

CITY OF NEWBURGH
COUNCIL MEETING AGENDA
December 9, 2013
7:00 pm

Mayor:

1. Prayer
2. Pledge of Allegiance

City Clerk:

3. Roll Call

Communications:

4. Approval of the minutes of the City Council meeting of November 25, 2013

Presentations:

5. Certificate of Recognition presented to Elder Eula Turner-Brock, Pastor of New Beginners Church, in honor of her 20th Pastoral Anniversary

Public Hearings:

6. A public hearing to receive comments concerning the renewal of the franchise agreement between the City of Newburgh and Time Warner Cable

Comments from the public regarding the agenda:

Comments from the Council regarding the agenda:

City Manager's Report:

7. Resolution No. 248-2013
A resolution authorizing the interim City Manager to apply for, accept if awarded and to enter into an inter-municipal agreement between the County of Orange and the City of Newburgh in connection with the 2013 Byrne Memorial Justice Assistance Grant Program.

8. Resolution No. 249-2013
A resolution authorizing the interim City Manager to enter into an agreement with JaRa Consulting for Professional Services with respect to providing cultural diversity training to City employees for a fee of \$2,800.
9. Resolution No. 250-2013
A resolution to authorize the award of a bid and the execution of a contract with New York Communications Co. for the installation of lighting packages for the new police vehicles for the bid amount of \$39,970.00.
10. Resolution No. 251-2013
A resolution adopting the City of Newburgh Procurement Policy and Procedure.
11. Resolution No. 252- 2013
A resolution adopting the City of Newburgh Procedure for Assigning Equipment.
12. Resolution No. 253- 2013
A resolution commemorating the 60th Anniversary of the landmark Supreme Court decision of Brown versus Board of Education and supporting the "Brown 60" Planning Committee in their efforts to raise awareness.
13. Resolution No. 254-2013
A resolution authorizing approval of various insurance policies for the period of January 1, 2014 to December 31, 2014.
14. Resolution No. 255-2013
A resolution authorizing the execution of an agreement with Royal Fire Woodworking, Ltd. to install a new table for the City Council in the third floor Council Chambers.
15. Resolution No. 256-2013
A resolution to authorize the repurchase of real property known as 213 North Miller Street at private sale to Jesse Blackmon.
16. Resolution No. 257-2013
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.
17. Resolution No. 258-2013
A resolution of the City of Newburgh authorizing the interim City Manager to execute a Payment in Lieu of Taxes Agreement by and among the City of Newburgh,

Mid-Broadway Limited Partnership, and Mid-Broadway Housing Development Fund Company, Inc.

18. Resolution No. 259-2013

A resolution approving the Consent Judgment and authorizing the interim 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. 6345-2012 and 5877-2013, involving Section 2, Block 19, Lot 8.

19. Resolution No. 260-2013

A resolution to authorize the purchase of real property known as 62 Campbell Street at private sale to Champion Mortgage.

20. Resolution No. 261-2013

A resolution to authorize the repurchase of real property known as 31 Carter Street at private sale to Marcelina Cortes.

21. Resolution No. 262-2013

A resolution to authorize the repurchase of real property known as 89 Mill Street at private sale to Brian Quinn.

22. Resolution No. 263-2013

A resolution to authorize the repurchase of real property known as 10 Orchard Street at private sale to Bernadette Bush and George Bush.

Old Business:

New Business:

Public Comments Regarding General Matters of City Business:

Further Comments from the Council:

Adjournment:

RESOLUTION NO.: 248 - 2013

OF

DECEMBER 9, 2013

**A RESOLUTION AUTHORIZING THE INTERIM CITY MANAGER
TO APPLY FOR, ACCEPT IF AWARDED AND
ENTER INTO AN INTER-MUNICIPAL AGREEMENT BETWEEN
THE COUNTY OF ORANGE AND THE CITY OF NEWBURGH IN CONNECTION
WITH THE 2013 BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM**

WHEREAS, the Justice Assistance Grant ("JAG") Program provides funds for various law enforcement agencies throughout the State of New York; and

WHEREAS, the City of Newburgh joined the County of Orange and other local law enforcement agencies in applying for the 2013 Byrne Memorial JAG, which provides funds for various important law enforcement functions as provided by the terms of the award including but not limited to street surveillance cameras, undercover vehicle availability, unmarked patrol vehicles, acquisition of an evidence management system, upgrade to the Live Scan fingerprinting system and related database compilation and access, technology and equipment, record-keeping, training and the enhancement of other important police functions; and

WHEREAS, the County has agreed to set aside \$21,000.00 from the 2013 Local JAG Award for the City of Newburgh to be used to focus additional police presence in high crime areas of the City;

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 enter into an inter-municipal agreement between the County of Orange and the City of Newburgh in connection with the 2013 Byrne Memorial JAG Program Award to receive funds through the County of Orange under the terms of the grant program and under the terms and conditions of the agreement, a copy of which is attached hereto, for various important law enforcement functions for the City of Newburgh and other local law enforcement agencies.

**STATE OF NEW YORK
COUNTY OF ORANGE**

**INTER-LOCAL AGREEMENT
BETWEEN THE COUNTY OF ORANGE AND CITY OF NEWBURGH, NY
2012 BYRNE JUSTICE ASSISTANCE GRANT (JAG) PROGRAM AWARD**

THIS AGREEMENT, made and entered into this ____ day of _____, 2013, by and between the COUNTY OF ORANGE, which is authorized to execute this Inter-local Agreement by virtue of authority granted pursuant to the Orange County Charter, more specifically Section 3.02(m) thereof, to be administered by and through the Orange County Office of Emergency Services, hereinafter referred to as COUNTY, and the CITY OF NEWBURGH, acting by and through its governing body, the NEWBURGH CITY COUNCIL, hereinafter referred to as CITY, both of ORANGE COUNTY and in the STATE OF NEW YORK, witnesseth:

WHEREAS, this agreement is made under the authority of Section 99-h of the New York State General Municipal Law; and

WHEREAS, each governmental instrumentality, in performing their governmental functions or in paying for the procurement of the governmental functions contemplated hereunder, shall make that performance or the payments for the procurement of such services from current revenues legally available to that party; and

WHEREAS, each governmental instrumentality finds that the performance of this Inter-local Agreement is in its best interests and that the undertaking of the obligations as defined and described herein will benefit the public, and that the division of costs fairly compensates the performing party for the services or functions under this Inter-local Agreement; and

WHEREAS, the CITY agrees that the COUNTY will receive the full amount of the disparate aware to the County of \$54,828 and will administrator the FY 2013 JAG recovery award and that further, the County will act as the fiscal agent for said funds; and

WHEREAS, funds obtained from the 2013 JAG Award will be shared by the County of Orange and the municipalities of the City of Newburgh and the City of Middletown.

WHEREAS, the County will receive the 2013 JAG funding in the amount of \$56,098 and act as the fiscal agent and will obtain grant funds and distribute same to the participating municipalities for their individual projects in the agreed allocation amounts.

The COUNTY and the CITY agrees that this disparate award will be allocated as followed:

The City of Newburgh will receive \$21,000 from the FY 2013 JAG award to be used to focus additional police presence in high crime areas of the city;

The City of Middletown will receive \$6,500 to provide for additional police presence in high crime areas of the city;

The County will receive \$27,328 toward the operation cost of maintaining a County Law Enforcement vehicle locator dispatching system for police and for grant administration.

WHEREAS, the CITY and COUNTY believe it to be in the best interests to allocate the FY 2013 JAG funds accordingly.

NOW THEREFORE, the COUNTY and CITY agree as follows:

Section 1.

The recitals are hereby incorporated into this agreement as if fully set forth hereto.

Section 2.

CITY acknowledges that the COUNTY will receive the total amount of JAG funds.

Section 3

COUNTY agrees to set aside \$21,000 for the CITY's portion of the project funding

Section 4.

Nothing in the performance of this Inter-local Agreement shall impose any liability for claims against COUNTY other than claims for which liability may be imposed by the General Municipal Law and/or Local Laws.

Section 5.

Nothing in the performance of this Agreement shall impose any liability for claims against CITY other than claims for which liability may be imposed by the General Municipal Law and/or Local Laws.

Section 6.

Each party to this Agreement will be responsible for its own actions in providing services under this Inter-local Agreement and shall not be liable for any civil liability that may arise from the furnishing of the services by the other party.

Section 7.

The parties to this Inter-local Agreement do not intend for any third party to obtain a right by virtue of this Agreement.

Section 8.

By entering into this Agreement, the parties do not intend to create any obligations express or implied other than those set out herein; further, this Agreement shall not create any rights in any party not a signatory hereto.

CITY OF NEWBURGH

Mayor

Notary Public

Sworn to before me this ____ day
of 2013

COUNTY OF ORANGE

EDWARD A. DIANA
County Executive

Notary Public

Sworn to before me this ____ day
of 2013

RESOLUTION NO.: 249 - 2013

OF

DECEMBER 9, 2013

**A RESOLUTION AUTHORIZING THE INTERIM CITY MANAGER
TO ENTER INTO AN AGREEMENT WITH JaRa CONSULTING FOR
PROFESSIONAL SERVICES WITH RESPECT TO PROVIDING
CULTURAL DIVERSITY TRAINING TO CITY EMPLOYEES
FOR A FEE OF TWO THOUSAND EIGHT HUNDRED DOLLARS**

WHEREAS, the City of Newburgh provides a variety of training to its employees and is providing workshops focused on diversity and inclusion for all employees on December 16, 18 and 20, 2013; and

WHEREAS, the City staff has solicited for proposals from professional organizations to provide diversity and inclusion training and has recommended JaRa Consulting as the preferred provider; and

WHEREAS, JaRa Consulting has submitted a proposal for conducting the diversity and inclusion workshops at a cost of Two Thousand Eight Hundred (\$2,800.00) Dollars and such proposal is annexed hereto; and

WHEREAS, this Council finds that accepting the proposal of JaRa Consulting 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 Interim City Manager be and he is hereby authorized to enter into an agreement with JaRa Consulting to conduct diversity and inclusion workshops for City employees in accordance with the terms in the proposal and with other terms and conditions as Corporation Counsel may require at a cost of Two Thousand Eight Hundred (\$2,800.00) Dollars.



PROPOSAL FOR CITY OF NEWBURGH, NY

Facilitation of Introductory Diversity & Inclusion WORKSHOPS

SUMMARY

The City of Newburgh NY desires to secure the services of JaRa Consulting (James B. Childs, Owner) to help plan and facilitate workshop focused on diversity & inclusion for employees.

SCOPE OF WORK

Facilitate FIVE (5) half-day workshops each involving an introduction into the importance of understanding diversity and the process of building skills of inclusion to live peacefully and work productively in a diverse environment.

SAMPLE OF ABSTRACTS FOR TRAINING OFFERINGS

JaRa Consulting is a firm that aims to partner with organizations to explore how diversity is viewed and handled by the people who live and work within their specific community. We aim to find out how seeking, having and leveraging diversity in a way that is truly inclusive of all people, despite and even because of their differences, will help the organization to reach their goals and to satisfy their mission. We desire collaboration to provide organizational & cultural change allowing everyone to be comfortable, to contribute and to thrive.

We specialize in assisting organizations in the creation of customized plans and processes to address issues of diversity and inclusion. By quantitative and qualitative assessment followed by continued and heightened awareness, organizations can make application of the concepts learned and realize greater engagement by all people in an increasingly inclusive environment.

Diversity & Bias Awareness ABSTRACT

FORMAT: small/medium groups, half-day, full day, 60-120 minute workshops

FULL DAY Version Titles:

Part 1 = "Diversity & Bias Awareness... Why Difference Matters"

Part 2 = "Moving from Diversity Awareness to Diverse Applications"

Through interactive exercises and group discussion, this workshop on bias awareness and diversity will begin the introspective process of looking at the effects of bias on our daily interactions with "other people." We will explore the derivation of bias as well as how our self-identification, identification others, the impact on interpersonal relationships, our ability to interact with others who we consider to be different.

Creating Inclusion Relative to Diversity

FORMAT: small/medium groups, full day, half-day, 60-120 minute workshops
TITLE: "Diversity Is... But It's Not Enough"

By expanding the definition of "diversity" we can realize that diversity is a fact of life. Awareness of the diversity that exists in any population allows us to move beyond this foundational fact to begin to create "inclusion." Creating and changing environments that will allow each individual, in spite of their differences, to feel valued, appreciated and part of the community is the goal of inclusion. Thought-provoking, interactive group and individual exercises will allow us to move beyond definitions and specifically identify the behaviors that create an inclusive workplace.

SCHEDULE OF PERFORMANCE

- | | |
|---|------------------------------|
| 1) Two (2) half-day workshops (beginning 8am & 1pm) | Monday, December 16, 2013 |
| 2) Two (2) half-day workshops (beginning 8am & 1pm) | Wednesday, December 18, 2013 |
| 3) One (1) half day workshop (beginning 8am) | Friday, December 20, 2013 |

TERMS AND CONDITIONS

Development and customization of material, planning, preparation, implementation, and facilitation of employee D&I workshops. \$ 2,800.00**

** JaRa Consulting normally bills at a minimum rate of \$1,450/day and \$800/half day per consultant, based on a 6-8 hour day. For purposes of this contract, the rate* is inclusive of preparation and development time, as well as travel. All other reasonable expenses related to delivery of service should be assumed by the client (City of Newburgh).
(*NOTE: This rate is limited to the scope of work described above and is not necessarily indicative of future terms)

Responsibilities: James B. Childs will facilitate session.

Payment Terms: Fixed Fee Rate of \$ 2,800

Work performed will be invoiced upon completion of the deliverable as proposed in the "Scope of Work" section. All invoices are net cash in US dollars, and are due and payable upon receipt of each invoice. Due to special rate, JaRa Consulting, LLC requests payment be made at the end of the third calendar day of training (i.e. 12 o'clock noon on Friday, 12/20/13)

Invoices will be submitted prior to the commencement of the initial workshop in accordance with the turnaround time needed for the City of Newburgh Accounts Payable department to fulfill requested payment schedule (above). Invoices will be in JaRa Consulting standard invoice format, which both summarizes and details all labor and expenses associated with the project. Because the invoice shows a detailed daily breakdown, by consultant, of all time and expenses, no actual documentation (time sheets or expense receipts) will be provided. Customary and reasonable expenses will be charged at actual costs.

Scheduling: JaRa Consulting makes all reasonable efforts to ensure that activities take place as scheduled. Please communicate any changes in schedule to JaRa Consulting as far in advance as possible. If you have to cancel or reschedule a date that has been confirmed, the following guidelines will apply:

! In the event of inclement weather, which prevents our consultants from traveling to you, or you from traveling to us, JaRa Consulting will not bill you under the following conditions:

- JaRa Consulting was unable to reach Client site due to canceled flights or closed roads;
- You notify JaRa Consulting consultants of a cancellation due to bad weather prior to their departure for Client site.

Work Contract between JaRa Consulting and City of Newburgh, NY

Confidentiality: In connection with the proposed work, Client may disclose to JaRa Consulting proprietary information relating to their business and technology. JaRa Consulting shall not (without the written approval of Client) use or disclose to others, any such information, except that which is: a) public knowledge; b) already in the possession of JaRa Consulting, as shown by written records dated prior to the disclosure; or c) subsequently disclosed to JaRa Consulting by a third party not under obligation to Client to retain the information in confidence. Should Client desire, all proprietary materials obtained by JaRa Consulting from Client will be returned at the end of the agreement.

Limitation of Liability: JaRa Consulting will provide professional advice, consultation and services to Client in accordance with generally accepted professional standards as applied to similar projects performed under similar conditions prevailing in the community at the time such advice, and consultation or services are rendered. No other warranty or guarantee is provided under this agreement. JaRa Consulting's total liability to Client for any loss or damages from claims arising out of or in connection with this Agreement shall not exceed the aggregate fees paid to JaRa Consulting under this Agreement.

Termination: Either party can terminate this agreement with thirty (30) days written notice to the other party. At the time of termination, JaRa Consulting will be compensated for any work already performed.

Satisfaction Guarantee:

JaRa Consulting will waive payment for any portion of services for which the Client was not satisfied. To invoke this guarantee, Client must inform James B. Childs, President, within 48 hours of the consulting day in which service was unsatisfactory. JaRa Consulting will work to cure any problems prior to continuing service.

Non-interference: Client agrees not to interfere with JaRa Consulting's staff and not to seek to employ its consultants and trainers for one year after the termination of this agreement. In recognition of the harm that would result to JaRa Consulting, Client agrees that JaRa Consulting is entitled to seek injunctive relief from any court of competent jurisdiction to enforce this provision and Client agrees to reimburse JaRa Consulting for its costs in having to enforce this portion of this Agreement.

Please indicate your acceptance of the scope and terms of this agreement by returning one (1) signed and dated copy.

Respectfully submitted,

JARA CONSULTING, LLC

James B. Childs, President

Date

AGREED AND ACCEPTED BY:

CITY OF NEWBURGH, NY

Date

RESOLUTION NO. 250-2013

OF

DECEMBER 9, 2013

A RESOLUTION TO AUTHORIZE THE AWARD OF A BID AND
THE EXECUTION OF A CONTRACT WITH NY COMMUNICATIONS CO.
FOR THE INSTALLATION OF LIGHTING PACKAGES
FOR THE NEW POLICE VEHICLES
FOR THE BID AMOUNT OF \$39,970.00

WHEREAS, the City of Newburgh has duly advertised for bids for the installation of lighting packages for the new Police vehicles; and

WHEREAS, bids have been duly received and opened and NY Communications Co. (NYCOMCO) is the low bidder; and

WHEREAS, funding for such project shall be derived from the 2013 BAN;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Newburgh, New York, that the bid for the installation of the lighting packages for the new Police vehicles be and it hereby is awarded to NY Communications Co. Inc. for the bid amount of \$39,970.00, and that the Interim City Manager be and he is hereby authorized to enter into a contract for such work in this amount.

RESOLUTION NO.: 251 - 2013

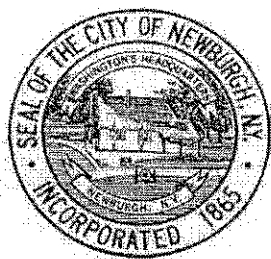
OF

DECEMBER 9, 2013

**A RESOLUTION ADOPTING THE CITY OF NEWBURGH
PROCUREMENT POLICY AND PROCEDURE**

BE IT RESOLVED, that the City Council of the City of Newburgh, New York hereby adopts the City of Newburgh Procurement Policy and Procedure, a copy of which is attached hereto and made a part of this Resolution; and

BE IT FURTHER RESOLVED, that this Policy shall take effect on January 1, 2014.



City of Newburgh City Comptroller's Office

City Hall – 83 Broadway
Newburgh, New York 12550

John J. Aber
City Comptroller
jaber@cityofnewburgh-ny.gov

Tel. (845) 569-7322
Fax (845) 569-7490

TO: James Slaughter, Interim City Manager
FROM: John J. Aber, City Comptroller
DATE: December 9, 2013
SUBJECT: Procurement Policy

I **PURPOSE**

The purpose of this memorandum is to set forth the policies and procedures for the procurement of goods and services for the City of Newburgh. It is the City's goal to purchase competitively, without prejudice or favoritism and to seek the maximum value for monies expended. The policy is written to ensure compliance with all County, State and Federal procurement rules and regulations.

II **GENERAL**

The Office of the Comptroller will be responsible for ensuring compliance with this memorandum.

III **BASELINE CRITERIA FOR COMPETITIVE BIDS**

General Municipal Law requires that purchase contracts for supplies/materials, equipment and services involving an estimated annual expenditure exceeding \$20,000 and public work contracts exceeding \$35,000 be awarded after a formal competitive bid process. The competitive bid process will be conducted by the Office of the Comptroller. Detailed below are the steps for conducting a competitive bid:

- A. Requesting Department will submit a detail specification of the services required or materials needed to the Office of the Comptroller.
- B. The Office of the Comptroller will review the specifications and prepare a formal RFP (Request for Proposal) or a Small Procurement. The RFP or Small Procurement will be advertised in the City's 3 official newspapers and posted on the Empire State Purchasing Group Website (BidNet).
- C. RFP's and Small Procurements will remain open for a minimum of 15 days.

- D. For RFP's vendors must deliver their proposals in sealed packages to the Office of the Comptroller within the timeframe allotted under the RFP. Packages submitted after the prescribed timeframe will not be accepted.
- E. The Office of the Comptroller will conduct a bid opening after the allotted RFP timeframe. The bid opening will be open to all vendors and the public.
- F. Three representatives from the City of Newburgh will be required to attend the bid opening. The City employees will consist of: a representative from the Department requesting the material/service, a witness from the Office of the Comptroller to verify the opening was conducted fairly, and a secretary to record the bids.
- G. At the conclusion of the bid opening, the requesting Department will be responsible for reviewing and analyzing all bids and making a determination to award to the lowest and most responsive bidder. The justification to award must be submitted to the Office of the Comptroller for review.
- H. Once reviewed and approved by the City Comptroller the winning bidder will be notified and if accepts, a contract will be prepared in conjunction with Corporation Counsel and submitted to the City Council for approval by Resolution. If the winning declines the offer, the City of Newburgh will go to the second lowest most responsive bidder.
- I. Once the Resolution is approved by the City Council, the requesting Department will submit through KVS a purchase requisition. All documents related to the purchase must be attached to the requisition. This includes the Council Resolution and the contract (if applicable).
- J. The City Comptroller will approve the requisition and release the Purchase Order. Once the Purchase Order is released, the vendor is authorized to move forward.
- K. For Small Procurements, the process will remain the same as outlined above except vendors will be able to electronically submit their bids to the Office of the Comptroller for review. There will be no formal bid opening for Small Procurements.
- L. The Office of the Comptroller will determine when it's appropriate to do a RFP vs. a Small Procurement.

IV BASELINE CRITERIA FOR NON-COMPETITIVE BIDS

While competitive bids are not required for purchases under \$20,000 (\$35,000 for Public Works), the City must still ensure the best price and service is obtained. Detailed below are the steps for purchasing items/services that are not required to be bid competitively:

- A. Items or services costing under \$5,000 require no documentation. Departments can select a vendor and submit a purchase requisition in KVS.

- a. Once a Department purchases in the aggregate \$5,000 from the same vendor within the same Fiscal Year for the same items and/or services they must follow the bidding requirements detailed in item B (below).
- B. Items or services costing between \$5,001 and \$19,999 require three written quotes. The Department will select the lowest quote and submit a requisition in KVS. Departments are required to attach all quotes to the requisition.
 - a. Once a Department purchases in the aggregate \$20,000 from the same vendor within the same Fiscal Year for the same items and/or services they must follow the bidding requirements detailed in Section III Competitive Bidding.
- C. All items over \$20,000 (\$35,000 for Public Works) are required to follow the steps outlined in Section III Competitive Bids.

V EXEMPT FROM BIDDING

The following types of purchases are exempt from bidding (competitive and/or non competitive).

- A. Items or services available on a GSA (Govt. State Agencies) or OGS (Office of General Services) contract.
- B. Blanket or Requirement contracts created by other municipalities that allow piggy-backing.
- C. Emergency Procurement (see section VI)
- D. Professional Service Contracts (see section VII)
- E. Preferred Source Vendors (see section VIII)
- F. Sole Source (see section IX)

VI EMERGENCY PROCUREMENT

General Municipal Law defines a "public emergency" as "arising out of an accident or other unforeseen occurrence or condition whereby circumstances affecting public buildings, public property or the life, health, safety or property of the inhabitants of the City require immediate action which cannot await competitive bidding". Detailed below are the steps for utilizing the Emergency Procurement method:

- A. Obtain in writing (either email or formal written approval) from the City Manager authorization to commence emergency work or procure materials to mediate the hazard or danger.
- B. Once approval is granted by the City Manager, and when practical obtain at least 3 written or verbal vendor quotes.

- C. Department(s) remediating the emergency authorizes the vendor to commence work or deliver materials.
- D. Within 24 hours of the emergency declared and approved by City Manager, the Department will enter a requisition into KVS and attach all supporting documentation to the requisition.
- E. The Office of the Comptroller will approve the requisition and issue a Purchase Order.

VII PROFESSIONAL SERVICES

Professional Services are defined in New York case law and Comptroller opinions. As a general guideline, Professional Services required specialized or technical skills or expertise, training, license or certification, exercise of judgment or discretion, a high degree of creativity and/or a relationship of personal trust and confidence. Examples of Professional Services include:

- A. Physicians
- B. Engineers
- C. Surveyors
- D. Attorneys
- E. Designers/Architects
- F. Insurance/Financial Service firms

VIII PREFERRED SOURCE EXCEPTION FOR PURCHASE CONTRACTS

To advance special social and economic goals, certain providers have 'preferred source' status under the law. The acquisition of commodities and/or services from preferred sources is exempt from statutory competitive procurement requirements. Except in emergency situations, when commodities or good/services are available from a preferred source, they must be purchased from one of the preferred source providers identified below:

- A. The New York State Department of Corrections, Correctional Industries Program (CORCRAFT)
- B. Approved charitable non-profit making agencies for the blind
- C. Equal priority to qualified non-profit making agencies for all other severely disabled persons, a qualified special employment program for mentally ill persons or a qualified veteran's workshop.

IX SOLE SOURCE

Sole Source procurement is an exception to the general rules and policies governing the procurement of goods and/or services. Sole Source procurement may only be used in rare and extraordinary cases where the goods or services sought and required

are manufactured, sold or performed by only one entity and/or individual. Generally, this will only apply to the following situations:

- A. Only one company in the world makes and sells a certain good or provides a certain service.
- B. Only one company in the world can service or maintain the equipment without voiding the warranty. (Note: this only applies during the warranty period. After warranty expiration, repairs and maintenance must be bid).
- C. Leasing equipment such as postal machines or copiers that have a certain type of consumable component (e.g. ink cartridges) that must be used to avoid breaching a warranty or a maintenance provision of a lease.
- D. Services performed by companies that traditionally have territories (e.g. cable TV or certain type of equipment dealerships).
- E. Software licensing and/or maintenance contracts specific to the software.

In determining whether a purchase qualifies for a Sole Source exemption, the Office of the Comptroller must document at a minimum:

- A. The unique benefits to the City of the product or service as compared to other products or services available in the marketplace.
- B. That no other product or service provides substantially equivalent or similar benefits.
- C. Determine the benefits received and the cost of the product or service is reasonable in comparison to other products or services in the marketplace.
- D. There is no possibility of competition from competing dealers or distributors.

X PROCESSING PAYMENTS

Once supplies/materials are delivered and/or services rendered, the Office of the Comptroller will be responsible for issuing payments. Payments will be processed twice a week (Tuesdays and Thursdays). Below details the process for processing vendor payments:

- A. Vendor invoices are to be submitted directly to the Office of the Comptroller. Each invoice must include the Purchase Order number or contract number.
- B. The Office of the Comptroller will scan the invoice to an electronic filing system and send the invoice to the requesting Department for sign-off.
- C. The requesting Department is responsible for signing the invoice and sending it electronically back to the Office of the Comptroller. Signing the invoice confirms the supplies/materials were delivered and/or services rendered and the vendor can be paid.

- D. The Office of the Comptroller will process the payment by either issuing a check, EFT (Electronic Funds Transfer) or E-Payable.
- E. In cases where payments are processed against a requirement contract or a blanket order, the Office of the Comptroller will be responsible for tracking payments on an excel file. This will ensure invoice amounts do not exceed the amount authorized on the Purchase Order.
- F. In cases where payments are issued by voucher (e.g. medical bills, county and school taxes), the Office of the Comptroller will be responsible for preparing the payment voucher. All vouchers must be reviewed and approved by the City Comptroller before payment is processed

This Policy takes effect January 1, 2014 and replaces all existing procurement policies issued by the City of Newburgh Office of the Comptroller.

RESOLUTION NO.: 252 - 2013

OF

DECEMBER 9, 2013

**A RESOLUTION ADOPTING THE CITY OF NEWBURGH
PROCEDURE FOR ASSIGNING EQUIPMENT**

BE IT RESOLVED, that the City Council of the City of Newburgh, New York hereby adopts the City of Newburgh Procedure for Assigning Equipment, a copy of which is attached hereto and made a part of this Resolution; and

BE IT FURTHER RESOLVED, that this Policy shall take effect on January 1, 2014.



City of Newburgh City Comptroller's Office

City Hall – 83 Broadway
Newburgh, New York 12550

John J. Aber
City Comptroller
jaber@cityofnewburgh-ny.gov

Tel. (845) 569-7322
Fax (845) 569-7490

TO: James Slaughter, Interim City Manager
FROM: John J. Aber, City Comptroller
DATE: December 9, 2013
SUBJECT: Issuance of City Owned Equipment

I: PURPOSE

The purpose of this memorandum is to outline the procedure for the issuance and tracking of City owned equipment to employees.

II: GENERAL

The Office of the Comptroller will be responsible for tracking all City owned equipment issued to employees. Equipment issuance will be tracked electronically in individual employee records in ADP and hard copies will be filed in employees personal folders.

III: PROCEDURE

- A. City of Newburgh employees, both full time and part time, can request issuance of City owned equipment by completing an Equipment Assignment Agreement Form.
- B. The Equipment Assignment Agreement form is available in the Office of the Comptroller and on-line (City of Newburgh Home Page – Office of Comptroller).
- C. Each form must be approved by the employee's Department Head. If a Department Head is requesting the equipment for him/herself, then the City Manager is responsible for approving the form.
- D. Once completed and approved, the Equipment Assignment Agreement Form is submitted to the Department responsible for issuing the equipment (see attached Department List).
- E. The Department responsible for issuing the equipment will complete the required fields on the Equipment Assignment Agreement Form, issue the equipment to the employee and then forward the form to the Office of the Comptroller for filing.

- F. Once equipment is issued to an employee, the employee is responsible for the equipment. Employees are required to report to their Department Head when equipment is damaged. In addition, if the equipment is lost or stolen, the employee must notify their Department Head and the Newburgh Police Department. A copy of the Police report is to be submitted to the Office of the Comptroller for filing.
- G. Departments responsible for issuing the equipment will notify the Office of the Comptroller when equipment is returned. The Office of the Comptroller will update the employee's file.
- H. Upon separation from the City, all employees are required to surrender City property. The final paycheck for employees will be held until all equipment is returned.

Department Equipment List

Equipment

Lap-top Computer
Cell-Phone
Ipad
Camera/DVD Recorders
ID Employee Cards
Misc. IT Equipment
Two-way Radios
Building Keys
Vehicles (Commuting)
Parking Tags
Safety Equipment (Fire)
Safety Equipment (Police)
Safety Equipment (DPW)
Safety Equipment (Water)
Music Equipment

Department

Information Technology
Information Technology
Information Technology
Information Technology
Information Technology
Information Technology
Information Technology
Department of Public Works
Department of Public Works
Parking Enforcement
Fire Department
Police Department
Department of Public Works
Water Department
Recreation Department

CITY OF NEWBURGH

Equipment Assignment Agreement Form

Date Issued:

Date Returned:

I hereby acknowledge receipt and assignment of the following City of Newburgh Property:

- ☐ Office/Building Key(s): _____
- ☐ ID/Security Access Card: _____
- ☐ Cell Phone (Make, Model, ESN): _____
- ☐ Laptop/Tablet (Make, Model, Serial#): _____
- ☐ Camera (Make, Model, Serial#): _____
- ☐ Aircard/MiFi (Make, Model, Serial#): _____
- ☐ Safety Equipment (list): _____
- ☐ Uniform (list): _____
- ☐ Other (list): _____

Return of property obligations: In the event of my separation from employment with the City of Newburgh, I will return all City property (specified above or attached hereto), upon or before my last day of work. If any property is not returned, I authorize the City to withhold my final paycheck until the described items are returned. **Any damage to assigned property must be reported to my Department head immediately. Any lost or stolen items must be reported to the Newburgh City Police Department and my Department head immediately.**

Employee Name (Print)

Dept. Head or Designee Signature

Employee Signature

Condition of Property
Returned _____

Department

RESOLUTION NO.: 253 - 2013

OF

DECEMBER 9, 2013

A RESOLUTION COMMEMORATING THE 60TH ANNIVERSARY OF THE LANDMARK
SUPREME COURT DECISION OF BROWN VERSUS BOARD OF EDUCATION
AND
SUPPORTING THE "BROWN 60" PLANNING COMMITTEE
IN THEIR EFFORTS TO RAISE AWARENESS

WHEREAS, the "Brown 60" Planning Committee has requested the support of the Council of the City of Newburgh in connection with their efforts to raise awareness of the 60th anniversary of the landmark Supreme Court Decision of Brown versus Board of Education, which unanimously held that segregation of children in public schools violated the Fourteenth Amendment; and

WHEREAS, in August 2013, the City of Newburgh's Human Rights Commission collaborated with a team of community leaders to discuss ways to commemorate the 60th anniversary of Brown versus Board of Education and as a result they created an initiative called "Brown 60"; and

WHEREAS, the "Brown 60" initiative will produce a series of public education events, roundtable discussions, workshops, seminars and youth programs to provide information and analysis about historical origins and the significance of the Supreme Court's Decision to understanding issues and concerns in today's society; and

WHEREAS, on December 19, 2013 the Planning Committee will publically launch "Brown 60" at SUNY Orange unveiling 2014's first quarter events;

NOW, THEREFORE, BE IT RESOLVED, that this Council of the City of Newburgh, New York hereby commemorates the 60th anniversary of the landmark Supreme Court Decision of Brown versus Board of Education and supports the "Brown 60" Planning Committee in their efforts to raise awareness.

RESOLUTION NO.: 254 - 2013

OF

DECEMBER 9, 2013

**A RESOLUTION AUTHORIZING APPROVAL OF VARIOUS INSURANCE
POLICIES FOR THE PERIOD OF
JANUARY 1, 2014 TO DECEMBER 31, 2014**

WHEREAS, the City of Newburgh has solicited proposals for insurance coverage for the fiscal year 2014; and

WHEREAS, Arthur J. Gallagher of New York, Inc. and Gallagher Bassett Services, Inc. have recommended a package of insurance coverage for property and liability insurance coverage for Fiscal Year 2014;

NOW, THEREFORE, BE IT RESOLVED, that the Council of the City of Newburgh, New York hereby approves the insurance coverage for the term beginning January 1, 2014 through December 31, 2014; all liability insurance to be provided by U.S. Specialty Insurance Company, under Option 2, and inland marine, property and boiler and machinery to be provided by Great Northern Insurance Company, under Option 1, and with limits, self insured retention amounts and premium rates as set forth in the attached Insurance Quotation; and

BE IT FURTHER RESOLVED, by the Council of the City of Newburgh, New York, that the Interim City Manager be and he is hereby authorized and directed to execute agreements with Arthur J. Gallagher of New York, Inc. and Gallagher Bassett Services, Inc. to provide for insurance coverage and third-party claims administration services, respectively, for the period of January 1, 2014 to December 31, 2014.

CITY OF NEWBURGH

GALLAGHER RISK MANAGEMENT STRUCTURE

January 1, 2014 to January 1, 2015

\$500,000 \$100,000	\$56,791,872 x/s \$100,000 Great Northern Insurance Company	
	\$100,000 Fidelity	
Law Enforcement Liability General Liability Auto Liability Public Officials	\$4,000,000 xs \$1,000,000 U.S. Specialty Insurance Company	
	\$500,000 Self-Insured Retention	
	\$250,000 Self-Insured Retention	

Property

Auto Physical Damage

Inland Marine

Boiler & Machinery

NOTE:

1. All coverages are Occurrence form.
2. Defense Costs are Included within the Self-Insured Retention and Limit of Insurance
3. Losses in Excess of SIR are paid by Insurance Carrier.
4. Deductible for Flood and Earthquake is \$100,000
5. Inland Marine Limit is \$1,225,597 and Deductible is \$5,000

CITY OF NEWBURGH
2014 RISK MANAGEMENT PROPOSAL

CARRIER PREMIUM/FEE SUMMARY

Coverages	2012	2013	2014
Excess Liability	240,969	238,121	237,725
Property Package	57,928	69,182	80,661
TPA Services	67,421	57,377	60,948
Boiler & Machinery	N/A	N/A	5,618
Total	\$366,318	\$364,680	\$384,952

Gallagher is responsible for the placement of the following lines of coverage:

Excess Liability, Boiler & Machinery, Auto PD, TPA and Property

It is understood that any other type of exposure/coverage is either self-insured or placed by another brokerage firm other than Gallagher. If you need help in placing other lines of coverage or covering other types of exposures, please contact your Gallagher representative.

Quote is valid until 01/01/14

Notes:

1. Included in our services are meetings, quarterly, to review and discuss claims, loss prevention and other items.
2. Included in our services is a loss control visit and survey of each and every city Department and location.
3. Excess Liability SIR dropped in 2011 for GL/AL/POL from \$500,000 to \$250,000.



Arthur J. Gallagher Risk Management Services, Inc.

RESOLUTION NO.: 255 - 2013

OF

DECEMBER 9, 2013

**A RESOLUTION AUTHORIZING THE EXECUTION OF
AN AGREEMENT WITH ROYAL FIRE WOODWORKING LTD.
TO INSTALL A NEW TABLE FOR THE CITY COUNCIL IN THE THIRD FLOOR
COUNCIL CHAMBERS OF CITY HALL**

WHEREAS, on January 1, 2014, the City Council will expand from five to seven Council members and will require modifications to the City Council Chambers located on the third floor of City Hall; and

WHEREAS, the City has duly solicited proposals for qualified contractors to build and install a larger table for the City Council; and

WHEREAS, Royal Fire Woodworking Ltd., has submitted a proposal to compete the work in the amount of \$16,500.00; and

WHEREAS, this Council has examined the proposal and determined that entering into an agreement to perform the work under the terms of the proposal to 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 Interim City Manager be and is hereby authorized to execute and enter into an agreement based on the terms of the proposal in a form subject to approval of the Corporation Counsel with such other terms and conditions as Counsel may require, with Royal Fire Woodworking LTD. to build and install the new Council table in the Council Chambers of City Hall.

PROPOSAL

ROYAL FINE WOODWORKING, LTD

87 South Lander Street
Newburgh, New York 12550
(845) 565-1466

PROPOSAL SUBMITTED TO <u>City of Newburgh</u>	PHONE	DATE <u>12/4/13</u>
STREET <u>83 Broadway</u>	JOB NAME <u>City Council Chambers Bench</u>	
CITY, STATE and ZIP <u>Newburgh NY 12550</u>	JOB LOCATION <u>83 Broadway Newburgh, NY</u>	
ARCHITECT	DATE OF PLANS	JOB PHONE
	<u>3rd floor</u>	

We hereby submit specifications and estimates for:

Council Bench -

- 1) Wood base, maple wood, stained to match existing woodwork. Wood framed base, covered by $\frac{3}{4}$ maple plywood with access panels for wiring. Matching wood base moulding at bottom. Decorative wood moulding on bench face. \$6120.00
- 2) Maple wood top with solid wood edging. All grommets and power outlets included. Doug Mockett PCS6/EE/M-90 in matte black, included in price. \$7500.00
- 3) Installation + delivery \$2880.00

Project start time can be anytime after Dec 16, 2013, completion 3 weeks from start. Royal Fine Woodworking is closed from Dec 25, 2013 to Jan 1, 2014.

We Propose hereby to furnish the material and labor — complete in accordance with above specifications, for the sum of:

dollars (\$ 16,500.00)

Payment to be made as follows:

25% down, balance net 30 days from completion

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature

David Baskin

Note: This proposal may be withdrawn by us if not accepted within 90 days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature _____

Signature _____

RESOLUTION NO.: 256 - 2013

OF

DECEMBER 9, 2013

**A RESOLUTION TO AUTHORIZE THE REPURCHASE OF
REAL PROPERTY KNOWN AS
213 NORTH MILLER STREET (SECTION 11, BLOCK 1, LOT 6)
AT PRIVATE SALE TO JESSE BLACKMON**

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, Jesse Blackmon, the former owner of 213 North Miller Street, being more accurately described as Section 11, Block 1, Lot 6 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, for the sum as outlined below and under the terms of sale annexed hereto;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Newburgh, New York, that the sale of the following property to Jesse Blackmon be and hereby is confirmed and the Interim City Manager is authorized and directed to execute and deliver a quitclaim deed to said purchaser upon receipt of the purchase price of \$15,000.00; and that said purchase price must be paid no later than March 10, 2014, and in accordance with said terms and conditions; and

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 of Sale

1. City of Newburgh acquired title to the property known as 213 North Miller Street, more accurately described as Section 11, Block 1, Lot 6 on the official tax map of the City of Newburgh, (hereinafter referred to as "the parcel") 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. The parcel, 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; and (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 closing.
3. The purchaser shall continue to be responsible for all water, sewer and sanitation charges.
4. The purchase price of the property is \$15,000.00. The purchaser shall pay to the City the purchase price as follows:

A down payment in the amount of \$1,000.00 shall be due on or before March 10, 2014. The down payment shall be payable to the City of Newburgh by **certified check, bank check or money order.**

The City, as seller, agrees to take back and hold and the purchaser agrees to execute and deliver to the seller a Purchase Money Second Mortgage and Note for the balance of the purchase price. The Purchase Money Note and Second Mortgage shall be self-amortizing and be in the sum of \$14,000.00 for a term of five years, payable in equal monthly installments of \$233.33 per month. The Purchase Money Mortgage shall be subordinate to the mortgage held by Hudson Valley Federal Credit Union. The Purchase Money Second Mortgage shall contain a late charge for overdue payment. The Note and Second Mortgage shall provide, among other things, that it may be prepaid in whole or in part without penalty, that it shall be immediately due and payable upon the sale of the mortgaged premises or in the event that the purchase enters into a land sale contract or in the event that purchaser files a voluntary petition in bankruptcy or assigns the premises for the benefit of creditors.

The mortgage tax imposed by law and the recording fee for this Purchase Money Mortgage shall be paid by the purchaser. Seller's attorney shall prepare the Purchase Money Note and Second Mortgage.

All payments due hereunder shall be payable to the City of Newburgh by **bank check, certified check or money order.**

5. Purchaser is 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 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 purchaser following the closing of sale.
7. All informational tools, such as slides, tax maps, deeds, photos, property record cards, etc., are for identification purposes only and are neither a guarantee nor a warranty as to location, dimensions, parcel use and/or size, or anything else. **THE CITY MAKES NO WARRANTY EXPRESSED OR IMPLIED IN CONNECTION WITH THIS SALE.**
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. Properties 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. Properties also may contain other environmental hazards. Purchasers shall be responsible for ascertaining and investigating such conditions prior to bidding. Purchasers 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 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. Notice is hereby given that the parcel lies within the East End Historic District as designated upon the zoning or tax map. This parcel is being sold subject to all provisions of law applicable thereto and it is the sole responsibility of the purchaser to redevelop such parcel so designated in accordance with same.
10. Purchaser has agreed to purchase the property subject to the five (5) year owner occupancy restriction and shall, within 18 months of the delivery of the deed, establish his domicile and principal residence at said premises and maintain hid domicile and principal residence at said premises for a period of at least five (5) years thereafter, provided that within said five (5) year

period, the purchaser may convey said premises to another who shall also maintain their domicile and principal residence at said premises for said period. This shall be set forth as a restrictive covenant in the deed, subject upon its breach, to a right of re-entry in favor of the City of Newburgh. This shall be in addition to all other provisions, covenants and conditions set forth in the Terms of Sale.

11. All recording costs, mortgage tax and transfer taxes shall be paid by the purchaser. Such recording costs shall be payable to the "Orange County Clerk" **by bank check, certified check or money order.**
12. The down payment and all closing costs/fees must be paid by guaranteed funds to the City of Newburgh Comptroller's Office on or before March 10, 2014. **The City is not required to send notice of acceptance to a purchaser. If the purchaser fails to pay the balance of the purchase price as herein provided, the down payment shall be forfeited.** 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 therefore, 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. In addition, should the purchaser fail to close within the time set forth above, the entire deposit shall be forfeited to the City as liquidated damages without further notice to the purchaser. Any additional request made thereafter shall be made in writing and placed before the City Council for their consideration.
13. The purchaser warrants that they are in possession of the parcel and shall remain in possession until such time as the payments set forth herein have been paid. Purchaser shall be responsible for all property maintenance during his continued possession of the parcel.
14. If the purchaser fails to close title by the close of business on March 10, 2014, then, the City may, but is not obligated to offer the parcel to another purchaser.
15. In the event that a sale is cancelled by court order, judgment, the Comptroller or the Newburgh City Council, the purchaser shall be entitled only to a refund of the purchase money paid with interest, but not to any payment of rent. Purchaser agrees that she 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. However, if purchaser fails to close title in accordance with the terms and conditions set forth herein, she shall be entitled to reimbursement for expenses incurred to bring said parcel into compliance with applicable building and maintenance codes made during her possession as tenant, and as required as a condition of sale, upon presentation of proof that such expenses were incurred in a form that is satisfactory to the City.

16. The 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, its heirs, success or assigns, against City of Newburgh arising from this sale.
17. 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 and closing fees/costs. Purchaser and tenant(s) remain in possession of property until the deed is recorded conveying title to the purchaser. **Title vests upon recording of deed.**
18. 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.
19. 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.
20. By acknowledging and executing these Terms & Conditions, the purchaser certifies that he is 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 nor his assigns shall convey the property until after the date of the deed conveying title to the purchaser. If such conveyance in violation of these terms and conditions, the purchaser understands that he may be found to have committed fraud, and/or intent to defraud, and will be liable for damages to the City of Newburgh.

JESSE BLACKMON

Date: _____

257

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.

**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 _____, 2013.

CITY OF NEWBURGH

By: _____

Name: James A. Slaughter
Title: Interim City Manager

Date

MILL STREET PARTNERS, LLC

By: _____

Name: Patrick Normoyle
Title: Manager

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 ____ day of _____, 2013.

Approved: _____
Veto: _____
Not Endorsed: _____

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)

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 _____, 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

**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 HDFC 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: _____, 2013

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

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

DATED: _____, 2013

By: _____
Name: Patrick Normoyle
Title: President

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

DATED: _____, 2013

By: _____
Name: Patrick Normoyle
Title: Manager

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

On the ____ day of _____ 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

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

On the ____ day of _____ in the year 2013, before me personally appeared _____, 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

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

On the ____ day of _____ in the year 2013, before me personally appeared _____, 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

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

RESOLUTION NO.: 259-2013

OF

DECEMBER 9, 2013

A RESOLUTION APPROVING THE CONSENT JUDGMENT AND AUTHORIZING THE INTERIM 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. 6345-2012 AND 5877-2013, INVOLVING SECTION 2 BLOCK 19, LOT 8 (TERENCE O. PRINGLE)

WHEREAS, Terence O. Pringle 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 2012-2013 and 2013-2014 tax assessment years bearing Orange County Index Nos. 6345-2012 and 5877-2013; and

WHEREAS, it appears from the recommendation of the City Assessor, Joanne Majewski, and Richard B. Golden, Esq. of Burke, Miele & Golden, LLP, Special Counsel for the City of Newburgh in the aforesaid proceeding, 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 matter as more fully set forth below is reasonable and in the best interests of the City; and

WHEREAS, Terence O. Pringle 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 2012-2013 as tax map number 2-19-8 be reduced to a market value of \$175,000.
- 2- That the real property of Petitioner described on the City of Newburgh tax roll for the tax year 2013-2014 as tax map number 2-19-8 be reduced to a market value of \$175,000.

NOW, THEREFORE BE IT RESOLVED, that the proposed settlement as set forth and described above, and the attached Consent Judgment are hereby accepted pursuant to the provisions of the General City Law and other related laws.

BE IT FURTHER RESOLVED, that James A. Slaughter, Interim City Manager of the City of Newburgh; Joanne Majewski, Assessor of the City of Newburgh; and Richard B. Golden, Esq. on behalf of Burke, Miele & Golden, LLP, as Special Counsel, 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 – STATE OF NEW YORK
COUNTY OF ORANGE

-----X
In the Matter of the Application of
TERENCE O. PRINGLE

Petitioner,

CONSENT JUDGMENT

- against -

THE CITY OF NEWBURGH, A MUNICIPAL
CORPORATION, ITS ASSESSOR AND BOARD
OF ASSESSMENT REVIEW, and the NEWBURGH
SCHOOL DISTRICT,

Respondents.

**Index Nos. 2012-6345
2013-5877**

For a review under Article 7 of the RPTL.

-----X
PRESENT: HON. CATHERINE M. BARTLETT

UPON THE CONSENT attached hereto duly executed by the attorneys for all the parties and by all the parties, it is

ORDERED, that the real property of Petitioner described on the City of Newburgh tax rolls for the 2012-2013 and 2013-2014 tax years, as follows:

Tax Map No. 2-19-8

be reduced in market value from \$206,200.00 and \$196,300.00, respectively, to market values of \$175,000.00 and \$175,000.00, respectively, 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 parcel above described for the 2012-2013 and 2013-2014 School, County and City taxes be adjusted accordingly and that any overpayment by Petitioner be refunded upon the entering of this Consent Judgment with the Orange County Clerk's Office; and it is further,

ORDERED, that the officer or officers having custody of the aforesaid City of Newburgh assessment rolls 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 such reduced market values; and it is further,

ORDERED, that there shall be audited, allowed and refunded to the Petitioner by the City of Newburgh and/or the County Commissioner of Finance, as the case may be, the amount, if any, paid as City taxes and City Special District taxes against the original assessments in

excess of what said taxes would have been if the market values had been determined as herein;
and it is further,

ORDERED, that there shall be audited, allowed and refunded to the Petitioner by the County of Orange, the amounts, if any, paid as County taxes and County Special District taxes against the original assessments in excess of what said taxes would have been if the market values had been determined as herein; and it is further,

ORDERED, that there shall be audited, allowed and refunded to the Petitioner by the Newburgh City School District, the amount, if any, paid as School District taxes against the original assessments in excess of what said taxes would have been if the market values had been determined as herein; and it is further,

ORDERED, that the provisions of Real Property Tax Law § 727 shall be applicable to the 2014-2015, 2015-2016 and 2016-2017 assessment years; and it is further,

ORDERED, that in the event that the refunds are made within sixty (60) sixty days after service of the Order with notice of entry, there shall be no interest, otherwise, interest shall be paid in accordance with the applicable statute, and it is further;

ORDERED, that these proceedings are settled without costs or disbursements to either party as against the other.

Signed: December __, 2013
Goshen, New York

ENTER:

HON. CATHERINE M. BARTLETT
SUPREME COURT JUSTICE

ON CONSENT:

HON. JAMES A. SLAUGHTER
Interim City Manager
Dated:

HUBERT J. BRANDT, ESQ.
Attorney for the Petitioner
Dated:

HON. JOANNE MAJEWSKI
Assessor
Dated:

RICHARD B. GOLDEN, ESQ.
Burke, Miele & Golden, LLP
Attorney for Respondents
Dated:

RESOLUTION NO.: 260 - 2013

OF

DECEMBER 9, 2013

A RESOLUTION TO AUTHORIZE THE PURCHASE OF
REAL PROPERTY KNOWN AS 62 CAMPBELL STREET
(SECTION 23, BLOCK 2, LOT 13)
AT PRIVATE SALE TO CHAMPION MORTGAGE

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, Champion Mortgage, the holder of a reverse mortgage for 62 Campbell Street, being more accurately described as Section 23, Block 2, Lot 13 on the official tax map of the City of Newburgh, has requested to 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 bank to 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 62 Campbell Street, Section 23, Block 2, Lot 13, to Champion Mortgage, or any affiliated lending institution, 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 \$34,426.51, no later than December 31, 2013; 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.: 261 - 2013

OF

DECEMBER 9, 2013

A RESOLUTION TO AUTHORIZE THE RE-PURCHASE OF
REAL PROPERTY KNOWN AS 31 CARTER STREET
(SECTION 22, BLOCK 5, LOT 10)
AT PRIVATE SALE TO MARCELINA CORTES

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, Marcelina Cortes, the former owner of 31 Carter Street, being more accurately described as Section 22, Block 5, Lot 10 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 31 Carter Street, Section 22, Block 5, Lot 10, to Marcelina Cortes be and hereby is confirmed and that the Interim 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 \$2,506.16, no later than December 31, 2013; 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.: 262 - 2013

OF

DECEMBER 9, 2013

A RESOLUTION TO AUTHORIZE THE RE-PURCHASE OF
REAL PROPERTY KNOWN AS 89 MILL STREET
(SECTION 38, BLOCK 4, LOT 61)
AT PRIVATE SALE TO BRIAN QUINN

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, Brian Quinn, the former owner of 89 Mill Street, being more accurately described as Section 38, Block 4, Lot 61 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 89 Mill Street, Section 38, Block 4, Lot 61, to Brian Quinn be and hereby is confirmed and that the Interim 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 \$15,249.36, no later than December 31, 2013; 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.: 263 -2013

OF

DECEMBER 9, 2013

**A RESOLUTION TO AUTHORIZE THE RE-PURCHASE OF
REAL PROPERTY KNOWN AS 10 ORCHARD STREET
(SECTION 14, BLOCK 3, LOT 44)
AT PRIVATE SALE TO BERNADETTE BUSH AND GEORGE BUSH**

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, by Resolution No.: 67-2013 of March 25, 2013, this Council authorized the re-purchase of 10 Orchard Street, being more accurately described as Section 14, Block 3, Lot 44 on the official tax map of the City of Newburgh, by former owner Bernadette Bush at private sale; and

WHEREAS, due to unforeseen circumstances the former owner was unable to close in the time frame allowed by Resolution No.: 67-2013; and

WHEREAS, Bernadette Bush and her husband George Bush have re-submitted a request to re-purchase the property; 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 10 Orchard Street, Section 14, Block 3, Lot 44, to Bernadette Bush and George Bush be and hereby is confirmed and that the Interim City Manager is authorized and directed to execute and deliver a quitclaim deed to said purchasers 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 \$6,259.61, no later than December 31, 2013; and

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