

ORDINANCE NO. 2 FOR THE YEAR 2024
AN ORDINANCE APPROVING THE SALE OF
A CITY-OWNED PARCEL

Not passed

WHEREAS, the City owns a parcel of real estate on Orchard Street (Tax Map No. 10.7-5-39) and the sale of same has been proposed;

WHEREAS, notice of the sale of such parcel was posted in the official paper once each week for two weeks and notice was given to adjoining land owners; and

WHEREAS, a public auction was held on February 15, 2024 and Pine Hill Properties was the highest bidder at \$5,100.00.

NOW THEREFORE, the City of Cohoes in Common Council convened, ordains as follows:

Section 1. The parcel on Orchard Street (Tax Map No. 10.7-5-39) no longer serves a municipal purpose.

Section 2. The bid of Pine Hill Properties in the amount of \$5,100.00 for such parcel (Tax Map No. 10.7-5-39) is hereby accepted and such parcel shall be conveyed to Pine Hill Properties by quitclaim deed.

Section 3. The Mayor is hereby authorized to execute a deed, in a form approved by the Corporation Counsel, for the property and any related documents.

Section 4. The fees payable to the Albany County Clerk, if any, for filing the deed and related documents shall be paid by the purchaser.

Section 5. This Ordinance shall take effect immediately.

Approved as to form this 26th day of March, 2024.

Brian S. Kremer
Corporation Counsel



February 15, 2024

Mr. Steve Napier
City of Cohoes
97 Mohawk Street
Cohoes, NY 12047

Dear Mr. Napier,

In response to the City's public auction notice, please accept this letter as a formal bid for the .22 acre property located at 17 Orchard Street in Cohoes.

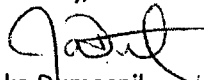
We recently purchased a four-family residence at 10 Devlin that borders the majority of 17 Orchard. *(see attachment)* Some of our tenants currently use the Orchard lot for off street parking and our plan would be to make minor improvements, including grading, in order to provide them with a safe and consistent parking space. Any additional spaces will be offered to the surrounding neighbors.

After researching comparable lots both sold and currently for sale, we would like to offer \$5,100 in the form of a certified bank check to be payable upon completion of the sale.

In addition to the Realtor comps, the offer price also takes into consideration the additional hard cost of surveying the land in order to provide the City with a utility easement.

We own numerous properties in the City of Cohoes and have always taken pride in our buildings and tenants. We look forward to continuing that standard with the purchase of 17 Orchard. Thank you for your time and consideration.

Sincerely,


Jake Dumesnil
Co-Owner
Pine Hill Properties

Attachment

cc: Bryce Cutler, Co-Owner

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Engrossed and signed by the President of the Common Council and attested by the Clerk of the Common Council this ____ day of March, 2024.

Clerk

President

I hereby approve the foregoing Ordinance of the Common Council.

Date

William T. Keeler
Mayor of the City of Cohoes, New York