

To: March 29, 2022

The Town of Johnsburg Board Members  
Johnsburg Town Hall  
219 Main Street  
North Creek, NY 12853

Subject: 2022 Assessment Notifications

Dear Council Members,

We the Concerned Citizens of the Town of Johnsburg are requesting a motion to be voted upon by the board, to suspend the current reassessment process. We request that the vote take place at the April 5<sup>th</sup> town meeting. We have been analyzing the data and have a tremendous amount of concerns regarding the validity of the assessment. According to the Town Law Manual, this process can be halted. On page 28 C. Objections. The town board must meet at the time and place so specified and consider any objections to the assessment roll. It may change or amend the same, or may annul the same and prepare a new roll. If a new roll is prepared, notice must be given of a new public hearing. Notice must also be mailed to each property owner, apprising them of the hearing. (Garden Homes Woodland Company v. Town of Dover, 720 NYS2d 79, 2000 NY Slip Op. 10391).

The following are examples of questionable values.

- The beginning balance of the assessor’s file for 2021 market value is understated by 96 million dollars as compared to the 2021 final assessment roll.
- The number of parcels is also understated when compared to the 2021 final assessment roll.
- We ask that the board review and correct data so we have correct beginnings balances.
- The total net increase in market value is 80 million per assessor’s file.
- This net increase was derived by reducing the market value by 35 million of property owned by the State of New York, Town of Johnsburg, Johnsburg Central School, Ruby Mountain and Niagara Mohawk.
- The net increase to the other property owners is 115 million.
- We ask the board to review the preliminary file and provide real estate market data and trends that would support the majority property owner a reduction in market value (The State of New York, Town of Johnsburg and JCS ) and the majority of remaining property to increase.

66.14-1-20	276000	\$ 14,526,316	\$ 8,355,100	Johnsburg Central School,	(\$6,171,216)	-42%
630.000-9999-132.350/1021	64120	\$ 3,374,737	\$ 1,513,091	Niagara Mohawk Power Corp,	(\$1,861,646)	-55%
83.-2-2	69554	\$ 3,660,737	\$ 2,611,939	Niagara Mohawk Power Corp,	(\$1,048,798)	-29%
29.-1-1	261600	\$ 13,768,421	\$ 12,382,700	Ruby Mountain Holdings,LLC,	(\$1,385,721)	-10%
179.-1-17	14025	\$ 738,158	\$ 333,500	State Of New York,	(\$404,658)	-55%
29.-1-2	12725	\$ 669,737	\$ 87,900	State Of New York,	(\$581,837)	-87%
82.-1-4	350000	\$ 18,421,053	\$ 1,230,400	State Of New York,	(\$17,190,653)	-93%
85.-2-21	17000	\$ 894,737	\$ -	The Nature Conservancy,	(\$894,737)	-100%
66.-1-14	50000	\$ 2,631,579	\$ 1,662,700	Town Of Johnsburg, Town of Johnsburg, NC Water	(\$968,879)	-37%
66.-1-20.1	85100	\$ 4,478,947	\$ 2,100	Distr	(\$4,476,847)	-100%
		<b>\$ 63,164,421</b>	<b>\$ 28,179,430</b>		<b>(\$34,984,991)</b>	<b>-55%</b>

We have serious doubts about the quality of this recent in-house assessment. Two local professionals have worked diligently to gather property sales data over the past two-year period for The Town of Johnsburg. From this list, they took a random sample and the following is what was discovered.

Process that was used:

- Identify an item that sold in the last 2 years.
- Sort data by street from that item.
- Look at items with previous similar assessments. One to see if the new assessments make sense (they are similar), and if not find comparable.
- Used the Warren County Property search database to check each property.

The following are the results of a sampling (line 2605) and we question why is line 2506 assessed at market price and others reduced and another (line 1890) assessed less than Market price?

1	SBL	Final 2021	Factored by 1.9	Preliminary 2022	Street Number	Street Name	Owner	Incl/(Dec)	Percent Change	Sale Date	Price
57	66.10-2-78	900	\$ 47,368	\$ 18,300	35	Ridge	St Christopher's Church,	(\$29,068)	-61%		
186	66.10-2-81	2600	\$ 136,842	\$ 80,000	22	Ridge	Leigh, Debra	(\$56,842)	-42%		
250	66.10-2-82	2400	\$ 126,316	\$ 86,700	20	Ridge	Baker, Carol	(\$39,616)	-31%		
273	66.10-2-83	3300	\$ 173,684	\$ 123,800	16	Ridge	Seguin, Theresa M.	(\$49,884)	-29%		
284	66.14-1-35	3400	\$ 178,947	\$ 129,600	69	Ridge	Mc Lean, Lachlan J.	(\$49,347)	-28%	10/24/2016	\$ 155,000.00
426	66.14-1-34	2900	\$ 152,632	\$ 123,300	55	Ridge	Kenyon, Paul W.	(\$29,332)	-19%		
484	66.10-2-76	3300	\$ 173,684	\$ 146,200	31	Ridge	Peter, Jane	(\$27,484)	-16%	12/21/2017	\$ 145,000.00
964	66.14-1-33	4200	\$ 221,053	\$ 214,000	47	Ridge	Kellogg, Jeffrey P.	(\$7,053)	-3%		
1788	66.10-2-74	3200	\$ 168,421	\$ 209,600	7	Ridge	Turcotte, Serge L.	\$41,179	24%		
1890	66.14-1-65	700	\$ 36,842	\$ 47,500	786	Ridge	Swamp House, LLC,	\$10,658	29%	3/18/2021	\$ 65,000.00
1905	66.14-1-36	2700	\$ 142,105	\$ 183,900	82	Ridge	Smith, Gordon G.	\$41,795	29%		
2080	66.-1-24.2	5600	\$ 294,737	\$ 402,200	85	Ridge Ext	Kropp, Richard G.	\$107,463	36%		
2506	66.-1-26	3400	\$ 178,947	\$ 276,000	64	Ridge Ext	Kesting, Christopher E.	\$97,053	54%	9/23/2020	\$ 276,000.00
3647											
3649											
3650	Narrative:	Items in yellow all had previous assessments (column c) in the same range									
3651		Line 2506 Home assessed at current market price. In yellow									
3652		Line 284 Home assessment reduced below purchase price in 2016									
3653		Line 484 Home assessed at current market price. In yellow									
3654		Line 1890 Home assessed at less than purchase price in 2021									

This process was very labor-intensive. We cannot download data from these databases to query against the assessment results, so it was done manually. We would like to know how this data was validated? We would like to know the process the assessor used and the skill sets she used to come up with these findings. Based on the information we have, there are wide swings of what we call “like items” from the previous assessment. To clarify this, again using the example above, we looked at items previously assessed at 3200-3400 (168k – 179k). Can we conclude the previous assessment was wildly wrong? Maybe, maybe not. But we can conclude that the assessor is not using the most current market sales price. The question is why?

We also have doubts about simple calculations. Please look at the “new” spreadsheet that was posted on the website. The assessor either titled a column incorrectly, or they do not know how to calculate it correctly. Here’s the first line. “% Difference” is not “.75”. .75 is the amount of the “Premilinary” (sic) to 2021 Equalized.

SBL	Final 2021	2021 Equalized	Premilinary 2022	% Difference	Street Name	Owner
134.-1-33	3,500	184,211	137,900	0.75	Johnsburg	Aqualogic Inc.,

These examples are just a few of our data findings. Another point to consider is the use of current market conditions instead of the five-year look-back period the town set. The current market value was driven by the pandemic and this is not normal market conditions. Other complaints from Johnsborg residents include temporary structures being assessed as permanent structures and manufactured homes being listed as stick build which makes a very big difference in value.

The citizens of the Town of Johnsborg are also being held at an unfair disadvantage. When told that we need to go through the grieving process and prove the worth of our property, many people are intimidated by the process. Most people are not versed in the process of assessing property, some lack computers or the skills to manipulate excel spreadsheets, and frankly, there is a literacy issue- for these reasons alone, we need to halt this process until everyone has the time to gather information. The town has had the luxury for the last two years to plan this transition but only allotted the people they serve two months to defend their claims. Please be logical, ethical and fair in leading your citizens.

We believe there is questionable activity within the Town of Johnsbury revaluation process and we believe this incredulous activity will lead to litigation. We are asking the board to meet with the town attorney to determine if an order of preservation is required. We also ask that the next meeting be held in the Tannery Pond auditorium since the last meeting area was not sufficient and is could be in violation of the fire code.

Respectfully Submitted,

Town of Johnsbury Concerned Citizens

Deputy Town Clerk	AND/OR	Town Clerk
Joann M. Morehouse		Jean Comstock
Initial receipt	<u>JM Comstock</u>	March 29, 2022
Initial receipt	_____	March 29, 2022



# TOWN OF JOHNSBURG

219 Main Street, North Creek, NY 12853  
Phone: (518) 251-2421 ~Fax: (518) 251-9991

April 4, 2022

Amy Sabbatis

Via E-mail: [tojcc2022@gmail.com](mailto:tojcc2022@gmail.com)

**Bakers Mills  
Johnsburg  
Garnet Lake  
North Creek  
North River  
Riparius  
Wevertown**

**Town Supervisor**  
Andrea Hogan  
(518) 251-2421x4

**Town Council**  
Gene Arsenault  
Arnold Stevens  
Justin Gonyo  
Peter Olesheski

**Highway Superintendent**  
Fred Comstock  
(518) 251-2113

**Town Assessor**  
Letitia Williams  
(518) 251-2421x6

**Zoning Enforcement**  
Colin Mangan  
518-251-2421x5

**Town Clerk**  
Jean Comstock  
(518) 251-2421x3

Re: Town-wide Revaluation Dear Ms. Sabbatis:

We received your correspondence of March 29th regarding the Town's assessment revaluation, which you indicated was sent on behalf of "Town of Johnsburg Concerned Citizens". We have reviewed your assertions with our Town Legal Counsel and wish to respond.

You seem to be requesting that the Town Board take action to hold some sort of hearing and somehow step into the assessment process. You included references in your letter to the "Town Law Manual" and a case entitled "Garden Homes Woodland Company v. Town of Dover" in apparent support of your opinion that the Town Board has authority to prevent or change valuations and assessments. However, your reliance on those materials is misplaced as they relate to an entirely different topic and procedure and in no way relate to the assessment process now being undertaken by the Assessor.

The valuation and assessment of real property within the Town is the responsibility of the Assessor, not the Town Board. It would be inappropriate for the Town Board to attempt to interject itself into this process.

At this point in the assessment cycle, property owners have been provided with preliminary values for their property and an opportunity to informally discuss the proposed assessments with the Assessor. Once the tentative assessment roll is filed on or about May 1st property owners may pursue the formal process provided by State statute to have their assessed values reconsidered. This includes the ability to meet with the Assessor and/or seek relief from the Board of Assessment Review. We encourage all property owners who have questions or concerns about their proposed assessments to avail themselves of these opportunities.

Thank you for sharing your concerns with us.

Sincerely,

Andrea Hogan, Supervisor  
cc: Johnsburg Town Board Letitia Williams, Assessor

March 31, 2022

Town Board  
Town of Johnsburg  
Johnsburg Town Hall  
219 Main Street  
North Creek, NY 12853

Re: Town Assessment

Dear Board Members:

I've been following the re-assessment issue with interest, and have seen the recent letter from the concerned citizens group to the town board. While well-meaning, there are some parts of that letter which were demeaning, emotional, and poorly written—so much so that I can't just sit back any longer and watch this debacle in silence.

First, there are so many things wrong at so many levels with this reassessment one hardly knows where to begin. Each is like spokes of a tire leading to the hub which, in our case, leads to the town board. What is at the core of each of these issues is a lack of understanding. The citizens' letter calls this a literacy problem; the people of the town should bristle at that accusation even if used metaphorically. And we all should wince at the use of their word "frankly" as it insinuates that the authors may be deceitful in other instances. We hope they are honest and unbiased in all they present. The point is, we can't reduce this to an inability to read or write. Rather it is a lack of knowledge. And rightly so. We, as the constituency, are far too busy to immerse ourselves in tax codes, tax law, and municipal by-laws. We rely on our elected and appointed officials to educate us, as needed, in all these things.

At the heart of the issue is the question, "Does the Town of Johnsburg need a property reassessment?" Let's start any discussion by putting aside emotion and putting out of our minds what doesn't seem right, or what someone doesn't think is right and limit ourselves to rules, regulations, and logic. Just because one does not like a result doesn't mean that result is wrong.

The idea of an assessment is to provide a fair and equitable distribution of a tax levy. With this in mind, anyone who looks at the tax rolls for 2021 would respond with a resounding "yes, we need to fix this." Moreover, the need for a reassessment was amply demonstrated in the citizens' letter. The roll is a mess, full of disparate and, sometimes, contradictory data. Add to that our Level of Assessment compared with other municipalities in Warren County, we find that only Stony Creek is lower at 0.9 with the next lowest municipality above us being Hague with a staggering 73.40. Even if we expand that search of municipalities, we find we are embarrassingly low compared to the rest of the state. These Level of Assessment numbers are used as equalization rates and it is complicated to explain why the values are set as they are and why all are not at 100%. Again, that is part of a knowledge gap. With our last assessment being so far in the past, no one alive can explain our present assessment numbers and the reason for any disparity between properties. These are what we have inherited. It is a waste of time and effort to ask about them.

After acknowledging this assessment needs to be done, we are confronted with the “who” and the “how.” Of further interest is in what fashion are the data used and what mechanism lies behind property tax allocations in general. Briefly, property taxes are calculated by taking the total tax levy for public services in a municipality, subtracting outside income and exemptions, and dividing it by the total public assessment for that municipality to arrive at a tax rate. That tax rate is then multiplied by a property owner’s assessment to give one’s portion of the municipality’s tax levy. In 2021, the total assessment was \$11,551,029,000. Exemptions were: State owned-lands, special franchises, utilities, and items that were wholly exempt. After subtracting these from the assessment, the public taxable assessment was \$7,101,544,000. Using the 2022 Assessment Notification each property owner received and using a bit of 9th grade algebra, we can arrive at tax rates of: 0.003899 (with a \$27,687,489 levy) for county services; 0.0003093 (with a \$21,966,487 levy) for town services; and 0.009234 (with a \$65,575,631 levy) for school. The total tax rate—or what is called the *mill rate*—is 0.016226. Anyone can take this last number and multiple it by their individual market value and it will equal the total at the bottom of their respective notification.

Now, please take this at face value. We have mentioned that these calculations are far more complicated than we can, in a few paragraphs or in a few months, understand. It is doubtful that any town board can explain the finer details of this system to even the most enlightened of constituencies. The bottom line is: Reassessments don’t necessarily increase tax levies; providing however, that the levy and its deductions remain the same. It’s just a ratio and serves to merely redistribute the burden: If one goes up, a corresponding decrease needs to be seen among other properties. It’s a net sum zero exercise.

The issue here is what impact do reductions in the assessment of these exemptions have on the public’s tax burden. Will the levy to the constituent property owners increase? This where the data in the citizens’ letter is a bit inflammatory; without knowing how that mechanism works, it appears to be a bit accusatory. Without a clear picture of what is happening and what is possible, one cannot help to wonder to what end they are purporting their conclusions and if those conclusions are a bit premature—perhaps even provocative.

The “how” is the next knowledge gap we need to fill. The New York State Office of Real Property Tax Services (ORPTS) has codified the methods for assessing real property, the qualifications for assessors and appraisers, and the certification needed to act as appointed or elected officials in this capacity (NYCRR 8188). There are three ways in which to assess property: Sales Evaluation, Cost Method, and Income Method. Every assessor needs to be certified according to ORPTS in: Orientation; Fundamentals of assessment administration; Ethics; Cost, market and income approach to value; Fundamentals of data collection; and Fundamentals of mass appraisal. Summaries of each and the course descriptions can be found on the ORPTS website. The knowledge gap here is: Was the assessor qualified and certified? If so, it would be a reasonable request from the constituency to see evidence of both. The citizens’ letter cites “professionals” in their pursuit of their own data. What that word means in this context is ambiguous. If those individuals do not possess the qualifications and certifications as outlined in NYS code, the resultant data could be like comparing apples to oranges.

Statistically speaking, we need to use the same standards and the same criteria between the two data sets for any differences to be meaningful and well understood.

Once we are in possession of this information, it would be logical to query the method used and the meaningfulness of data. Questioning details before this background is understood could be a waste of time. There is, though, one thing with which we all need to be comfortable: In any undertaking as complicated and involved as this, some portion of the details will inevitably be wrong. Cherry picking these errors without establishing a link or trend serves no purpose.

Now the question of timing arises. This, understandably, can be sensitive. Assessments can affect property sales, particularly as a municipality comes out of a housing bubble as we are now. Real Estate agents have a better take on this, and that analysis is best left to them. One thing we need to be clear about, though, is an assessment is not the same as an appraisal. If each property has been assessed using the same criteria, then the increases in those values should be, more or less, uniform across the properties with, perhaps, a small skew towards well-maintained homes. Remembering that this is a ratio, it may have little effect on the actual taxes paid. What we should avoid, though, is assessing now at inflated values only to have to bear the cost to re-perform the assessment in the near future as property values rationalize.

Knowing that this process started prior to COVID and before the ensuing increase in housing prices, the question that needs to be answered here is, "How were assessments made before the bubble and during the bubble reconciled?" A look at the increase in housing prices indicates it is not a linear function, so one would imagine the answer is not a simple one.

The transparency of the town board to this point has been lacking. The last meeting held in the basement of Tannery Pond seemed—superficially at least—to be a ruse to limit public attendance and participation. This, combined with no introductory presentation, only served to inflame the constituency. Political death is made from such decisions. The next possible venue for continuing this discussion would be Tuesday, April 5th. The citizens' letter has requested a vote be taken to suspend the reassessment process. That would be unwise for a couple of reasons: (i) a vote without a better review and understanding of the process and results could work against a fair resolution *vis-à-vis* the board could vote to continue the process leaving future appeals stifled or moot; and (ii) pressuring governing bodies to vote on contentious issues sets the stage for an us vs. them showdown in which the "us" rarely wins. A much more productive and effective method is a process called *nemawashi* (Japanese term for "behind the scene maneuvering," and used extensively to solidify consensus prior to board votes).

Leveling charges in print of questionable activity—as the citizens' letter claims—within the Town of Johnsborg should be approached with great caution. Three reasons should jump out at the reader: (i) a sure-fire way not to gain cooperation of a person is to start by calling them a criminal; (ii) unsubstantiated remarks such as these betray an emotional component that might serve to geld previous cogent arguments or serve as a basis to dismiss the plea entirely; and (iii) this text may be construed as libel or defamatory and have legal ramifications.

The question of whether this initiative should be halted or stalled fails the common-sense test in light of the prevailing tax roll. Performing a reassessment is the right thing to do in light of the state of the current data. Perhaps a better way to phrase this is to “reset” the process; that is, scrap the data to date and begin anew—if warranted. This can only be determined once there is consensus that the data gathered to date is not representative of the fair market conditions or that the assessment does not conform to ORPTS criteria. Should a reset occur, the public, for its part, will need to be willing to bear the cost, however. That may not be insignificant. We hope that if this “reset” path is pursued, the public will be kept abreast of the “who,” “how,” and “why.”

What we all need to keep in mind is that this is a problem, and it needs to be solved. We need to have this reassessment, and we need to be comfortable with—if not the result—the process. If the criteria are well-documented and evenly applied, we can hope for a fair resolution. The cold, hard fact is that some will pay more and some will pay less. As we, the constituency, move forward with this difficult issue, it is important to keep focused on the goal. We also need to keep in mind that we may need to negotiate some aspects in our pursuit of a solution knowing that the definition of negotiation is nobody getting what they want, but everyone getting what they need. Bottom line: If you’re not part of the solution, you’re part of the problem. Let’s not be part of the problem but be part of the solution.

Best regards,



Mark Smith  
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Johnsburg, NY 12843  
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518.321.7667



# THE VINCELETTE LAW FIRM

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## BY EMAIL AND US MAIL

March 25, 2022

Ms. Andrea Hogan, Supervisor  
Town Hall  
219 Main Street  
North Creek, NY 12853

Re: Fee proposal – Board of Assessment Review

Dear Andrea:

It was great talking with you today. As we discussed, the Town of Johnsburg recently conducted a revaluation, and you inquired about representation of the Town related to the Board of Assessment Review. Our representation would include meeting with and training the Board of Assessment Review prior to Grievance Day, May 26, 2022, and representation of the Board for all sessions on Grievance Day. The pre-Grievance Day training would be in addition to the training the Board receives at the annual training session conducted by Warren County.

Our firm represents Towns throughout New York State in a similar capacity, and we can provide the same representation to the Town of Johnsburg.

As requested, I am providing you with a fee proposal with respect to representing the Town and its Board of Assessment Review for Grievance Day. Our proposed rates for such representation would be \$250/hour, which would include, but not be limited to, training sessions with the Board of Assessment Review; meeting with the Assessor and the Board of Assessment Review prior to Grievance Day; and attending all Grievance Day sessions to serve as counsel to the Board.

Our firm does not bill for travel time, but only bills for time actively spent representing the client. Once retained, we will coordinate with you, the Assessor and the Town Attorney and schedule training sessions dates.

Our firm bills for our services on a monthly basis. In addition to the fees outlined above, our representation may require certain incidental charges for disbursements and auxiliary services (including such items as photocopying, postage and delivery services and similar items). Our firm will provide you with an invoice for such expenses on a monthly basis along with a signed voucher/claim form.

Our firm's representation may be terminated prior to the conclusion of the matter by the parties or by my firm, subject to the rules of professional responsibility, upon written notice. No such termination, however, will relieve you of the obligation to pay the legal fees owed for services performed and other charges owed through the date of termination.

In the event that a dispute arises between us relating to our fees, you may have the right to arbitration of the dispute pursuant to Part 137 of the Rules of the Chief Administrator of the Courts, a copy of which will be provided to you upon request.

The Firm typically retains files for a period of ten years following the conclusion of the representation (determined either by the conclusion of the relevant legal process or by the termination of the attorney-client relationship, whichever occurs first). Client is entitled to possession of the file at any time prior to destruction but understands and agrees that the file may be destroyed in accordance with The Firm's file destruction guidelines.

If the foregoing is acceptable, I would ask that you sign or the appropriate officials sign the line below and return this letter as soon as possible to me by email and mail, and we will begin the process of representation.

I look forward to working with you on this matter. If you have any questions, please do not hesitate to contact me.

Very truly yours,

**THE VINCELETTE LAW FIRM**

By:

  
\_\_\_\_\_  
Daniel G. Vincelette, Esq.

Date:

**ACCEPTED BY**

\_\_\_\_\_  
Town of Johnsburg

RESOLUTION NUMBER

2022-\_\_\_\_\_

RESOLUTION OF THE TOWN BOARD OF THE TOWN OF JOHNSBURG AUTHORIZING THE EXECUTION OF A PILOT AGREEMENT (“PILOT”) BY AND BETWEEN THE TOWN OF JOHNSBURG, PEACEFUL VALLEY TOWNHOUSES HOUSING DEVELOPMENT FUND CORPORATION AND PEACEFUL VALLEY TOWNHOUSES, L.P.

WHEREAS, the Town of Johnsburg (the “Town”) desires to encourage a sufficient supply of adequate, safe and sanitary housing accommodations to persons and families of low income; and

WHEREAS, Peaceful Valley Townhouses Housing Development Fund Corporation (the “HDFC”) is a not-for-profit corporation established pursuant to Section 402 of the New York State Not-For-Profit Corporation Law and Article XI of the New York State Private Housing Finance Law (“PHFL”); and

WHEREAS the HDFC is organized exclusively for the charitable purpose of providing housing accommodations to persons and families of low-income; and

WHEREAS, Liberty Affordable Housing Inc., a 501(c)(3) not-for-profit corporation is the sole corporate member of the HDFC; and

WHEREAS, the HDFC’s plan for the use of the property is the continued ownership, operation and preservation of Peaceful Valley Townhouses which consists of approximately 18.00 acres with twenty (20) apartments, for persons and families of low-income, which constitutes a “housing project” as that term is defined in Section 572 of the PHFL (the “Project”) is located at Peaceful Valley Road and Route 28 a/k/a 18 Peaceful Valley Ridge (SBL No. 66.-1-11), Town of Johnsburg and Warren County and State of New York (the “Property”); and

WHEREAS, the HDFC previously acquired nominal fee title to the Property, as nominee for Peaceful Valley Townhouses, L.P. (the “Company”), and the HDFC previously conveyed its equitable and beneficial interests in the Property to the Company in furtherance of the development of the Project; and

WHEREAS, the HDFC is a “housing development fund company” as the term is defined in Section 572 of the PHFL and Section 577 of the PHFL authorizes the Town Board of the Town of Johnsburg to exempt the Project from real property taxes; and

WHEREAS, the Company and the HDFC previously entered into a Property Tax Exemption Agreement dated October 27, 2005 (the “Original PILOT Agreement”) whereby they agreed to make annual payments in lieu of taxes to the Town as set forth in

the Original PILOT Agreement for a period of fifteen (15) years commencing with the first tax year following the completion of the Project;

WHEREAS, the Original PILOT Agreement term expired as of December 31, 2021, and the Company and HDFC have presented to this Town Board for approval, a copy of which is attached hereto as Exhibit A, a new Agreement For Payment In Lieu of Taxes with a term of fifteen (15) years beginning as of January 1, 2022; and it is

NOW THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Johnsbury hereby exempts the Project from real property taxes to the extent authorized by Section 577 of the PHFL and approves the proposed Agreement For Payment In Lieu of Taxes by and among the Town of Johnsbury, the Company and the HDFC, in substantially the form attached hereto as Exhibit A, providing for annual payments as set forth in such agreement; and it is

FURTHER RESOLVED, that the Supervisor of the Town of Johnsbury is hereby authorized on behalf of the Town of Johnsbury to execute and deliver the forgoing Agreement For Payment In Lieu of Taxes; and it is

FURTHER RESOLVED, that a fully executed copy of the Agreement For Payment In Lieu of Taxes will be filed immediately in the Office of the Assessor of the Town of Johnsbury and Office of the Town Clerk of the Town of Johnsbury; and it is

FURTHER RESOLVED, that this resolution shall take effect immediately.

Duly adopted by the Town Board on the \_\_\_\_ day of April, 2022.

Votes:

Ayes:

Nays:

EXHIBIT A

Approved Form PILOT Agreement attached hereto.

CERTIFICATION

The undersigned, being the duly elected Clerk of the Town of Johnsbury (the "Town"), hereby certifies that the attached is a true, correct and complete copy of certain resolutions duly adopted by the Town Board of the Town of Johnsbury on April \_\_\_\_, 2022, and such resolutions have not been modified, amended or repealed and are in full force and effect as of the date hereof.

Dated: April \_\_\_\_, 2022

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Name:

Title: Town Clerk

**AGREEMENT FOR PAYMENT IN LIEU OF TAXES**

**BETWEEN**

**TOWN OF JOHNSBURG**

**and**

**PEACEFUL VALLEY TOWNHOUSES HOUSING  
DEVELOPMENT FUND CORPORATION**

**and**

**PEACEFUL VALLEY TOWNHOUSES, L.P.**

THIS AGREEMENT for payment in lieu of taxes, dated this \_\_\_\_ day of April, 2022, by and between the **TOWN OF JOHNSBURG**, a municipal corporation organized and existing under the laws of the State of New York and having its principal office located at \_\_\_\_\_ (the “Town”), **PEACEFUL VALLEY TOWNHOUSES HOUSING DEVELOPMENT FUND CORPORATION**, a not-for-profit corporation organized and existing under the laws of the State of New York and having its principal office c/o Liberty Affordable Housing Inc., 117 West Liberty Street, Suite 3, Rome, New York 13440 (the “HDFC”) and **PEACEFUL VALLEY TOWNHOUSES, L.P.**, a limited partnership organized and existing under the laws of the State of New York having its principal office located at c/o Liberty Affordable Housing Inc., 117 West Liberty Street, Suite 3, Rome, New York 13440 (the “Company”).

WHEREAS, the HDFC is a corporation established pursuant to Section 402 of the Not-For-Profit Corporation Law and Article XI of the Private Housing Finance Law (“PHFL”); and

WHEREAS the HDFC has been organized exclusively for the charitable purpose of providing housing accommodations to persons and families of low income; and

WHEREAS, Liberty Affordable Housing Inc., a 501(c)(3) not-for-profit corporation is the sole member of the HDFC and is the sole member of Peaceful Valley GP LLC, the general partner of the Company; and

WHEREAS, the Company’s and the HDFC’s plan for the use of the property more particularly identified in Schedule A attached hereto and made part hereof consists of the ownership and preservation of twenty (20) residential rental units for persons and families of low-income, constitutes a “housing project” as that term is defined in Section 572 of the PHFL (the “Project”) and is located at Peaceful Valley Road and Route 28 a/k/a 18 Peaceful Valley Ridge (SBL No. 66.-1-11), Town of Johnsbury and Warren County and State of New York (the “Property”); and



WHEREAS, the HDFC is the nominal fee owner of the Property; and

WHEREAS, the HDFC is a “housing development fund company” as that term is defined in Section 572 of the PHFL; and

WHEREAS, the Town Board of the Town of Johnsborg, by resolution adopted the \_\_\_\_ day of April, 2022, approved and authorized the execution of this Agreement;

NOW, THEREFORE, it is agreed as follows:

1. Pursuant to Section 577 of the PHFL, the Town hereby exempts from all Local and Municipal Taxes (as defined below) one hundred percent (100%) of the value, both the land and any improvements, of the following properties described in Schedule “A” attached hereto and made a part hereof and any improvements now or hereafter constructed thereon. “Local and Municipal Taxes” shall mean any and all real estate taxes levied by any affected Taxing Jurisdiction (as defined in Subdivision 1(b) of Section 577 of the PHFL) which has jurisdiction over the Project and intending to bind the applicable Taxing Jurisdictions to the fullest extent provided under Section 577 of the PHFL.

2. This tax exemption will operate for a period of fifteen (15) years commencing on January 1, 2022, through and including December 31, 2036. This Agreement shall not limit or restrict the Company’s or the HDFC’s right to apply for or obtain any other tax exemption to which it might be entitled upon the expiration of this Agreement.

3. So long as the exemption hereunder continues, the Company will pay to the Town, in lieu of taxes, as follows:

(a) Amount: The amount of such annual payments in lieu of taxes for the Project for the fifteen-year term shall initially equal \$7,260 annually for years 2022, 2023, 2024, 2025 and 2026, then be increased to \$8,000 annually for years 2027, 2028, 2029, 2030 and 2031, and then be increased to \$8,500 annually for years 2032, 2033, 2034, 2035, and 2036. The aforementioned payments shall cover all Local and Municipal Taxes, other than assessments for local improvements and special ad valorem districts, owed in connection with the Property and the Project.

(b) Payable: April 15<sup>th</sup> of each year, in an amount calculated pursuant to subparagraph (a) above for the prior calendar year, commencing on April 15, 2022, directly to the Town.

(c) Disclosure: The Company shall provide to the Town, along with each payment, an annual statement of tenant paid income and Project expenses verified by the HDFC or general partner of the Company, or such other person as may be authorized by the Company to verify said statement.

4. This Agreement specifically excludes any assessment for local improvements and any special assessments that may be levied against the Property. The Company agrees to pay any such assessments for local improvements and special assessments in addition to the payments described in paragraph "3" above.

5. The failure to make the required payment will be treated as failure to make payment of taxes and will be governed by the same provisions of law as apply to the failure to make payment of taxes.

6. The tax exemption provided by this Agreement will continue for the term described above provided that (a) the Property continues to be used as housing accommodations for persons and families of low income; and (b) that the Company and the HDFC operate the Property in conformance with Article XI of the PHFL.

7. Notwithstanding anything contained herein to the contrary, the Town shall furnish or cause to be furnished to the Company and the HDFC and residents of the Project public services and facilities of the same character and to the same extent as are furnished from time to time without cost or charge to other dwellings and inhabitants in the Town.

8. All notices and other communications hereunder shall be in writing and shall be sufficiently given when delivered to the applicable address stated above (or such other address as the party to whom notice is given shall have specified to the party giving notice) by registered or certified mail, return receipt requested or by such other means as shall provide the sender with documentary evidence of such delivery.

9. This Agreement shall inure to the benefit of and shall be binding upon the Town, the Company, the HDFC and their respective successors and assigns, including the successors in interest of the HDFC and the Company.

10. If any provision of this Agreement or its application is held invalid or unenforceable to any extent, the remainder of this Agreement and the application of that provision to other persons or circumstances shall be enforced to the greatest extent permitted by law.

11. This Agreement may be executed in any number of counterparts with the same effect as if all the signing parties had signed the same document. All counterparts shall be construed together and shall constitute the same instrument.

12. This Agreement constitutes the entire agreement of the parties relating to payments in lieu of taxes with respect to the above-described Property and supersedes all prior contracts, agreements, whether oral or written, with respect thereto.

*Remainder of Page Left Intentionally Blank*

IN WITNESS WHEREOF, the Town, the Company and the HDFC have caused this Agreement to be executed in their respective names by their duly authorized representatives, all as of the date above written.

DATED: \_\_\_\_\_

**TOWN OF JOHNSBURG, NEW YORK**

\_\_\_\_\_  
Name: Andrea Hogan  
Title: Supervisor

DATED: \_\_\_\_\_

**PEACEFUL VALLEY TOWNHOUSES  
HOUSING DEVELOPMENT FUND  
CORPORATION**

By: Liberty Affordable Housing Inc.,  
its Sole Member

By: \_\_\_\_\_  
Name: Randell J. Denton  
Title: Executive Director

DATED: \_\_\_\_\_

**PEACEFUL VALLEY TOWNHOUSES,  
L.P.**

By: Peaceful Valley GP LLC,  
its General Partner

By: Liberty Affordable Housing Inc.,  
its Sole Member

By: \_\_\_\_\_  
Name: Randell J. Denton  
Title: Executive Director

STATE OF NEW YORK    )  
                                  )  
COUNTY OF WARREN    )       SS.:

On the \_\_\_\_ day of April in the year 2022, before me personally appeared **ANDREA HOGAN**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity and that by her signature on the instrument, the individual or person upon behalf of which the individual acted, executed the instrument.

\_\_\_\_\_  
NOTARY PUBLIC

STATE OF NEW YORK    )  
                                  )  
COUNTY OF ONEIDA    )       SS.:

On the \_\_\_\_ day of April in the year 2022, before me personally appeared **RANDELL J. DENTON**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose names are subscribed to the within instrument and acknowledged to me that he executed the same in his capacities and that by his signatures on the instrument, the individual or persons upon behalf of which the individual acted, executed the instrument.

\_\_\_\_\_  
NOTARY PUBLIC

**SCHEDULE "A"**

Peaceful Valley Road and Route 28 a/k/a 18 Peaceful Valley Ridge (SBL No. 66.-1-11),  
Town of Johnsbury and Warren County and State of New York

# YAHOO! MAIL

Print - Close Window

**Subject:** PV PILOT

**Date:** Wed, 15 Nov 2006 16:00:33 -0500

**From:** "Brian Cassini" <brian.cassini@comlinkscaa.org>

**To:** tjohnsburgsupvr@yahoo.com

**CC:** "Ruth Valachovic" <ruth.valachovic@comlinkscaa.org>, hezel@buffalo.edu, "Sally Clough Hezel" <sallyhezel@hotmail.com>

Bill,

George asked that a copy of the PILOT be dropped off for Anne Deppe, which I'll do tomorrow when I'm in town. In the meantime I thought it might be helpful to send via e-mail also.

Regards,

Brian.

Brian Cassini  
Housing Development Director  
ComLinks  
343 West Main Street  
Malone, NY 12953  
e-mail: [brian.cassini@comlinkscaa.org](mailto:brian.cassini@comlinkscaa.org)  
Tel: (518) 483-1261 x.1015  
Fax: (518) 483-8599  
Cell: (518) 524-0290

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## Attachments

 **PILOT\_Agreement\_\_Resolutions\_\_executed\_.pdf** (249k)

## PROPERTY TAX EXEMPTION AGREEMENT

This Agreement is made as of the 24 day of October, 2005 by and among The Town of Johnsbury, a Town organized and existing under the laws of the State of New York (the "Town"), Peaceful Valley Townhouses, L.P., a limited partnership, organized and existing under the laws of the State of New York (the "Partnership"), and Peaceful Valley Townhouses Housing Development Fund Corporation, a corporation organized pursuant to the Not-For-Profit Corporation Law and Article XI of the Private Housing Finance Law of the State of New York (the "Housing Development Fund Company");

WHEREAS, the Housing Development Fund Company is the owner, and the Partnership is the beneficial and equitable owner, of certain real property and buildings thereon located and to be constructed at the intersection of Peaceful Valley Road and Route 28 in the Town of Johnsbury and the County of Warren (the "Property"); and

WHEREAS, the Housing Development Fund Company is a general partner in the Partnership; and

WHEREAS, the Housing Development Fund Company obtained title to the Property, as nominee for the Partnership, for the purpose of developing, through the Partnership, housing for persons of low income, pursuant to Article XI of the Private Housing Finance Law of the State of New York (the "PHFL"); and

WHEREAS, during the term of this Agreement, the rents to be charged for apartment units in the Project may be no greater than those permitted by the New York State Division of Housing and Community Renewal pursuant to the Low-Income Housing Tax Credit provisions of Section 42 of the United States Internal Revenue Code, as amended; and

WHEREAS, in order to make the undertaking of the Project economically feasible for the Partnership, it is necessary to obtain tax relief from the Town on the real property in the Project, while still providing payments to the Town and the County to compensate for services provided by them which are utilized by the Project; and

WHEREAS, the Town wishes to grant the Partnership such tax relief as permitted pursuant to Section 577 of the PHFL; and

WHEREAS, on the 4<sup>th</sup> day of March, 2004, the Town Board of the Town duly adopted a Resolution granting a real property tax exemption to the Property under Section 577 of the PHFL, and authorizing the Supervisor of the Town to enter into Property Tax Exemption Agreement with the Partnership and the Housing Development Fund Company providing for payments as set forth herein;

NOW, THEREFORE, in consideration of the mutual covenants herein described, the receipt and sufficiency of which are hereby acknowledged, it is hereby agreed as follows:

1. *Grant of Exemption.* The Town hereby grants to the Partnership an exemption from

local and municipal taxes, including school taxes, other than assessments for local improvements, under the provisions of Section 577 of the PHFL and pursuant to the terms set forth in this Agreement for a period of fifteen (15) years commencing with the first tax year following completion of the Project (the "Pilot Period"). The grant contemplated herein supersedes the grant authorized by resolution of the Town on March 4, 200~~9~~<sup>10</sup>.

2. *Property to Which Exemption Applies.* The property to which this exemption applies is that parcel of property, located at the intersection of Peaceful Valley Road and Route 28, Town of Johnsbury, New York, and more particularly described in Schedule "A" attached hereto, together with all improvements thereon (the "Property").

3. *Exemption From Tax.* Except as provided in paragraph 4 below, the Property shall be exempt from any and all real property taxes measured by reference to the assessed value of the Property during the term of this Agreement, provided, however, that the exemption provided in this Agreement shall not apply to assessments for local improvements.

4. *Payments in Lieu of Taxes.* During the term of this Agreement, the Partnership shall be required to the make payments in lieu of taxes set forth on Schedule A attached hereto.

5. *Regulation of Rents.* During the term of this Agreement, the rents to be charged for apartment units in the project shall be no greater than those permitted by the New York State Division of Housing and Community Renewal pursuant to the Low-Income Housing Tax Credit provisions of Section 42 of the United States Internal Revenue Code, as amended.

6. *Termination of this Agreement.* In the event that the Partnership is in default of the payments as outlined hereinabove, if any, for two (2) consecutive years, then this Agreement shall terminate, the exemption cease, and the improvements will be placed on the assessment roll by the Assessor of the Town of Johnsbury.

7. *Term of Agreement.* This Agreement shall become effective on the first tax status date following completion of the Project, as evidenced by the issuance of a certificate of occupancy for the Project, and continue for a term of fifteen (15) years thereafter.



IN WITNESS WHEREOF, the undersigned have set unto their hands this 27<sup>th</sup> day of October, 2005.

TOWN OF JOHNSBURG

By: 

Name: William H. Thoma  
Title: Supervisor

PEACEFUL VALLEY TOWNHOUSES, L.P.

By PEACEFUL VALLEY GP LLC,  
As Managing General Partner

By: 

Name: John Ray  
Title: President

PEACEFUL VALLEY TOWNHOUSES HOUSING DEVELOPMENT FUND CORPORATION

By: 

Name: James Ellis  
Title: Vice President

STATE OF NEW YORK )  
 ) SS:  
COUNTY OF Warren )

On the 27th day of October, in the year 2005 before me, the undersigned, a Notary Public in and for said state, personally appeared William Thomas, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that (s)he executed the same in (her)his capacity, and that by (her)his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

ROLLEE L. SWINTON  
NOTARY PUBLIC, STATE OF NEW YORK  
QUALIFIED IN WARREN COUNTY  
NO. 4602489  
MY COMMISSION EXPIRES 10/31/09

Rollee L. Swinton  
Notary Public

STATE OF NEW YORK )  
 ) SS:  
COUNTY OF Franklin )

On the 28 day of October, in the year 2005 before me, the undersigned, a Notary Public in and for said state, personally appeared John Ray, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that (s)he executed the same in (her)his capacity, and that by (her)his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Ruth A. Besio  
Notary Public

STATE OF NEW YORK )  
 ) SS:  
COUNTY OF Franklin )

RUTH A. BESIO  
Notary Public, State of New York  
No. 01BE6018353  
Qualified in Franklin County  
Commission Expires January 11, 2007

On the 28 day of October, in the year 2005 before me, the undersigned, a Notary Public in and for said state, personally appeared James Ellis, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that (s)he executed the same in (her)his capacity, and that by (her)his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Ruth A. Besio  
Notary Public

RUTH A. BESIO  
Notary Public, State of New York  
No. 01BE6018353  
Qualified in Franklin County  
Commission Expires January 11, 2007

SCHEDULE A

YEAR	PILOT PAYMENTS PAYMENT AMOUNT
1	\$6,000
2	\$6,000
3	\$6,000
4	\$6,000
5	\$6,000
6	\$6,600
7	\$6,600
8	\$6,600
9	\$6,600
10	\$6,600
11	\$7260
12	\$7260
13	\$7260
14	\$7260
15	\$7260

**RESOLUTION OF THE TOWN BOARD OF THE  
TOWN OF JOHNSBURG**

WHEREAS, the Town Board of the Town of Johnsburg (the "Town Board") has previously approved the Project, as defined below, to be developed on behalf of the Community Action Agency of Franklin County, Inc. (d/b/a "ComLinks") by and through its to be formed affiliates PEACEFUL VALLEY TOWNHOUSES, LP (the "Partnership") and PEACEFUL VALLEY TOWNHOUSES HOUSING DEVELOPMENT FUND CORPORATION (the "HDFC") a co-general partner of the partnership which will be organized pursuant to the Not-for-Profit Law and Article XI of the Private Housing Finance Law (the "PHFL"); and

WHEREAS, the Project consists of (i) the acquisition of a parcel of land located at the intersection of Peaceful Valley Road and Route 28 in the Town of Johnsburg, Warren County, New York (the "Land"); (ii) the construction of 20 units of housing for persons of low income thereon (the "Improvements"); and (iii) the acquisition and installation therein and thereon of certain machinery, equipment, furniture, fixtures and other tangible personal property (the "Equipment" and collectively with the Land and the Improvements; the "Project"); and

WHEREAS, the HDFC will acquire title to the Land, as nominee for the Partnership, and will convey its equitable and beneficial interests in the Land to the Partnership in furtherance of the development of the Project; and

WHEREAS, Section 577 of the PHFL authorizes the Town Board to exempt the Project from real property taxes; and


WHEREAS, the Partnership and the HDFC will be willing to enter into a PILOT Agreement whereby they will make annual payments in lieu of taxes to the Town as set forth in the PILOT Agreement presented to this Board for approval; and

WHEREAS, to make the Project economically feasible, the Town Board is willing to grant the Project an exemption from real property taxes for a period of 15 years to the extent authorized by Section 577 of the PHFL subject to execution and delivery of the PILOT Agreement;

WHEREAS, on March 4, 2007, the Town Board passed a resolution providing for exemption from real property taxes for the project subject to an authorized PILOT Agreement;

NOW THEREFORE BE IT

RESOLVED, by the Town Board of the Town of Johnsburg,



**Section 1. The Town Board hereby exempts the Project from real property taxes to the extent authorized by Section 577 of the PHFL for a period of fifteen years commencing with the first tax year following completion of the Project and approves the proposed PILOT Agreement between the Town of Johnsburg, the partnership and the HDFC, in substantially the form present at this meeting, providing for fifteen payments as set forth in such agreement.**

**Section 2. The Supervisor of the Town of Johnsburg is hereby authorized to execute and deliver the foregoing PILOT Agreement on behalf of the Town of Johnsburg.**

**Section 3. This resolution shall take effect immediately and shall supersede the Town Board resolution of March 4, 2004.**

**Rent Roll Monthly Register**  
 Community=Peaceful Valley Townhouses (55)  
 Effective Date = 12/31/2021  
 Month= Dec 2021  
 Sort By = Bld#/Apt#

Printed on: 3/24/22 2:07 pm

**Peaceful Valley Townhouses (55)**

Apt Nbr	#	Tenant (on last day of month)	Movein Date	Recet Date	Rent Class	Days Vacant In Mth	Gross Potential	Owner Overage	Billed Rent	Billed Subsidy	Utility Allowance	Tenant Overage	Billed Vacancy	Total Billed	Variance Gp vs Tot	
18a	1	Swint, Charles (28928)	09/02/16	09/01/22	Tax Credit/HOME		525.00		525.00	0.00	42.00			525.00		
18b	2	Sprague, Danielle (12941)	03/01/13	03/01/22	Tax Credit/HOME		750.00		750.00	0.00	56.00			750.00		
18c	2	Gwynn, Christopher (56573)	02/01/21	02/01/22	Tax Credit/HOME		750.00		750.00	0.00	56.00			750.00		
18d	1	Russell, Rosalie (23897)	06/14/16	06/01/22	Tax Credit/HOME		625.00		625.00	0.00	42.00			625.00		
24a	1	Merritt, Sandra (30376)	09/01/18	09/01/22	Tax Credit/HOME		625.00		204.00	421.00	42.00			625.00		
24b	2	Hayes-Tweed, Devin (61996)	09/29/21	09/01/22	Tax Credit/HOME		750.00		750.00	0.00	56.00			750.00		
24c	2	Igoe, Mary (13824)	10/01/13	10/01/22	Tax Credit/HOME		750.00		750.00	0.00	56.00			750.00		
24d	1	Wade, Alice (15415)	03/24/14	03/01/22	Tax Credit/HOME		525.00		525.00	0.00	42.00			525.00		
26a	1	Walker, Ana (11077)	07/01/12	07/01/22	Tax Credit/HOME		625.00		625.00	0.00	42.00			625.00		
26b	2	Brubaker, Stephanie (32243)	08/01/19	08/01/22	Tax Credit/HOME		625.00		346.00	279.00	56.00			625.00		
26c	2	Rumble, Jordan (54672)	10/01/20	10/01/22	Tax Credit/HOME		625.00		625.00	0.00	56.00			625.00		
26d	1	Holcomb, Paula (42501)	12/16/19	12/01/22	Tax Credit/HOME		625.00		185.00	440.00	42.00			625.00		
28a	3	Frizzell, Anthony (53826)	08/21/20	08/01/22	Tax Credit/HOME		875.00		875.00	0.00	70.00			875.00		
28b	3	Monroe, Angela (32705)	07/01/17	07/01/22	Tax Credit/HOME		875.00		543.00	332.00	70.00			875.00		
28c	3	Glover, Dylan (39679)	07/20/18	07/01/22	Tax Credit/HOME		875.00		875.00	0.00	70.00			875.00		
28d	3	Briggs, Maria (28904)	09/01/16	09/01/22	Tax Credit/HOME		875.00		875.00	0.00	70.00			875.00		
30a	3	Rumble, Joni (21121)	02/04/15	02/01/22	Tax Credit/HOME		875.00		253.00	622.00	70.00			875.00		
30b	3	Espinosa, Yamileth (59621)	11/16/21	11/01/22	Tax Credit/HOME		875.00		875.00	0.00	70.00			875.00		
30c	3	Richards, Paul (18939)	09/01/14	09/01/22	Tax Credit/HOME		710.00		537.00	173.00	70.00			710.00		
30d	3	Brown, Jessie (10850)	07/01/12	07/01/22	Tax Credit/HOME		710.00		0.00	850.00	70.00			850.00	140.00	
<b>Total # Households for Community:</b>							14,470.00	0.00	11,493.00	3,117.00	1,148.00	0.00	0.00	14,610.00	140.00	
<b>Vacant units:</b>							0									
<b>Offline units:</b>							0									
<b>Total units:</b>							20									



# BETTER LIVES THROUGH BETTER HOUSING

## ***Our Mission is more than a statement!***

At Liberty Affordable Housing, we serve communities with the goal of improving how people live through the intelligent use of resources and a dedication to affordable and sustainable housing.

Liberty's business is to acquire and develop new affordable housing and substantially rehabilitate existing housing to extend its useful life and preserve its affordability for the long term.

Our employees have a great deal of experience in the areas of development and management; a team committed to the continued success of every project we undertake.

## ***The Liberty Eagle***

We adopted the eagle as our symbol because we believe "Achieving the American dream" begins with housing and that everyone is entitled to safe, clean, and quality affordable housing. In such housing, sensitivity and caring are just as important as the right combination of bricks and mortar.

Our primary objective is to always provide the best possible living arrangements for those whom we are privileged to serve. We also believe that neighborhoods and communities can be revitalized through our efforts.

Liberty's core values are defined by its commitment to professionalism, integrity, quality management and long-term working relationships. Successful projects are assured when these values are the driving force.

## **Call Us Today**

**Liberty Affordable  
Housing Inc.**

**315-334-9333**

**[www.LibertyAffordable.org](http://www.LibertyAffordable.org)**



Albany	Latham
Amsterdam	New York Mills
Baldwinsville	North Creek
Binghamton	Norwich
Buffalo	Queensbury
Camden	Rome
Clinton	Ticonderoga
Cortland	Utica
Fall River, MA	Walton
Gloversville	Waverly

## Partnerships:





**Liberty Affordable Housing Inc.**

PO Box 549, Rome NY 13442

Telephone: 315-334-9333

Fax: 315-336-0371

Website: [www.LibertyAffordable.org](http://www.LibertyAffordable.org)

Better Lives  
through  
Better Housing®

Liberty Affordable Housing Inc. (Liberty) is a 501(c)(3) not-for-profit developer headquartered in Rome, New York. Liberty was incorporated in 2002 and has a community-based volunteer Board of Directors with a mission to produce, protect and preserve affordable housing. Since its inception Liberty has shown the ability to complete projects it has undertaken by successfully closing on five new construction and seventeen preservation projects, for a total of 3,047 units of quality affordable housing. Liberty has also assumed ownership interest in 9 additional properties bringing the overall total to 3,661.

Liberty is a Community Housing Development Organization (CHDO). A CHDO is a private, community-based, not-for-profit organization with experience in providing low-income housing assistance and at least one third of its governing board's membership are residents of low-income neighborhoods.

Liberty has completed the following projects and is the sole member of the managing member of each ownership entity. Through this controlling interest, Liberty has shown a commitment to owning and operating subsidized low income housing and possesses the skills necessary to operate this housing under a number of programs, including Low-Income Housing Tax Credit, Section 8 and Rural Development 515. In all but one of the following projects, Liberty engages CRM Rental Management, Inc. as the management agent. Liberty and CRM are accustomed to complying with and submitting the required governmental reports.

**NEW CONSTRUCTION PROJECTS:**

**Cedars Senior Living Community**

35 Evergreen Lane, Queensbury, NY 12804

Cedars Senior Living Community is 62 units of senior housing funded by the New York State Division of Housing and Community Renewal (DHCR) 2005 Unified Funding round. The funding combined Federal 9% Low Income Housing Tax Credits (9% LIHTC) with Housing Trust Funds. This project was new construction and includes one and two bedroom apartments, community room, laundry rooms and a commercial kitchen.

Cedars collaborated with the Warren County Office for the Aging to provide optional meals at a designated price, served five days a week in the dining room.

**New York Mills Senior Center**

320 Main Street, New York Mills, NY 13417

New York Mills Senior Center is 33 units of senior housing funded by the NYS DHCR 2005 Unified Funding round. The funding combined Federal 9% LIHTC with Housing Trust Funds. This project was



## **Liberty Affordable Housing Inc.**

new construction to replace a vacant dilapidated historic textile mill that had become a community eyesore and public safety hazard. NY Mills consists of twenty nine, 1-bedroom units and four 2-bedroom units with a community room, laundry room and rental office. A large community space on the ground floor is utilized by the Village of New York Mills senior citizens organization.

Liberty worked extensively with the NYS Office of Parks, Recreation and Historic Preservation (SHPO) on the design of the building to reflect the character and style of the old textile mill.

### **Moses Circle Senior Apartments**

1007 Wicker Street, Ticonderoga, NY 12883

Moses Circle Senior Apartments is 31 units of senior affordable housing funded by the NYS DHCR 2011 Unified Funding round. The funding combined Federal 9% LIHTC with HOME Funds. This project was originally designed to be a conversion of a long vacant hospital building but ended up being new construction as the building was found to be structurally unsound. Moses Circle consists of thirty one, 1-bedroom units, fifteen of which have Project Based Section 8, with a community room, laundry room, exercise room, computer lab and rental office.

### **Estee Senior Apartments**

90 North Main Street, Gloversville, NY

Estee Senior Apartments is the redevelopment of the long vacant Estee School building located at 90 North Main Street in the City of Gloversville, Fulton County, 12078. Estee Senior Apartments is 37 units of senior affordable housing funded by the NYS HCR 2015 Unified Funding round. The funding combined Federal 9% LIHC with a NYSERDA grant, CDBG funds from the City of Gloversville, LISC funds, and a grant from EDAP administered by DASNY.

The former Estee School has reached a point that demolition was the only viable option due to the spalling bricks, rotting structural elements and mold within the buildings. The new building is designed to resemble the former school and contains 37 one bedroom units of senior affordable housing. Eight units will have Project Based Section 8. The building includes a community room, laundry room, exercise room, computer lab and rental office.

Demolition started in June 2017 and new construction was completed for occupancy in June of 2018.

### **Knitting Mill Apartments and Senior Center**

69 Alden Street, Fall River MA 02723

Knitting Mill Apartments and Senior Center is the conversion of a vacant historic knitting mill into 100 units of senior housing located at 69 Alden Street in the City of Fall River, MA. This adaptive reuse project was funded through the MA Division of Housing and Community Developments (DHCD) 9% Low Income Housing Tax Credits Program along with awards of MA HOME Funds, HSF, NFIT, HOME and AHTF funds from DHCD. Liberty received Federal and State Historic Tax credits and State Tax Credits. The City of Fall River contributed \$1.2 million in HOME

## Liberty Affordable Housing Inc.

funds for the project. The affordability of the project was enhanced by DHCD awarding 8 units of MA Rental Voucher Program units and 8 units of Section 8. The final construction budget of over \$27 million included the construction of a new senior center to be leased to the Fall River Council on Aging and a medical education center to be leased to Health First Family Care Centers.

The construction at Knitting Mill Apartments was completed in the fall of 2019

### **PRESERVATION PROJECTS:**

#### **Parkedge Townhomes**

116 Parkedge Dr, Utica, NY

Liberty Affordable Housing formally acquired Parkedge Apartments, a NYS Mitchell-Lama program project, in December of 2020. Rehabilitation on this 184 unit, 27 building project along with the new construction of a community building/leasing office, will start in January 2021 and is expected to be completed within 20-24 months. Renamed Parkedge Townhomes, this property is a multi-family townhouse complex located in Utica, NY.

#### **Robinson Square Apartments**

325 Hamilton St, Albany, NY

Liberty Affordable Housing formally purchased Robinson Square Apartments in December of 2019. An \$8 million rehabilitation on this 124 unit, 26 building project was promptly started in January 2020 and is being completed in spring of 2021. Robinson Square is a multi-family housing complex located in downtown Albany, NY.

#### **Friendship House Apartments**

13 Leon Avenue, Cortland, NY 13045

Friendship House Apartments is 100 units of senior housing with project based Section 8. This project was funded through the New York State Housing Finance Agency (HFA) Housing Opportunities for Preservation in the Empire State (HOPES) program and tax exempt bonds with 4% "as of right" Low Income Housing Tax Credits (4% LIHTC). The substantial rehab included new kitchens, baths, installation of a sprinkler system throughout the entire building, a full sized elevator, new community kitchen and new common area carpeting and painting. The apartments all received new Energy Star appliances, carpeting, windows, kitchens and baths.

#### **Golden Age Apartments**

33 Mechanic Street, Norwich, NY 13815

Golden Age Apartments is 100 units of senior housing with 76 units of Section 8. The preservation of Golden Age was funded through the HFA HOPES program, tax exempt bonds with 4% LIHTC and a HUD Section 236 decoupling. The substantial rehab included installation of two

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full sized elevators, accessible entrances and new common area carpeting and painting. The apartments all received new Energy Star appliances, carpeting, windows, kitchens and baths.

### **Park Drive Manor II**

430 Park Drive, Rome, NY 13440

Park Drive Manor II is 168 units of family housing with a full project based Section 8 contract. This preservation project was funded through the HFA All Affordable program and tax exempt bonds with 4% LIHTC. The substantial rehab included new vinyl siding, landscaping, and repaved parking areas. The apartments all received new Energy Star appliances, carpeting, windows, kitchens and baths.

### **Park Drive Manor One**

100 Park Drive, Rome, NY 13440

Park Drive Manor One is 102 units of affordable family housing. This preservation project was funded through the HFA Mitchell-Lama Preservation program, tax exempt bonds with 4% LIHTC and a HUD Section 236 decoupling. The substantial rehabilitation included new vinyl siding, mansards, landscaping, and repaved parking areas. The apartments all received new Energy Star appliances, carpeting, windows, kitchens and baths.

### **Montcalm Apartments**

220 Burke Drive, Queensbury, NY 12804

Montcalm Apartments is 227 units of family and senior housing. This preservation project was funded through the HFA All-Affordable program, tax exempt bonds with 4% LIHTC and a HUD Section 236 decoupling. The substantial rehabilitation included new vinyl siding, new windows and doors, roofs, and landscaping. The apartments all received new Energy Star appliances, carpeting, kitchens and baths.

### **Clinton Manor-Mohawk Valley Apartments**

50-52 Franklin Ave, Clinton, NY 13323

Clinton Manor is 101 units of senior housing. Mohawk Valley is 39 units of family housing for persons with mobility impairment. Both projects were HUD Section 202's and were combined into one project after the purchase and rehabilitation. This preservation project was funded through the HFA All-Affordable program, tax exempt bonds with 4% LIHTC. This is the only project funded to-date through the Great Lakes Upstate Capital Fund. The substantial rehabilitation included new vinyl siding, new windows and doors, roofs, and landscaping. The apartments all received new Energy Star appliances, carpeting, kitchens and baths.

### **Kennedy Plaza**

700 Cornelia Street, Utica, NY 13502

Kennedy Plaza was 292 units of family housing originally developed under New York's Mitchell-Lama program. Due to the size of the project and the amount of rehab required,

## **Liberty Affordable Housing Inc.**

Kennedy Plaza was subdivided into two parcels and separate applications were submitted for each parcel.

Kennedy Plaza Associates contains 88 units and was funded through the DHCR 2010 Unified Funding round. The funding also included a Federal Home Loan Bank grant, a Section 236 decoupling and a SONYMA insured mortgage from The Community Preservation Corporation.

Kennedy Plaza Tower originally contained 204 units. The unit count was reduced to 204 by combining 22 efficiency units to 11 one-bedroom ADA units. Kennedy Plaza Tower was funded in 2010 through the HFA New Issue Bond Program with 4% LIHTC, a HUD Section 236 decoupling, a Federal Home Loan Bank grant, a Neighborhood Stabilization Funds grant, City of Utica HOME Funds and DHCR Weatherization Funds.

The substantial rehabilitation of both Kennedy Plaza Associates and Kennedy Plaza Tower included new elevators, windows and doors, roofs, and landscaping. A playground and furnished community room were added. The apartments all received new Energy Star appliances, flooring, kitchens and baths.

### **Greenway Apartments**

8670 Braewood Drive, Baldwinsville, NY 13027

Greenway Apartments is 208 units of family housing. This preservation project was funded through the HFA Mitchell-Lama Preservation program utilizing tax exempt bonds with 4% LIHTC and a HUD Section 236 decoupling. The substantial rehabilitation included new windows and doors, roofs, vinyl siding and landscaping. The apartments all received new Energy Star appliances, flooring, kitchens and baths.

### **Colonial Square**

200 Virginia Lane, Amsterdam, NY 12010

Colonial Square I is 100 units of family housing located at 200 Virginia Lane in the City of Amsterdam and was formerly known as Highland Gardens. Colonial Square II is 100 units of Family Housing located at 100 Charles Lane in the City of Amsterdam and was formerly known as Holland Gardens. The two projects are located on one contiguous site and were combined into one ownership entity for the purchase and rehabilitation. This preservation project was funded through the HFA tax exempt bond program with 4% LIHTC and DHCR Weatherization funds. The substantial rehabilitation included new vinyl siding, new windows and doors, roofs, and landscaping. The apartments all received new Energy Star appliances, flooring, kitchens and baths. The rehab of Colonial Square Apartments was completed in January 2014.

### **Mariner Towers**

186 Efner Street, Buffalo, NY 14201

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Mariner Towers, formerly known as Maryner Towers, is a 292 unit family project that consists of 204 units in four seven-story tower buildings and 88 units in seventeen two-story townhome buildings. There is a mix of one, two and three bedroom apartments at the complex.

This preservation project was funded through the HFA Tax-Exempt Bonds program with 4% LIHTC, a HCR subsidy loan, a Homes for Working Families grant, a Federal Home Loan Bank award, HOME Funds from the City of Buffalo and a seller's note.

The substantial rehabilitation included new kitchens, Energy Star appliances, baths, windows and doors, flooring, roofs, elevators, doors and masonry work. The rehab of Mariner Towers was completed in March 2014.

### **Mohawk Terrace Apartments**

35 Wall Street, Amsterdam, NY 12010

Mohawk Terrace Apartments is 69 units of senior housing with 68 units of project based Section 8. This project was funded in 2013 using HFA tax exempt bonds with 4% LIHTC and a subsidy loan. The substantial rehabilitation included new kitchens, Energy Star appliances, baths, windows and doors, flooring, roofs, elevators, doors and masonry work. The rehab of Mohawk Terrace Apartments was completed in August 2014.

### **Historic Pastures Mansions**

68 Westerlo Street, Albany, NY 12202

Historic Pastures Mansions is the purchase, renovation and preservation of three family complexes with a total of 251 units in the south end of Albany. Rehab included new kitchens, baths, flooring, EnergyStar lighting, roofs, masonry repairs, siding, EnergyStar rated windows, gutters and EnergyStar Appliances. Site work included concrete sidewalk replacement, and parking lot repaving.

The financing for this project was provided by Tax-Exempt Bond, 4% Low Income Housing Tax Credits and Homes for Working Families funding through NYS HFA. Liberty also utilized DHCR Community Investment Funds and State Low Income Housing Tax Credits. Citibank provided construction funding and permanent financing through their Affordable Housing Subordinate Loan program. Raymond James Tax Credit Funds is the syndicator for both the State and Federal Tax Credits. We also used the current Reserve for Replacement Reserves, HOME funds from the City of Albany, interim income and other developer equity.

Pastures Redevelopment and Mansions Rehab are HUD Section 8 projects with full Section 8 Contracts that will be rented to applicants at or below 50% of AMI. Historic Pastures is a former HUD project and 80 of the units will be rented to applicants at or below 60% of AMI. The remaining 14 units will be rented to applicants at or below 90% of AMI.

The rehabilitation at Historic Pastures Mansions started in January 2015 and was completed in January 2016.

## **Liberty Affordable Housing Inc.**

### **100 Chenango Place**

100 Chenango Street, Binghamton, NY 13901

In 2010, Liberty Affordable Housing assumed the ownership of ABC Housing Development Fund Company, Inc. when the Liberty Board was substituted for the ABC Board. 100 Chenango Place is a 144 unit low income senior housing complex located in the City of Binghamton, Broome County, New York. The project was originally financed with an FHA insured Section 236 mortgage and has an eighty-three unit project based Section 8 contract. In November 2015 Liberty was able to obtain financing for the renovation and preservation of the project. The financing was provided by Tax-Exempt Bond, 4% Low Income Housing Tax Credits and Homes for Working Families funding through NYS HFA. NBT Bank, N.A. provided the construction credit enhancement and First Sterling is the syndicator for the Federal Tax Credits. Also used was the current Reserve for Replacement Reserves, interim income and other developer equity.

Rehab includes new kitchens, baths, flooring, EnergyStar lighting, roofs, masonry repairs, new windows, EnergyStar appliances and the elevators are being modernized.

The rehabilitation at 100 Chenango Place started in November 2015 and was completed in December 2016.

### **Ashfield Apartments**

1 Jeanne Jugan Lane, Latham, NY 12110

Ashfield Apartments is a former skilled nursing complex known as Our Lady of Hope Residence and a 52 unit senior complex known as St Joseph's Apartments. Both entities were owned by the Sisters of the Poor and operated in the six story building built in 1976 and located at 1 Jeanne Jugan Lane in the Town of Colonie. The rehabilitation and construction of Ashfield Apartments includes the new construction of 70 new units within the existing building. The existing units received new kitchens, flooring and baths as needed. All units received energy star appliances. The roof and windows were replaced and the elevators modernized. All common areas and laundry rooms will be upgraded.

The financing was provided by Tax-Exempt Bond, 4% Low Income Housing Tax Credits and New Construction Program Loan funding through NYS HFA. Chase Bank provided the construction credit enhancement and First Sterling is the syndicator for the Federal Tax Credits. Also used as sources was the existing Reserve for Replacement Reserves, interim income and other developer equity.

The rehabilitation at Ashfield Apartments started in September 2016 and was completed in October 2017.

### **Elizabeth Square**

430 Fulton Street, Waverly, NY 14892

## **Liberty Affordable Housing Inc.**

Elizabeth Square is 75 units of senior housing located at 430 Fulton Street in the City of Waverly. This preservation project was funded through the HFA tax exempt bond program with 4% Low Income Housing Tax Credits, HFA Subsidy Loan and Community Investment Fund Loan. The existing M2M Debt was partially paid down and the remainder assumed, the existing project reserves, and income from operations are other sources. The substantial rehabilitation included masonry repointing, new windows, doors, and roof. All Apartments are receiving new Energy Star appliances, flooring, kitchens and baths.

The rehabilitation at Elizabeth Square started in November 2016 and was completed in October 2017.

### **OTHER PROJECTS**

#### **Westbrook Apartments**

141 East Street, Walton, NY 13853

Liberty Affordable Housing has a 1% General Partner interest in Walton Housing LP, the ownership entity for Westbrook Apartments. Westbrook is a 37 unit Rural Development 515 project with 15 units of Rental Assistance. Liberty assumed the General Partner role in 2009 and has been instrumental in stabilizing this project.

#### **Camden Apartments**

Masonic Avenue, Camden, NY 13316

In 2012, Liberty Affordable Housing assumed the ownership of Camden Apartments Co., Inc. when the Liberty Board was substituted for the Camden Board. Camden Apartments is a 40 unit low income senior housing complex located in the town of Camden, Oneida County, New York.

#### **Millstream Apartments**

Masonic Avenue, Camden, NY 13316

Liberty Affordable Housing holds the General Partner interest in Millstream Manor, LP, and the ownership entity for Millstream Apartments, an 18 unit Rural Development 515 project. Liberty assumed the General Partner role in 2012 and has been instrumental in stabilizing this project.

#### **Peaceful Valley**

19 Peaceful Valley Rd, North Creek, NY 12853

Peaceful Valley Apartments is a 20 unit family project funded through NYS DHCR. Liberty Affordable Housing holds the General Partner interest in the ownership entity, Peaceful Valley Townhouses L.P. Liberty assumed the General Partner role in 2013 after the original sponsor ran into difficulty, and has been instrumental in stabilizing this project.

#### **Clinton Plaza Apartments**

Syracuse, NY 13203

**Liberty Affordable Housing Inc.**

Clinton Plaza is a 305 unit family property with LIHTC and Section 8. Liberty Affordable Housing acquired the General Partnership interest on March 6, 2019.

**Holy, Edison & Stoneview Apartments**

Rotterdam and Cobleskill, NY

Liberty Affordable Housing purchased these 3 properties in 2019 consisting of 140 units of affordable Senior Housing to be considered for recapitalization and rehab in the next few years.

**Kingsborough Apartments**

Gloversville, NY

Kingsborough Apartments is a 40 unit LIHTC family project with 8 project based voucher units. Liberty holds the GP interest in the ownership entity.

<b>Property</b>	<b>Location</b>	<b>Date Funded</b>	<b>Number of Units</b>	<b>% Complete</b>
New York Mills Senior Center	NY Mills	2005	33	100%
Friendship House	Cortland	2005	100	100%
Golden Age	Norwich	2006	101	100%
Park Drive Manor II	Rome	2007	168	100%
Park Drive Manor I	Rome	2008	102	100%
Clinton-Mohawk	Clinton	2010	140	100%
Montcalm Apartments	Queensbury	2010	227	100%
Kennedy Plaza Tower	Utica	2010	204	100%
Kennedy Plaza Lo-Rises	Utica	2010	88	100%
Greenway	Baldwinsville	2011	208	100%
Moses Circle	Ticonderoga	2011	31	100%
Mariner Towers	Buffalo	2012	292	100%
Colonial Square	Amsterdam	2012	200	100%
Mohawk Terrace	Amsterdam	2013	69	100%
Historic Pastures Mansions	Albany	2014	294	100%
100 Chenango Place	Binghamton	2015	144	100%
Ashfield Apartments	Latham	2016	121	100%
Elizabeth Square	Waverly	2016	75	100%
Estee Senior Apartments	Gloversville	2017	37	100%
Knitting Mill Apartments	Fall River, MA	2017	100	100%
Robinson Square Apartments *	Albany, NY	2019	116	95%
Parkedge Townhomes ***	Utica, NY	2020	184	10%



**Liberty Affordable Housing Inc.**

Holly Apartments	Schenectady, NY	**	44	**
Edison Senior Apartments	Schenectady, NY	**	60	**
Stoneview Apartments	Cobleskill, NY	**	36	**

\* Will be completed in 2021

\*\* To be funded

\*\*\* Will be completed in Dec 2022

## MANAGING FOR YOUR SUCCESS.

- › PHILOSOPHY THAT WORKS
- › FULL ASSET MANAGEMENT
- › DIVERSE PROPERTIES - ONE STANDARD
- › AFFORDABLE HOUSING TAX COMPLIANCE CREDIT



- › SHARED VALUES
- › MANAGEMENT SERVICES
- › INNOVATION - EFFICIENCY - TEAMWORK
- › GOING GREEN AND SUSTAINABILITY



The CRM Team  
Superior Credentials for Superior Results



### Diverse Properties One Standard

We manage a wide variety of properties and real estate assets, covering a full spectrum of asset classes and emerging market needs. From the first-time homebuyer to the sophisticated investor, we take off the ground, to overseeing the renovation and rehabilitation of projects, to managing the turnaround of distressed or foreclosed properties, our staff has the special expertise and experience it takes to do the job.

CRM's clients include owners and developers, educational and financial institutions, government agencies, syndication firms and others.

From apartment complexes to commercial office buildings, medical centers to hotels, we manage for your success.

### Management Services

At CRM Rental Management, Inc. we take pride in offering the best quality, most comforting and affordable living experience for all of our residents. Our Management team looks forward to servicing your needs as quickly and efficiently as possible!

Our experienced professionals make extensive use of software systems to generate detailed financial reports, ensuring and investment analysis. Furthermore, our comprehensive credit review keeps you informed of the status of your property(ies) and CRM's efforts to maximize its fiscal performance.

CRM's tax compliance officers help make sure our clients are using the low-income housing tax credit properly and effectively. We are up to date on the latest tax and legislative development that could have implications for tax credit projects.

As one of the area's finest property management companies currently managing over 40 innovative projects, CRM management companies currently managing and highly qualified staff, strong teamwork provides our residents with quality living in affordable housing.

Our ongoing commitment to quality customer service, management, and maintenance has made CRM Rental Management, Inc. what we are today – continuously growing and managing for your success.

### Affordable Housing Tax Credit Compliance

If you're among the growing number of owners, administrators or others whose success includes use of the low-income housing tax credit, CRM's tax compliance officers help make sure you are using that credit properly and effectively.

This includes understanding the rules from the IRS, states, and other agencies that may apply to your project, including applicable income and rent restrictions, credits for acquisition with rehabilitation, income requirements, extended use and recapture, credit allocation at the state level, including plans and project evaluations; and a host of related issues.

We stay, and keep you, up to date on the latest tax and legislative developments that could have implications for tax credit projects.

Who's to say that we don't provide assistance and assistance in identifying and addressing potential obstacles to re-certification.

### Innovation, Efficiency and Teamwork

From the onset we've believed the key to delivering for our clients is the team of property management professionals. That's why we've assembled one of the best teams in the business.

It's comprised of property managers and on-site staff, plus our corporate office support personnel who, with the extended resources at their disposal, are always available to address your problems and meet unforeseen management needs.

Our corporate office is strategically located in Central New York, from which business centers across the Northeast can be reached quickly and easily.

### Shared Values

Our policy of regular and open communication through a variety of channels and resources expands the collective talent available to property management – with each staff member having an interest in, and being able to contribute to, the overall success of every client.

Our approach also involves communication and interaction with the residents who have an interest in the well-being of the property.

Whether corporate office or on-site, CRM personnel are thoroughly trained and kept current in the latest property management techniques through ongoing workshops, seminars and specialized courses, in order to meet the challenges to labor-saving regulatory requirements. As a result, our residents can be confident the properties are well managed and in full compliance, providing a safe, secure living.

### Going Green and Sustainability

CRM has the experience and contacts to implement and maintain green building programs, energy efficiency measures, and sustainability solutions for its properties.

CRM has experience in working with the Energy STAR and WELL Building Institute (WBI).

Assistance to name a few: From simple energy saving measures to complex green retrofit programs, we can design the best program to achieve ownership's green and/or energy efficiency goal-set in a sustainable format.

Staff



Bay Apartments – Baldwinsville, NY

Bark Dine Manor – Rome, NY

Mantle Apartments – Queensbury, NY

Friendship House Apartments – Cortland, NY



## Our Personal Commitment

At CRM Rental Management, Inc., our selectivity of work and standard of performance have always taken precedent over growth simply for the sake of growing, our progress has come from – and not at the expense of – delivering consistently superior service and results.

The same benchmark applies whether we serve a client for a short-term or over the long run, our policy is always to provide service beyond the contract.

We are committed to providing the most professional, informative, loyal and dedicated service in the industry. The best interests of our clients will always come first as we are dedicated to the development of long term relationships and we will continue to “manage for your success.”



John J. Varecka, President

*John J. Varecka*

JOHN J. VARECKA  
PRESIDENT

## Mission Statement

CRM Rental Management, Inc.'s mission is to set the standard of high performance and manage residential and commercial properties for the success of our clients while ensuring all of our residents have the best quality, most comforting and affordable living experience possible.

The key to our growth and prosperity is a direct result of our exceptional management team and together we strive for excellence and to ensure the success of our client, the well-being of our properties and the future of CRM Rental Management, Inc.

## Vision Statement

CRM Rental Management, Inc.'s vision is to continue to be the property management company of choice, providing full service and care to our clients, properties, and to our team members by setting the standard in the multi-family housing, property management, and development industries.

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EQUAL HOUSING  
OPPORTUNITY





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**Brief Narrative Resume**

Established in 1971, CRM Rental Management, Inc. (CRM) is a respected real estate investment, development, and management company currently managing over 60 apartment communities throughout New York State and Massachusetts.

At CRM, we take pride in offering a comfortable and affordable living experience for all of our residents. As one of the area's finest property management companies, CRM Rental Management, Inc. is committed to excellence while setting innovative standards that others have followed throughout the years. Our trained and highly qualified staffs' strong teamwork provides our residents with quality living in affordable housing.

Since our start, CRM's philosophy for our clients has remained the same: *to manage your real estate property for your success*. We manage a wide variety of properties and real estate assets, covering a full spectrum of existent and emerging management needs. CRM has proven its superiority in successfully managing a wide variety of properties operated under a number of funding and regulatory programs. This success includes meeting the diverse and detailed reporting requirements of owners and oversight agencies. The end product - properties functioning well at all levels of operation.

CRM Rental Management, Inc. currently manages a wide variety of commercial and residential apartment complexes with over 5,400 units (as listed below) along with previous experience in hotel management:

<u>Property List</u>	<u>Years of Experience</u>	<u># of Units</u>	<u>Type of Property</u>	<u>Property List</u>	<u>Years of Experience</u>	<u># of Units</u>	<u>Type of Property</u>
100 Chenango Place	2006 – Present	144	Senior/LIHTC	Kennedy Plaza Towers	2010 – Present	204	Family/LIHTC
Arrowhead Estates	1981 – Present	13,148	Sq Ft Commercial	Kennedy Plaza Assoc.	2010 – Present	88	Family/LIHTC
Ashfield (FKA St. Joseph) Apts.	2014 – Present	121	Family/Market	Kingsborough Apartments	2019 – Present	40	Family/LIHTC
Bethany Village Apartments	1982 – Present	100	Senior/Affordable	Knitting Mill Apartments	2019 – Present	100	Senior/LIHTC
Camden Apartments	1980 – Present	40	Senior/Affordable	Lord Howe Estates	2001 – Present	40	Senior/Affordable
Catherine Street Apartments	2020 – Present	50	Family/LIHTC	Madison Plaza Apartments	1973 – Present	127	Family/LIHTC
Cazenovia Village Apts.	2017 – Present	50	Senior/LIHTC	Mariner Towers fka Maryner	1983 – Present	292	Family/LIHTC
Cedar Street Apartments	2015 – Present	44	Senior/LIHTC	Marion Manor Apartments	2016 – Present	28	Family/LIHTC
City Centre Apartments	2016 – Present	40	Family/Market	Marjorie Henslin Armstrong	2015 – Present	6	Family/Affordable
Clinton Manor Apartments	1989 – Present	101	Senior/LIHTC	Mill Stream Manor	1987 – Present	18	Family/Affordable
Clinton Plaza Apartments	2017 – Present	305	Family/LIHTC	Mohawk Terrace Apartments	2013 – Present	69	Senior/LIHTC
Colonial Square Apartments	2012 – Present	198	Family/LIHTC	Mohawk Valley Apartments	1989 – Present	39	Family/LIHTC
Conklin Senior Apartments	2020 – Present	24	Senior/LIHTC	Montcalm Apts.	1978 – Present	227	Family/LIHTC
Dean's Landing Apts	2016 – Present	28	Family/LIHTC	Monteagle Ridge Estates	1980 – Present	150	Family/LIHTC
Donovan Place	2019 – Present	10	Family/Market	Morrisville Apartments	2017 – Present	6	Family/LIHTC
Eatonian Apartments	2017 – Present	6	Family/LIHTC	Moses Circle Senior Apts.	2013 – Present	31	Senior/LIHTC
Edison Apartments	2018 – Present	60	Senior/LIHTC	Mountainview Estates	1980 – Present	35	Family/Affordable
Elizabeth Square Apartments	1981 – Present	75	Senior/Affordable	Mountain Vista Apts	2020 – Present	20	Family/Affordable
Emerald Court Apartments	2017 – Present	32	Senior/Affordable	North George Street Apts.	2006 – Present	25	Family/Market
Erie Canal House	2015 – Present	6	Senior/Affordable	Noyes Manor I	2017 – Present	40	Senior/Affordable
Estee Senior Apartments	2018 – Present	37	Senior/LIHTC	Noyes Manor II	2017 – Present	40	Senior/Affordable
Foxwood Townhouses I	1976 – Present	16	Family/Market	NY Mills Senior Center	2007 – Present	33	Senior/LIHTC
Foxwood Townhouses II	2007 – Present	12	Family/Market	Oliver-Burleigh Apartments	2005 – Present	54	Senior/Affordable
Foxwood Townhouses III	2016 – Present	8	Family/Market	Overlook Ridge Apartments	2018 – Present	48	Family/Affordable
Friendship House Apartments	1979 – Present	101	Senior/LIHTC	Park Drive Manor I	1973 – Present	102	Family/LIHTC
Georgian Arms Apartments	1982 – Present	81	Senior/Affordable	Park Drive Manor II	1983 – Present	168	Family/LIHTC
Gethsemane Manor	1993 – Present	50	Senior/Affordable	Park Edge Apartments	2020 – Present	184	Family/LIHTC
Golden Age Apartments	1980 – Present	100	Senior/LIHTC	Parkview Apartments	2017 – Present	182	Family/LIHTC
Greenway Apartments	1978 – Present	208	Family/LIHTC	Peaceful Valley Townhouses	2012 – Present	20	Family/LIHTC
Historic Pastures Mansions	1982 – Present	246	Family/LIHTC	Robinson Square Apartments	1981 – Present	116	Family/Affordable/
		3,300	Sq. Ft. Commercial			6,508	Sq Ft Commercial
			Albany – Office/Retail				Albany – Office/Retail
Holly Manor	2018 – Present	44	Senior/LIHTC	Springbrook Apartments	2012 – Present	194	Family/Market
Juniper I	2021 – Present	40	Senior/Affordable	Stoneview Apartments	2018 – Present	36	Senior/LIHTC
Juniper II	2021 – Present	20	Senior/LIHTC	Stratmill Brook Apartments	2020 – Present	32	Senior/LIHTC
				The Mill at Saugerties	2017 – Present	89	Senior/LIHTC

Valley View Apartments	2020 – Present	32	Senior/LIHTC	Wilcox Apartments	2015 – Present	24	Family/LIHTC
West Liberty, LLC	1985 – Present	18,899	Sq Ft Commercial	Woodsedge Apartments	1981 – Present	40	Senior/Affordable
Westbrook Apartments	2005 – Present	37	Family/Affordable				

CRM also has the knowledge, experience and ability to quickly lease up not only new constructions but newly renovated constructions; for example, New York Mills Senior Center, a new construction project in 2007. The Certificate of Occupancy for this property was issued in August 2007 and CRM started renting units in September 2007. Within a two-month period, this property was at 90% occupancy. Another recent example is the Estee Senior Apartments, a newly built community that opened on August 1, 2018. CRM started lease up and reached 100% occupancy by November 15, 2018. We hold this type of standard with all of our rental complexes.

Our staff has the special expertise and experience to help first-time owners who need assistance getting an operation off the ground, to overseeing the renovation and rehabilitation of projects, to managing the turnaround of distressed or foreclosed properties.

Our experienced professionals make extensive use of software systems to generate dependable budget comparisons, cost monitoring and investment analysis. Furthermore, comprehensive credible reporting keeps all informed about the status of their property and CRM Rental Management, Inc.'s efforts to maximize its fiscal performance.

In addition, CRM has fully committed to implementing the latest technology in its property management practice, greatly enhancing employee productivity and service levels for tenants/residents.

In 2009, CRM Rental Management, Inc., earned the ACCREDITED MANAGEMENT ORGANIZATION® (AMO®) accreditation from the Institute of Real Estate Management (IREM®), an affiliate of the National Association of Realtors®. The AMO® accreditation is awarded to real estate firms that have a track record of high performance, experience, stability and financial accountability. In addition, our experienced professionals are certified and members in the following:

- o Real Estate Brokers Licenses
- o Certified Property Manager
- o Certified Occupancy Specialist
- o Certified Tax Compliance Specialist
- o Member IREM
- o Member NYSAFAH

At CRM, our selectivity of work and standard of performance have always taken precedent over growth simply for the sake of growing. So, our progress has come from - and not at the expense of - delivering consistently superior service and results.

The same benchmark applies whether we serve a client for the short-term or over the long run, our policy is always to provide "*Service Beyond the Contract*". That's the foundation of our commitment to *Managing for Your Success*.

Our *Mission* is to set the standard of high performance and manage residential and commercial properties for the success of our clients while ensuring all of our residents have the best quality, most comforting and affordable living experience possible. The key to our growth and prosperity is a direct result of our exceptional management team and together we strive for excellence and to ensure the success of our client, the well-being of our properties and the future of CRM Rental Management, Inc.

Our *Vision* is to continue to be the property management company of choice, providing full service and care to our clients, properties and to our team members by setting the standard in the multi-family housing, property management, and development industries.

CRM will always stand behind its mission and vision statements as we take pride in offering a comfortable and affordable living experience for all of our residents.

# Colvin Computer Consulting

21 Water St., Glens Falls, NY 12801

(518) 796-0675

mwcdeh@gmail.com



## \* QUOTE \*

March 27, 2022

Town of Johnsbury

219 Main St.

North Creek, NY 12853

Description	Amount
NVR not turning on. Found dried water stains on and near NVR. Found burnt electrical connections within NVR connected to hard drives. Test with new power supply, unit turns on but not able to provide power to hard drives.	
NVR	\$222.60
Hard Drive X2	\$451.52
Diagnosis and Reinstallation	\$500.00
Total	\$1,174.12



Technology for hybrid board meeting in Auditorium:

Request: integrate laptop into existing audio system at Tannery Pond.

Parts: Onyx Producer 1-2, \$130

Labor: \$100

Michael Colvin

# Town Finance School

Cosponsored with the Office of the State Comptroller



## Registration Form

Name Dance Tucker Title Bookkeeper  
Town Johnsburg County Warren  
Address 219 Main Street  
(Street No., PO Box, City, State & Zip)  
Primary Phone (518) 251-2421 ext 8 E-mail: bookkeeper@johnsburgny.com

- **May 16-17, 2022 – Albany Marriott Hotel, Albany, NY (Pre-registration cut-off is 5/1.)**

Registration Rates	Member	Non-Member
Pre-registration (before May 1)	\$200	\$250
On-Site registration	\$225	\$275

### What do you get for your registration?

All-conference access, including admittance to all presentations, as well as our exhibitor hallway, and breakfast, lunch, refreshment breaks and materials.

### Payment Information

Checks can be made payable to Association of Towns and returned along with this form to:  
*Association of Towns, 150 State Street, Albany, NY 12207 or fax copies to (518)465-0724.*

### Cancellation Policy

Cancellations received 10 days prior to event will be refunded, less a \$10 processing fee. NO REFUNDS WILL BE GRANTED AFTER THAT DEADLINE.

### Accommodation Information

Please make your own hotel reservation by May 1, 2022.

#### Albany Marriott Hotel

189 Wolf Road, Albany, NY 12205  
\$114/night – single/double.  
1-800-228-9290 / (518)458-8444, mention Association of Towns' room block. Cut-off is May 1, 2022.

### Register in One Step Online!

You may also register online at [www.nytowns.org](http://www.nytowns.org) beginning March 14. Both Visa and Mastercard accepted. For additional information, stay tuned to our website, [www.nytowns.org](http://www.nytowns.org). For specific questions, call Executive Meeting Coordinator Patty Kebea at (518)465-7933 or e-mail [pkebea@nytowns.org](mailto:pkebea@nytowns.org).

STATE OF NEW YORK )  
COUNTY OF WARREN )      ss.:  
TOWN OF JOHNSBURG)

I, **Chris Heidrich** do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of New York, and that I will faithfully discharge the duties of

**Board of Assessment Review for the Town of Johnsburg for a 5 year term to expire on**

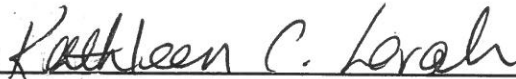
**September 30, 2026**

according to the best of my ability.



\_\_\_\_\_  
Signature

Subscribed and sworn to before me this 3<sup>rd</sup> day of December 2021.



\_\_\_\_\_  
Signature

**FOR OFFICIAL USE ONLY**

Filed:

March 26, 2022

Town of Johnsburg Youth Committee and Town Board Members

219 Main Street

North Creek, NY 12853

To the Town Board and Youth Committee Members,

I would like to continue serving the Town of Johnsburg as the Summer Youth Program Director. The summer program provides an excellent opportunity for the children of Johnsburg, and I am proud to be a part of it. I enjoy working with the children and the Youth Program staff. Thank you for your consideration.

Sincerely,

Ann Dingman

Town of Johnsburg  
**Permit Monthly Report**

03/01/2022 - 03/30/2022

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
<b>March 2022</b>						
Z-2022-020	03/01/2022	Donald Mac Elroy	Septic	Mohican Trl SBL#: 99.-1-40		\$80.00
<i>New septic system for proposed SFD.</i>						
Z-2022-021	03/01/2022	Donald Mac Elroy	Single Family Home	Mohican Trl SBL#: 99.-1-40		\$70.00
<i>FOUNDATION ONLY PERMIT. New SFD permit application to follow.</i>						
Z-2022-017	03/08/2022	Paul Buffini	Garage	Garnet Lake Rd SBL#: 133.-1-1.7		\$35.00
<i>New 20'x30' metal storage building</i>						
Z-2022-015	03/09/2022	Garry Pascale <del>X</del>	Single Family Home	38 Farm View Rd SBL#: 133.-1-42.2		\$70.00
<i>New 2501sqr' Modular Single Family Dwelling</i>						
Z-2022-022	03/09/2022	Garry Pascale ✓	Septic	38 Farm View Rd SBL#: 133.-1-42.2		\$80.00
<i>New Septic System for SFD (2501sqr') Paul Male is PE</i>						
Z-2022-023	03/15/2022	Eric Tyrel	Addition	1841 Garnet Lake Rd SBL#: 163.-1-27		\$35.00
<i>Finish Basement Interior Remodel</i>						
Z-2022-024	03/15/2022	Robert Sidwell	Addition	1300 Garnet Lake Rd SBL#: 178.-1-25		\$35.00
<i>Remodel of existing cabin. Enclose existing open deck to create additional living space (120sqr').</i>						
Z-2022-025	03/16/2022	Ronald Atherden	Single Family Home	Bluebird Ln SBL#: 47.-1-16.1		\$70.00
<i>40x45 Deck Platform with Yurt installed No septic or well at this time</i>						

Town of Johnsbury  
**Permit Monthly Report**

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
Z-2022-026	03/16/2022	Homeowners Chateauc Village	Demolition	26 Mohican Trl		\$35.00
<b>Description of Work:</b>						
<i>Demo of pool house and pool at HOA common area</i>						
Z-2022-027	03/22/2022	Andrew Freebern	Deck	254 Main St		
<b>Description of Work:</b>						
<i>Covered porch entryway, 4'x60' Planning Board Approval has been granted</i>						
Z-2022-028	03/23/2022	Thomas Bolen	Single Family Home	1782 S Johnsburg Rd		\$140.00
<b>Description of Work:</b>						
<i>(2) New bunkhouses for summer camp and (1) bathroom Septic permit has already been issued</i>						
Z-2022-029	03/24/2022	Goose Pond Inn, LLC	Res Alt/Rep	196 Main St		
<b>Description of Work:</b>						
<i>Interior remodel only Warren County Permit #2021-0978</i>						
Z-2022-031	03/29/2022	W/AQ, Inc. ✓	Addition	12 Circle Ave		\$35.00
<b>Description of Work:</b>						
<i>Addition over existing footprint (previously demo'd). Area of addition is 16x30, 2 story.</i>						
<b>March 2022 Total:</b>						<b>\$685.00</b>
<b>Reporting Period Total:</b>						<b>\$685.00</b>

**TOWN OF JOHNSBURG**  
**Abstract of Unaudited Vouchers**  
**MULTI FUND CHECKING**

Total Claims: \$121,934.14

04/05/22

Number 006

Voucher #	Claimant	Account #	Amount	Check	Date
191	Crown Plaza Albany 4/24-4/27/23 night conference package	A1410.4	716.80	9593	03/16/22
192	PATRICIA KALBA 4/24/22-4/27/22/3 DAY CONFERENCE REGISTRATRION	A1410.4	125.00	9594	03/16/22
218	NYSA of Tax Collectors/Receivr 3/28/22/Membership Dues	A1410.4	25.00		
219	Jean Comstock 3/24/22/Mileage to Meeting	A1410.4	35.10		
219	Jean Comstock 3/24/22-1/Meal at Meeting	A1410.4	26.67		
210	Miller, Mannix, Schachner & 3/15/22/Legal Services through 2/28/22	A1420.4	1,867.00		
195	Williamson Law Book Co. 190970/3 HRS TRAINING	A1430.4	360.00		
198	Andrea Hogan 4/22/Phone Reimbursement	A1430.4	25.00		
199	Frederick Comstock 4/22/Phone Reimbursement	A1430.4	25.00		
200	Mike Dunkley 4/22/Phone Reimbursement	A1430.4	25.00		
201	Matt Olden 4/22/Phone Reimbursement	A1430.4	25.00		
202	David Cavanagh 4/22/Phone Reimbursement	A1430.4	25.00		
203	Colin Mangan 4/22/Phone Reimbursement	A1430.4	25.00		
211	Staples 3502172240/Seagate One Touch (7)	A1430.4	379.68		
220	Colvin Computer Consulting 3/23/22/upgrade hard drive/replace PCs	A1430.4	340.00		
245	Seeley Office Systems 318661/Monthly contract	A1430.4	30.00		
198	Andrea Hogan H6160-114458/Applicance reimbursement	A1430.4	329.00		
193	National Grid 2/10/22-3/11/22/41088-24106 monument park 2/10-3/11	A1620.4	32.82	9595	03/22/22
196	Charles Beaudet 3/2/22-3/21/22/MILEAGE	A1620.4	84.00		

**TOWN OF JOHNSBURG**  
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Total Claims: \$121,934.14

04/05/22

Number 006

Voucher #	Claimant	Account #	Amount	Check	Date
207	W. B. Mason Co. Inc. 228280828/Floor Cleaner	A1620.4	89.99		
237	Charles Beaudet 3/22/22-4/1/22/110 miles @ \$.56	A1620.4	61.60		
238	Foresight Electronic Monitor 29882/Quarterly Alarm Service (office/highway)	A1620.4	120.00		
240	NY Fire and Security 75441-75448/Fire Extinguisher Inspections	A1620.4	765.80		
242	Main Care Energy 6023258 .../Heating oil/kero for town buildings	A1620.4	4,467.67		
242	Main Care Energy 6419812 .../Heating oil/kero for town buildings	A1620.4	3,409.43		
238	Foresight Electronic Monitor 29881/Quarterly Alarm Service (TPCC)	A1620.41	60.00		
240	NY Fire and Security 75444/Fire Extinguisher Inspections	A1620.41	69.50		
244	G.A. Bove Fuels 61787/propane	A1620.41	980.34		
244	G.A. Bove Fuels 65192/propane	A1620.41	854.49		
227	Warren County DPW 2-22-2/fuel (Fire/EMS)	A380	756.50		
204	HP INC 901604359/HP All-in-One Computer	A4010.4C	712.00		
234	National Grid 4/17/22/51552-94102 - outdoor lighting services	A5182.4	3,412.15	9597	03/30/22
197	NY State Comptroller's Office January 2022/State share fines & fees January 2022	A690	1,066.00		
233	NY State Comptroller's Office February 2022/State Share F&F February 2022	A690	855.00		
208	Dennie Wilson, Aquatic Dir. 3-4/4-15/Lifeguard Training Course/Swim Lessons	A7110.1	1,000.00		
227	Warren County DPW 2-22-1/fuel (Parks)	A7110.4	46.34		
239	Warren Ford 20886/Oil Change to 2015 truck	A7110.4	43.20		
241	VI Enterprises 000203698/Case of light bulbs for 2015 p/u truck	A7110.4	9.60		



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04/05/22

Number 006

Voucher #	Claimant	Account #	Amount	Check	Date
209	KATHLEEN SUOZZO, P.E., PLLC 2202-21-065(3)/Field Investigation - Ski Bowl Stormwater	A7140.4	3,130.00		
236	Lake George Region Plan Board 22-21/Grant Administration Contract #01-79-15123	A7145.4	2,000.00		
216	eLot Electronics Recycling 66421/CRT Monitor/TV	A8090.4	166.63		
243	Casella Waste Services 2357199/trash/cardboard/recycling	A8090.4	275.00		
243	Casella Waste Services 2354484/handling fees for containers @ dump	A8160.4	350.00		
243	Casella Waste Services 2357199-1/cardboard/trash	A8160.4	550.00		
246	Tannery Pond Center 3/1/22--3/31/22/Monthly payment for TPCC management	A8989.4	1,660.00		
194	CDPHP 220720012747/Retiree General	A9060.8	2,032.80	9596	03/22/22
194	CDPHP 220720024888/General Health Ins	A9060.8	7,963.27	9596	03/22/22
235	HIGHMARK BLUE SHIELD OF NE NY 220840000106/Health Insurance Premium	A9060.8	1,187.28	9599	03/31/22
225	DANAE TUCKER 3-24-22/Dental Down Payment	A9089.8	500.00		
226	Cristifer Ward 3-5-22/Clothing/Shoe Reimbursement	A9089.8	343.07		
217	Cornell Local Roads Program 5/17/22/Running Your Highway Class	DA5110.4	100.00		
227	Warren County DPW 2-22/fuel (Highway)	DA5110.4	2,300.95		
214	DeNooyer F22028/3500HD 4x4 Crew Cab	DA5130.2	47,449.50	9598	03/31/22
206	United Construction & Forestry 9292788/Hydraulic Oil	DA5130.4	224.64		
207	W. B. Mason Co. Inc. 228097830/Printer Ink	DA5130.4	78.99		
212	Noble Gas Solutions 01240922/acet tylen tank	DA5130.4	89.03		
213	Shaw Truck Repair 135621/rebuild bolt & roller	DA5130.4	19.74		

**TOWN OF JOHNSBURG**  
**Abstract of Unaudited Vouchers**  
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Total Claims: \$121,934.14

04/05/22

Number 006

Voucher #	Claimant	Account #	Amount	Check	Date
213	Shaw Truck Repair 135017/rear spring pack for 2001 Volvo	DA5130.4	1,115.71		
221	Crane Mountain Mechanical LLC 892894/valve replacements, testing, (2013 Int'l.)	DA5130.4	1,225.00		
222	Fastenal Company NYSOU184886/collars, shakers, replacement parts	DA5130.4	297.20		
223	H.O.P. Sales & Service SI-55384/Culvert Steam Jetting Kit	DA5130.4	404.76		
227	Warren County DPW 3-7-22/Road Signs - weight limit	DA5130.4	458.40		
228	Brenntag 4733055-00/2 cases Mobil Grease	DA5130.4	347.71		
228	Brenntag 4733058-00/1 case Mobil Grease	DA5130.4	173.85		
228	Brenntag 4733053-00/Bulk hydraulic oil	DA5130.4	919.00		
229	MSC Industrial Supply 43548204/Iron chisel, flux, soldering supplies	DA5130.4	77.31		
230	Ty Metal Corp. 70534/electric clutch unit	DA5130.4	443.83		
231	Viking-Cives USA 4515049/Lift spring assembly	DA5130.4	451.42		
194	CDPHP 220720012747/Retiree Highway	DA9060.8	2,710.40	9596	03/22/22
194	CDPHP 220720024888/Highway Health Insurance	DA9060.8	11,239.13	9596	03/22/22
224	Ernest Dunkley, II 3-24-22/Steel Toe Boots	DA9089.8	79.99		
232	william Armstrong 70180189046/work t-shirts	DA9089.8	38.98		
194	CDPHP 220720012747/Library Health Insurance (Retired)	L9060.8	558.72	9596	03/22/22
205	Cedarwood Environmental Servic 1:2022-23/Contract WTP Operations - Contract	SW8320.4	2,899.35		
205	Cedarwood Environmental Servic 1:2022-23-1/Contract WTP Operations - Labor	SW8320.4	4,005.00		
215	Enviro Test Laboratories 42232701/Chromatography	SW8320.4	448.00		

**TOWN OF JOHNSBURG**  
**Abstract of Unaudited Vouchers**  
**MULTI FUND CHECKING**

Total Claims: \$121,934.14

04/05/22

Number 006

Voucher #	Claimant	Account #	Amount	Check	Date
194	CDPHP 220720012747/Retiree water	SW9060.8	338.80	9596	03/22/22
Total:			121,934.14		