



ONEIDA COUNTY BOARD OF LEGISLATORS

ONEIDA COUNTY OFFICE BUILDING ♦ 800 PARK AVENUE ♦ UTICA, N.Y. 13501-2977

ADDITIONAL COMMUNICATIONS FOR DISTRIBUTION August 12, 2015

(Correspondence relating to upcoming legislation, appointments, petitions, etc.)

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ONEIDA COUNTY

ANTHONY J. PICENTE JR.
COUNTY EXECUTIVE



DEPARTMENT OF FINANCE

County Office Building ♦ 800 Park Avenue ♦ Utica, New York 13501
(315) 798-5750 ♦ Fax: (315) 735-8371 ♦ www.ocgov.net

August 11, 2015

FN 20 15 - 303

GOVERNMENT OPERATIONS

Mr. Anthony J. Picente, Jr.
Oneida County Executive
800 Park Avenue
Utica, New York 13501

WAYS & MEANS

Dear Mr. Picente:

On Thursday, August 6, 2015, the Oneida County Finance Department received bids on various tax delinquent properties. Attached, please find a list of the highest offers received that evening. Initially we started with over 70 properties, and collection efforts have resulted in collecting over \$900,000.00 in delinquent taxes.

We would also like to personally thank the county maintenance staff, the Sheriff's Department for providing security, and County Legislator Les Porter who generously donates his time and talent as auctioneer.

We recommend full Board consideration of the attached bids for approval and respectfully request that you forward same at your earliest opportunity.

Sincerely yours,

Anthony Carvelli
Commissioner of Finance

AC/bad

Reviewed and Approved for submittal to the
Oneida County Board of Legislators by

Anthony J. Picente, Jr.
County Executive

Date 8-11-15

cc: Gerald Fiorini, Chairman, Oneida County Board of Legislators
Peter M. Rayhill, County Attorney
File

ONEIDA COUNTY

ANTHONY J. PICENTE JR.
COUNTY EXECUTIVE



DEPARTMENT OF FINANCE

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Memorandum

To: Anthony Carvelli, Commissioner of Finance

From: Daniel Yerdon, Deputy Commissioner – Real Estate

Date: August 7, 2015

Re: Auction Properties of August 6, 2015 – (2 Properties in New Hartford)

Attached is a listing of the properties that received a bid at the auction held last night. Within the same list are two properties that we will need to reject the bids for due to the following:

On Friday, August 7th, the morning after the auction, the Town of New Hartford attorney, Mr. Herb Cully, came to our office and delivered a letter that stipulates concerns and notifies us of the direction the Town intended to take on those two properties.

On July 1, 2015, a letter was sent to all Town Supervisors & Village Mayors, see attached, notifying them of the properties scheduled to be auctioned on August 6, 2015. In that letter we ask them to review the list and contact our department if there are any interests and/or concerns that might exist on any of these properties. This early action allows us to consider any of their interests and/or concerns, removing those properties from the auction list, as we have done on many other occasions.

Mr. Cully did not contact our office, either by phone, email or in person, at any time prior to the auction. Instead, as he points out in his letter, Mr. Cully attended the auction on that evening. Even while in attendance at the auction, he made no attempt to mention any of the concerns regarding the two properties. This late action damages the integrity of the auction process, in addition to also wasting the time of tax payers who come to the auction in good faith to bid on properties.

The intent of the Town of New Hartford is to demo these buildings and place the costs of the clean-up, which runs in the tens of thousands, on the next town & county tax bill, thus shifting the financial burden to all the tax payers of the county. This practice should stop. Demolitions and the costs incurred are not a property tax and therefore should not be placed on a tax bill. Other counties have resolutions in place that address this practice and have stopped making municipalities whole on the back of all the tax payers.

Therefore, to enhance the integrity of our auctions, and to stop unfair payments from tax payers of the other municipalities, we suggest the adoption of a resolution to stop this practice (see attached).

Aug 6, 2015 Auction Properties

Bid #	Name	Swis	Tax Map	CD	Town/City	Pad#	Bidder	Taxes Owed	Bid Amt
15-02-19	MCCARTY, JEFFREY	7001	276.018-3-52	RY	ORISKANY	44	Dent, John N	\$1,556.54	\$1,000.00
15-02-30	PHELPS, LESTER	3089	108.000-1-6.2	OY	CAMDEN	9	Carelli, Edward	\$1,857.98	\$500.00
15-02-25	NEW LONDON HIST. SOCIETY	6200	239.004-1-19	QO	VERONA	20	Webster, Robert R Sr	\$9,835.63	\$3,500.00
15-02-26	NICHOLAS, GARY	6800	302.004-1-6	LN	WESTMORELAND	23	Deep, Norman P	\$10,717.62	\$1,100.00
15-02-27	ONEIDA COUNTY	4889	328.006-3-71	UY	NEW HARTFORD	29	Karrat, Steven & Tamara	\$139.96	\$100.00
15-02-38	VELOCITY COMMERCIAL CAPITAL	1600	319.9-1-61	QE	UTICA	8	Pelli, Russell	\$3,567.65	\$9,000.00
15-02-36	STREATOR, WILLIAM	3001	147.005-3-27	QK	CAMDEN	14	Messier, Stephanie	\$6,958.71	\$3,900.00
15-02-15	HOPKINSON, GEORGE	4889	339.006-3-11	RL	NEW HARTFORD	49	Kashtanova, Maria	\$23,586.39	\$4,600.00
15-02-06	BUEHLER, ARNOLD	7089	275.000-1-64	RU	WHITESTOWN	46	Kasperovich, Irina	\$15,288.02	\$1,200.00
15-02-20	MOHAMED, ABDELSALAM	6200	309.015-1-21	LQ	VERONA	50	Khlevnoy, Sergey	\$13,533.82	\$2,750.00
15-02-23	MOSLEY, CHRISTOPHER	6489	236.007-2-7	TH	VIENNA	37	East Ventures LLC	\$988.53	\$1,500.00
15-02-18	LUEBBERT, DARRELL	2601	22.017-1-17	OA	BOONVILLE	15	Anna, Joyce S	\$421.83	\$100.00
15-02-31	RICE,CHRIS	6800	326.000-2-78.3	VD	WESTMORELAND	10	Wightman, Steven	\$14,344.06	\$26,000.00
15-02-21	MONTGOMERY, MARGARET	6489	217.000-1-47.1	SU	VIENNA	12	Wimmer, James	\$20,254.35	\$7,100.00
15-02-03	BAUER, ROY	7003	305.010-2-66	PM	WHITESBORO	19	Schultz, Lynde Jr & Allen, Jama J	\$31,254.71	\$39,700.00
15-02-02	ALFARO, THOMAS	3400	72.000-1-30.18	PI	FLORENCE	32	Christmas & Associates	\$12,193.35	\$86,000.00
	Bids to be Rejected								
15-02-04	BICKFORD, REBA	4889	350.000-3-37	RY	NEW HARTFORD	56	Marraccini, Frank	\$20,644.93	\$100.00
15-02-34	SEEMANN, JAMES	4889	339.001-3-49	XB	NEW HARTFORD	37	East Ventures LLC	\$13,539.14	\$19,000.00

4.

SUPERVISOR
Patrick M. Tyksinski

DEPUTY SUPERVISOR
Matthew Bohn, III

COUNCIL MEMBERS
James Messa, 1st Ward
Paul Miscione, 2nd Ward
David M. Reynolds, 3rd Ward
Richard B. Woodland, 4th Ward

TOWN of NEW HARTFORD

ONEIDA COUNTY

48 GENESEE STREET, NEW HARTFORD, NEW YORK 13413-2397
Telephone: 315 733-7500 Fax: 315 724-8499
e-mail: ptyksinski@town.new-hartford.ny.us
www.newhartfordtown.com

TOWN ATTORNEY
Herbert J. Cully

SUPERINTENDENT OF HIGHWAYS
Richard C. Sherman

TOWN CLERK/TAX COLLECTOR
Gail Wolanin Young, CMC

August 7, 2015

RECEIVED

AUG 07 2015

ONEIDA COUNTY
COMMISSIONER OF FINANCE

Mr. Anthony Carvelli
Finance Commissioner
Oneida County Finance Office
800 Park Avenue
Utica, New York 13501

Dear Mr. Carvelli:

As you are aware, I am the Town Attorney of the Town of New Hartford. I attended the County Tax Auction on August 6, 2015. I am aware that you sold the Reba Bickford property at 3289 Mohawk Street in New Hartford and the James Seemann property at 44 Beechwood Road in New Hartford.

As it relates to the Bickford property, I was advised that there was a recent fire and that the Town of New Hartford has contracted for the demolition and removal of the remaining debris, which was deemed by the Town to be a hazard. This was done pursuant to our emergency powers for the health and safety of our residents. Our contractor is commencing work on Monday and we will thereafter impose the cost upon the tax bill for reimbursement by the County as entitled by statute. (The contractor is Blue Line Disaster Solutions, Inc. and the cost currently is \$10,321.00).

As it relates to the Seemann property, the Town Board has scheduled an "Unsafe Building/Demolition Hearing" before the Town Board on Wednesday, August 12, 2015 at 6:30 P.M.

I believe it imperative that the Town and County immediately enter into an arrangement relating to these properties and issues.

Very truly yours,



Herbert J. Cully, Esq.

HJC:dbs

Cc: Peter Rayhill, Esq.

Resolution No. 34 Jan., 17, 1997
By Mr. Banks

TITLE: To Establish the Policy of the County of Washington Concerning the Re-Levy of Charges Upon the Tax Rolls for Charges Other Than Real Property Taxes

WHEREAS, the several Towns and Villages of the County have had the policy of levying charges for services such as snow removal, demolition costs, and other charges not directly attributable to the real property tax upon their various tax rolls, and

WHEREAS, it has been the policy of the County of Washington not to reimburse those charges when the tax rolls of the various Towns and Villages are returned to the County; now, therefore be it

RESOLVED, that the County of Washington will not reimburse charges levied upon the tax rolls of the several Towns and Villages of the County not directly associated with the Real Property Tax., and be it further

RESOLVED, that a copy of this resolution shall be sent to the clerks of the various municipalities.

BUDGET IMPACT STATEMENT: The County makes whole all towns, villages and schools within the County for delinquent taxes. The County then takes the steps necessary to collect the back taxes. This is a codification of a longstanding County policy not to allow levying other charges against property to protect the County. There should be no impact to County finances other than it will not be responsible to reimburse for these items.