

-SPECIAL-
Physical Services Committee Meeting
Held in Room #318
Putnam County Office Building
Members: Chairman Albano & Legislators Othmer and Scuccimarra

Tuesday

May 28, 2013

The meeting was called to order at 5:30p.m. by Chairman Albano who led in the Pledge of Allegiance. Upon roll call, Chairman Albano and Legislator Scuccimarra were present. Legislator Othmer was absent.

Item #3) Approval/ Properties to Be Listed on MLS Pursuant to Resolution #81 of 2013- Determination of Initial Offer Amount

Legislator Oliverio questioned if these prices are going to be the asking price.

Deputy Count Attorney Negro stated that yes these are the asking prices of each property.

Legislator Oliverio stated that he is concerned about some of these prices. He stated that he believes that they are low. Particularly one of the properties in Putnam Valley. It is a property that is commercially zoned and at an intersection. He stated that the house currently there is a wreck, however the potential for that lot just does not seem to match the price that has been presented.

Deputy County Attorney Negro stated that all of the prices were based upon comparative market analysis by comparable sales that were performed by the realtors who will have the listing. He stated that many of the properties identified as "tear downs", which is the case with the property Legislator Oliverio is questioning, the prices were based upon what could be rebuilt on the lot. He stated in terms of the zoning codes in the area, septic and well facts. He stated that there are many governing factors that go into setting a fair and competitive price.

Chair Albano stated that with his experience in real estate and construction he is familiar with the concept of looking at a property that appears to have a ton of potential. However, as stated earlier, there are many factors and barriers that come up that can inhibit the vision and potential for a property. Such as the regulations, DEP, pervious pavement, septic and well setbacks.

Legislator Scuccimarra asked if these properties will be handled like all properties in a private sale. If the asking price is not offered will there be room for negotiation.

Deputy Count Attorney Negro stated yes. The sales of these properties are being done through the MLS process. So asking bids will be reviewed with the Administration and if they

deem the offer to be beneficial to the County, they will bring it forward to the Legislature for approval.

Legislator Scuccimarra made a motion to approve the Properties to Be Listed on MLS Pursuant to Resolution #81 of 2013 – Determination of Initial Offer Amount; Seconded by Chair Albano. All in favor.

Item #4) Other Business - None

Item #5) Adjournment

There being no further business, at 5:40 P.M., Chairman Albano made a motion to adjourn; Seconded by Legislator Scuccimarra. All in favor.

Respectfully submitted by Diane Trabulsy, Deputy Clerk of the Legislature.