

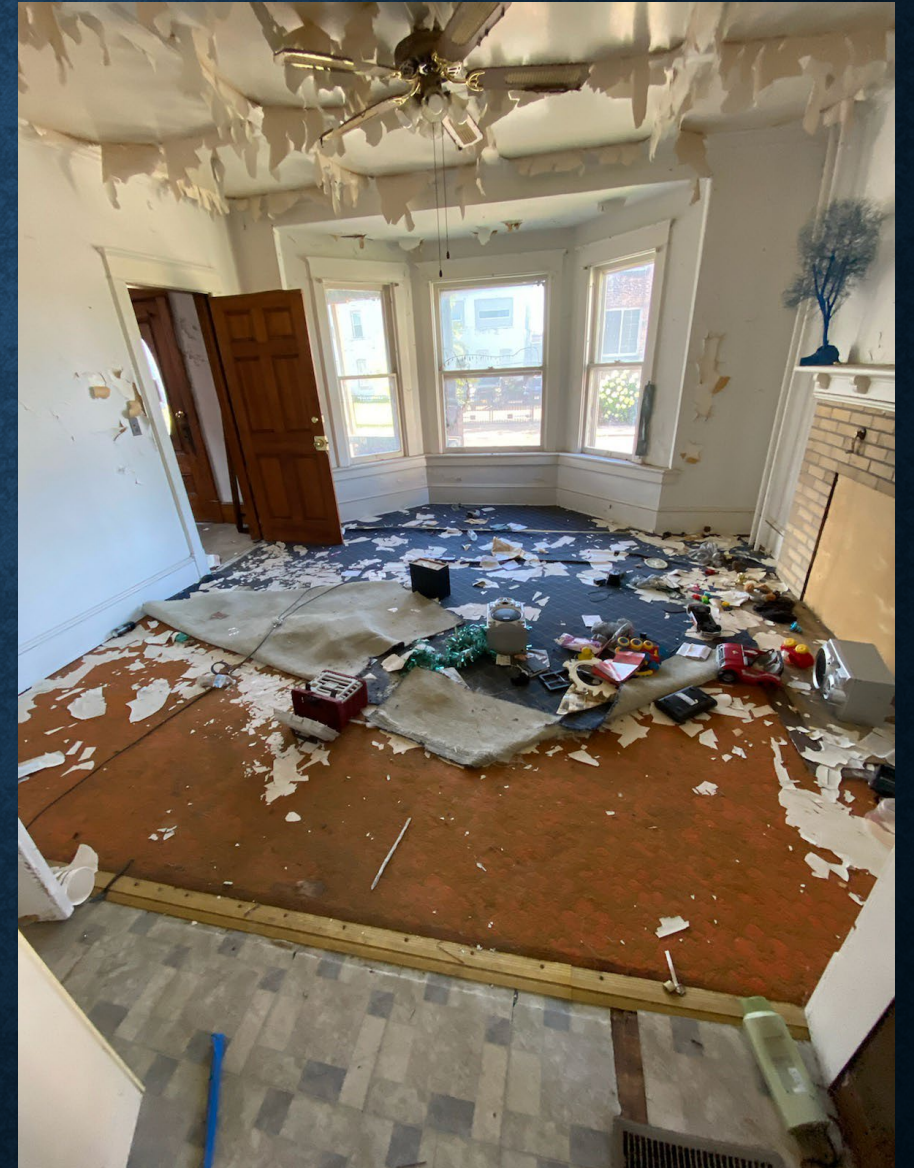
# PROPERTY ACQUISITION

- Tax Foreclosure
- General Municipal Law 19a & 19b
  - Enforcement
- Eminent Domain

# TAX FORECLOSURE

- City purchases properties from County.
- City's Property Disposition Committee reviews applications and vets applicants.
- Buyer covenants to fully restore within 18 months.
- City retains right of reverter in case buyer defaults.

# 48 SPRING STREET BEFORE



# 48 SPRING STREET AFTER



# **GENERAL MUNICIPAL LAW 19A & 19B**

## **General Municipal Law 19A – Residential Property Only**

- a. At least one year delinquent in taxes.
- b. Vacant.

**General Municipal Law 19B** – enacted by the state in March 2023 expands the same process to include commercial and industrial properties.

## **Supreme Court special proceeding**

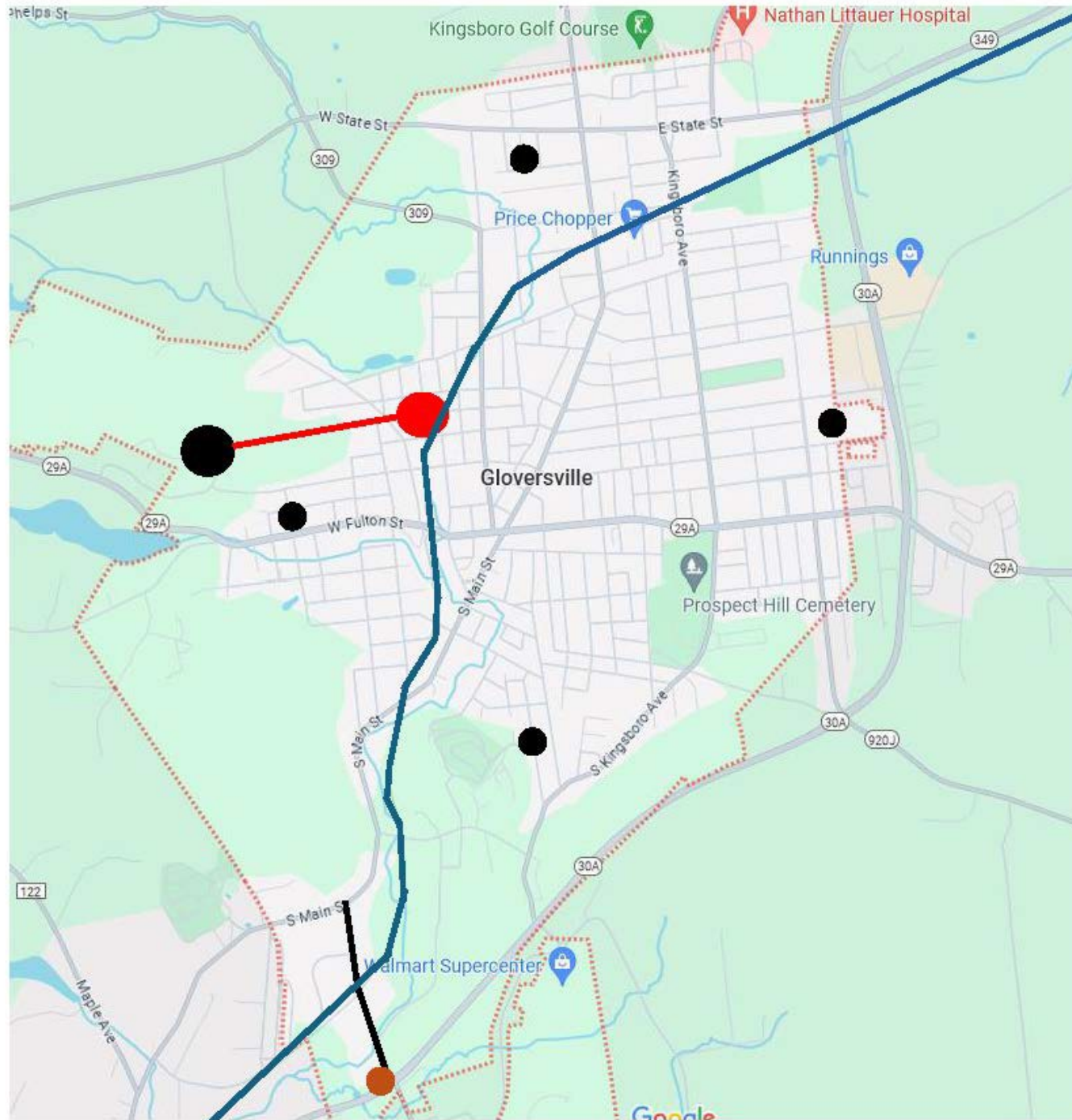
3 months if everything goes well.

# COMRIE INC.



# HARRISON STREET - CURRENT









# HARRISON STREET - CONCEPT



# ENFORCEMENT

- Code Maintenance Provisions.
- Vacancy Ordinance.
- Emergency powers in cases of threats to public health and safety.

# COMRIE INC.





# EMINENT DOMAIN

- Municipality must have a public purpose.
- Court determines the purchase price based on an independent appraisal to determine fair market value.
- Supreme Court special proceeding.



# 80 LINCOLN ST. CURRENT CONDITIONS









# GLOVERSVILLE YOUTH & FAMILY REC CENTER

