

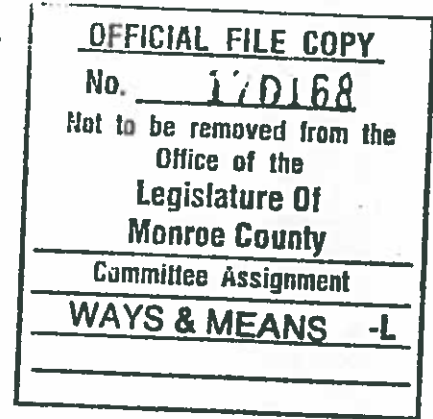


Office of the County Executive

MONROE COUNTY, NEW YORK

Cheryl Dinolfo
County Executive

May 5, 2017



To The Honorable
Monroe County Legislature
407 County Office Building
Rochester, New York 14614

Subject: Authorize the Sale of County Owned Tax Foreclosure Property Located in Monroe County

Honorable Legislators:

I recommend that Your Honorable Body authorize a contract to sell county owned tax foreclosure property located in Monroe County as follows:

<u>Parcel</u>	<u>Offeror</u>	<u>Offered Amount</u>
TA # 147.16-3-13; 147.16-3-14; 147.16-3-15; and 147.16-3-16 91 Riverside Drive Plus Three (3) Unimproved Parcels on Riverside Drive Town of Brighton	Muhammad Khan ROC Enterprises, LLC 91 Harwin Drive Rochester, NY 14623	\$30,000
TA # 068.44-1-10 110 Clark Street Village of Brockport	Robert Crawford 267 Wendhurst Drive Rochester, NY 14616	\$ 5,000
TA # 160.01-2-29 46 Fricker Avenue TA # 160.01-2-30 44 Fricker Avenue TA # 160.01-2-52 45 Fricker Avenue TA # 160.01-2-53 43 Fricker Avenue TA # 160.01-2-63 21 Fricker Avenue Town of Chili	David Shortino 185 Ballantyne Road Rochester, NY 14623	\$ 7,500
TA # 069.02-1-43 10 Berry Grove Lane Town of Clarkson	Theodore J. Welter, Manager Cobra Ventures, LLC 550 Latona Road, Bldg. D, Suite 400 Rochester, NY 14626	\$ 9,000
TA # 017.04-3-7 51 Salmon Creek Drive Town of Greece	Ross Groth and Lori Lombardo 152 Salmon Creek Drive Hilton, NY 14468	\$15,000

TA # 025.03-3-15 141 Hincer Road Town of Greece	Maureen and Patrick Herring 145 Hincer Road Hilton, NY 14468	\$10,000
TA # 058.04-15-14 988 North Greece Road Town of Greece	Theodore J. Welter, Manager Cobra Ventures, LLC 550 Latona Road, Bldg. D, Suite 400 Rochester, NY 14626	\$10,000
TA # 060.74-5-8.1 178 Stone Road TA # 060.74-5-8.2 176 Stone Road Town of Greece	Larry Newman and Patrick Langworthy 24 Vassar Street Rochester, NY 14607	\$ 5,500
TA # 073.01-4-71 30 Black Duck Trail Town of Greece	Petr Guy 33 Wendy Lane Rochester, NY 14626	\$ 9,500
TA # 019.04-2-25.1 1 Winters Place Town of Hamlin	Phillip C. Hurlbutt 2 Winters Place Holley, NY 14470	\$ 500
TA # 029.02-2-19 2190 Roosevelt Highway Town of Hamlin	Penny Philmon and Brian Ferrante 2147 Roosevelt Highway Hilton, NY 14468	\$ 5,000
TA # 175.05-1-34 64 Campus Drive Town of Henrietta	Muhammad Khan ROC Enterprises, LLC 91 Harwin Drive Rochester, NY 14623	\$21,000
TA # 107.07-3-46 24 Cliffordale Park Town of Irondequoit	Curtis Donalies 348, 352, 360 Empire Boulevard, LLC 352 Empire Boulevard Rochester, NY 14609	\$39,200
TA # 039.01-1-3 2931 Redman Road Town of Clarkson	William Rudd 2945 Redman Road Brockport, NY 14420	\$ 2,000

Each property was acquired through tax foreclosure, is surplus property and is not needed by Monroe County. The price indicated above for each parcel was the highest bid offered and determined to be market value by Monroe County Real Estate.

The specific legislative action required is to authorize the County Executive, or her designee, to enter into a contract with each above referenced Offeror, to sell the real property identified by the following tax account numbers: 147.16-3-13, 147.16-3-14, 147.16-3-15, and 147.16-3-16 for \$30,000; 068.44-1-10 for \$5,000; 160.01-2-29, 160.01-2-30, 160.01-2-52, 160.01-2-53, and 160.01-2-63 for \$7,500; 069.02-1-43 for \$9,000; 017.04-3-7 for \$15,000; 025.03-3-15 for \$10,000; 058.04-15-14 for \$10,000; 060.74-5-8.1, and 060.74-5-8.2 for \$5,500; 073.01-4-71 for \$9,500; 019.04-2-25.1 for \$500; 029.02-2-19 for \$5,000; 175.05-1-34 for \$21,000; 107.07-3-46 for \$39,200; and 039.01-1-3 for \$2,000 and to execute all documents necessary for the conveyance, for the purchase price set forth above.

An environmental review will be completed prior to Your Honorable Body taking final action on this matter.

These contracts are revenue generating and no net County support is required in the current Monroe County budget.

The records in the Office of the Monroe County Treasury have indicated that none of the individual property owners listed above owe any delinquent Monroe County property taxes with the exception of Patrick Langworthy and William Rudd.

The records in the Office of the Monroe County Treasury have indicated that neither ROC Enterprises, LLC, nor Cobra Ventures, LLC, nor 348, 352, 360 Empire Boulevard LLC, nor any of their principal officers, owe any delinquent Monroe County property taxes. The principal officers of the firms are:

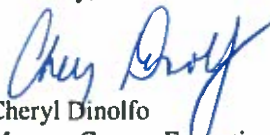
ROC Enterprises, LLC
Muhammad Khan, President

Cobra Ventures, LLC
Theodore J. Welter, Manager

348, 352, 360 Empire Boulevard, LLC
Curtis D. Donalies, Member
John M. Donalies, Member

I recommend that this matter be referred to the appropriate committee(s) for favorable action by Your Honorable Body.

Sincerely,


Cheryl Dinolfo
Monroe County Executive

CD:db