NOW THEREFORE, BE IT RESOLVED that the City Council of Newburgh, New York, hereby exempt the Project from real property taxes to the extent authorized by Section 577 of the PHFL and approve the proposed PILOT Agreement among the City, the Partnership and the HDFC, in substantially the form presented at this meeting, providing for annual payments as set forth in such agreement; and it is

FURTHER RESOLVED, that, upon formation of the Partnership and the formation of the HDFC, the Interim City Manager is hereby authorized to execute and deliver the foregoing PILOT Agreement on behalf of the City; and it is

FURTHER RESOLVED, that this resolution shall take effect immediately.

Duly adopted by the City Council
on the 9th day of December, 2013.

Approved:	<u> X </u>
Veto:	<u> </u>
Not Endorsed:	<u> </u>

**AGREEMENT FOR PAYMENT IN LIEU OF TAXES (PILOT)
BY AND AMONG THE CITY OF NEWBURGH,
MID BROADWAY LIMITED PARTNERSHIP AND
MID BROADWAY HOUSING DEVELOPMENT FUND COMPANY, INC.**

THIS AGREEMENT FOR PAYMENT IN LIEU OF TAXES (the "Agreement"), dated [____], 2013, by and among the **CITY OF NEWBURGH, NEW YORK**, a New York incorporated municipality, having its principal office located at City Hall, 83 Broadway, Second Floor, Newburgh, New York 12550 (the "City"), and **MID BROADWAY HOUSING DEVELOPMENT FUND COMPANY, INC.**, a to-be formed Article XI New York private housing finance law corporation and a New York not-for-profit corporation, having its principal office located c/o Mill Street Partners, LLC, 42 West 39th Street, 15th Floor, New York, NY 10018 (the "HDFC"), which HDFC will hold title to the Property (as hereinafter defined) for the benefit of **MID BROADWAY LIMITED PARTNERSHIP**, a to-be formed New York limited partnership, having its principal office located c/o Mill Street Partners, LLC, 42 West 39th Street, 15th Floor, New York, NY 10018 (the "Partnership").

WHEREAS, the HDFC is, or will become, the bare legal or record owner, and the Partnership is, or will become, the beneficial and equitable owner, of certain real property located in the City of Newburgh, County of Orange, State of New York, as more particularly described in Exhibit A attached hereto (the "Property"); and

WHEREAS, the HDFC will be a corporation established pursuant to Section 402 of the Not-For-Profit Corporation Law and Article XI of the Private Housing Finance Law ("PHFL"); and

WHEREAS, the HDFC is, or will be, the co-general partner of the Partnership; and

WHEREAS, the HDFC will be formed and the Partnership will be formed for the purpose of providing residential rental accommodations for persons of low-income; and

WHEREAS, the Partnership will develop, own, rehabilitate, maintain and operate a housing project for persons of low income at the Property, anticipated to consist of ninety-one (91) residential rental units for individuals and families of low income, community space and first floor commercial space to be commonly known as the Mid Broadway Redevelopment project (the "Project"); and

WHEREAS, the HDFC has or will acquire fee title to the Property, as nominee for the Partnership, and has or will convey its equitable and beneficial interests in the Property to the Partnership in furtherance of the development of the Project; and

WHEREAS, the HDFC's and the Partnership's plan for the use of the Property constitutes a "housing project" as that term is defined in the PHFL; and

WHEREAS, the HDFC is a "housing development fund company" as the term is defined in Section 572 of the PHFL; and

WHEREAS, pursuant to Section 577 of the PHFL, the local legislative body of a municipality may exempt the real property of a housing project of a housing development fund company from local and municipal taxes, including school taxes, other than assessments for local improvements, to the extent of all or a part of the value of the property included in the completed project; and

WHEREAS, the Council Members of the City of Newburgh, New York, by resolution adopted _____, 2013, approved and authorized the execution of this Agreement;

NOW, THEREFORE, it is agreed as follows:

1. Pursuant to Section 577 of the PHFL, the City hereby exempts from local and municipal taxes, other than assessments for local improvements, one hundred percent (100%) of the value of the Property, including both the land and the improvements included in the Project. "Local and Municipal Taxes" shall mean any and all real estate taxes levied by any affected Taxing Jurisdiction (as defined in Subdivision 1(b) of Section 577 of the PHFL), which has jurisdiction over the Property and intending to bind the applicable Taxing Jurisdictions to the fullest extent provided under Section 577 of the PHFL (collectively, the "Taxing Jurisdictions").

2. This tax exemption will take effect on the date of the HDfC's acquisition of the fee title interest in the Property. For the residential portion of the project, the tax exemption shall continue for a period of thirty (30) years following the date on which a temporary or permanent certificate of occupancy is issued for all of the residential units comprising the Project, unless terminated earlier as a result of an Event of Default as provided in Section 6 in this Agreement. For the commercial portion of the project, the tax exemption shall continue for a period of fifteen (15) years following the date on which a temporary or permanent certificate of occupancy is issued for all of the commercial units comprising the Project, unless terminated earlier as a result of an Event of Default as provided in Section 6 in this Agreement. This Agreement shall not limit or restrict the HDfC's or the Partnership's right to apply for or obtain any other tax exemption to which the Property might be entitled upon the expiration of this Agreement.

3. So long as the exemption hereunder continues, the Partnership shall make annual payments in lieu of taxes ("PILOT"). For the residential portion of the project, the Partnership shall make PILOT payments in the amount equal to 4.2% of the total residential rents of the Project per year, on or before January 31st, which PILOT payments shall cover all Local and Municipal Taxes, other than assessments for local improvements, owed in connection with the Property and the Project, and which payments shall be shared by the Taxing Jurisdictions on the same basis as property taxes would be shared if the Property and the Project were fully taxed. For the commercial portion of the project, the Partnership shall make PILOT payments according to the following schedule:

Years 1 to 5: \$.25 per square foot with an annual 2% escalation beginning in Year 2

Years 6 to 10: \$.50 per square foot with an annual 2% escalation beginning in Year 7

Years 11 to 15: \$1.00 per square foot with an annual 2% escalation beginning in Year 12

The Partnership shall pay the annual PILOT payments on or before January 31st, which PILOT payments shall cover all Local and Municipal Taxes, other than assessments for local improvements, owed in connection with the Property and the Project, and which payments shall

be shared by the Taxing Jurisdictions on the same basis as property taxes would be shared if the Property and the Project were fully taxed.

4. The tax exemption provided by this Agreement will continue for the term described above provided that the Property and the Project continue to be used as housing facilities for persons of low income and (i) the HDFC and the Partnership own and operate the Property and the Project in conformance with Article XI of the PHFL; or (ii) the HDFC assumes sole legal and beneficial ownership of the Property and the Project and operates the Project in conformance with Article XI of the PHFL; or (iii) in the event an action is brought to foreclose a mortgage upon the Property and the legal and beneficial interest in the Property and the Project shall be acquired at the foreclosure sale, or from the mortgagee, or by a conveyance in lieu of such sale, by a housing development fund corporation organized pursuant to Article XI of the PHFL, and such successor in interest operates the Project in conformance with Article XI of the PHFL.

5. The failure to make the required payment will be treated as failure to make payment of taxes and will be governed by the same provisions of law as apply to the failure to make payment of taxes, including but not limited to enforcement and collection of taxes to the extent permitted by law.

6. All notices and other communications hereunder shall be in writing and shall be sufficiently given when delivered to the applicable address stated above (or such other address as the party to whom notice is given shall have specified to the party giving notice) by registered or certified mail, return receipt requested or by such other means as shall provide the sender with documentary evidence of such delivery.

7. This Agreement shall inure to the benefit of and shall be binding upon the City, the HDFC and the Partnership and their respective successors and assigns, including the successors in interest of the HDFC and the Partnership. There shall be no assignment of this Agreement by the HDFC or the Partnership except with prior written consent of the City, which consent shall not be unreasonably withheld, conditioned or delayed.

8. If any provision of this Agreement or its application is held invalid or unenforceable to any extent, the remainder of this Agreement and the application of that provision to other persons or circumstances shall be enforced to the greatest extent permitted by law.

9. No waiver or modification of this Agreement or any covenant, condition or limitation therein shall be valid unless in writing and duly executed by the individual party to be charged therewith; and no evidence of any waiver or modification shall be offered or received in evidence in any proceeding, arbitration, or litigation between the parties hereto arising out of or affecting this Agreement, or the rights or obligations of any party hereunder, unless such waiver or modification is in writing, duly executed as aforesaid. The provisions of this Section may be waived as herein set forth.

10. This Agreement and the performance hereunder, and all actions and special proceedings relating thereto shall be construed in accordance with, under, and pursuant to the laws of the State of New York.

11. This Agreement may be executed in any number of counterparts with the same effect as if all the signing parties had signed the same document. All counterparts shall be

construed together and shall constitute the same instrument.

12. This Agreement constitutes the entire agreement of the parties relating to payments in lieu of taxes with respect to the Property and supersedes all prior contracts, or agreements, whether oral or written, with respect thereto.

13. Each of the parties individually represents and warrants that the execution, delivery and performance of this Agreement, (i) has been duly authorized and does not require any other consent or approval, (ii) does not violate any article, by-law or organizational document or any law, rule, regulation, order, writ, judgment or decree by which it is bound, and (iii) will not result in or constitute a default under any indenture, credit agreement, or any other agreement or instrument to which any of them is a party. Each party represents that this Agreement shall constitute the legal, valid and binding agreement of the parties enforceable in accordance with its terms.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the City, the HDLC and the Partnership have caused this Agreement to be executed in their respective names by their duly authorized representatives and their respective seals to be hereunder affixed, all as of the date above-written.

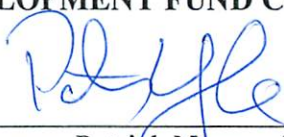
CITY OF NEWBURGH, NEW YORK

DATED: December 10, 2013

By: 
Name: James A. Slaughter
Title: Interim City Manager

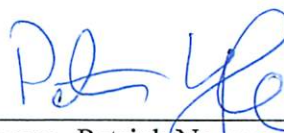
**MID BROADWAY HOUSING
DEVELOPMENT FUND COMPANY, INC.**

DATED: December 10, 2013

By: 
Name: Patrick Normoyle
Title: President

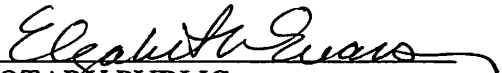
MID BROADWAY LIMITED PARTNERSHIP
BY: Mill Street Partners, LLC,
its Managing General Partner

DATED: December 10, 2013

By: 
Name: Patrick Normoyle
Title: Manager

STATE OF NEW YORK)
)
COUNTY OF) SS.:

On the 10th day of December in the year 2013, before me personally appeared James A. Slaughter, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or person upon behalf of which the individual acted, executed the instrument.



NOTARY PUBLIC

ELIZABETH A. EVANS
Notary Public, State of New York
No. 01EV6279792
Qualified in Orange County
Commission Expires April 15, 2017

STATE OF NEW YORK)
)
COUNTY OF NY) SS.:

On the 10 day of DECEMBER in the year 2013, before me personally appeared PATRICK NORMOYE personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or person upon behalf of which the individual acted, executed the instrument.



NOTARY PUBLIC

LISA RONDON
Notary Public, State of New York
No. 01RO6067817
Qualified in Richmond County
Commission Expires Dec. 17, 2015

STATE OF NEW YORK)
)
COUNTY OF NY) SS.:

On the 10 day of DECEMBER in the year 2013, before me personally appeared PATRICK NORMOYE personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or person upon behalf of which the individual acted, executed the instrument.



NOTARY PUBLIC

LISA RONDON
Notary Public, State of New York
No. 01RO6067817
Qualified in Richmond County
Commission Expires Dec. 17, 2015

EXHIBIT A

SBL

Address

30-3-24

132 Broadway

30-3-25

136 Broadway

30-3-26

138 Broadway

30-3-27

140 Broadway

30-3-28

142 Broadway

30-3-29

142A Broadway

30-3-30

144 Broadway

30-3-31

146 Broadway

30-3-32

148 Broadway

30-3-33

6 Johnston Street

30-3-34

10 Johnston Street

30-3-35

12 Johnston Street

30-3-36

14 Johnston Street

30-3-37

16 Johnston Street

30-3-38

18 Johnston Street

30-3-23

6 Lander Street

30-3-22

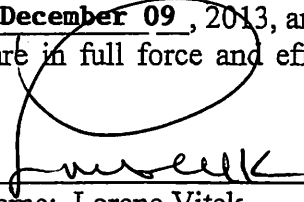
8 Lander Street

30-3-21

14 Lander Street

CERTIFICATION

The undersigned, being the duly elected Clerk of the City of Newburgh (the "City"), hereby certifies that the attached is a true, correct and complete copy of certain resolutions unanimously adopted by the City Council Members of the City on December 09, 2013, and such resolutions have not been modified, amended or repealed and are in full force and effect as of the date hereof.



Name: Lorene Vitek

Title: Clerk

EXHIBIT A

SBL	Address
30-3-24	132 Broadway
30-3-25	136 Broadway
30-3-26	138 Broadway
30-3-27	140 Broadway
30-3-28	142 Broadway
30-3-29	142A Broadway
30-3-30	144 Broadway
30-3-31	146 Broadway
30-3-32	148 Broadway
30-3-33	6 Johnston Street
30-3-34	10 Johnston Street
30-3-35	12 Johnston Street
30-3-36	14 Johnston Street
30-3-37	16 Johnston Street
30-3-38	18 Johnston Street
30-3-23	6 Lander Street
30-3-22	8 Lander Street
30-3-21	14 Lander Street

EXHIBIT B
(PILOT Agreement)

RESOLUTION NO.: ¹⁴⁷_____ - 2016

OF

JUNE 13, 2016

**A RESOLUTION AUTHORIZING THE CITY MANAGER
TO ENTER INTO A LICENSE AGREEMENT WITH HOUSE OF REFUGE
TO ALLOW USE OF CITY OWNED PROPERTY LOCATED AT
140 BROADWAY FOR THE TUESDAY FARM MARKET**

WHEREAS, the City of Newburgh is the owner of several parcels of real property located at 132, 136, 138, 140, 140A, 144, 146 and 148 Broadway; 6, 10, 12, 16 and 18 Johnston Street; and 6, 8 and 10 Lander Street, and more accurately described on the official tax map of the City of Newburgh as Section 30, Block 3, Lot(s) 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 37 and 38, City of Newburgh, New York, hereinafter collectively referred to as "140 Broadway"; and

WHEREAS, the Tuesday Farm Market has been held at 140 Broadway since 2012 and provides the following benefits:

1. To provide greater visibility to attract more buyers and vendors;
2. To promote positive activity on Broadway; and
3. To provide more space for Orange County agencies to provide information and conduct demonstrations for the community; and

WHEREAS, holding the Tuesday Farm Market at 140 Broadway requires the parties to execute a license agreement, a copy of which is attached hereto and made a part of this resolution; and

WHEREAS, this Council has reviewed such license and has determined that entering into the same would be in the best interests of the City of Newburgh and its further development;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Newburgh, New York that the City Manager be and he is hereby authorized to enter into the attached license agreement with House of Refuge to allow access to and use of several City-owned properties for the purpose of holding the Tuesday Farm Market.

LICENSE AGREEMENT

This Agreement, made this _____ day of _____, two thousand and sixteen, by and between the HOUSE OF REFUGE, with offices at 131 Broadway, Newburgh, New York 12550 as "LICENSEE; and the CITY OF NEWBURGH, a municipal corporation organized and existing under the laws of the State of New York with offices at 83 Broadway, City Hall, Newburgh, New York 12550 as "LICENSOR";

WITNESSETH THAT:

WHEREAS, Licensee desires the license or privilege of gaining access to the premises of Licensor and in substantially the location and position shown as set forth on the map or plan hereto attached and made a part hereof and bearing the following address:

132, 136, 138, 140, 140A, 144, 146 and 148 Broadway; 6, 10, 12, 16 and 18 Johnston Street; and 6, 8 and 10 Lander Street, and more accurately described on the official tax map of the City of Newburgh as Section 30, Block 3, Lot(s) 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 37 and 38, City of Newburgh, New York, hereinafter collectively referred to as "140 Broadway".

AND WHEREAS, Licensor is willing to give said license or privilege on the following terms and conditions:

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and conditions hereinafter contained, it is hereby agreed as follows:

First: Licensor hereby gives to Licensee, upon the conditions hereinafter stated, the license or privilege of entering upon Licensor's property located at 140 Broadway, in the City of Newburgh, New York, and taking thereupon such vehicles, equipment, tools, tables, chairs and other materials as may be necessary; for the purposes of hosting a farmer's market, including but not limited to the sale of farm products, produce and other general information and demonstrations by Orange County agencies on property owned by Licensor. No permanent improvements may be erected on the premises.

Second: Licensee agrees to use and maintain said facilities in such manner as will comply fully with the provisions of any laws, ordinances or other lawful authority obtaining any and all permits required thereby.

Third: Licensor acknowledges that the use of the subject property shall inure to the benefit of both parties, and shall be satisfactory, adequate and sufficient consideration for the Licensee granted hereunder.

Fourth: Licensee hereby agrees to defend, indemnify and hold Licensor harmless against any claims, actions and proceedings brought against Licensor arising out of, in connection with

and/or relating to Licensee's use of the premises. Licensee has posted evidence of and shall maintain throughout the term of this License public liability insurance naming the Licensor as additional insured in a minimum coverage amount of One Million (\$1,000,000.00) Dollars.

Fifth: This Agreement and the license or privilege term is from July 1, 2016 to October 31, 2016.

Seventh: It is understood and agreed that no vested right in said premises is hereby granted or conveyed from either party to the other, and that the privileges hereby given are subject to any and all encumbrances, conditions, restrictions and reservations upon or under which the parties hold said premises.

Eighth: Without limitation to the general provisions of this Agreement, it is understood and agreed that said facilities shall be installed in substantially the location and position shown in the attachments hereto, and in accordance with details and specifications as set forth on map or plan hereto attached and hereby made a part hereof.

WITNESSETH:

THE CITY OF NEWBURGH
LICENSOR

By:

MICHAEL G. CIARAVINO
City Manager
Per Resolution No.

HOUSE OF REFUGE
LICENSEE

By:

BISHOP JEFFREY WOODY

Approved as to Form:

KATHRYN MACK
Acting City Comptroller

Approved as to Form:

MICHELLE KELSON
Corporation Counsel

RESOLUTION NO.: 148 - 2016

OF

JUNE 13, 2016

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPLY FOR
AND ACCEPT IF AWARDED A UNITED STATES DEPARTMENT OF JUSTICE
2016 COPS HIRING PROGRAM GRANT TO PROMOTE COMMUNITY POLICING
IN AN AMOUNT NOT TO EXCEED \$1,068,447.00
WITH A LOCAL CASH MATCH OF \$586,477.00**

WHEREAS, the City of Newburgh Police Department performs many duties and offers a variety of services to promote public safety and health; and

WHEREAS, the City of Newburgh Police Department has identified the community policing model as an effective crime prevention tool; and

WHEREAS, the United States Department of Justice has established the COPS Hiring Program (CHP) as a competitive grant program that provides funding directly to law enforcement agencies to increase their community policing and crime prevention efforts; and

WHEREAS, the CHP establishes a funding cap in the amount of \$125,000.00 per officer position based on current entry level salaries and benefits and provides 36 month funding of four (4) additional police officers and requires at least a twenty-five (25%) percent match but includes a 12 month retention at the end of the grant period; and

WHEREAS, the City's request for grant funds under the CHP will not exceed \$1,068,477.00 and the City's match will be approximately \$586,477.00 which is constitutes 54% of the benefit costs; and

WHEREAS, this Council has determined that applying for and acceptance of such grant is in the best interests of the City of Newburgh and its residents;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Newburgh, New York that the City Manager be and he is hereby authorized to apply for and accept if awarded a United States Department of Justice 2016 COPS Hiring Program Grant to promote community policing, in an amount not to exceed \$1,068,477.00, with a local cash match of approximately \$586,477.00 required; and that the City Manager is authorized to execute all such contracts and documentation and take such further actions as may be appropriate and necessary to accept such grant and administer the program funded thereby.



City of Newburgh

GRANT APPLICATION FORM

Grant Requestor:

Please complete the following form and submit the form along with either a hard copy of the grant announcement or the grant announcement website address to the City of Newburgh Grants Coordinator for processing. You will be notified when your grant request has been approved to be sent for City Council Resolution.

NOTE: All fields are required unless marked "OPTIONAL."

SECTION A. COMPLETED BY GRANT REQUESTOR

NAME OF PROJECT FOR GRANT: COPS Hiring Program 2016 (CHP)	NAME OF DEPARTMENT REQUESTING GRANT: Police Department	NAME OF DEPARTMENT HEAD/SPONSOR AUTHORIZING GRANT: Daniel C. Cameron Chief of Police
NAME OF GRANT/NAME OF AWARDING AGENCY: COPS Hiring Program / USDOJ	GRANT SUBMITTAL DATE: June 23, 2016	AMOUNT OF AWARD: \$1,181,128.00 \$1,086,477
MATCH REQUIRED? IF YES, AMOUNT AND TYPE: (EX. CASH, IN-KIND) Yes / Cash	AMOUNT REQUIRED BY THE CITY OF NEWBURGH: \$393,709.33 \$586,477	(OPTIONAL) ANY ADDITIONAL GRANT CONDITIONS: Must retain officers for at least one year past end of funding.

PROJECT PLAN: Hire four new police officers using the funding.

Scope of Project: Funding covers first three years with agreement from City of Newburgh to retain the officers for at least one additional year.

Key Stakeholders: City of Newburgh Police

Project Timeline: (ex. Dates) Once awarded the funding, Police Department will look to hire for the next available Police Academy.

SECTION B. FOR REVIEW BY CITY COMPTROLLER

GRANT MATCH REQUIREMENT REVIEWED? YES/NO:

COMMENTS: city will be responsible for approximately 54% of total overall salary and benefit cost. Even

though grant states 75% - 25% split there is a cap on the federal share of \$125K for the 3 years.



City of Newburgh

GRANT APPLICATION FORM

IN-KIND SERVICES REQUIREMENT REVIEWED? YES/NO
COMMENTS: <i>n/a</i>
STAFFING ISSUES REVIEWED? YES/NO:
COMMENTS: <i>5% of current staffing levels validate the request for 4 more personnel.</i>
ANY ADDITIONAL COMMENTS: <i>I have some concerns regarding the city's ability to retain in year four.</i>
→ APPROVED BY CITY COMPTROLLER? YES/NO
CITY COMPTROLLER SIGNATURE: <i>Kathryn Maule</i>
DATE: <i>5/27/16</i>
NOTE: IF GRANT APPROVED, CITY COMPTROLLER WILL FORWARD TO CITY MANAGER FOR REVIEW. IF GRANT NOT APPROVED, CITY COMPTROLLER TO RETURN TO GRANTS COORDINATOR FOR FURTHER REVIEW BY PROJECT SPONSOR.
SECTION C: FOR REVIEW BY CITY MANAGER
→ APPROVED BY CITY MANAGER? YES/NO
CITY MANAGER SIGNATURE: <i>[Signature]</i>
DATE: <i>6-7-16</i>
SECTION D: FOR REVIEW BY CORPORATION COUNSEL
→ APPROVED BY CORPORATION COUNSEL FOR RESOLUTION? YES/NO
CORPORATION COUNSEL SIGNATURE: <i>[Signature]</i>
DATE: <i>6/8/16</i>



City of Newburgh

GRANT APPLICATION FORM

DATE RESOLUTION TO BE SENT TO CITY COUNCIL MEETING:

Add to 6/9/16 with session

for vote at 6/13/16 Council meeting

	Year 1			Year 2			Year 3			Total 3 Year Cost				
	(1) Officer	(4) Officers	(1) Officer	(4) Officers	(1) Officer	(4) Officers	(1) Officer	(4) Officers	(1) Officer	(4) Officers	(1) Officer	(4) Officers	25% City	75% Fed
Base Salary	\$ 42,984	\$ 171,936	\$ 50,966	\$ 203,864	\$ 58,329	\$ 233,316	\$ 152,279	\$ 609,116	\$ 152,279	\$ 609,116	\$ 152,279	\$ 609,116	\$ 152,279	\$ 456,837
Holiday Pay	\$ 2,305	\$ 9,220	\$ 2,733	\$ 10,932	\$ 3,128	\$ 12,512	\$ 8,166	\$ 32,664	\$ 8,166	\$ 32,664	\$ 8,166	\$ 32,664	\$ 8,166	\$ 24,498
Total Yearly Salary	\$ 45,289	\$ 181,156	\$ 53,699	\$ 214,796	\$ 61,457	\$ 245,828	\$ 160,445	\$ 641,780	\$ 160,445	\$ 641,780	\$ 160,445	\$ 641,780	\$ 160,445	\$ 481,335
Retirement *(Tier 6)	\$ 12,933	\$ 51,811	\$ 15,358	\$ 61,432	\$ 17,577	\$ 70,307	\$ 45,887	\$ 183,549	\$ 45,887	\$ 183,549	\$ 45,887	\$ 183,549	\$ 45,887	\$ 137,662
Social Security ER Tax (.765%)	\$ 3,465	\$ 13,858	\$ 4,108	\$ 16,432	\$ 4,701	\$ 18,806	\$ 12,274	\$ 49,096	\$ 12,274	\$ 49,096	\$ 12,274	\$ 49,096	\$ 12,274	\$ 36,822
MTA Tax (.00340/boiler)	\$ 154	\$ 616	\$ 183	\$ 730	\$ 209	\$ 836	\$ 546	\$ 2,182	\$ 546	\$ 2,182	\$ 546	\$ 2,182	\$ 546	\$ 1,637
Health Insurance ** (family coverage)	\$ 23,967	\$ 95,866	\$ 24,686	\$ 98,742	\$ 25,426	\$ 101,704	\$ 74,078	\$ 296,313	\$ 74,078	\$ 296,313	\$ 74,078	\$ 296,313	\$ 74,078	\$ 222,234
PBA Benefit (.8500/person)	\$ 500	\$ 2,000	\$ 500	\$ 2,000	\$ 500	\$ 2,000	\$ 1,500	\$ 6,000	\$ 1,500	\$ 6,000	\$ 1,500	\$ 6,000	\$ 1,500	\$ 4,500
Life Insurance (.1500/boiler salary)	\$ 155	\$ 620	\$ 155	\$ 620	\$ 155	\$ 620	\$ 465	\$ 1,860	\$ 465	\$ 1,860	\$ 465	\$ 1,860	\$ 465	\$ 1,395
EAP (.829.00/person)	\$ 29	\$ 116	\$ 29	\$ 116	\$ 29	\$ 116	\$ 87	\$ 348	\$ 87	\$ 348	\$ 87	\$ 348	\$ 87	\$ 261
Total Yearly Benefits	\$ 41,222	\$ 164,887	\$ 45,018	\$ 180,072	\$ 48,597	\$ 194,389	\$ 134,837	\$ 539,348	\$ 134,837	\$ 539,348	\$ 134,837	\$ 539,348	\$ 134,837	\$ 404,511

Total Combined Yearly Salary and Benefits	\$ 86,511	\$ 346,043	\$ 98,717	\$ 394,868	\$ 110,954	\$ 440,217	\$ 295,282	\$ 1,181,128	\$ 295,282	\$ 885,846
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Total Program Cost	\$	1,181,128
Federal Cap (\$125k Per Officer)	\$	500,000
Actual City Contribution	\$	681,128

City	58%
Federal	42%
Total	100%

RESOLUTION NO.: ¹⁴⁹_____ - 2016

OF

JUNE 13, 2016

A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPLY FOR AND ACCEPT IF AWARDED A COCA COLA FITNESS CHALLENGE PROGRAM GRANT IN THE AMOUNT OF \$2,000.00 FROM THE CATHOLIC YOUTH ORGANIZATION

WHEREAS, the Catholic Youth Organization (CYO) has provided meaningful, organized activities to engage children in competitive sports events for over 75 years; and

WHEREAS, the CYO Physical Education Program is committed to providing a structured platform to improve health and fitness among children through a network of parish and school based programs which are rooted in assessing fitness levels through the Fitnessgram Program which provides feedback to the children and parents on their fitness levels and provide nutrition and wellness tips; and

WHEREAS, the goal of the CYO Fitness Challenge program is to promote healthy growth and development of children using the assessment of Fitnessgram to provide feedback; and

WHEREAS, organizations can earn a \$1,000.00 stipend for each program that participates in the challenge to be used towards the fitness program or the sports programs; and

WHEREAS, the Recreation Department wishes to participate in the Challenge for two programs with the Goldbacks Travel Basketball Program and the Healthy Orange Winter League; and

WHEREAS, this Council has determined that said grant is in the best interests of the City of Newburgh and its youth;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Newburgh, New York that the City Manager be and he is hereby authorized to apply for and accept if awarded a Coca Cola Fitness Challenge Program Grant in the amount of \$2,000.00 from the Catholic Youth Organization; and that the City Manager is authorized to execute all such documentation and take such further actions as may be appropriate and necessary to accept such donation.

CYO Coca Cola Fitness Challenge Implementation Plan

1

We Are Excited

Updated as of August 1, 2015

For over 75 years, the CYO has provided meaningful, organized activities to engage our children in competitive sports events. These activities have provided structured and healthy competition in all of the communities comprising the vast Archdiocese of New York. We have always been keenly aware that sports are a positive means of engaging our children in fitness activities and competition. Participating in these sports allows our children to fully engage in running, jumping all while displaying their athleticism, flexibility and strength during competition. Participating in these events early in their lives can create a positive foundation for our young people to engage in an active lifestyle and build rewarding life-long habits. This grant from Coca Cola provides us with a wonderful opportunity to further enhance this mission.

What is the significance and true value of the Coca Cola Fitness Challenge Grant?

CYO brings structure and organization to the parish and school communities throughout the Archdiocese of NY and non-catholic programs. We are certain that the participation in CYO programs improves the overall fitness of the children. However, we never fully recognized just how to measure the overall improvements in the fitness levels of our participants that the CYO program provides. This grant from Coca Cola has given us the opportunity to enhance the experience for each participant. While we knew the children were active and participating, we could not provide any meaningful feedback on their participation. By incorporating the use of the Fitnessgram assessment tool, we can now add value and feedback to the children participating in the various CYO sports programs. **For the first time in 75 years, because of Coca Cola, we now have the means to provide feedback to the children and their parents that their participation in CYO sports is serving as the foundation to lifelong fitness/wellness habits.** With this grant, we have added value to their participation in CYO sports. CYO is more than just sports, it is also fitness.

Why should my school/program participate?

- You are already doing it! Your kids are running, jumping, tumbling, throwing, shooting. Let's teach them that their participation is more than just about playing a sport, let's make this a lifelong habit.
- This adds additional value to the sports or PE programs you are already doing.
- Makes each child's participation significant. Imagine showing a report generated from Fitnessgram to parents and children that their fitness levels have improved from participating in your sports program!

If my parish or school participates, what do we get?

- **\$1000** stipend to be used towards the fitness program or your sports programs
- **\$599** Fitnessgram software and 24-hour technical support
- Fitnessgram Manual and "how to" guidelines on performing correct exercises and administering accurate assessments.
- Nutrition and wellness tips distributed in a flyer form that can easily be distributed by the best means you deem appropriate for your community.
- Education: nutritionist available for consultation or workshop.

Contact Seth Peloso, Director of CYO Operations-NYC to learn how your school can participate in the CYO Coca Cola Fitness Challenge

646-794-2050 office **917-284-0605** cell seth.peloso@archny.org

CYO Coca Cola Fitness Challenge Implementation Plan

2

What are our responsibilities? Responsibilities of School/Parish

- Pre-season assessment to be completed by November 15th 2015, post-season assessment to be completed by May 31st, 2016 using the Fitnessgram tests consisting of the Pacer Test, Push-up, curl up and flexibility test.
- Build in these four basic exercises into your practice routine or activity planning.
- Promote fitness/wellness in your community.
- Enter Data into Fitnessgram online program for Archdiocese of New York member schools or parishes. For public, charter or community youth organizations, the excel data reporting sheet is the preferred method, which we will provide for you.

Structure:

- We will be structured as a “district” model.
- CYO administers username & passwords to participating parishes/schools for the Fitnessgram program.
- We monitor progress through Fitnessgram to assist and provide assistance when needed.

Is there any additional costs to the school or program?

- **NO.** There is no additional costs.

We are a parish based program and don't have a PE Teacher to administer the test, can we still do this program?

- Yes. The foundation of CYO is built upon the volunteerism of our network of 4000 coaches. We will set up your parish based Fitnessgram, supply you with the materials and instructions for the Fitnessgram.

Who is eligible to participate?

- Any child in your parish, school or sports programs between the ages of 5-17. We want to help bring awareness to every child, parent, coach to improve the health and fitness of our community and beyond.

When can we start this program, how long does it last?

- The program coincides with the academic calendar. We anticipate the pre-assessment tests to be completed by November 15th, 2015 and the post-assessment tests to be completed by May 31st, 2016.

Our school does not have a Physical Education program, can we still participate?

- **Yes.** The Fitnessgram allows you to add a Fitness/wellness component to your sports programs. Everything will be provided for you. We have consulted with Kids in the Game, a company specializing in after-school, physical education and recess fitness programming. They are currently serving many of our participating programs. They can be made available to provide the staff to administer this program.

*Contact Seth Peloso, Director of CYO Operations-NYC to learn how your school can participate in the
CYO Coca Cola Fitness Challenge*

646-794-2050 office **917-284-0605** cell seth.peloso@archny.org

CYO Coca Cola Fitness Challenge Implementation Plan

3

We don't have a Physical Education Teacher, but are very interested, can you help?

- **Yes.** We have consulted with Kids in the Game, a company specializing in after-school, physical education and recess fitness programming. They are currently serving many of our participating programs. They can be made available to provide the staff to administer this program that best fits the needs of the school.

What are the estimated time commitments of this?

- This program is intended to be built into what you are already doing, part of your sports programs or PE programs. **The time to administer the assessment test can be spread out and does not have to be done all in one day. A total of 2 hours is estimated to administer all 4 testing components combined.**

Do we have to promote or buy Coca Cola products?

- **No.** The only thing we need to worry about is improving the health & wellness of our children. There is no product endorsement requirements.

Will our personal information be shared with Coca Cola or any third party?

- **No.** No personal information will be shared with anyone. For teachers that will be logging in and entering the data themselves on the Fitnessgram website, the service is secure. For those programs that are out of Archdiocese network such as public, charter school or community organizations, we have set up guidelines to remain within the laws pertaining to the sharing of student data. Please inquire if you would like to know more.

If my School or Parish participates in the Coca Cola Fitness Challenge, does every child have to participate?

- **No.** Each child will be given the opportunity to opt-out of the program. However, we hope that parents will see that this is a great opportunity for our community to learn more about fitness & wellness and through the community support, we can leave a lasting impression with the children towards a healthier lifestyle.

We Can Make It Happen

Achieving our measurable outcomes outlined in Grant Proposal:

1. *Assess fitness levels of 24,000 youth participants over 3 years*
2. *Improve levels of health and nutrition knowledge of 24,000 youth participants and their parents over 3 years*
3. *Raise awareness of healthy habits and lifestyles in the communities we serve*

Update as of August 1st, 2015: After just concluding our second year of this 3 year grant, we have far exceeded our goals with 1 year still remaining. **142 schools/programs** across all five NYC boroughs and all counties in between Westchester all the way to Kingston NY are participating. The data is still being compiled, but over 30,000 children have participated in the program to date. We are excited for year three and the addition of 70 more programs. We hope you will join us and address this important initiative.

Visit our CYO Fitness Program Page at www.cyony.org to learn more.

Contact Seth Peloso, Director of CYO Operations-NYC to learn how your school can participate in the CYO Coca Cola Fitness Challenge

646-794-2050 office 917-284-0605 cell seth.peloso@archny.org

Email back to: seth.peloso@archny.org

SCHOOL NAME COUNTY SCHOOL ZIPCODE SCHOOL PHONE #	City of Newburgh Recreation		PRINCIPAL NAME PE TEACHER NAME
	Orange		
	12550		
	845-569-7374		

Important Dates
<i>Pre-asessments: 11/30/15</i>
<i>Post-assessments: 06/01/16</i>
Derrick Stanton
Goldie Mercado

Grade	Student LAST Name	FIRST	Date of Birth	Gender	Height (optional)	Weight (optional)	Pacer Test	Push- up	Curl-up	Flexibility L/R
4	<i>Sample: Smith</i>	<i>Sally</i>	<i>1/22/2005</i>	<i>F</i>	<i>4'5</i>	<i>85</i>	<i>25</i>	<i>5</i>	<i>45</i>	<i>3/3.5</i>
5	Aquino	Alexis	8/31/2005	F			6	6	23	
1	Aquino	Leilani	9/9/2010	F			14	2	15	
4	Baves	Jakaira	2/22/2006	F			10	7	27	
1	Blanco	Avery	2/5/2009	M			14	8	21	
4	Blanco	Reyna	7/12/2006	F			8.5	10	37	
4	Boone	MaNiyah	9/26/2005	F			9	10	30	
6	Camacho	Anais	10/13/2002	F			7	12	22	
5	Camacho	Arrianna	1/27/2005	F			8	9	40	
4	Conroy	Jack	9/7/2006	M			8	18	29	
6	Conroy	Sara	7/25/2004	F			6	8	33	
6	Cotton	Ameesah	7/16/2002	F			7.5	12	29	
5	Darker	Jonathan	7/24/2005	M			7	21	37	
6	Defeece	Jayden	8/2/2003	M			7.5	23	35	
1	Elgueta	Yamir	3/26/2009	M			15	8	14	
3	Flood	Michael	7/13/2007	M			11	14	25	
4	Flood	Robert	4/3/2006	M			8	17	27	
5	Gale	Caleb	6/9/2005	M			7	24	31	
1	Gale	Soren	4/14/2009	M			13	7	16	
1	Garner	Lamont	6/27/2009	M			12	9	19	
4	Grant	Jeremiah	6/14/2006	M			7.5	17	58	
1	Gray	Chad	6/3/2009	M			14	10	17	

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CYO Fitness Challenge Recording Sheet

Page 3

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CYO Fitness Challenge Recording Sheet

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CYO Fitness Challenge Recording Sheet *Page 5*

Page 5

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CYO Fitness Challenge Recording Sheet Page 6

Page 6

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CYO Fitness Challenge Recording Sheet

Page 7

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CYO Fitness Challenge Recording Sheet

Page 8

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CYO Fitness Challenge Recording Sheet

Page 9

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[illegible]

Page 1



Important Dates

Post-assessments: 06/01/16

Orange

COUNTY

SCHOOL ZIP CODE	12553
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SCHOOL PHONE	845-401-8806
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PRINCIPAL NAME

PE TEACHER NAME

Derrick Stanton

Desmond Ware

[illegible]

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Page 3

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Page 4

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Page 5

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CYO Fitness Challenge Recording Sheet Page 7

Page 7

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CYO Fitness Challenge Recording Sheet Page 8

Page 8

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CYO Fitness Challenge Recording Sheet

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41	60
32	53
37	54
41	47
38	45
28	33
51	57
44	52
46	51
49	51

RESOLUTION NO.: 150 - 2016

OF

JUNE 13, 2016

**A RESOLUTION AUTHORIZING THE CITY MANAGER
TO EXECUTE A VENDOR SERVICES AGREEMENT WITH
BREATH OF NEW LIFE MINISTRIES AT A COST NOT TO EXCEED \$6,750.00
TO MANAGE THE HELPING YOUNG PEOPLE EXCEL PROGRAM
AT THE RECREATION DEPARTMENT**

WHEREAS, the City of Newburgh Recreation Department has established the Helping Young People Excel ("H.Y.P.E.") youth program to assist boys and girls in 6th through 8th grades with homework, provide life skills training and mentorship programs and facilitate recreational activities; and

WHEREAS, Breath of New Life Ministries has submitted a proposal to manage the H.Y.P.E. program by providing three staff members at a rate of \$15.00 per hour for three hours per day Monday through Friday from the period beginning April 18, 2016 and ending June 24, 2016; and

WHEREAS, it is necessary and appropriate to enter into a vendor service agreement with Breath of New Life Ministry to provide the services set forth in its proposal in an amount not to exceed \$6,750.00, which funding will be derived from A.7140.0110.0000.0000; and

WHEREAS, the Council has reviewed the attached Agreement and has determined that it is in the best interest of the City of Newburgh and its youth to enter into such Agreement;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Newburgh, New York, that the City Manager be and he is hereby authorized to execute a Vendor Services Agreement with Breath of New Life Ministries at a cost not to exceed \$6,750.00 to provide staff to the Helping Young People Excel program at the City of Newburgh Recreation Department.

AGREEMENT FOR VENDOR SERVICES

THIS AGREEMENT is entered into as of this _____ day of _____, 2016, by and between the **CITY OF NEWBURGH**, a municipal corporation chartered under the authority of the State of New York, hereinafter referred to as the “**CITY**,” with principal offices at 83 Broadway, City Hall, Newburgh, New York 12550; and **BREATH OF NEW LIFE MINISTRIES**, a firm with principal offices at 292 Ann Street Newburgh, New York 12550, hereinafter referred to as “**VENDOR**.”

ARTICLE 1. SCOPE OF WORK

VENDOR agrees to perform the SERVICES and/or supply the goods identified in Schedule A, (the “SERVICES”) which is attached to, and is part of this Agreement. VENDOR agrees to perform the SERVICES and/or supply the goods in accordance with the terms and conditions of this Agreement. It is specifically agreed that the CITY will not compensate VENDOR for any SERVICES and/or goods provided outside those specifically identified in Schedule A, without prior authorization, evidenced only by a written Change Order or Addendum to this Agreement executed by the City Manager of the CITY after consultation with the City Department Head responsible for the oversight of this Agreement (hereinafter “Department Head”).

Any and all reports, documents, charts, graphs, maps, designs, images, photographs, computer programs and software, artwork, creative works, compositions, and the rights to employ, publish, disseminate, amend or otherwise use same, and/or any other intellectual property to be provided by VENDOR to CITY under the terms of this Agreement shall become the property of the CITY, unless otherwise provided for by the parties. As such, CITY, in its sole discretion, shall have the right to use, copy, disseminate and otherwise employ or dispose of such material in any manner as it may decide with no duty of compensation or liability therefore to VENDOR or to third parties. VENDOR shall have the affirmative obligation to notify CITY in a timely fashion of any and all limitations, restrictions or proprietary rights to such intellectual property and/or materials which may be applicable which would have the effect of restricting or limiting the exercise

of _____ the CITY’s rights regarding same. VENDOR agrees to defend, indemnify and hold harmless the CITY for failing to notify CITY of same.

ARTICLE 2. TERM OF AGREEMENT

VENDOR agrees to perform the SERVICES and/or supply goods beginning April 18, 2016, and ending June 24, 2016.

ARTICLE 3. COMPENSATION

For satisfactory performance of the SERVICES and/or receipt of conforming goods or, as such SERVICES or goods may be modified by mutual written agreement, the CITY agrees to compensate VENDOR in accordance with the fees and expenses as stated in Schedule A, which is attached to and is part of this Agreement. VENDOR shall submit to the CITY a weekly itemized invoice for SERVICES as set forth in Schedule A, and prepared in such form and supported by such documents as the CITY may reasonably require. The CITY will pay the proper amounts due VENDOR within thirty (30) days after receipt of a CITY Claimant’s Certification form, and if the Claimant’s Certification form is objectionable, will notify VENDOR, in writing, of the CITY’S reasons for objecting to all or any portion of the invoice submitted by VENDOR.

A not-to-exceed cost of \$6,750.00 has been established for the scope of SERVICES and/or the supply of goods rendered by VENDOR. Costs in excess of such not-to-exceed cost, if any, may not be incurred without prior written authorization of the City Manager of the CITY, evidenced only by a written Change Order or Addendum to

this Agreement, after consultation with the Department Head. It is specifically agreed to by VENDOR that the CITY will not be responsible for any additional cost or costs in excess of the above noted not-to-exceed cost if the CITY'S authorization by the City Manager is not given in writing prior to the performance of the SERVICES giving rise to such excess or additional costs.

Any bills or invoices sent by VENDOR to the CITY more than one (1) year after services which are the subject of such billing have been rendered shall not be paid by the CITY and the CITY shall have no liability therefor.

ARTICLE 4. EXECUTORY CLAUSE

The CITY shall have no liability under this Agreement to VENDOR or to anyone else beyond funds appropriated and available for this Agreement.

ARTICLE 5. PROCUREMENT OF AGREEMENT

VENDOR represents and warrants that no person or selling agency has been employed or retained by VENDOR to solicit or secure this Agreement upon an agreement or upon an understanding for a commission, percentage, a brokerage fee, contingent fee or any other compensation. VENDOR further represents and warrants that no payment, gift or thing of value has been made, given or promised to obtain this or any other agreement between the parties. VENDOR makes such representations and warranties to induce the CITY to enter into this Agreement and the CITY relies upon such representations and warranties in the execution hereof.

For a breach or violation of such representations or warranties, the CITY shall have the right to annul this Agreement without liability, entitling the CITY to recover all monies paid hereunder and VENDOR shall not make claim or be entitled to recover, any sum or sums otherwise due under this Agreement. This remedy, if effected, shall not constitute the sole remedy afforded the CITY for such falsity or breach, nor shall it constitute a waiver of the CITY'S right to claim

damages or otherwise refuse payment or to take any other action provided for by law or pursuant to this Agreement.

ARTICLE 6. CONFLICT OF INTEREST

VENDOR represents and warrants that neither it nor any of its directors, officers, members, partners or employees, have any interest nor shall they acquire any interest, directly or indirectly which would or may conflict in any manner or degree with the performance or rendering of the SERVICES herein provided. VENDOR further represents and warrants that in the performance of this Agreement, no person having such interest or possible interest shall be employed by it and that no elected official or other officer or employee of the CITY, nor any person whose salary is payable, in whole or in part, by the CITY, or any corporation, partnership or association in which such official, officer or employee is directly or indirectly interested shall have any such interest, direct or indirect, in this Agreement or in the proceeds thereof, unless such person submits a letter disclosing such an interest, or the appearance or potential of same, to the City Manager and a copy to the Corporation Counsel of the CITY in advance of the negotiation and execution of this Agreement.

For failure to submit such letter of disclosure, or for a breach or violation of such representations or warranties, the CITY shall have the right to annul this Agreement without liability, entitling the CITY to recover all monies paid hereunder and VENDOR shall not make claim for, or be entitled to recover, any sum or sums otherwise due under this Agreement. This remedy, if elected, shall not constitute the sole remedy afforded the CITY for such falsity or breach, nor shall it constitute a waiver of the CITY'S right to claim damages or otherwise refuse payment or to take any other action provided for by law, in equity or pursuant to this Agreement.

ARTICLE 7. FAIR PRACTICES

VENDOR and each person signing on behalf of the VENDOR represents, warrants

and certifies under penalty of perjury, that to the best of their knowledge and belief:

A. The prices in this Agreement have been arrived at independently by VENDOR without collusion, consultation, communication, or agreement with any other bidder, proposer or with any competitor as to any matter relating to such prices which has the effect of, or has as its purpose, restricting competition;

B. Unless otherwise required by law, the prices which have been quoted in this Agreement and on the proposal or quote submitted by VENDOR have not been knowingly disclosed by VENDOR prior to the communication of such quote to the CITY or the proposal opening directly or indirectly, to any other bidder, proposer or to any competitor; and

C. No attempt has been made or will be made by VENDOR to induce any other person, partnership, corporation or entity to submit or not to submit a proposal or quote for the purpose of restricting competition.

The fact that VENDOR (i) has published price lists, rates, or tariffs covering items being procured, (ii) has informed prospective customers of proposed or pending publication of new or revised price lists for such items, or (iii) has provided the same items to the other customers at the same prices being bid or quoted does not constitute, without more, a disclosure within the meaning of this Article.

ARTICLE 8. INDEPENDENT CONTRACTOR

In performing the SERVICES and/or supplying goods and incurring expenses under this Agreement, VENDOR shall operate as, and have the status of, an independent contractor and shall not act as agent, or be an agent, of the CITY. As an independent contractor, VENDOR shall be solely responsible for determining the means and methods of performing the SERVICES and/or supplying of the goods and shall have complete charge and responsibility for VENDOR'S personnel engaged in the performance of the same.

In accordance with such status as independent contractor, VENDOR covenants and agrees that neither it nor its employees or agents will hold themselves out as, nor claim to be officers or employees of the CITY, or of any department, agency or unit thereof by reason hereof, and that they will not, by reason hereof, make any claim, demand or application to or for any right or privilege applicable to an officer or employee of the CITY including, but not limited to, Worker's Compensation coverage, health coverage, Unemployment Insurance Benefits, Social Security coverage or employee retirement membership or credit.

ARTICLE 9. ASSIGNMENT AND SUBCONTRACTING

VENDOR shall not assign any of its rights, interest or obligations under this Agreement, or subcontract any of the SERVICES to be performed by it under this Agreement, without the prior express written consent of the City Manager of the CITY. Any such subcontract, assignment, transfer, conveyance, or other disposition without such prior consent shall be void and any SERVICES provided thereunder will not be compensated. Any subcontract or assignment properly consented to by the CITY shall be subject to all of the terms and conditions of this Agreement.

Failure of VENDOR to obtain any required consent to any assignment, shall be grounds for termination for cause, at the option of the CITY and if so terminated, the CITY shall thereupon be relieved and discharged from any further liability and obligation to VENDOR, its assignees or transferees, and all monies that may become due under this Agreement shall be forfeited to the CITY except so much thereof as may be necessary to pay VENDOR'S employees for past service.

The provisions of this clause shall not hinder, prevent, or affect any assignment by VENDOR for the benefit of its creditors made pursuant to the laws of the State of New York.

This agreement may be assigned by the CITY to any corporation, agency,

municipality or instrumentality having authority to accept such assignment.

ARTICLE 10. BOOKS AND RECORDS

VENDOR agrees to maintain separate and accurate books, records, documents and other evidence and accounting procedures and practices which sufficiently and properly reflect all direct and indirect costs of any nature expended in the performance of this Agreement.

ARTICLE 11. RETENTION OF RECORDS

VENDOR agrees to retain all books, records and other documents relevant to this Agreement for six (6) years after the final payment or termination of this Agreement, whichever later occurs. CITY, or any State and/or Federal auditors, and any other persons duly authorized by the CITY, shall have full access and the right to examine any of said materials during said period.

ARTICLE 12. AUDIT BY THE CITY AND OTHERS

All Claimant Certification forms or invoices presented for payment to be made hereunder, and the books, records and accounts upon which said Claimant's Certification forms or invoices are based are subject to audit by the CITY. VENDOR shall submit any and all documentation and justification in support of expenditures or fees under this Agreement as may be required by the CITY so that it may evaluate the reasonableness of the charges, and VENDOR shall make its records available to the CITY upon request. All books, Claimant's Certification forms, records, reports, cancelled checks and any and all similar material may be subject to periodic inspection, review and audit by the CITY, the State of New York, the federal government, and/or other persons duly authorized by the CITY. Such audits may include examination and review of the source and application of all funds whether from the CITY, State, the federal government, private sources or otherwise. VENDOR shall not be entitled to any interim or final payment under this

Agreement if any audit requirements and/or requests have not been satisfactorily met.

ARTICLE 13. INSURANCE

For all of the SERVICES set forth herein and as hereinafter amended, VENDOR shall maintain or cause to be maintained, in full force and effect during the term of this Agreement, at its expense, insurance as may be required by law. Such policies are to be in the broadest form available on usual commercial terms and shall be written by insurers of recognized financial standing satisfactory to the CITY who have been fully informed as to the nature of the SERVICES to be performed. Where applicable, the CITY shall be an additional insured on all such policies with the understanding that any obligations imposed upon the insured (including, without limitation, the liability to pay premiums) shall be the sole obligation of VENDOR and not those of the CITY. Notwithstanding anything to the contrary in this Agreement, VENDOR irrevocably waives all claims against the CITY for all losses, damages, claims or expenses resulting from risks commercially insurable under this insurance described in this Article 13. The provisions of insurance by VENDOR shall not in any way limit VENDOR'S liability under this Agreement.

To the extent it is commercially available, each policy of insurance shall be provided on an "occurrence" basis. If any insurance is not so commercially available on an "occurrence" basis, it shall be provided on a "claims made" basis, and all such "claims made" policies shall provide that:

A. Policy retroactive dates coincide with or precede VENDOR'S start of the performance of this Agreement (including subsequent policies purchased as renewals or replacements);

B. VENDOR will maintain similar insurance for at least three (3) years following final acceptance of the SERVICES;

C. If the insurance is terminated for any reason, VENDOR agrees to purchase an unlimited extended reporting provision to

report claims arising from the SERVICES performed or goods provided for the CITY; and

D. Immediate notice shall be given to the CITY through the City Manager of circumstances or incidents that might give rise to future claims with respect to the SERVICES performed under this Agreement.

ARTICLE 14. INDEMNIFICATION

VENDOR agrees to defend, indemnify and hold harmless the CITY, including its officials, employees and agents, against all claims, losses, damages, liabilities, costs or expenses (including, without limitation, reasonable attorney fees and costs of litigation and/or settlement), whether incurred as a result of a claim by a third party or any other person or entity, arising out of the SERVICES performed and/or goods supplied pursuant to this Agreement which the CITY or its officials, employees or agents, may suffer by reason of any negligence, fault, act or omission of VENDOR, its employees, representatives, subcontractors, assignees, or agents.

In the event that any claim is made or any action is brought against the CITY arising out of the negligence, fault, act, or omission of an employee, representative, subcontractor, assignee, or agent of VENDOR either within or without the scope of his respective employment, representation, subcontract, assignment or agency, or arising out of VENDOR'S negligence, fault, act or omission, then the CITY shall have the right to withhold further payments hereunder for the purpose of set-off of sufficient sums to cover the said claim or action. The rights and remedies of the CITY provided for in this clause shall not be exclusive and are in addition to any other rights and remedies provided by law or this Agreement.

ARTICLE 15. PROTECTION OF CITY PROPERTY

VENDOR assumes the risk of and shall be responsible for, any loss or damage to CITY property, including property and equipment leased by the CITY, used in the performance

of this Agreement and caused, either directly or indirectly by the acts, conduct, omissions or lack of good faith of VENDOR, its officers, directors, members, partners, employees, representatives or assignees, or any person, firm, company, agent or others engaged by VENDOR as an expert consultant specialist or subcontractor hereunder.

In the event that any such CITY property is lost or damaged, except for normal wear and tear, then the CITY shall have the right to withhold further payments hereunder for the purposes of set-off in sufficient sums to cover such loss or damage.

VENDOR agrees to defend, indemnify and hold the CITY harmless from any and all liability or claim for loss, cost, damage or expense (including, without limitation, reasonable attorney fees and costs of litigation and/or settlement) due to any such loss or damage to any such CITY property described in this Article.

The rights and remedies of the CITY provided herein shall not be exclusive and are in addition to any other rights and remedies provided by law or by this Agreement.

ARTICLE 16. CONFIDENTIAL INFORMATION

In the course of providing the SERVICES and/or goods hereunder, VENDOR may acquire knowledge or come into possession of confidential, sensitive or proprietary information belonging to CITY. VENDOR agrees that it will keep and maintain such information securely and confidentially, and not disclose such information to any third parties, including the media, nor use such information in any manner publically or privately, without receiving the prior approval, in writing, of the CITY authorizing such use. VENDOR'S obligations under this clause to maintain the confidentiality of such information and to refrain from using such information in any manner without the prior written approval of the CITY shall survive the termination or expiration of this Agreement.

ARTICLE 17. TERMINATION

The CITY may, by written notice to VENDOR effective upon mailing, terminate this Agreement in whole or in part at any time (i) for CITY'S convenience, (ii) upon the failure of VENDOR to comply with any of the terms or conditions of this agreement, or (iii) upon the VENDOR becoming insolvent or bankrupt.

Upon termination of this Agreement, the VENDOR shall comply with any and all CITY closeout procedures, including, but not limited to:

A. Accounting for and refunding to the CITY within thirty (30) days, any unexpended funds which have been paid to VENDOR pursuant to this Agreement; and

B. Furnishing within thirty (30) days an inventory to the CITY of all equipment, appurtenances and property purchased by VENDOR through or provided under this Agreement, and carrying out any CITY directive concerning the disposition thereof.

In the event the CITY terminates this Agreement in whole or in part, as provided in this Article, the CITY may procure, upon such terms and in such manner as deemed appropriate, SERVICES similar to those so terminated, and the VENDOR shall continue the performance of this Agreement to the extent not terminated hereby. If this Agreement is terminated in whole or in part for other than the convenience of the CITY, any SERVICES or goods procured by the CITY to complete the SERVICES herein will be charged to VENDOR and/or set-off against any sums due VENDOR.

Notwithstanding any other provision of this Agreement, VENDOR shall not be relieved of liability to the CITY for damages sustained by the CITY by virtue of VENDOR'S breach of the Agreement or failure to perform in accordance with applicable standards, and the CITY may withhold payments to VENDOR for the purposes of set-off until such time as the exact amount of damages due to the CITY from VENDOR is determined.

The rights and remedies of the CITY provided herein shall not be exclusive and are in addition to any other rights and remedies provided by law or this Agreement.

ARTICLE 18. GENERAL RELEASE

The acceptance by VENDOR or its assignees of the final payment under this Agreement, whether by Claimant's Certification form, judgment of any court of competent jurisdiction, or administrative means shall constitute and operate as a general release to the CITY from any and all claims of VENDOR arising out of the performance of this Agreement.

ARTICLE 19. SET-OFF RIGHTS

The CITY shall have all of its common law, equitable and statutory rights of set-off. These rights shall include, but are not limited to, the CITY'S right to withhold for the purposes of set-off any monies otherwise due VENDOR (i) under this Agreement, (ii) under any other agreement or contract with the CITY, including any agreement or contract for a term commencing prior to or after the term of this Agreement, (iii) from the CITY by operation of law, the CITY also has the right to withhold any monies otherwise due under this Agreement for the purposes of set-off as to any amounts due and owing to the CITY for any reason whatsoever including, without limitation, tax delinquencies, fee delinquencies or monetary penalties or interest relative thereto.

ARTICLE 20. NO ARBITRATION

Any and all disputes involving this Agreement, including the breach or alleged breach thereof, may not be submitted to arbitration unless specifically agreed thereto in writing by the City Manager of the CITY, but must instead only be heard in the Supreme Court of the State of New York, with venue in Orange County or if appropriate, in the Federal District Court with venue in the Southern District of New York, White Plains division.

ARTICLE 21. GOVERNING LAW

This Agreement shall be governed by the laws of the State of New York. VENDOR shall render all SERVICES under this Agreement in accordance with applicable provisions of all federal, state and local laws, rules and regulations as are in effect at the time such SERVICES are rendered.

ARTICLE 22. CURRENT OR FORMER CITY EMPLOYEES

VENDOR represents and warrants that it shall not retain the SERVICES of any CITY employee or former CITY employee in connection with this Agreement or any other agreement that said VENDOR has or may have with the CITY without the express written permission of the CITY. This limitation period covers the preceding three (3) years or longer if the CITY employee or former CITY employee has or may have an actual or perceived conflict of interests due to their position with the CITY.

For a breach or violation of such representations or warranties, the CITY shall have the right to annul this Agreement without liability, entitling the CITY to recover all monies paid hereunder and VENDOR shall not make claim for or be entitled to recover, any sum or sums otherwise due under this Agreement. This remedy, if effected, shall not constitute the sole remedy afforded the CITY for such falsity or breach, nor shall it constitute a waiver of the CITY'S right to claim damages or otherwise refuse payment or to take any other action provided for by law or pursuant to this Agreement.

ARTICLE 23. ENTIRE AGREEMENT

The rights and obligations of the parties and their respective agents, successors and assignees shall be subject to and governed by this Agreement, including Schedule A, which supersede any other understandings or writings between or among the parties.

ARTICLE 24. MODIFICATION

No changes, amendments or modifications of any of the terms and/or conditions of this Agreement shall be valid unless reduced to writing and signed by the party to be bound. Changes in the scope of SERVICES in this

Agreement shall not be binding, and no payment shall be due in connection therewith, unless prior to the performance of any such SERVICES, the City Manager of the CITY, after consultation with the Department Head and Corporation Counsel, executes an Addendum or Change Order to this Agreement, which Addendum or Change Order shall specifically set forth the scope of such extra or additional SERVICES and the amount of compensation and the extension of the time for performance, if any, for any such SERVICES. Unless otherwise specifically provided for therein, the provisions of this Agreement shall apply with full force and effect to the terms and conditions contained in such Addendum or Change Order.

IN WITNESS THEREOF, the parties hereto have executed this Agreement as of the date set forth above.

THE CITY OF NEWBURGH

VENDOR

BY: _____
Michael G. Ciaravino
City Manager
Per Res. No.

BY: _____
Name: _____
Title: _____

DATE: _____

DATE: _____

APPROVED AS TO FORM:

Michelle Kelson
Corporation Counsel

Kathryn Mack
Acting City Comptroller



292 Ann St., Newburgh, NY 12550 (845) 563-0141

Derrick Stanton, Director
City of Newburgh Recreation
Newburgh, NY 12550

RE: Contract Agreement with Breath of New Life to manage the H.Y.P.E youth program

THIS AGREEMENT is made and entered into this 18th of April, by and between The City of Newburgh Recreation department (hereinafter referred to as the “OWNER”) and Breath of New Life Ministries (Malinda Ware). (hereinafter referred to as “BONL”).

Descriptions of the parties.

(a) Owner is a

City of Newburgh Recreation Department
83 Broadway
Newburgh, NY 12550

(b) Consultant

Breath of New Life Ministries
292 Ann St.
Newburgh, NY 12550
(Malinda Ware- Church Administrator)
(845) 563-0141



292 Ann St., Newburgh, NY 12550 (845) 563-0141

Terms

The initial terms of this agreement shall be for a period of (April 18 – June 24) (the “Initial Term”) commencing on Friday, June 24, 2016.

NAME OF PROJECT

Subject to the provisions of this Agreement, the youth program shall be known **H.Y.P.E (Helping Young People Excel)** throughout the term of this Agreement as hereinafter defined.

SCOPE OF THE PROJECT

Owner hereby engages Breath Of New Life Ministries to manage and Facilitate the **H.Y.P.E youth program** at the City of Newburgh Recreation upon the terms and conditions provided herein.

Project Execution

The City of Newburgh Recreation Department through sub-contractual services with BONL ministries will provide youth program and services between the hours of 2:30pm – 6pm (Mon – Fri) with emphasis on mentorship, life skills and a variety of fun activities.

BONL ministries will act as sole project manager for the City of Newburgh Recreation department. BONL will Create, plan and execute a variety of engaging activities to enhance the quality of life for the City of Newburgh's Youth out of school hours.

Five - Weekly 3 hour sessions for a total of 10 weeks – (Mon – Fri) will be held at The City of Newburgh Recreation Department Activity Center.

Breath Of New Life Ministries' staff will facilitate the various areas of concentration and help students to apply the knowledge and techniques to their specific area expertise, help with homework and provide life skill trainings along with mentorship programs for boys and girls grades 6th - 8th.

Program Description as follows:



292 Ann St., Newburgh, NY 12550 (845) 563-0141

See Attached Program Calendar (April, May and June)

Budget

In consideration and in full payment for the services to be performed under this agreement the owner hereby agrees to issue all payment to Breath of New Life Ministries. Owner agrees to issue payments not to exceed the agreed amount \$6, 750. The initial supplies to include snacks will be rendered at start as per start of program date April 18th. The remaining will be invoiced weekly immediately following the initial class and retro-active as of April 18, 2016 start date.. A late penalty of 1.5% will accrue each 30 days invoices are not paid.

Termination or Suspension

The H.Y.P.E. (Helping Young People Excel) youth program contract shall continue in force until terminated by mutual agreement of the parties or in the event of fraud, abandonment, insolvency, gross or willful misconduct or breach of any of the conditions of this contract. This contract will terminate immediately by providing written notice to owner, which termination will be effective upon receipt.

You can reach me at (845) 527-5156 or (845) 563- 0141. I look forward to working with you again this year.

Thank you for your time and consideration.

Malinda G. Ware, Administrator
Breath of New Life Ministries

Date

Mr. Derrick Stanton, Director City of Newburgh Recreation

Date

RESOLUTION NO.: 151 - 2016

OF

JUNE 13, 2016

RESOLUTION AMENDING RESOLUTION NO: 300-2015,
THE 2016 BUDGET FOR THE CITY OF NEWBURGH, NEW YORK
TO TRANSFER \$117,810.00 FROM GENERAL FUND CONTINGENCY
TO PROPERTY MAINTENANCE - OTHER SERVICES
FOR EMERGENCY ABATEMENT WORK AT 316 FIRST STREET

WHEREAS, due to an emergency threatening the life, health, safety and welfare of the residents of the City of Newburgh, emergency work has been undertaken at 316 First Street to abate the unsafe conditions; and

WHEREAS, the cost of the emergency abatement work is \$117,810.00 for which no allocation was made in the 2016 Budget; and

WHEREAS, a transfer of funds from the 2016 General Fund Contingency to Property Maintenance - Other Services is required to fund the emergency abatement work;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Newburgh that Resolution No.: 300-2015, the 2016 Budget of the City of Newburgh, is hereby amended as follows:

	<u>Decrease</u>	<u>Increase</u>
A.1900.1990 Contingency	\$117,810.00	
A.1365.0448 Property Maintenance Other Services		<u>\$117,810.00</u>
TOTALS:	\$117,810.00	\$117,810.00

RESOLUTION NO.: 152-2016

OF

JUNE 13, 2016

**A RESOLUTION AMENDING THE 2016 PERSONNEL ANALYSIS BOOK
TO CREATE ONE NEW FULL-TIME ACCOUNT CLERK POSITION
IN THE OFFICE OF THE CITY COMPTROLLER**

WHEREAS, the Acting City Comptroller has recommended adding one full-time Account Clerk position; and

WHEREAS, the City Council has determined that adding on full-time Account Clerk position in the Office of the City Comptroller will promote economy and efficiency within the Department; the same being in the best interests of the City of Newburgh; and

WHEREAS, the addition of the full-time Account Clerk position requires the amendment of the City of Newburgh Adopted Personnel Analysis Book for 2016;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Newburgh, New York that the Personnel Analysis Book for 2016 be and is hereby amended to create one additional full-time Account Clerk position within the Office of the City Comptroller at Grade 3, Step 1.

RESOLUTION NO.: 153 - 2016

OF

JUNE 13, 2016

**A RESOLUTION RESCINDING RESOLUTION NO. 243-2015 OF SEPTMBER 28, 2015
WHICH AUTHORIZED THE CITY MANAGER TO ENTER INTO
A LICENSE AGREEMENT WITH THE YOUTH EMPOWERMENT CENTER
FOR THE FIRST FLOOR OF 104 SOUTH LANDER STREET**

WHEREAS, by Resolution No. 147-2013 of August 15, 2013, the City Council of the City of Newburgh authorized the Interim City Manager to enter into a license agreement with the Youth Empowerment Center for use of the first floor of 104 S. Lander Street for a term of one year and said License Agreement was fully executed on August 27, 2013; and

WHEREAS, by Resolution No. 261-2014 of October 14, 2014 and by Resolution No. 243-2015 of September 28, 2015, the City Council of the City of Newburgh authorized the City Manager to execute license agreements with the Youth Empowerment Center for use of the first floor of 104 South Lander Street each for a one year term, together with such other terms and conditions as may be deemed appropriate and necessary by the City Manager and the Corporation Counsel; and

WHEREAS, this Council finds that rescinding the prior resolutions authorizing the execution of the license agreements and terminating said license agreements is in the best interests of the City of Newburgh;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Newburgh, New York that Resolution No. 261-2014 of October 14, 2014 and Resolution No. 243-2015 of September 28, 2015 be and hereby are rescinded and that the City Manager and the Corporation Counsel be and hereby are authorized to take further and necessary action to terminate said license agreements, to regain possession of the premises and to effectuate the purposes of this resolution.

RESOLUTION NO.: 154 - 2016

OF

JUNE 13, 2016

**A RESOLUTION TO AUTHORIZE THE RE-PURCHASE OF REAL PROPERTY
KNOWN AS 440 CARPENTER AVENUE (SECTION 56, BLOCK 2, LOT 1.-20)
AT PRIVATE SALE TO BRUCE R. MCLEAN**

WHEREAS, the City of Newburgh has acquired title to several parcels of real property by foreclosure *In Rem* pursuant of Article 11 Title 3 of the Real Property Tax Law of the State of New York; and

WHEREAS, pursuant to Section 1166 of the Real Property Tax Law the City may sell properties acquired by foreclosure *In Rem* at private sale; and

WHEREAS, Bruce R. McLean, the former owner of 440 Carpenter Avenue, being more accurately described as Section 56, Block 1, Lot 1.-20 on the official tax map of the City of Newburgh, has requested to re-purchase the property at private sale; and

WHEREAS, the City Council of the City of Newburgh has determined that it would be in the best interests of the City of Newburgh to allow the former owner to re-purchase this property, without the need for litigation and subject to any liens, encumbrances or mortgages of record that existed against this property at the time the City of Newburgh took title in the tax foreclosure proceeding, provided that all taxes, interest and penalties owed are paid expeditiously;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Newburgh, New York, that the sale of 440 Carpenter Avenue, Section 56, Block 1, Lot 1.-20, to Northern Highlife, LLC be and hereby is confirmed and that the City Manager is authorized and directed to execute and deliver a quitclaim deed to said purchaser upon receipt of all past due tax liens, together with all interest and penalties accruing thereon, and all currently due taxes and charges are paid, in full, for a total amount of \$14,910.07, no later than June 30, 2016; and

BE IT FURTHER RESOLVED, by the Council of the City of Newburgh, New York, that the parcel is not required for public use.

RESOLUTION NO.: 155 - 2016

OF

JUNE 13, 2016

**A RESOLUTION TO AUTHORIZE THE RE-PURCHASE OF REAL PROPERTY
KNOWN AS 163 S. WILLIAM STREET (SECTION 45, BLOCK 2, LOT 2)
AT PRIVATE SALE TO JORGE ARIAS**

WHEREAS, the City of Newburgh has acquired title to several parcels of real property by foreclosure *In Rem* pursuant of Article 11 Title 3 of the Real Property Tax Law of the State of New York; and

WHEREAS, pursuant to Section 1166 of the Real Property Tax Law the City may sell properties acquired by foreclosure *In Rem* at private sale; and

WHEREAS, Jorge Arias, the former owner of 163 S. William Street, being more accurately described as Section 45, Block 2, Lot 2 on the official tax map of the City of Newburgh, has requested to re-purchase the property at private sale; and

WHEREAS, the City Council of the City of Newburgh has determined that it would be in the best interests of the City of Newburgh to allow the former owner to re-purchase this property, without the need for litigation and subject to any liens, encumbrances or mortgages of record that existed against this property at the time the City of Newburgh took title in the tax foreclosure proceeding, provided that all taxes, interest and penalties owed are paid expeditiously;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Newburgh, New York, that the sale of 163 S. William Street, Section 45, Block 2, Lot 2, to Jorge Arias be and hereby is confirmed and that the City Manager is authorized and directed to execute and deliver a quitclaim deed to said purchaser upon receipt of all past due tax liens, together with all interest and penalties accruing thereon, and all currently due taxes and charges are paid, in full, for a total amount of \$33,910.61, no later than June 30, 2016; and

BE IT FURTHER RESOLVED, by the Council of the City of Newburgh, New York, that the parcel is not required for public use.

RESOLUTION NO.: 156 - 2016

OF

JUNE 13, 2016

**A RESOLUTION TO AUTHORIZE THE RE-PURCHASE OF REAL PROPERTY
KNOWN AS 47 LANDER STREET (SECTION 30, BLOCK 4, LOT 1)
AT PRIVATE SALE TO PATEN OF ORANGE COUNTY, INC.**

WHEREAS, the City of Newburgh has acquired title to several parcels of real property by foreclosure *In Rem* pursuant of Article 11 Title 3 of the Real Property Tax Law of the State of New York; and

WHEREAS, pursuant to Section 1166 of the Real Property Tax Law the City may sell properties acquired by foreclosure *In Rem* at private sale; and

WHEREAS, Paten of Orange County, Inc., by Patrick Navas, the former owner of 47 Lander Street, being more accurately described as Section 30, Block 4, Lot 1 on the official tax map of the City of Newburgh, has requested to re-purchase the property at private sale; and

WHEREAS, the City Council of the City of Newburgh has determined that it would be in the best interests of the City of Newburgh to allow the former owner to re-purchase this property, without the need for litigation and subject to any liens, encumbrances or mortgages of record that existed against this property at the time the City of Newburgh took title in the tax foreclosure proceeding, provided that all taxes, interest and penalties owed are paid expeditiously;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Newburgh, New York, that the sale of 47 Lander Street, Section 30, Block 4, Lot 1, to Paten of Orange County, Inc. be and hereby is confirmed and that the City Manager is authorized and directed to execute and deliver a quitclaim deed to said purchaser upon receipt of all past due tax liens, together with all interest and penalties accruing thereon, and all currently due taxes and charges are paid, in full, for a total amount of \$78,330.80, no later than June 30, 2016; and

BE IT FURTHER RESOLVED, by the Council of the City of Newburgh, New York, that the parcel is not required for public use.

RESOLUTION NO.: 157 - 2016

OF

JUNE 13, 2016

**A RESOLUTION TO AUTHORIZE THE RE-PURCHASE OF REAL PROPERTY
KNOWN AS 7 VAN NESS STREET (SECTION 29, BLOCK 6, LOT 3)
AT PRIVATE SALE TO FREDY A. ARIAS**

WHEREAS, the City of Newburgh has acquired title to several parcels of real property by foreclosure *In Rem* pursuant of Article 11 Title 3 of the Real Property Tax Law of the State of New York; and

WHEREAS, pursuant to Section 1166 of the Real Property Tax Law the City may sell properties acquired by foreclosure *In Rem* at private sale; and

WHEREAS, Fredy A. Arias, the former owner of 7 Van Ness Street, being more accurately described as Section 29, Block 6, Lot 3 on the official tax map of the City of Newburgh, has requested to re-purchase the property at private sale; and

WHEREAS, the City Council of the City of Newburgh has determined that it would be in the best interests of the City of Newburgh to allow the former owner to re-purchase this property, without the need for litigation and subject to any liens, encumbrances or mortgages of record that existed against this property at the time the City of Newburgh took title in the tax foreclosure proceeding, provided that all taxes, interest and penalties owed are paid expeditiously;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Newburgh, New York, that the sale of 7 Van Ness Street, Section 29, Block 6, Lot 3, to Fredy A. Arias be and hereby is confirmed and that the City Manager is authorized and directed to execute and deliver a quitclaim deed to said purchaser upon receipt of all past due tax liens, together with all interest and penalties accruing thereon, and all currently due taxes and charges are paid, in full, for a total amount of \$38,592.37, no later than June 30, 2016; and

BE IT FURTHER RESOLVED, by the Council of the City of Newburgh, New York, that the parcel is not required for public use.

RESOLUTION NO.: _____158_____ - 2016

OF

JUNE 13, 2016

**A RESOLUTION TO AUTHORIZE THE RE-PURCHASE OF REAL PROPERTY
KNOWN AS 140 W. PARMENTER STREET (SECTION 38, BLOCK 2, LOT 49)
AT PRIVATE SALE TO 215 WASHINGTON STREET CORPORATION**

WHEREAS, the City of Newburgh has acquired title to several parcels of real property by foreclosure *In Rem* pursuant of Article 11 Title 3 of the Real Property Tax Law of the State of New York; and

WHEREAS, pursuant to Section 1166 of the Real Property Tax Law the City may sell properties acquired by foreclosure *In Rem* at private sale; and

WHEREAS, 215 Washington Street Corporation, by Sixto Reyes, the former owner of 140 W. Parmenter Street, being more accurately described as Section 38, Block 2, Lot 49 on the official tax map of the City of Newburgh, has requested to re-purchase the property at private sale; and

WHEREAS, the City Council of the City of Newburgh has determined that it would be in the best interests of the City of Newburgh to allow the former owner to re-purchase this property, without the need for litigation and subject to any liens, encumbrances or mortgages of record that existed against this property at the time the City of Newburgh took title in the tax foreclosure proceeding, provided that all taxes, interest and penalties owed are paid expeditiously;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Newburgh, New York, that the sale of 140 W. Parmenter Street, Section 38, Block 2, Lot 49, to 215 Washington Street Corporation be and hereby is confirmed and that the City Manager is authorized and directed to execute and deliver a quitclaim deed to said purchaser upon receipt of all past due tax liens, together with all interest and penalties accruing thereon, and all currently due taxes and charges are paid, in full, for a total amount of \$8,772.31, no later than June 30, 2016; and

BE IT FURTHER RESOLVED, by the Council of the City of Newburgh, New York, that the parcel is not required for public use.

RESOLUTION NO.: 159 - 2016

OF

JUNE 13, 2016

**A RESOLUTION TO AUTHORIZE THE RE-PURCHASE OF
REAL PROPERTY KNOWN AS 88 CARPENTER AVENUE
(SECTION 22, BLOCK 2, LOT 40)
AT PRIVATE SALE TO GERALD AND ALICIA JONES**

WHEREAS, the City of Newburgh acquired title to several parcels of real property by foreclosure *In Rem* pursuant of Article 11 Title 3 of the Real Property Tax Law of the State of New York; and

WHEREAS, pursuant to Section 1166 of the Real Property Tax Law the City may sell properties acquired by foreclosure *In Rem* at private sale; and

WHEREAS, Citimortgage, on behalf of the former owners of 88 Carpenter Avenue, being more accurately described as Section 22, Block 2, Lot 40 on the official tax map of the City of Newburgh, requested to re-purchase the property at private sale; and

WHEREAS, the City Council of the City of Newburgh has determined that it would be in the best interests of the City of Newburgh to allow the former owners to re-purchase this property, without the need for litigation and subject to any liens, encumbrances or mortgages of record that existed against this property at the time the City of Newburgh took title in the tax foreclosure proceeding, provided that all taxes, interest and penalties owed are paid expeditiously;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Newburgh, New York, that the sale of 88 Carpenter Avenue, Section 22, Block 2, Lot 40, to Gerald and Alicia Jones be and hereby is confirmed and that the City Manager is authorized and directed to execute and deliver a quitclaim deed to said purchaser upon receipt of all past due tax liens, together with all interest and penalties accruing thereon, and all currently due taxes and charges are paid, in full, for a total amount of \$27,302.98, no later than June 30, 2016; and

BE IT FURTHER RESOLVED, by the Council of the City of Newburgh, New York, that the parcel is not required for public use.

RESOLUTION NO.: 160-2016

OF

JUNE 13, 2016

A RESOLUTION APPROVING THE CONSENT JUDGMENT AND AUTHORIZING THE CITY MANAGER TO SIGN SUCH CONSENT JUDGMENT IN CONNECTION WITH THE TAX CERTIORARI PROCEEDINGS AGAINST THE CITY OF NEWBURGH IN THE ORANGE COUNTY SUPREME COURT BEARING ORANGE COUNTY INDEX NOS. 5941-2014, 5902-2015 INVOLVING SECTION 3, BLOCK 3, LOT 2 (GASLAND PETROLEUM, INC.)

WHEREAS, Gasland Petroleum, Inc. has commenced tax certiorari proceedings against the City of Newburgh in the Supreme Court of the State of New York, County of Orange for the 2014-2015 and 2015-2016 tax assessment years bearing Orange County Index Nos. 5941-2014, 5902-2015 respectively; and

WHEREAS, it appears from the recommendation of the City Assessor, Joanne Majewski, and Eric D. Ossentjuk, Esq. of Catania, Mahon, Milligram & Rider, PLLC, Counsel for the City of Newburgh in the aforesaid proceedings, upon a thorough investigation of the claims that further proceedings and litigation by the City would involve considerable expense with the attendant uncertainty of the outcome, and that settlement of the above matters as more fully set forth below is reasonable and in the best interests of the City; and

WHEREAS, Gasland Petroleum, Inc. is willing to settle these proceedings without interest, costs or disbursements, in the following manner:

- 1- That the real property of Petitioner described on the City of Newburgh tax roll for the tax year 2014-2015 as tax map number 3-3-2 remain at an assessed value of \$544,000.00 and the Petition filed by Petitioner with regard to the tax year 2014-2015 be dismissed; and
- 2- That the real property of Petitioner described on the City of Newburgh tax roll for the tax year 2015-2016 as tax map number 3-3-2 be set at an assessed value of \$410,000.00.
- 3- That the real property of Petitioner described on the City of Newburgh tax roll for the tax years 2016-2017 & 2017-2018 as tax map number 3-3-2 remain at an assessed value of \$410,000.00.

NOW, THEREFORE BE IT RESOLVED, that the proposed settlement as set forth and described above, and the attached Order and Stipulation of Settlement are hereby accepted pursuant to the provisions of the General City Law and other related laws.

BE IT FURTHER RESOLVED, that Michael G. Ciaravino, City Manager of the City of Newburgh; Joanne Majewski, Assessor of the City of Newburgh; and Eric D. Ossentjuk, Esq. of Catania, Mahon, Milligram & Rider, PLLC, be and they hereby are designated as the persons for the City who shall apply for such approval pursuant to the aforesaid laws.

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF ORANGE

-----X

In the Matter of the Application of:
GASLAND PETROLEUM,

CONSENT JUDGMENT

Petitioner,
-against-

Index No. 2014-005941
Index No. 2015-005902

CITY OF NEWBURGH, A Municipal Corporation,
and its ASSESSOR, and its BOARD OF ASSESSMENT
REVIEW,

Respondents.

For Review of the Assessment of Certain Real Property
under Article 7 of the Real Property Tax Law.

-----X

UPON THE CONSENT attached hereto duly executed by the attorneys for all the parties, it is

ORDERED, that the Petition filed by Petitioner regarding the real property of the
Petitioner described on the City of Newburgh tax rolls for the tax year 2014-15 as follows:

Tax Map No. 3-3-2

be dismissed in its entirety; and it is further

ORDERED, that the real property of the Petitioner described on the City of Newburgh
tax rolls for the tax year 2015-16 as follows:

Tax Map No. 3-3-2

Be reduced in assessment from \$544,000.00 to a total assessment of \$410,000.00 for a total
reduction in assessment of \$134,000.00, prior to the application of any real property tax
exemptions, if any; and it is further

ORDERED, that the Petitioner's real property taxes on said parcels described above for
the 2015-2016 School, County and City taxes be adjusted accordingly and that the Petitioner be
reimbursed for any overpayment or be credited with the corresponding decrease in taxes, as the

case may be, upon the entering of this Consent Judgment with the Orange County Clerk; and it is further

ORDERED, that the officer or officers having custody of the aforesaid assessment roll of the City of Newburgh shall make or cause to be made upon the proper books and records and upon the assessment roll of said City the entries, changes and corrections necessary to conform said assessment to such corrected and reduced valuation; and it is further

ORDERED, that there shall be audited, allowed and credited to the Petitioner by the City of Newburgh, the County of Orange and/or the County Commissioner of Finance, as appropriate and/or required by statute, the amount, if any, paid as City taxes and City Special District taxes against the original assessment in excess of what said taxes would have been if said assessment had been made as determined herein; and it is further

ORDERED, that there shall be audited, allowed and credited to the Petitioner by the City of Newburgh, the County of Orange and/or the County Commissioner of Finance, as appropriate and/or required by statute, the amounts, if any, paid as County taxes and County Special District taxes against the original assessment in excess of what said taxes would have been if said assessment had been made as determined herein; and it is further

ORDERED, that there shall be audited, allowed and paid to the Petitioner by the Newburgh Enlarged City School District the amounts, if any, paid as School District taxes against the original assessment in excess of what said taxes would have been if said assessment had been made as determined herein; and it is further

ORDERED, that in the event that the refunds are made within sixty (60) days after service of this Consent Judgment with notice of entry, there shall be no interest paid or credited in connection with this Consent Judgment; otherwise, interest shall be paid in accordance with the applicable statute; and it is further

ORDERED, that the taxes regarding the real property of the Petitioner described

on the City of Newburgh tax rolls for the tax years 2016-2017 & 2017-2018 as follows:

Tax Map No. 3-3-2

be frozen at a total assessment of \$410,000.00, prior to the application of any real property tax exemptions, if any; and it is further

ORDERED, that these proceedings are settled without costs or disbursements to either party as against the other.

Signed this ____ day of _____, 2016 at Goshen, New York.

ON CONSENT:

Michael G. Ciaravino
City Manager
Dated:
Per Res. No.

KAREN E. HAGSTROM, ESQ.
Corbally, Gartland and Rappleyea, LLP
Attorney for the Petitioner
Dated:

Joanne Majewski, IAO
Assessor
Dated:

ERIC D. OSSENTJUK, ESQ.
Catania, Mahon, Milligram & Rider, PLLC
Attorney for Respondents (2014-2015)
Dated:

RESOLUTION NO.: 161 - 2016

OF

JUNE 13, 2016

**A RESOLUTION AUTHORIZING THE CITY MANAGER
TO EXECUTE A PAYMENT OF CLAIM
WITH COLLEEN GUYT IN THE AMOUNT OF \$5,000.00**

WHEREAS, Colleen Guyt brought a claim against the City of Newburgh; and

WHEREAS, the parties have reached an agreement for the payment of the claim in the amount of Five Thousand and 00/100 (\$5,000.00) Dollars in exchange for a release to resolve all claims among them; and

WHEREAS, this Council has determined it to be in the best interests of the City of Newburgh to settle the matter for the amount agreed to by the parties;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Newburgh, New York, that the City Manager is hereby authorized to settle the claim of Colleen Guyt in the total amount of Five Thousand and 00/100 (\$5,000.00) Dollars and that the City Manager and the Corporation Counsel be and hereby are authorized to execute documents as the City's attorney may require, to effectuate the settlement as herein described.

RESOLUTION NO.: 162 - 2016

OF

JUNE 13, 2016

**A RESOLUTION AUTHORIZING THE CITY MANAGER
TO EXECUTE A PAYMENT OF CLAIM
WITH KELLY WOODSON IN THE AMOUNT OF \$5,215.00**

WHEREAS, Kelly Woodson brought a claim against the City of Newburgh; and

WHEREAS, the parties have reached an agreement for the payment of the claim in the amount of Five Thousand Two Hundred Fifteen and 00/100 (\$5,215.00) Dollars in exchange for a release to resolve all claims among them; and

WHEREAS, this Council has determined it to be in the best interests of the City of Newburgh to settle the matter for the amount agreed to by the parties;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Newburgh, New York, that the City Manager is hereby authorized to settle the claim of Kelly Woodson in the total amount of Five Thousand Two Hundred Fifteen and 00/100 (\$5,215.00) Dollars and that the City Manager and the Corporation Counsel be and hereby are authorized to execute documents as the City's attorney may require, to effectuate the settlement as herein described.