

ID76234

DATE: April 27, 2020

TO: Board of Acquisition and Contract

FROM: Kathleen M. O'Connor
Commissioner, Department of Parks, Recreation and Conservation

SUBJECT: Resolution authorizing the County of Westchester to enter into any and all agreements necessary to convey certain County-owned property consisting of approximately 2,806 square feet located on Spruce Street, south of Thompkins Avenue, in the Village of Mamaroneck, New York, currently designated as Section 154.50, Block 1, Lot 83 on the Official Tax Maps for the Town of Rye for a purchase price of \$12,000.00.

On March 9, 2020, the Westchester County Board of Legislators (the "Board of Legislators") adopted Act No. 18-2020, which authorized the County of Westchester (the "County") to convey certain County-owned property consisting of approximately 2,806 square feet located on Spruce Street, south of Thompkins Avenue, in the Village of Mamaroneck, New York, currently designated as Section 154.50, Block 1, Lot 83 on the Official Tax Maps for the Town of Rye, and also known as Parcel No. 26, as shown on the map entitled "Westchester County Park Commission Map of Lands to be Acquired for the Mamaroneck River Parkway, Westchester County, N.Y.", Sheet No. 1, and filed in the Office of the County Clerk, Division of Land Records, formerly the Office of the Register of Westchester County, New York on June 21, 1926 as Map No. 6648, (the "Property") to Geertruik M. Boekholt (the "Purchaser") for a purchase price of \$12,000.00.

Your Honorable Board's authority is now requested to authorize the County to enter into any and all agreements necessary to convey the Property to the Purchaser for a purchase price of \$12,000.00.

This Property was originally acquired in 1926 for the construction of the Mamaroneck River Parkway (the "Parkway"). The Property was never used for construction of the Parkway or as a park.

The Property is currently vacant. The County has no plans to utilize this Property for any future County or park purpose. The Property was recently appraised at a market valuation of \$10,000.00.

Pursuant to Section 209.101(8)(b) of the Laws of Westchester County (“LWC”), before the County can convey the Property to the Purchaser, it has to offer a right of first refusal to the Village of Mamaroneck (the “Village”), based upon certain conditions set forth in said law. In a letter, dated July 19, 2019, from the Director of Real Estate, the aforementioned right of first refusal was offered to the Village for the Property. The Board of Trustees of the Village on August 26, 2019 adopted a resolution waiving and relinquishing any rights that it may have under the aforesaid opportunity to purchase the Property.

In accordance with LWC Section 191.41, the Commissioner of Planning provided a report concluding that the County no longer has any need for the Property.

In addition, in accordance with LWC Sections 134.51(6) and 249.111(1), on November 21, 2019, the Westchester County Parks, Recreation and Conservation Board adopted a resolution recommending that the Property be deemed no longer needed for park purposes, that the Board of Legislators authorize the sale of the Property in accordance with the provisions of the County Charter and Administrative Code, and that the proceeds from the sale or conveyance of the Property be set aside in a segregated fund, dedicated solely for the use by the County for the purposes of improvements to County parks and park facilities and programs.

The goal and objective of this conveyance is for the County to obtain revenue by divesting itself of a parcel of real property for which it has no use.

This conveyance is in the best interests of the residents of the County in that it will result in additional County revenue.

Therefore, based on the foregoing, your Honorable Board’s approval of the attached Resolution is respectfully requested.

KOC/GAF/ran
Attachment

RESOLUTION

UPON A COMMUNICATION FROM THE COMMISSIONER OF PARKS, RECREATION AND CONSERVATION, BE IT HEREBY

RESOLVED, that the County of Westchester (the "County") is hereby authorized to enter into any and all agreements necessary to convey certain County-owned property consisting of approximately 2,806 square feet located on Spruce Street, south of Thompkins Avenue, in the Village of Mamaroneck, New York, currently designated as Section 154.50, Block 1, Lot 83 on the Official Tax Maps for the Town of Rye, New York (the "Property") to Geertruike M. Boekholt, for a purchase price of \$12,000.00; and be it further

RESOLVED, that the conveyance of the Property shall be by Bargain and Sale Deed without Covenants against Grantor's Acts; and be it further

RESOLVED, that the County Executive or his duly authorized designee is authorized to execute any agreements, documents and take any actions necessary to effectuate purposes hereof.

Account to be Charged/Credited

Fund	Dept	Major Program, Program & Phase Or Unit & Bond Act	Object/ Sub Object	Trust Account	Dollars
263	42	776V	9856	T776	\$12,000

Budget Funding Year(s) Purchase and Sale Contracts Start Date: 5/21/20 End Date: _____

Funding Source Tax Dollars _____
 State Aid _____
\$12,000 Federal Aid _____
 (must match resolution) Other revenue _____

