

GLENS FALLS COMMON COUNCIL

Tuesday, August 27, 2019
Common Council Chambers
7:30 p.m., Regular Session

Pledge of Allegiance
Public Comment
Committee Reports

VOICE VOTE:

1. Resolution accepting the minutes of the August 13, 2019 meeting of the Glens Falls Common Council.

ROLL-CALL VOTE:

2. Resolution authorizing the Controller to increase General Fund Expense Line A67110-4455 (Parks-Tree Removal/Pruning) by \$15,000 and decrease General Fund Expense Line A11990-9000 (Contingency) by \$15,000.
3. Resolution authorizing creation of a Capital Project and Borrowing for the Henry Street Pump Station Project with a total project cost of \$1,873,700.
4. Resolution authorizing the issuance of \$2,000,000 bonds of the City of Glens Falls, Warren County, New York, to pay costs in conjunction with various sewer system improvements relating to the Henry Street Pump Station Project in and for said city.
5. Resolution determining that the proposed storm and sanitary sewer infrastructure improvements in the catchment area of the Henry Street Pump Station are a Type II Action under SEQR regulation and therefore this project is not an action subject to review under SEQR.
6. Resolution authorizing the Mayor to sign and submit an EFC application for grant and loan assistance to undertake storm and sanitary sewer improvements to reduce CSO's and improve the performance of the Henry Street Pump Station pursuant to the 2019 NYS Water Grant Program.
7. Resolution approving a Mobile Food Unit license for Patrick Pipino, 28 Lexington Road, Saratoga Springs (dba Ben & Jerry's of Saratoga), for a one-week license to vend at Crandall Park from Sept. 19-22, 2019.

8. Resolution approving an Encroachment Permit (as approved by Mayor Hall on July 22, 2019, subject to retroactive Common Council approval) for Amy Munger, 201 Bay St., Glens Falls, to allow placement of four U-Haul pods for moving, at the corner of Lexington Ave. and Bay Street from July 24 through Aug. 1, 2019.
9. Resolution approving the transfer/sale of 62 First Street, Tax Map #309.11-7-13, to the Glens Falls Urban Renewal Agency, with the stipulation that the Agency agrees to pay the City an amount equal to the back taxes owed to the City from the net proceeds of the sale to said developer pursuant to its pricing policy, or in such lesser amount, in the event there are not sufficient monies left from the net proceeds after the Agency pays any liens on the property and expenses associated with the transfer and sale of the property.
10. Resolution approving the Warrant.

Old business
New business
Public Comment
Adjourn

**DEPARTMENT OF PUBLIC WORKS
CITY OF GLENS FALLS
230 DIX AVENUE**

PHONE: (518) 761-3834

FAX: (518) 761-3874

PROPOSED RESOLUTION

FOR THE AUGUST 27, 2019

MEETING OF THE COMMON COUNCIL

BE IT HEREBY RESOLVED that the Common Council authorizes the Controller to increase General Fund Expense Line A67110-4455(Parks- Rem/Prun) by \$15,000 and decrease General Fund Expense Line A19990-9000(Contingency) by \$15,000. We had tree removals done throughout the City and I need to pay the bill.

RESOLUTION AUTHORIZING THE CREATION OF A CAPITAL PROJECT AND BORROWING FOR THE HENRY STREET PUMP STATION PROJECT WITH A TOTAL PROJECT COST OF \$1,873,700.

WHEREAS The city of Glens Falls has observed performance issues related to the operation of the Henry Street Pump station; and,

WHEREAS during storm events the City has reported that the wet well of the Henry Street Pump station surcharges and overflows have been experienced; and,

WHEREAS the estimated cost of this entire project is \$1,873,700;

NOW THEREFORE BE IT RESOLVED that the Common Council hereby authorizes the establishment of a Capital Project for all work related to the Henry Street Pump Station project with a total cost of \$1,873,700

Budget: \$1,873,700

Item:	Henry Street Force Main	Finch Paper Force Main	Infiltration and Inflow Reduction	Henry Street Storm Sewers	Totals
Construction	\$193,032	\$214,507	\$550,900	\$62,261	\$1,020,700
Contingency Construction incl.	\$35,000	\$50,000	\$111,000	\$56,000	\$252,000
Contingency	\$228,032	\$264,507	\$661,900	\$118,261	\$1,272,700
Engineering	\$65,000	\$75,000	\$90,000	\$84,000	\$314,000
Administration	\$55,000	\$60,000	\$80,000	\$84,000	\$279,000
Financial/Legal	\$2,000	\$2,000	\$2,000	\$2,000	\$8,000
	<u>\$350,032</u>	<u>\$401,507</u>	<u>\$833,900</u>	<u>\$288,261</u>	<u>\$1,873,700</u>

Revenue:

Local Sewer Share \$ 1,873,700

BE IT FURTHER RESOLVED that the Council hereby approves borrowing for this project at a maximum estimated amount of \$2,000,000 and authorizes the City's Bond Counsel to prepare formal bond resolutions pursuant to the provisions of the Local Finance Law for the issuance of bonds to pay the cost of the Henry Street Pump station Project.



Orrick, Herrington & Sutcliffe LLP

51 West 52nd Street
New York, NY 10019-6142

+1 212 506 5000

orrick.com

Thomas E. Myers

E tmyers@orrick.com

D +1 212 506 5212

F +1 212 506 5151

August 20, 2019

VIA E-MAIL (controller@cityofglensfalls.com)

Ms. Susanne Kasitch
Controller
City of Glens Falls
City Hall, 42 Ridge Street
Glens Falls, NY 12801

Re: City of Glens Falls, Warren County, New York
Various Sewer System Improvements – Henry Street Pump Station
\$2,000,000 Bonds
Orrick File: 43260-2-50

Dear Susanne:

In accordance with your request, we are enclosing proceedings containing a bond resolution in connection with the above matter.

If the resolution meets with the approval of the Common Council, please have it adopted by a super majority vote; that is a vote of at least two-thirds of the total voting strength of the Council.

As soon as possible after the adoption of such resolution, the enclosed summary Legal Notice of Estoppel should be published in The Post Star, the newspaper designated for this purpose in Section 9 of the bond resolution.

As soon as available, please furnish us with the following:

1. An **ORIGINALLY** certified copy of the enclosed bond resolution, showing the vote taken thereon.
2. An **ORIGINAL** printer's affidavit of publication of the summary Legal Notice of estoppel from the official newspaper of the City.
3. Evidence of compliance with SEQR.

With best wishes,

Very truly yours,

Tom

Thomas E. Myers
/es
Enc.

BOND RESOLUTION
(various sewer system improvements)

At a regular meeting of the Common Council of the City of Glens Falls, Warren County, New York, held in the Common Council Chambers in City Hall, 42 Ridge Street, Glens Falls, New York, on the 27th day of August, 2019, at ____ o'clock P.M., Prevailing Time.

The meeting was called to order by _____, and upon roll being called, the following were

PRESENT:

ABSENT:

The following resolution was offered by _____, who moved its adoption, seconded by _____, to-wit.

BOND RESOLUTION DATED AUGUST 27, 2019.

A RESOLUTION AUTHORIZING THE ISSUANCE OF \$2,000,000 BONDS OF THE CITY OF GLENS FALLS, WARREN COUNTY, NEW YORK, TO PAY COSTS IN CONNECTION WITH VARIOUS SEWER SYSTEM IMPROVEMENTS RELATING TO THE HENRY STREET PUMP STATION PROJECT IN AND FOR SAID CITY.

BE IT RESOLVED, by the affirmative vote of not less than two-thirds of the total voting strength of the Common Council of the City of Glens Falls, Warren County, New York, as follows:

Section 1. Various sewer system improvements relating to the Henry Street Pump Station Project, including, but not limited to, force main replacement, rerouting, and rehabilitation, as well as incidental costs and expenses, is hereby authorized at a maximum estimated cost of \$2,000,000.

Section 2. The plan for the financing of such maximum estimated cost is by the issuance of \$2,000,000 bonds of said City hereby authorized to be issued therefor pursuant to the provisions of the Local Finance Law; provided, however, the amount of bonds to be issued shall be reduced to the extent of grants received in connection therewith.

Section 3. It is hereby determined that the aforesaid class of objects or purposes has a period of probable usefulness of forty years, pursuant to subdivision 4 of paragraph a of Section 11.00 of the Local Finance Law.

Section 4. The faith and credit of said City of Glens Falls, Warren County, New York, are hereby irrevocably pledged for the payment of the principal of and interest on such bonds as the same respectively become due and payable. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such bonds becoming due and payable in such year. To the extent not paid from other sources, there shall annually be levied on all the taxable real property of said City, a tax sufficient to pay the principal of and interest on such bonds as the same become due and payable.

Section 5. Subject to the provisions of the Local Finance Law, the power to authorize the issuance of and to sell bond anticipation notes in anticipation of the issuance and sale of the bonds herein authorized, including renewals of such notes, is hereby delegated to the Controller, the chief fiscal officer. Such notes shall be of such terms, form and contents, and shall be sold in such manner, as may be prescribed by said Controller, consistent with the provisions of the Local Finance Law.

Section 6. All other matters except as provided herein relating to the bonds herein described (including the bonds previously authorized) including the date, denominations, maturities and interest payment dates, within the limitations prescribed herein and the manner of execution of the same, including the consolidation with other issues, and also the ability to issue bonds with substantially level or declining annual debt service, shall be determined by the Controller, the chief fiscal officer of such City. Such bonds shall contain substantially the recital of validity clause provided for in Section 52.00 of the Local Finance Law, and shall otherwise be in such form and contain such recitals, in addition to those required by Section 51.00 of the Local Finance Law, as the Controller shall determine consistent with the provisions of the Local Finance Law.

Section 7. The Controller is hereby further authorized, at her sole discretion, to execute a project finance and/or loan agreement, and any other agreements with the New York State Environmental Facilities Corporation, including amendments thereto, and including any instruments (or amendments thereto) in the effectuation thereof, in order to effect the financing or refinancing of the object or purpose described in Section 1 hereof, or a portion thereof, by a bond or note issue of said City in the event of the sale of same to the New York State Environmental Facilities Corporation.

Section 8. The validity of such bonds and bond anticipation notes may be contested only if:

- 1) Such obligations are authorized for an object or purpose for which said City is not authorized to expend money, or
- 2) The provisions of law which should be complied with at the date of publication of this resolution are not substantially complied with,

and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or

- 3) Such obligations are authorized in violation of the provisions of the Constitution.

Section 9. This resolution shall constitute a statement of official intent for purposes of Treasury Regulations Section 1.150-2. Other than as specified in this resolution, no monies are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside with respect to the permanent funding of the object or purpose described herein.

Section 10. This resolution, which takes effect immediately, shall be published in summary form in The Post Star, which is hereby designated as the official newspaper of said City for such purpose, together with a notice of the City Clerk in substantially the form provided in Section 81.00 of the Local Finance Law.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

_____ VOTING _____
_____ VOTING _____
_____ VOTING _____
_____ VOTING _____
_____ VOTING _____

The resolution was thereupon declared duly adopted.

LEGAL NOTICE OF ESTOPPEL

The bond resolution, summary of which is published herewith, has been adopted on August 27, 2019, and the validity of the obligations authorized by such resolution may be hereafter contested only if such obligations were authorized for an object or purpose for which the City of Glens Falls, Warren County, New York, is not authorized to expend money, or if the provisions of law which should have been complied with as of the date of publication of this notice were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of publication of this notice, or such obligations were authorized in violation of the provisions of the Constitution.

A complete copy of the resolution summarized herewith is available for public inspection during regular business hours at the Office of the City Clerk of the City for a period of twenty days from the date of publication of this Notice.

Dated: Glens Falls, New York,
_____, 2019.

City Clerk

BOND RESOLUTION DATED AUGUST 27, 2019.

A RESOLUTION AUTHORIZING THE ISSUANCE OF \$2,000,000 BONDS OF THE CITY OF GLENS FALLS, WARREN COUNTY, NEW YORK, TO PAY COSTS IN CONNECTION WITH VARIOUS SEWER SYSTEM IMPROVEMENTS RELATING TO THE HENRY STREET PUMP STATION PROJECT IN AND FOR SAID CITY.

Class of objects or purposes:	Various sewer system improvements relating to the Henry Street Pump Station Project, including, but not limited to, force main replacement, rerouting, and rehabilitation
Maximum estimated cost:	\$2,000,000
Period of probable usefulness:	Forty years
Amount of obligations to be issued:	\$2,000,000 bonds

MEMO

TO: Mayor Hall and Member of the City Council
ATTN: Mike Mender
FROM: Bob Murray, The Chazen Companies
RE: NYS Water Grant Program through EFC
DATE: August 21, 2019

The New York State Water Infrastructure Improvement Act provides the New York State Environmental Facilities Corporation (EFC) authority to provide grants to assist municipalities in funding water quality infrastructure projects. NYS Water Grants will be offered to both drinking water and sanitary sewage projects.

The Water Infrastructure Improvement Act (WIIA) will provide a total of \$350 million in 2019 for clean water and drinking water projects.

The City of Glens Falls has identified the need for storm and sanitary sewer improvements in the catchment area of the Henry Street Pump Station. This infrastructure work constitutes an eligible project pursuant to the Water Infrastructure Improvement Act and is therefore eligible for grant assistance of up to 25% of the project cost with the possibility of additional grant assistance through the EFC Integrated Solutions Construction Grant Program (ISC). The cost of the proposed improvements is estimated at up to \$2.0 million.

In order for the City to access grant funds for the sewer improvements, the City needs to submit a grant application to EFC with all the required supporting documents by September 13, 2019. The grant application requires that the City Council pass the following resolutions:

1. Resolution establishing a Capital Fund project/budget. (Local Requirement)
2. Bond Resolution covering the total amount of the estimated project cost. (Recommending \$2.0 million to ensure sufficient authorization.)
3. SEQR Resolution declaring the project Type II Action
4. Resolution authorizing the Mayor to sign and submit the grant application including the EFC applications for loan funds through the CWSRF program.

Attached is a SEQR Resolution for the City Council and a resolution authorizing the Mayor to sign and submit the application.

The Bond Resolution and Capital Fund Resolution are provided by the City departments.

**SEQR Determination for REPLACING/REPAIRING Storm and Sanitary Sewer Infrastructure in the
Henry Street Catchment Area**

RESOLUTION NO. _____

On the motion of _____, seconded by _____

WHEREAS, the City of Glens Falls has identified the need to repair and replace storm and sanitary sewer infrastructure in the catchment area of the Henry Street pump Station which includes, but is not limited to Force Main Replacement, Storm Sewer improvements and Sanitary Sewer spot repairs, lining and replacement; and,

WHEREAS, this infrastructure work constitutes an eligible project pursuant to the NYS Water Infrastructure Improvement Act and is therefore eligible for loan and grant assistance to finance the total project cost; and,

WHEREAS, the City intends to pursue loan and grant assistance through the NYS Environmental Facilities (EFC) to undertake these improvements; and,

WHEREAS, the application to EFC for loan and grant assistance requires that the City comply with the State Environmental Quality Review Act (SEQRA) if applicable; and,

WHEREAS, the "Project" consists of "the repair and replacement of storm and sanitary sewer infrastructure in kind within the catchment area of the Henry Street Pump Station; and,

WHEREAS, the "Project" is considered to be "the replacement, rehabilitation, or reconstruction of a structure or a facility, in kind" and is therefore a Type II action under Section 617.5c (2) of the SEQR regulations; and,

NOW THEREFORE BE IT RESOLVED, that the City of Glens Falls City Council hereby determines that the proposed storm and sanitary sewer infrastructure improvements in the catchment area of the Henry Street Pump Station are a Type II Action under SEQR regulation and therefore this project is not an action subject to review under SEQR.

At a regular City of Glens Falls Common Council meeting held at _____ pm on _____, _____ 2019 in the Common Council Chambers, City Hall, 42 Ridge Street, Glens Falls, New York, 12801, the following resolution was passed.

RESOLUTION NO.

Resolution authorizing the Mayor to sign and submit an EFC application for grant and loan assistance to undertake storm and sanitary sewer improvements to reduce CSO's and improve the performance of the Henry Street Pump Station pursuant to the 2019 NYS Water Grant Program.

On the motion of Councilman _____, seconded by _____,

WHEREAS, the New York State Water Infrastructure Improvement Act provides the New York State Environmental Facilities Corporation (EFC) authority to provide grants to assist municipalities in funding water quality infrastructure projects; and,

WHEREAS, The NYS Water Grant program will provide funds for both clean water and drinking water projects including infrastructure improvement projects; and,

WHEREAS, The City of Glens Falls has identified the need to replace and repair storm and sanitary sewer infrastructure in the Henry Street Pump Station catchment area; and,

WHEREAS, the infrastructure improvements constitute an eligible project pursuant to the NYS Water Infrastructure Improvement Act and is therefore eligible for loan and grant assistance; and,

WHEREAS, in order for the City to access loan and grant funds to undertake the improvements the City needs to submit a grant and loan application with all the required supporting documents; and,

WHEREAS, the grant application process requires that the City Council authorize the Mayor to sign and submit the grant and loan application and to act in connection with the project and to provide such additional information as may be required.

NOW THEREFORE BE IT RESOLVED, that the City of Glens Falls hereby authorizes and directs Mayor, Dan Hall to execute and deliver an application for grant assistance for the above noted project, pursuant to the 2019 NYS Water Grant Program, and to act in connection with the project, and to provide such additional information as may be required.

To: Mike Mender, Mayor's Assistant

From: ^{RAC}
Bob Curtis, City Clerk

Date: August 19, 2019

**RE: Proposed Resolution for Tuesday, August 27, 2019 Common Council
Agenda – Mobile Food Unit License Application (One Week License) for
Patrick Pipino, Ben & Jerry's of Saratoga.**

Mike, Patrick Pipino, 28 Lexington Road, Saratoga Springs, dba Ben & Jerry's of Saratoga, has applied for a one-week Mobile Food Unit license to vend at Crandall Park during this year's Adirondack Balloon Festival. The application has been approved by the police department.

Would you please include the following proposed resolution on the August 27, 2019 Common Council agenda:

-RESOLVED THAT, the Common Council hereby approves a Mobile Food Unit license for Patrick Pipino, 28 Lexington Road, Saratoga Springs, NY (dba Ben & Jerry's of Saratoga), for a one-week license to vend at Crandall Park from September 19-September 22, 2019.

Encl.

Cc: Amy Collins, Tourism & Business Director

City of Green Falls
Mobile Food Unit License - Chapter 150 - Article III of City Code

For profit: Not for Profit Organization:

Required Fees for food vending: \$15.00 Weekly - Dates: _____
 \$700 Annual Yearly

Applicant Name: Patrick Pipino (for Ben & Jerry's)
Other Last Names Including Maiden Name: _____

Applicant Date of Birth: 8-17-67
Applicant Address: 28 Lexington Rd
Saratoga Springs, NY 12866
Phone #: 518-369-0718 Cell # same
Email: pp8@1000@aol.com

Name and address of Mobile Unit Owner if different: _____

Federal ID #: 14-1790224 Sales Tax #: same
NYS Health Department Approval: Yes: No:

Names and addresses of operators of mobile food unit. (Use back of form for additional names.): same as above

Has Applicant Ever Been Convicted of a Crime, Misdemeanor or a Violation of Municipal Ordinance: Yes _____ No
If so, Nature of the Offense, Date and Place: _____

Names and addresses of persons, firms or corporations from whom food and beverage have been or will be purchased: Ben & Jerry's
30 Community Drive, Burlington VT 05406

Event or location where vending to take place: Crandall Park
Ballard Festival

Description of mobile unit: 10 x 10 Tent
Vehicle, Year: N/A Make & Model: N/A
Color: N/A State: NY License #: N/A

Date: 9-6-18 Signature of Applicant: Patrick A. Pipino

*****Official Use Only*****
Approved By: _____
Dated: 9/19/19 Chief of Police: [Signature]
Common Council Resolution #: _____ Meeting Date: _____

Sincerely,

Patrick A. Pipino, Owner

To: Mike Mender, Mayor's Assistant

From: *RAC*
Bob Curtis, City Clerk

Date: August 20, 2019

**RE: Proposed Resolution for Tuesday, August 27, 2019 Common Council
Agenda – Encroachment Permit application (Amy Munger, 201 Bay
Street, Glens Falls) – U-Haul Pods at Lexington/Bay for moving.**

Mike, Amy Munger, 201 Bay Street, Glens Falls has applied for an Encroachment Permit to allow placement of 4 U-Haul Pods along Lexington @ Bay for the purpose of moving. Because Amy needed the pods in place from July 24 through August 1, 2019, Mayor Daniel Hall approved the Encroachment Permit on July 22, 2019, per City Code Section 189-19b, subject to review by the Common Council at its August 27th meeting.

Would you please include the following proposed resolution by the Common Council on the August 27th agenda:

RESOLVED THAT, the Common Council hereby approves an Encroachment Permit (as approved by Mayor Daniel Hall on July 22, 2019, subject to retroactive Common Council approval) for Amy Munger, 201 Bay Street, Glens Falls, NY, to allow placement of four U-Haul Pods for moving, at the corner of Lexington Avenue & Bay Street from July 24, 2019 through August 1, 2019.

Thanks for your assistance.

Encl.

City of Glens Falls, NY
Application for Encroachment Permit

Applicant Amy Mungar owner/lessee
#201 Bay St. 6F NY 12801 (578) 812-1656
(Mailing Address) (Phone Number)

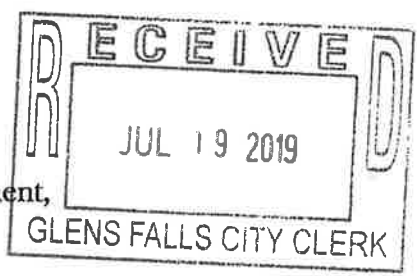
Property Owner (if different) _____

Location of Premises _____ Tax Map # _____
(Number & Street)

Description of requested encroachment: _____
4 U-haul pods parked on Lexington @ corner of Bay
for moving.

Requested period of encroachment: Dates: 7-24-2019 to 7-27-2019 ^{8/1/2019}

Full description and site sketch are required for approval.
Please Note: Back of form can be used for this purpose.



Fees: (Circle encroachment type that applies.)

- A. The fee for an encroachment permit shall be as follows:
- 1. Temporary encroachment for awning, dumpster placement, scaffolding or lift, venting & temporary signs: forty dollars (\$40.00)
 - 2. Curb cut & Sidewalk repair: forty dollars (\$40.00)
 - 3. Street opening: two dollars and fifty cents per square foot (\$2.50)

B. Fees are payable for each year or any portion of a year upon the acceptance thereof or, in the case of renewal permits, on or before the first day of June each year.

In the consideration of and as an expressed consideration of the City's approval of this permit, the application shall, to the fullest extent allowed by the law, indemnify and hold harmless the City of Glens Falls, its Common Council members, its administrative offices, agents and employees against any and all claims, demands, suits, actions, proceedings, loss, attorney's fee, court costs, damages, and any other expenses or liabilities of whatsoever nature arising out of the City's granting of this permit and the applicants project.

All amounts due hereunder, including amounts incurred in the defense of any action, shall be paid to the City of Glens Falls within 30 days after the City submits to the applicant a written statement of the amounts incurred. The applicant's duties hereunder shall commence with the date of the City's approval of this permit and shall survive the applicant's completion of the project under the conditions set forth in Sec. 189 of the Ordinances of the City of Glens Falls and upon any additional conditions set by the Common Council.

7-19-2019 Date Amy Mungar Applicant

Approved By: Mayor: David Hill Date: 7-22-19

Common Council Res.# _____ Date: _____

over please

To: Mike Mender, Mayor's Assistant

From: ^{RAC}
Bob Curtis, City Clerk

Date: August 19, 2019

**RE: Proposed Resolution for Tuesday, August 27, 2019 Common Council
Agenda – Request to Transfer 62 First Street (Tax Map # 309.11-7-13)
from City of Glens Falls to the Glens Falls Urban Renewal Agency.**

Mike, recently Mayor Daniel Hall and City Controller Susanne Kasitch agreed to allow a property at 62 First Street to be transferred from the City of Glens Falls to the Glens Falls Urban Renewal Agency per the standard pricing policy that has been used in past City to agency property transfers. The building is a 2-family residential which sits on 0.32 acres (72.5 feet x 189.5 feet). The building is in extremely poor condition and has an appraised value of \$34,000.

Sale of the 62 First Street property would allow the agency to pay an agreed-upon amount of back taxes to the City and place the property back onto the tax rolls.

Would you please place the attached proposed resolution on the Tuesday, August 27, 2019 Common Council agenda.

Thank you.

Cc: S. Kasitch, City Controller
S. McEnaney, Assessor
K. Lais, GF URA Attorney

RESOLUTION NO.

On the motion of _____, seconded by _____, it was

RESOLVED THAT, the Common Council hereby approves the transfer/sale of 62 First Street, tax Map # 309.11-7-13, to the Glens Falls Urban Renewal Agency with the stipulation that the Agency agrees to pay the City an amount equal to the back taxes owed to the City from the net proceeds of the sale to said developer pursuant to its pricing policy, or in such lesser amount, in the event there are not sufficient monies left from the net proceeds after the Agency pays any liens on the property and expenses associated with the transfer and sale of the property.

Property: 62 FIRST ST, Glens Falls, 12801
 SWIS: 520500 SBL: 309.11-7-13



View Parcel Documents

Total	\$76,700.00
Total Land	\$16,000.00
County Taxable (Warren)	\$76,700.00
Town Taxable	\$76,700.00
School Taxable	\$76,700.00
Village Taxable	\$0.00
Equalization Rate	77%
Level of Assessment	75%
Full Market Value	\$102,266.67

Site 1 of 1	
Year Built	1900
House Style	8 - Old style
Total SQFT *	1741
1st Story SQFT *	1182
2nd Story SQFT *	0
1/2 Story SQFT *	559
3/4 Story SQFT *	0
Add'l Story SQFT *	0
Finished Attic SQFT *	0
Finished Basement SQFT *	0
Finished Rec Room SQFT *	0
Finished Over Garage SQFT *	0
Number of Stories	1.5
Overall Condition	2 - Fair
Exterior Wall Material	Alum/vinyl
Bedrooms	6
Baths	2
Kitchens	2
Basement Type	Full
Central Air	No
Heat Type	3 - Hot wtr/stm
Fuel Type	4 - Oil
Fireplaces	0
Garage(s)	
Garage(s) SQFT	

* Based On Exterior Dimensions

Type	Residential
Use	220 - 2 Family Res
Ownership Code	-
Zoning	R-2
Road Type	3 - Improved
Water Supply	3 - Comm/public
Utilities	4 - Gas & elec
School District	Glens Falls City Csd - 520500
Neighborhood Code	204

Sale Date	3/28/2001
Sale Price	\$15,000.00
Useable Sale	YES
Arms Length	NO
Prior Owner Name	[REDACTED]
Deed Book	1210
Deed Page	138
Deed Date	4/6/2001

Site #	Description	Quantity	Condition	Year Built	SQFT	Dimensions

1	RP2 - Porch-coverd	1	Fair	1900	182	7X26
1	CP6 - Canpy-w/slab	1	Poor	1900	40	5X8

Site #	Land Type	Acres	Front	Depth	SQFT	Soil Rating
1	01 - Primary	0.32	72.5	189.5	13785	Land: 1 Rating:

Owner Name	Address 1	Address 2	Unit Name	Unit Number	City/State/Zip
[REDACTED]	62 First St				Glens Falls NY 12801
[REDACTED]	62 First St				Glens Falls NY 12801

Code Description	Amount	Exemption %	Start Year	End Year
No Exemptions				

Code Description	Type	Primary Units	Secondary Units	Amount
WT031 - City water dist.	A	0	0	\$76,700.00
LB001 - Crandall library dst	A	0	0	\$76,700.00
SE001 - Sewer cnty dist no 1	A	0	0	\$76,700.00

[REDACTED]