

Agenda

Administrative Services Committee

July 17, 2023, 5:00 p.m., Legislative Chambers

Livestreamed on YouTube

Gerace Office Building, Mayville, NY

- A. Call to Order
- B. Approval of Minutes (6/20/23)
- C. Privilege of the Floor
- 1. Proposed Resolution – Transfer of Foreclosed Properties to Chautauqua County Land Bank Corporation
- 2. Proposed Resolution – Distribution of Mortgage Taxes
- 3. Proposed Resolution – Quit Claim Deeds
- 4. Discussion – Re-Organization of Finance Department – Kitty Crow
- 5. Other –
 - Local Law Introductory 7-23 – A Local Law Amending Local Law 13-22 Providing for a Management Salary Plan for County Officers and Employees (Re: Employee/Labor Relations Administrator for the Department of Human Resources)

**CHAUTAUQUA COUNTY
RESOLUTION NO. _____**

TITLE: Transfer of Foreclosed Properties to Chautauqua County Land Bank Corporation

BY: Administrative Services and Audit & Control Committees:

AT THE REQUEST OF: County Executive Paul M. Wendel, Jr.:

WHEREAS, pursuant to Resolution 65-12, Chautauqua County created one of the first five (5) authorized land bank corporations in New York State that was incorporated as the Chautauqua County Land Bank Corporation (“CCLBC”); and

WHEREAS, the mission of CCLBC is to “control and manage strategically selected dilapidated and abandoned residential and commercial properties acquired through the County tax foreclosure process, bank foreclosures and/or donations, and facilitate solutions aimed at stabilizing neighborhoods, encouraging private investment, and improving the quality of life throughout Chautauqua County;” and

WHEREAS, to date CCLBC has successfully returned over 225 vacant lots and residential structures to productive use, returning over nine million dollars in assessed value back to the tax rolls; has been awarded nearly ten million dollars in competitive grants to support projects, especially demolition; has generated over ten million dollars in private investment related to renovation activities; and has worked with the municipalities to demolish more than 175 residential and mixed-use properties county-wide at a cost to the Land Bank of nearly \$4,115,000; and

WHEREAS, the County Legislature has historically transferred distressed tax foreclosure properties to CCLBC in support of the stabilization and improvement mission of the organization; therefore be it

RESOLVED, That the County Executive is authorized and empowered to execute all necessary documents to transfer the following tax foreclosure properties containing distressed or at risk structures to the Chautauqua County Land Bank Corporation at the cost of \$1 each, except for PA-10-2023, which shall carry a price of \$4,703.86, and upon such other terms and conditions negotiated by the County Executive:

Rehabilitation Projects:

PA-5-2023	City of Dunkirk	060300-79.12-1-7	29 N Pangolin St	Single Family Residence
PA-10-2023	City of Dunkirk	060300-79.14-4-64	207 Swan St	Single Family Residence
PA-28-2023	City of Jamestown	060800-370.19-3-20	128 Van Buren St	Single Family Residence
PA-99-2023	Hanover/Village of Silver Creek	064603-32.17-4-22	133 Central Ave	Apartment

Demolition Projects:

PA-3-2023	City of Dunkirk	060300-79.11-5-43	217 S Roberts Rd	Part Residential Use
PA-13-2023	City of Dunkirk	060300-79.16-1-43	30 E Courtney St	Part Residential Use
PA-16-2023	City of Dunkirk	060300-79.19-4-54	712 Grant Ave	Single Family Residence
PA-19-2023	City of Dunkirk	060300-79.19-7-34	Columbus St	Res Vac Land W/imp
PA-25-2023	City of Jamestown	060800-370.18-3-20	1035 N Main St	Single Family Residence
PA-31-2023	City of Jamestown	060800-370.19-4-51	8 Bassett St	Single Family Residence
PA-34-2023	City of Jamestown	060800-370.20-5-36	921 E 2Nd St	Three Family Residence
PA-50-2023	City of Jamestown	060800-387.12-2-26	35 Barrows St	Three Family Residence
PA-52-2023	City of Jamestown	060800-387.12-4-66	59 Tower St	Two Family Residence
PA-54-2023	City of Jamestown	060800-387.14-10-65	235 Forest Ave	Single Family Residence

APPROVED

VETOES (VETO MESSAGE ATTACHED)

County Executive

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PA-57-2023	City of Jamestown	060800-387.15-10-42	59 Broadhead Ave	Two Family Residence
PA-63-2023	City of Jamestown	060800-387.16-2-56	105 Ellicott St	Single Family Residence
PA-67-2023	City of Jamestown	060800-387.25-4-48	125 Fulton St	Three Family Residence
PA-570-2022	Ellington	064000-288.19-1-16	724 E. Main St.	Bar

Side Lots:

PA-136-2023	Westfield (Village)	067201-192.12-1-1.1	Nichols Ave	Residential Vac Land
PA-45-2023	City of Jamestown	060800-387.08-8-78	Johnson St	Res Vac Land W/imp
PA-46-2023	City of Jamestown	060800-387.08-8-79	Johnson St	Residential Vac Land
PA-47-2023	City of Jamestown	060800-387.08-8-80	Johnson St	Res Vac Land W/imp
PA-48-2023	City of Jamestown	060800-387.08-8-81	Johnson St	Residential Vac Land

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**CHAUTAUQUA COUNTY
RESOLUTION NO. _____**

TITLE: Distribution of Mortgage Taxes

BY: Administrative Services and Audit & Control Committees:

AT THE REQUEST OF: County Executive Paul M. Wendel, Jr.:

RESOLVED, That the Clerk of the County Legislature of Chautauqua County be and hereby is authorized and directed to compute the amount of Mortgage Tax Monies due the various municipalities under Section 261 of the Tax Law and to draw the warrant or order on the Director of Finance for the distribution to said municipalities of all monies due pursuant to said act and to do all things required to be done by the Board of Legislators as required by Law:

Town		City		Village		Total
Arkwright	\$7,391.82	Dunkirk	\$52,386.05	Bemus Point	\$3,863.62	\$872,996.10
Busti	\$53,805.73	Jamestown	<u>\$107,481.95</u>	Brocton	\$1,466.54	
Carroll	\$27,572.75		\$159,868.00	Cassadaga	\$1,540.93	
Charlotte	\$11,749.05			Celoron	\$5,132.00	
Chautauqua	\$51,089.34			Falconer	\$7,389.74	
Cherry Creek	\$3,507.23			Fredonia	\$17,095.84	
Clymer	\$11,629.02			Lakewood	\$16,116.74	
Dunkirk	\$20,672.93			Mayville	\$4,104.67	
Ellery	\$57,489.45			Panama	\$873.42	
Ellicott	\$66,691.11			Sherman	\$1,316.55	
Ellington	\$4,275.83			Silver Creek	\$3,373.65	
French Creek	\$10,069.82			Sinclairville	\$1,397.32	
Gerry	\$6,445.56			Westfield	<u>\$7,898.51</u>	
Hanover	\$29,660.75				\$71,569.55	
Harmony	\$7,369.70					
Kiantone	\$8,732.25					
Mina	\$8,683.59					
North Harmony	\$21,184.01					
Poland	\$17,528.71					
Pomfret	\$34,136.63					
Portland	\$16,134.31					
Ripley	\$6,239.51					
Sheridan	\$114,901.56					
Sherman	\$7,704.09					
Stockton	\$9,394.27					
Villanova	\$5,958.13					
Westfield	<u>\$21,541.41</u>					
	\$641,558.55					

APPROVED

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**CHAUTAUQUA COUNTY
RESOLUTION NO. _____**

TITLE: Quit Claim Deeds

BY: Administrative Services and Audit & Control Committees:

AT THE REQUEST OF: County Executive Paul M Wendel, Jr.:

WHEREAS, the Administrative Services Committee of the County Legislature has received and hereby recommends acceptance, pursuant to Section 1166 of the Real Property Tax Law, of the following offers for the County's Tax Liens as detailed on the attached Schedule 1 under tax sale certificates noted on original papers on file in the office of the Director of Finance; and

WHEREAS, unless otherwise noted, the County Tax Enforcement Officer has confirmed that the offers received are in compliance with the County's policy regarding tax foreclosure as set forth in Resolution No. 110-17; now therefore be it

RESOLVED, That the Executive and Chairman of this Legislature be hereby authorized to execute Quitclaim Deeds conveying to the offerors herein mentioned, the interest of Chautauqua County in said properties under said tax sale certificates; and be it further

RESOLVED, That the Director of Finance of Chautauqua County be hereby authorized to cancel any outstanding taxes, fees, interest and other charges. In adopting this Resolution, the Legislature intends to adopt each transaction separately, in the usual form of Resolution, and the failure of any particular transaction to be completed shall in no manner affect the validity of any of the others.

Offer Number	Municipality	S/B/L	Purchaser	Foreclosed Owner	Offer Amount	Taxes Owing
QC-4-2023	City of Dunkirk	060300-79.11-6-52	Eddie Marshall	Eddie Marshall	\$2,991.41	\$2,991.41
QC-7-2023	City of Dunkirk	060300-79.12-2-45	Bernard M. Custodio	Bernard M. Custodio	\$6,335.58	\$6,335.58
QC-11-2023	City of Dunkirk	060300-79.14-9-55	Andrew Diaz	Andrew Diaz	\$2,589.28	\$2,589.28
QC-14-2023	City of Dunkirk	060300-79.16-3-69	Joann Paredes	Joann Paredes	\$3,057.52	\$3,057.52
QC-20-2023	City of Dunkirk	060300-79.20-4-9	Robert Arce/Janiris Maysonet	Robert Arce/Janiris Maysonet	\$1,707.58	\$1,707.58
QC-26-2023	City of Jamestown	060800-370.19-2-32	Bradley Mason	Bradley Mason	\$8,094.46	\$8,094.46
QC-27-2023	City of Jamestown	060800-370.19-2-50	Scott Wiedrich	Scott Wiedrich	\$5,448.90	\$5,448.90
QC-30-2023	City of Jamestown	060800-370.19-4-31	James & Rosella Dufresne	James & Rosella Dufresne	\$3,347.80	\$3,347.80
QC-35-2023	City of Jamestown	060800-371.09-2-6	Estate of Joanne Carlson	Estate of Joanne Carlson	\$183.69	\$183.69
QC-36-2023	City of Jamestown	060800-371.09-2-7	Diane Shagla	Diane Shagla	\$174.39	\$174.39
QC-37-2023	City of Jamestown	060800-371.09-2-9	Diane Shagla	Diane Shagla	\$174.39	\$174.39
QC-39-2023	City of Jamestown	060800-387.06-3-23	Bradley Mason	Bradley Mason	\$17,543.48	\$17,543.48
QC-40-2023	City of Jamestown	060800-387.06-3-45	Carl & Danile Atkins	Carl & Danile Atkins	\$2,885.52	\$2,885.52
QC-42-2023	City of Jamestown	060800-387.06-6-67	Anita Erickson	Anita Erickson	\$1,742.52	\$1,742.52
QC-44-2023	City of Jamestown	060800-387.08-2-19	Wilam Wisner	Wilam Wisner	\$3,944.64	\$3,944.64

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QC-49-2023	City of Jamestown	060800-387.09-5-61	Estate of Sara Ann Ecklund	Estate of Sara Ann Ecklund	\$1,679.96	\$1,679.96
QC-53-2023	City of Jamestown	060800-387.14-10-55	Jennifer Lamb	Jennifer Lamb	\$1,291.58	\$1,291.58
QC-55-2023	City of Jamestown	060800-387.14-2-60	Miariah Snyder & Charles Washington	Miariah Snyder & Charles Washington	\$4,722.09	\$4,722.09
QC-58-2023	City of Jamestown	060800-387.15-12-25	Nancy Moynihan	Nancy Moynihan	\$3,856.28	\$3,856.28
QC-62-2023	City of Jamestown	060800-387.15-5-31	Estate of Joseph Lynch Sr.	Joseph Lynch Sr.	\$618.38	\$618.38
QC-64-2023	City of Jamestown	060800-387.19-5-70	Cynthia J. Gulloti	Micheal Gulloti Sr.	\$4,312.67	\$4,312.67
QC-65-2023	City of Jamestown	060800-387.19-7-1	Brian Coffaro	Brian Coffaro	\$5,714.04	\$5,714.04
QC-76-2023	Busti	062289-404.01-3-44	Garfield Road Properties	Garfield Road Properties	\$6,612.62	\$6,612.62
QC-77-2023	Busti	062289-436.00-1-41	Clopp & Hoisington World	Clopp & Hoisington World	\$3,317.97	\$3,317.97
QC-79-2023	Busti	062289-454.00-2-41	Kaely Capizzi	Kaley Capizzi	\$3,055.64	\$3,055.64
QC-82-2023	Cherry Creek	063000-237.11-1-64	Bradley Mason	Bradley Mason	\$4,336.70	\$4,336.70
QC-83-2023	Cherry Creek	063000-237.12-1-8	Estate of Heather Steves	Estate of Heather Steves	\$1,431.89	\$1,431.89
QC-85-2023	Cherry Creek	063000-254.00-2-16.2	Michael Scott	Michael Scott	\$3,938.37	\$3,938.37
QC-87-2023	Ellery	063689-300.00-1-21	Sgarla M. Reel	Sharla M. Reel	\$534.28	\$534.28
QC-88-2023	Wellery	063689-333.18-1-29	Butekoff Associates LLC	Butekoff Associates LLC	\$10,097.02	\$10,097.02
QC-89-2023	Ellery	063689-368.00-1-6	SULU LLC	SULU LLC	\$632.63	\$632.63
QC-90-2023	Ellicott	063801-369.15-1-31	Wendy Nagy & Phillip McGrath	Wendy Nagy & Phillip McGrath	\$6,266.97	\$6,266.97
QC-92-2023	Ellicott	063803-371.06-4-23	Joyelle M. Ramaekers	Joyelle M. Ramaekers	\$2,954.87	\$2,954.87
QC-96-2023	Ellington	064000-306.00-1-24.1	Melinda Jaquish	Melinda Jaquish	\$1,705.96	\$1,705.96
QC-97-2023	Gerry	064489-301.00-2-19	Roderick & Kristine Denslow	Roderick & Kristine Denslow	\$7,016.49	\$7,016.49
QC-98-2023	Gerry	064489-302.00-2-40	Troy L. Ingersoll	Troy L. Ingersoll	\$4,006.91	\$4,006.91
QC-100-2023	Hanover	064603-32.17-5-10	Sixto Sepulveda	Sixto Sepulveda	\$4,883.95	\$4,883.95
QC-101-2023	Hanover	064603-32.18-5-33	James Jr & Carol Myers	James Jr & Carol Myers	\$11,144.25	\$11,144.25
QC-103-2023	Hanover	064689-33.00-2-33	Bradley Mason	Bradley Mason	\$549.87	\$549.87
QC-104-2023	Hanover	064689-99.12-1-21	Estate of Kathleen Reardon	Estate of Kathleen Reardon	\$5,371.34	\$5,371.34
QC-105-2023	Hanover	064689-99.12-1-6	Bradley Mason	Bradley Mason	\$10,567.76	\$10,567.76
QC-107-2023	Mina	065200-359.11-1-24.2	Philip Stroka	Philip Stroka	\$273.15	\$273.15
QC-108-2023	North Harmony	065400-365.00-1-10	Daniel & Barbara Devore	Daniel & Barbara Devore	\$6,306.59	\$6,306.59
QC-111-2023	Pomfret	065801-113.07-3-39	Bradley Mason	Bradley Mason	\$3,123.73	\$3,123.73
QC-112-2023	Pomfret	065801-130.06-3-16	Chad Halas	Chad Halas	\$20,579.38	\$20,579.38
QC-114-2023	Pomfret	065889-164.00-3-3	Bradley Mason	Bradley Mason	\$6,206.01	\$6,206.01

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QC-115-2023	Portland	066001-162.05-1-6	Timothy F. Joy	Timothy F. Joy	\$9,430.38	\$9,430.38
QC-117-2023	Portland	066089-162.00-1-7	Timothy F. Joy	Timothy F. Joy	\$4,562.45	\$4,562.45
QC-118-2023	Ripley	066200-207.16-1-4	Andrzej Mileckowski	Andrzej Mileckowski	\$3,692.61	\$3,692.61
QC-119-2023	Ripley	066200-224.15-1-1	Robert & Helen Bentley	Robert & Helen Bentley	\$338.83	\$338.83
QC-120-2023	Ripley	06200-225.00-1-156	Robert Bentley	Robert Bentley	\$13,684.18	\$13,684.18
QC-122-2023	Ripley	06200-240.12-2-32	SLB Properties LLC	SLB Properties LLC	\$1,836.08	\$1,836.08
QC-123-2023	Ripley	066200-240.12-2-33	SLB Properties LLC	SLB Properties LLC	\$190.98	\$190.98
QC-124-2023	Ripley	066200-240.12-2-34	SLB Properties LLC	SLB Properties LLC	\$11,607.85	\$11,607.85
QC-125-2023	Ripley	066200-240.12-2-35	SLB Properties LLC	SLB Properties LLC	\$13,193.94	\$13,193.94
QC-127-2023	Ripley	066200-241.17-1-1.1	SLB Properties LLC	SLB Properties LLC	\$1,960.60	\$1,960.60
QC-128-2023	Ripley	066200-241.17-1-4	SLB Properties LLC	SLB Properties LLC	\$234.08	\$234.08
QC-131-2023	Sheridan	066400-98.00-4-.39.1	Jacquelyn Mulkin	Jacquelyn Mulkin	\$10,650.65	\$10,650.65
QC-132-2023	Sheridan	066400-98.00-4-39.2	Jacquelyn Mulkin	Jacquelyn Mulkin	\$15,191.63	\$15,191.63
QC-133-2023	Sherman	066689-328.00-1-12	Amanda Chambers	Amanda Chambers	\$566.83	\$566.83
QC-135-2023	Villanova	067000-153.00-1-15	Denise Michalak	Denise Michalak	\$12,473.62	\$12,473.62
QC-138-2023	Westfield	067201-209.16-1-7.3	Bradley Mason	Bradley Mason	\$2,800.17	\$2,800.17
QC-140-2023	Westfield	067201-210.05-2-56	Union Ownership LLC	Union Ownership LLC	\$4,133.22	\$4,133.22
QC-141-2023	Westfield	067289-210.13-2-1.4	Bradley Mason	Bradley Mason	\$165.23	\$165.23

APPROVED
VETOES (VETO MESSAGE ATTACHED)

County Executive

Date

LOCAL LAW
INTRODUCTORY NO. 7-23
CHAUTAUQUA COUNTY

A LOCAL LAW AMENDING LOCAL LAW 13-22 PROVIDING FOR A
MANAGEMENT SALARY PLAN FOR COUNTY OFFICERS AND EMPLOYEES
(re: EMPLOYEE/LABOR RELATIONS ADMINISTRATOR FOR THE DEPARTMENT OF HUMAN
RESOURCES)

BE IT ENACTED, by the County Legislature of the County of Chautauqua, New York,
as follows:

Section 1. Purpose.

The purpose of this Local Law is to amend the Management Salary Plan set forth in
Local Law 13-22, and as amended, to set the salary for Employee/Labor Relations Administrator
for Department of Human Resources.

Section 2. Salary Levels.

The title of Employee/Labor Relations Administrator for the Department of Human
Resources shall be placed in Range 8 (\$63,879 - \$98,038) of the 2023 Management Salary Plan.

Section 3. Severability.

In the event any provisions or part of this Local Law shall for any reason be adjudged
invalid by a court of competent jurisdiction, such judgment shall not affect, impair or invalidate
the remainder of the Local Law.

Section 3. Effective Date.

This Local Law shall become effective upon filing with the Secretary of State.

Sponsor: Legislator Scudder