



February 18, 2025

Resolution No. 18, 2025

Council Member Hayner presented the following Resolution and moved its adoption:

APPOINT COMMISSIONERS OF DEEDS IN THE CITY OF JOHNSTOWN

BE IT RESOLVED, that the list of named individuals, attached hereto as Schedule "A", are hereby appointed as Commissioners of Deeds in the City of Johnstown for a two (2) year period commencing February 19, 2025 through January 31, 2027.

Seconded by Council Member:

I, the undersigned, attest that the foregoing Resolution was adopted and passed by the Common Council of the City of Johnstown, on this date by the following:

	Yes	No	Abstain	Absent
Ward 1 – Council Member Hayner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ward 2 – Council Member Miller	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ward 3 – Council Member Parker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ward 4 – Council Member Spritzer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Council Member-at-Large Jeffers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RESULT	<i>Passed – Failed - Tabled</i>			

Carrie M. Allen, City Clerk

Amy Praught, Mayor

<u>Name</u>	<u>c/o</u>	<u>Street</u>	<u>City</u>
Richard Giardino	Fulton County Sheriff's Office	2712 St. Hwy 29, PO Box 20	Johnstown
Rodney Krahmer	Fulton County Sheriff's Office	2712 St. Hwy 29, PO Box 20	Johnstown
Chad Simonson	Fulton County Sheriff's Office	2712 St. Hwy 29, PO Box 20	Johnstown
Jerrica Smith	Fulton County Sheriff's Office	2712 St. Hwy 29, PO Box 20	Johnstown
Jillian Faville	Fulton County Sheriff's Office	2712 St. Hwy 29, PO Box 20	Johnstown
Timothy Sicko	Fulton County Sheriff's Office	2712 St. Hwy 29, PO Box 20	Johnstown
Robert Jillson	Fulton County Sheriff's Office	2712 St. Hwy 29, PO Box 20	Johnstown
Rebecca Wandel	Johnstown Fire/Codes Dept.	244 N. Perry Street	Johnstown
Cody Logan	City of Johnstown – Deputy Clerk	33-41 E. Main St., PO Box 160	Johnstown

SCHEDULE "A"



Resolution No. 19, 2025

Council Member Miller presented the following Resolution and moved its adoption:

EXECUTE AGREEMENT WITH CT MALE ASSOCIATES FOR GENERAL CONSULTING SERVICES FOR THE CITY OF JOHNSTOWN

WHEREAS, the City of Johnstown is desirous of entering into an Agreement with CT Male (CT Male) Associates for general consulting services; and

WHEREAS, CT Male will provide the City with consulting services for the period commencing January 1, 2025 through December 31, 2025; and

WHEREAS, CT Male will perform consulting services on an hourly basis, with a maximum amount payable, not to exceed \$25,000.00, set by purchase order. Additional work may be performed as requested with the execution of additional purchase orders issued by the City.

NOW, THEREFORE, BE IT

RESOLVED, that the Mayor is hereby authorized and directed to execute a General Engineering Services Proposal, a copy of which is annexed hereto, with CT Male Associates, to provide on-call general consulting services for the City of Johnstown.

Seconded by Council Member:

I, the undersigned, attest that the foregoing Resolution was adopted and passed by the Common Council of the City of Johnstown, on this date by the following:

	Yes	No	Abstain	Absent
Ward 1 – Council Member Hayner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ward 2 – Council Member Miller	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ward 3 – Council Member Parker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ward 4 – Council Member Spritzer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Council Member-at-Large Jeffers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RESULT	<i>Passed – Failed - Tabled</i>			

Carrie M. Allen, City Clerk

Amy Praught, Mayor

C.T. MALE ASSOCIATES

Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.

50 Century Hill Drive, Latham, NY 12110
518.786.7400 FAX 518.786.7299 www.ctmale.com



January 31, 2025

TRANSMITTED VIA EMAIL ONLY

Hon. Amy Praught, Mayor
City of Johnstown
33-41 E. Main Street
Johnstown, NY 12095

Re: 2025 General Engineering Services Proposal
City of Johnstown, NY

Dear Mayor Praught:

We respectfully submit this proposal to the City of Johnstown (City) for consideration of an agreement between the City of Johnstown and C.T. Male Associates Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C. (C.T. Male) for general engineering, operational, and construction related consulting services for 2025.

We are available to assist the City with a wide array of tasks including, but not limited to:

- Drafting technical letters and responses;
- Drafting requests for proposals, cost estimates, and reports;
- Providing engineering consulting, advice, guidance, and design;
- Reviewing submissions to the City for conformance with applicable regulations, codes, and City requirements;
- Assisting with long term planning;
- Assisting with funding alternatives and sources of grants and loans;
- Preparing grant applications;
- Conducting income surveys;
- Providing City maintenance guidance;
- Mapping and GIS services;
- Water system hydraulic modeling;
- Sewer System hydraulic modeling;
- Environmental investigations and compliance including workplace health and safety;
- Energy audits and energy efficiency studies and planning;
- Infrastructure repair and replacement prioritization and planning;
- Construction administration and inspection;
- Professional Surveying Services;

The above is just a sampling of what we can offer the City.

C.T. Male's office located at 10 N. Perry Street in Johnstown, one block from City Hall, will be the primary point of contact for the City. C.T. Male will work with the City and its employees as the

C.T. MALE ASSOCIATES

January 31, 2025
Hon. Amy Praught
Page - 2

need arises and will coordinate assistance with C.T. Male professionals as requested by the City. Professional engineering services for capital projects as initiated by the City would be provided under separate agreements negotiated with the City.

We propose to perform the above services on an hourly basis as requested and authorized by the City with an initial Not-To-Exceed Fee of \$25,000.00. Additional work, beyond the initial not-to-exceed fee can be performed as requested with the execution of a technical service change order to amend the maximum not-to-exceed fee. The term of the contract will be from the date January 1, 2025, through December 31, 2025. Hourly rates and reimbursement for out-of-pocket expenses such as mileage, printing, copies, phone, fax, etc. will be billed at our standard rates. Invoices for services provided will be issued on a monthly-basis and will show each C.T. Male staff person who performed work for the City, their hourly rate, and the total number of hours for the billing period.

Thank you for the opportunity to submit this proposal. Should the City find this proposal acceptable, I have attached a contract for review and execution. If you have any questions, or need additional information, please don't hesitate to call me at (518)848-3533 or email me at j.gordon@ctmale.com.

Respectfully submitted,

C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.



Jacob R. Gordon, P.E.
Regional Office Manager

Attachments

- C: Charles R. Kortz, P.E., C.T. Male
- David D'Amore, R.A., C.T. Male

C.T. MALE ASSOCIATES

CONTRACT AGREEMENT

Project No.: _____

Agreement made this 31st day of January, 2025, by and between C.T. MALE ASSOCIATES ENGINEERING, SURVEYING, ARCHITECTURE, LANDSCAPE ARCHITECTURE & GEOLOGY, D.P.C., a Design Professional Corporation registered in New York State and authorized to do business in the State of New York, (hereinafter called C.T. MALE ASSOCIATES); and CITY OF JOHNSTOWN (hereinafter called the CLIENT).

CLIENT and C.T. MALE ASSOCIATES agree as follows:

- A. CLIENT and C. T. MALE ASSOCIATES, for the mutual consideration hereinafter set forth, agree as follows:

Perform general engineering, surveying, operational and construction related consulting services as requested by the Client for the calendar year of 2025 effective upon execution of this contract, and retroactive to January 1, 2025, as described in the proposal letter dated January 31, 2025.

- B. CLIENT agrees to pay C. T. MALE ASSOCIATES as compensation for services as follows:

Hourly up to a maximum not-to-exceed fee of \$25,000.00 as described in the proposal letter dated January 31, 2025.

- C. CLIENT shall furnish the following:

Executed contract agreement.

- D. This Agreement, as signed by the CLIENT and/or his/her representative, includes the following Standard Terms and Conditions incorporated herein by this reference.

E. The person signing this Agreement warrants he/she has authority to sign as, or on behalf of, the CLIENT. If such person does not have such authority, it is agreed that he/she will be personally liable for all breaches of this Agreement, and that in any action against them for breach of such warranty, a reasonable attorney's fee shall be included in any judgment rendered.

F. CLIENT shall provide C.T. MALE ASSOCIATES personnel with any information regarding potential hazards or whether personal protective measures are required when working on project site(s) associated with this contract and that C.T. MALE ASSOCIATES personnel be afforded the opportunity to review any health and safety plan available for site(s) that they will be working on.

AGREED TO:

CITY OF JOHNSTOWN

33-41 E. Main Street
Johnstown, NY 12095
Phone: (518) 736-4012

AGREED TO:

**C.T. MALE ASSOCIATES ENGINEERING, SURVEYING,
ARCHITECTURE, LANDSCAPE ARCHITECTURE &
GEOLOGY, D.P.C.**

50 Century Hill Drive
Latham, NY 12110
Phone: (518) 786-7400

By: _____
Honorable Amy Praught (Date) Jacob R. Gordon, P.E. (Date)

Title: Mayor Title: Regional Office Manager



Resolution No. 20, 2025

Council Member Parker presented the following Resolution and moved its adoption:

EXECUTE AGREEMENT WITH ORION MANAGEMENT TO PREPARE GRANT APPLICATIONS ON BEHALF OF THE CITY

WHEREAS, the City of Johnstown seeks to enhance its ability to secure financial resources through grant funding for various projects that benefit the community; and

WHEREAS, Orion Management has the expertise and experience in assisting municipalities with grant applications, identifying suitable funding opportunities, and managing the grant application process from inception to award; and

WHEREAS, the City recognizes that engaging Orion Management will provide the necessary support and guidance to maximize its chances of obtaining grants for priority projects and initiatives; and

WHEREAS, Orion Management has agreed to provide these services to the City at a rate of \$100 per hour as specified in the attached Contract, through December 31, 2026.

NOW, THEREFORE BE IT,

RESOLVED, that the Mayor is hereby authorized and directed to execute an Agreement with Orion Management to provide grant writing services for the City of Johnstown; and be it further

RESOLVED, the Mayor is hereby authorized and directed to sign any and all documents necessary for the submission of said grant applications.

Seconded by Council Member:

I, the undersigned, attest that the foregoing Resolution was adopted and passed by the Common Council of the City of Johnstown, on this date by the following:

	Yes	No	Abstain	Absent
Ward 1 – Council Member Hayner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ward 2 – Council Member Miller	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ward 3 – Council Member Parker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ward 4 – Council Member Spritzer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Council Member-at-Large Jeffers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RESULT	<i>Passed – Failed - Tabled</i>			

**CONTRACT FOR PROFESSIONAL SERVICES
BY AND BETWEEN
CITY OF JOHNSTOWN
AND
ORION MANAGEMENT COMPANY**

THIS AGREEMENT, made as of the ____th day of February , 2025, by and between the City of Johnstown, New York, with offices at City Hall, 33-41 Main Street, Johnstown, New York, hereinafter referred to as the "City" and Orion Management Company, Community Development Consultant of Amsterdam, New York, hereinafter referred to as the "Consultant", details the terms and conditions applicable to the following undertaking.

I. EMPLOYMENT OF THE CONSULTANT

A. Employment

The City hereby engages the Consultant, and the Consultant hereby agrees to perform the services detailed in this Agreement. The services of the Consultant are to commence upon execution of this Agreement and be undertaken in an expeditious manner in order to accomplish the purposes of the Agreement and meet schedules and deadlines established by the parties to this Agreement or by other Agencies involved. The Consultant is retained as an independent contractor, and shall not be construed to be an employee of the City of Johnstown.

II. SCOPE OF SERVICES

A. Advisory and Grant Writing Services

The Consultant will carry out advisory and grant writing services to pursue various grants that the City wishes to pursue from time to time. In doing so, the following services will be provided.

1. Meet periodically with City officials to identify priority projects the City wishes to pursue.
2. Research available funding, and advise the City of opportunities to pursue grant or loan funds.
3. Advise City officials of requirements of potential grants, including regulatory and matching funding requirements.
4. Advise as to benefits and drawbacks of pursuing various grants.
5. Coordinate the grant writing activities with City officials and outside parties such as architects and engineers. This includes coordinating information and activities with the Mayor, the City Treasurer, and City Clerk.
6. Advise as to environmental review requirements for prospective grants.
7. Prepare draft resolutions for City Council action in order to pursue grant funds.
8. Assist the City Attorney in preparation of necessary legal documents to carry out the grant applications.

9. Prepare grant applications as directed by the City. Prior to commencement of grant writing, the Consultant will provide an estimate of the cost of writing the grant.

10. Complete grant applications and submit to the funding source in a timely manner.

II. COMPENSATION AND METHOD OF PAYMENT

A. Payment

The City shall pay the Consultant for the services detailed in this Agreement according to the following schedule.

1. For services as outlined above, the Consultant will charge an hourly rate of \$100.00 per hour, and the City shall be billed on a monthly basis. Monthly billings shall outline the services performed, time spent, and total amount of billing.

2. For expenses, the Consultant shall bill the City as follows:

a. For travel expenses:

i) 55 cents per mile for required automobile travel;

ii) at direct cost for travel by commercial carrier; and

iii) at direct cost for lodging and subsistence if required during travel outside the area.

Travel by commercial carrier and cost of lodging shall be approved by the City prior to incurring such costs.

b. There will be no charge for costs such as telephone, photocopying, or other incidental costs

B. Terms for Payment:

All amounts due are payable within 60 days from receipt of a Requisition for Payment according to the terms of this Agreement.

III. TERM OF AGREEMENT

A. Termination

This contract shall terminate on the earlier of;

1. December 31, 2026, or

2. Termination by either party for cause upon thirty (30) days written notice stating the basis for termination, or,

3. Termination by mutual consent of both parties.

In the event of termination, all materials prepared under the Agreement shall be forwarded to the City and shall become the property of the City. The Consultant shall be paid all amounts due for work completed according to the provisions of this Agreement.

IV. OTHER CONDITIONS

The following additional conditions required by standards applicable to Federal and State programs, shall also apply to this Agreement.

A. Equal Employment Opportunity

The Consultant shall comply with the applicable provisions of Executive Order 11246, entitled "Equal Opportunity", as amended by Executive Order 11375, and as supplemented in Department of Labor regulations (41 CFR Part 60).

B. Books and Records

The Consultant shall maintain accurate time sheets, records and accounts for all work performed under this Agreement. The City and the State of New York, or any of their duly authorized representatives, shall have access to any books, documents, papers and records of the Consultant which are directly pertinent to this Agreement, for the purpose of making audit, examination, excerpts, and transcriptions. Said examination of records shall take place in the office of the Consultant. The Consultant shall maintain all required records for three years after final payment is received and all other pending matters are closed.

C. Conflict of Interest Provisions

The Consultant agrees to comply with provisions concerning conflict of interest. No officer, employee or public official of the City of Johnstown who exercises any function or responsibility in connection with carrying out the project to which this contract pertains shall have any private interest, direct or indirect, in this contract or in its proceeds.

D. Federal and State Law Compliance

The City and the Consultant hereby acknowledge that all parties shall be bound by, and comply with all applicable Federal, State, and local laws and regulations.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

CITY OF JOHNSTOWN, NEW YORK

BY: _____
Amy Praught, Mayor

ORION MANAGEMENT COMPANY

BY: _____
Nicholas Zabawsky, President



February 18, 2025

Resolution No. 21, 2025

Council Member Spritzer presented the following Resolution and moved its adoption:

**ACCEPT OFFER FOR CITY OWNED PROPERTY
LOCATED AT 111 E. CLINTON STREET**

WHEREAS, the City of Johnstown owns property located at the following location:

STREET	ACREAGE	PARCEL ID #
111 E. Clinton Street	.12	174.8-12-30

; and

WHEREAS, the City received an offer from Ewa Bazydlo to purchase the property for the amount of \$2,000.00; and

WHEREAS, it is the judgment of the City to accept the offer of Ewa Bazydlo.

NOW, THEREFORE, BE IT

RESOLVED, that Ewa Bazydlo shall have thirty (30) days from this date to pay the full offer price, along with closing costs; and be it further

RESOLVED, that the Mayor is hereby authorized to execute any and all documents necessary to transfer said property to Ewa Bazydlo.

Seconded by Council Member:

I, the undersigned, attest that the foregoing Resolution was adopted and passed by the Common Council of the City of Johnstown, on this date by the following:

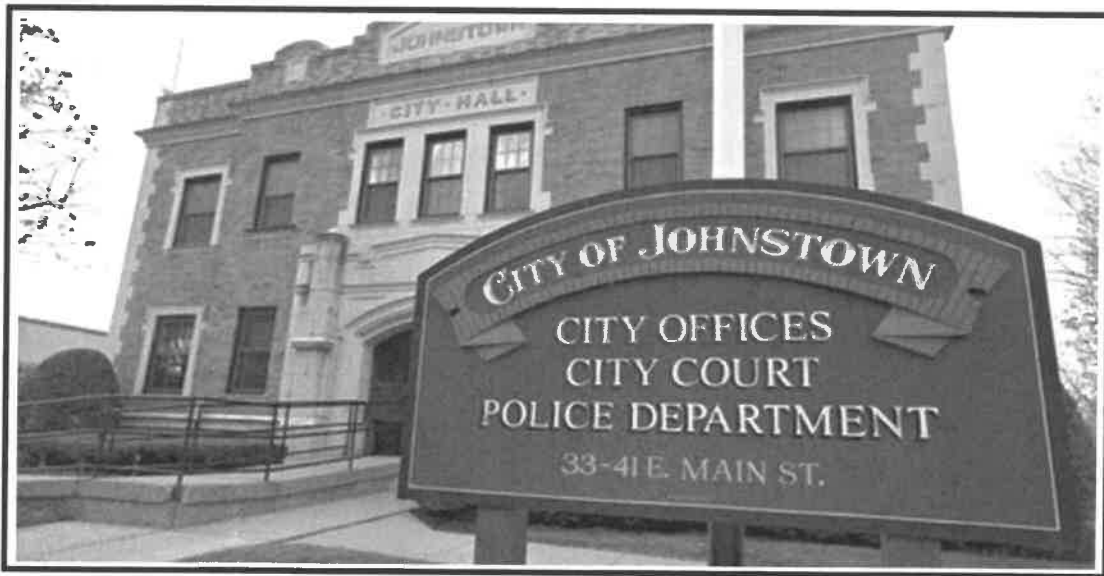
	Yes	No	Abstain	Absent
Ward 1 – Council Member Hayner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ward 2 – Council Member Miller	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ward 3 – Council Member Parker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ward 4 – Council Member Spritzer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Council Member-at-Large Jeffers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RESULT	<i>Passed – Failed - Tabled</i>			

Carrie M. Allen, City Clerk

Amy Praught, Mayor



CITY OF JOHNSTOWN



PROPERTY PROPOSAL FORM

City of Johnstown
33-41 East Main Street, PO Box 160
Johnstown, New York 12095
(518) 736-4011

Website: cityofjohnstown.ny.gov

Facebook: City of Johnstown, New York



SBL #	PROPERTY LOCATION
174.8-12-30	111 E CLINTON ST

PROPOSAL PROCESS CHECKLIST

- To view property, please call the City Engineer's office at 518-736-4014 to schedule an appointment.
- The Common Council gives final approval for the accepted Proposal and reserves the right to reject any and all offers.
- All proposals must include a description of how each property will be used, how each property will be improved, and a proposed purchase price.
- A separate proposal application must be submitted for each individual parcel you are making a proposal for. You are free to make as many copies as you need.
- Successful purchasers will be notified after Common Council approval. The purchaser must pay the balance of the purchase price, a \$25 advertising fee, all recording fees, pro-ration of county, city and school taxes and transfer tax.



SBL #	PROPERTY LOCATION
174.8-12-30	111 E CLINTON ST

TERMS OF SALE

1. There is a minimum offer price of \$1,000.00 on each property.
2. The premises will be conveyed "as is" and subject to the easements, restrictions, covenants and conditions of record affecting said premises and to such state of facts as an accurate survey would disclose. The deed delivered shall contain the assessment roll description of the premises and not a metes and bounds description.
3. The City of Johnstown Common Council reserves the right to reject any and all offers. All sales are subject to the approval of the Common Council.
4. No representations of any kind are or have been made by the City of Johnstown or its agents as to the title or physical condition of the property or as to the existence of any improvements thereon. It is the purchaser's responsibility to contact Code Enforcement as to any open code violations.
5. Sale of city-owned property is made subject to the following conditions:
 - a. If there is a structure on the premises which is able to be rehabilitated or inhabited, it shall be repaired in conformance with the building, housing and fire prevention codes of the City of Johnstown within six (6) months of closing, unless otherwise indicated.
 - b. If there is a structure on the premises which is not able to be rehabilitated or inhabited, it shall be demolished within three (3) months of closing.
 - c. If vacant land is purchased for building purposes, a building shall be erected of such type of construction as to conform to the surrounding area and comply with building, housing and fire prevention codes of the City of Johnstown within one (1) year after the date of the Deed.
 - d. If vacant land is not purchased for building purposes, it must be cleaned and continue to be maintained so as not to be a nuisance or detriment to its neighborhood within fifteen (15) days of closing.

The above-mentioned time periods for repair, demolition, maintenance or construction may be extended for up to six (6) months upon submission by the property owner of a compliance plan which has been approved by the Chief Code Enforcement Officer. Any further extensions of time may be made only by the Common Council upon written request of the purchaser.

6. The purchaser shall not alter, remove or otherwise change any items contained in or attached to any building or land to be purchased from the City of Johnstown until the full purchase price and charges are paid and the Deed is received by the purchaser, unless written consent is provided by the City of Johnstown.
7. Prior to the approval of the sale by the Common Council, the purchaser shall submit a Non-Collusion Statement under oath and penalty of perjury setting forth the following:
 - a. That the Purchaser is the real party in interest, or if the purchaser is acting as an agent, the name of the principal.
 - b. A statement that no person, other than those listed, are financially or beneficially interested in the sale.
 - c. Does any public official, officer, agent or employee of the City of Johnstown have an interest in the transaction? If YES, state the name and position of the official, agent or employee.
 - d. That no collusion with any other purchaser or public official has taken place.
 - e. State relation to previous owner, if any.

- f. A list of all of the real property the purchaser owns in the City of Johnstown or has owned in the last five (5) years in the City of Johnstown.
 - g. A list of all properties on which delinquent taxes are due and owing to the City.
 - h. A statement whether or not the City of Johnstown has ever taken title to any property owned by the purchaser via an In Rem Tax Foreclosure proceeding.
 - i. If the purchaser is a corporation, a statement identifying by name and address the major stockholders and officers of the corporation.
 - j. A statement whether or not the purchaser owns any property in the City of Johnstown upon which a vacant or abandoned building is located.
8. A closing on the property shall take place within thirty (30) days of Common Council approval at which time the Purchaser shall pay to the City Treasurer's Office the balance of the purchase price and a \$25.00 advertising fee. In addition, the purchaser will be responsible for all recording fees, pro-ration of county, city and school taxes and transfer tax required by the Fulton County Clerk. The property will be conveyed to the purchaser by Quit Claim Deed. Upon default of such payment, the City shall retain the down payment which is not a penalty but liquidated damages. This period may be extended only for extenuating circumstances and only with the approval of the Common Council.

I HAVE READ AND AGREE TO COMPLY WITH THESE TERMS OF SALE

Proposed Purchaser Signature(s):

DATED: 01/29/2025

Ewa Bazydlo

DATED: / /

Should your Proposal/offer be accepted, please print below the name you wish to have indicated on the closing documents which will be filed with the Fulton County Clerk's office. This information will not be changed once your Proposal/offer is accepted by the Common Council:

Name(s) / Business: BAZYDLO, EWA

Mailing Address / PO Box: 85

City: SAINT JOHNSVILLE NY Zip: 13452

Phone: 518 410-7834



SBL #	PROPERTY LOCATION
174.8-12-30	111 E CLINTON ST

PROPERTY USE / DEVELOPMENT INFORMATION

This Property Proposal should be completed by the proposed Purchaser/Developer and submitted to the City Clerk's Office. Each proposal will be thoroughly reviewed based on the criteria outlined below. Final approval of any proposal or sale of city-owned property must be made by the Common Council. After closing, owners will be required to:

1. Secure buildings within five (5) days.
2. Begin work on necessary repairs or improvements within 30 (thirty) days.

If these conditions are not met, the City of Johnstown may take title to the property and offer it for sale to another party.

USE / DEVELOPMENT CRITERIA

Recommendations will be made to the Common Council based on the following evaluation criteria:

1. The best use of the property.
2. Highest long-term property tax return/benefit to the City.
3. Owner-occupancy or ownership by people living in the immediate area.
4. Probability of owner to complete proposed improvements and maintain the property.
5. Benefit to neighborhood condition, appearance and property values.

INSTRUCTIONS FOR COMPLETING PROPOSAL FORM:

Each proposal should be detailed separately in the spaces provided on the form. Proposals involving more than one property may be detailed on one form with forms for additional properties attached. All spaces should be filled in or a notation made where the information requested is not applicable. Provide all information you feel is important to facilitate review and analysis of each proposal.

1. Proposed Use:
Briefly describe the proposed use to be made of the property. If residential, give number of units. If owner will reside on the property, check the box marked "owner occupancy".
2. Summary of Improvements:
List all improvements proposed to be made on the property and supply an estimate of the cost of each. If additional space is required, summarize work to be done on this form and attach additional sheets for detailed information.
3. Proposed Method:
Explain how improvements are to be made. This information should include:
 - a. who will do the work,
 - b. how the work will be completed, and
 - c. a statement outlining the experience of those who will do the work in this kind of project.
4. Proposed Purchase Price:
Enter the amount to be paid for purchase of the property only. Should your offer be accepted, the amount must be paid within 30 (thirty) days of approved by the Common Council.
5. Signature:
Enter the name of the organization/individual making this proposal. If a corporation, list the names of the principals in that organization. Enter a mailing address, telephone number, date and sign the form in the space provided.



SBL #	PROPERTY LOCATION
174.8-12-30	111 E CLINTON ST

PROPERTY PROPOSAL FORM

PROPERTY OF INTEREST	
Address: 111 E CLINTON ST	SBL# (if known): 174.8-12-30
Amount of Offer: \$ 2,000.00	

APPLICANT(S) INFORMATION	
Name: BAZYDLO, EWA	Name:
Business Name:	
Address: 210 GUY PARK AVE AMSTERDAM NY 12010	
Phone: (518) 410-7834	Email: EWC1K21@YAHOO.COM
Do you currently own property in the City of Johnstown <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please give location(s)	
/	

PROPOSED OWNER, IF DIFFERENT THAN ABOVE	
Name:	Name:
Business Name:	
Address:	
Phone: ()	Email:

INTENDED USE
<input checked="" type="checkbox"/> Owner occupied <input type="checkbox"/> Rental <input type="checkbox"/> Business <input type="checkbox"/> Other: _____
Is demolition planned of any structure on property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, explain: _____

SBL #	PROPERTY LOCATION
174.8-12-30	111 E CLINTON ST

SUMMARY OF IMPROVEMENTS List all improvements proposed to be made on the property and supply an estimate of the cost. If additional space is required, summarize work to be done on this form and attach additional sheets for detailed information.

REMOVAL ALL DEBRIS FROM THE HOUSE / FIX ROOF IN THE BACK
 UPDATE ELECTRIC POWER SUPPLY / PIPING. WATER
 SUPPLY AND PIPING (PEX) UPDATE GAS LINES
 IF NECESSARY AND BRING THE HOUSE UP TO NYS CODE
 ESTIMATED COST OF THIS PROJECT IS APPROXIMATELY
 \$ 20,000.00 (TWENTY)
 Estimated Total Costs: \$ 20,000.00 (TWENTY)

PROPOSED METHOD Explain how improvements are to be made. This information should include (A) who will do the work (B) how the work will be completed, and (C) a statement outlining the experience of those who will do the work in this kind of project.

WORK ON THE PROPERTY WILL BE DONE BY ME AND
 MY HUSBAND OCCASIONALLY HIRING INDEPENDENT
 CONTRACTORS. I HAVE 18 YEARS OF EXPERIENCE WORKING
 IN CONSTRUCTION AND MY HUSBAND 37 YEARS OF EXPERIENCE
 WE ARE CERTIFIED IN LEAD BASED PAINT AND ASBESTOS CONTAINMENT/REMOVAL

A recommendation to accept proposed offer will be made by the Common Council based on the following criteria:

1. The best use of the property.
2. Highest long-term property tax return/benefit to the City.
3. Owner-occupancy or ownership by people living in the immediate area.
4. Probability of owner to complete proposed improvements and maintain the property.
5. Benefit to neighborhood condition, appearance and property values.

I swear under penalties of perjury that I have completed this request to acquire city owned property completely and accurately. I acknowledge that this information is being provided to a public official and is a matter of public record. I also understand that the failure to complete the questions completely and accurately could result in rejection of the application, disqualification as a potential purchaser, and subject me to civil and criminal remedies.

Proposed Purchaser Signature(s):

DATED: 01/29/2025

X Eva Bayullo

DATED: ___/___/___



SBL #	PROPERTY LOCATION
174.8-12-30	111 ECLINTON ST

MEMORANDUM OF PURCHASE

BE IT KNOWN, that the:

Proposed Purchaser, BAZYDLO, EWA, residing at
210 GUY PARK AVE AMSTERDAM NY 12010

; and

Proposed Purchaser, _____, residing at

hereby offer the amount of \$ 2,000.00 to purchase the above-entitled property from the City of Johnstown.

This offer is being made to the City of Johnstown, New York in the form of a written proposal for purchase, improvements and maintenance of the aforesaid property. I / We understand and agree that my / our offer is made subject to and contingent upon said Terms of Sale, a copy of which is attached hereto and made a part hereof and which I / We have signed.

Proposed Purchaser Signature(s):

DATED: 01/29/2025

X Ewa Bazydlo

DATED: / /



SBL #	PROPERTY LOCATION
174.8-12-30	111 E CLINTON ST

NON-COLLUSION STATEMENT

- I am the party of interest. There are no persons, other than those listed, who are financially or beneficially interested in the sale.
- No public official, officer, agent or employee of the City of Johnstown is interested in the transaction, except:
_____, whose position is _____.
- No collusion with any other purchaser or any public official has taken place.
- My relationship to the previous owner is: NONE
- Listed below is a list of all of the real property that I own in the City of Johnstown or have owned in the last five (5) years in the City of Johnstown :
NONE
- Listed below is a list of all the real property that I own in the City of Johnstown on which delinquent taxes are due and owing to the City of Johnstown:
NONE
- I hereby declare that the City of Johnstown has never taken title to any property owned by me via an In Rem Tax Foreclosure proceeding except:
NONE
- If the purchaser is a corporation, state below, identifying by name and address, the major stockholders and the officers of the corporation:
NONE
- I own no property in the City of Johnstown upon which a vacant or abandoned building is located except:
NONE

Proposed Purchaser Signature(s):

DATED: 01/29/2025

A. Era Bayollo

DATED: / /

WHAT IS A QUIT CLAIM DEED?

The meaning of a quitclaim deed lies, literally, within its name. The person, or grantor, giving the deed over to another person or estate, the grantee, is quitting any claim or interest he/she may have in the real property. Quitclaim deeds make no such promises, guarantees or warranties of a clear title to the property.

Whenever a property is sold by a local government due to unpaid property taxes, the buyer will normally only receive a quitclaim deed. It's also possible that mortgage lenders or other lien holders may still have a legitimate interest in the property. Clearing up those clouds on the title can take effort and cost, sometimes a significant amount of money. Many buyers often purchase title insurance from a title company to help protect against such issues.

A quitclaim deed makes no assurance that the grantor actually has an ownership interest in a property; it merely states that if the grantor does, he/she releases those ownership rights. As a result, when accepting a quitclaim deed, the buyer of a property accepts the risk that the grantor of the deed may not have a valid ownership interest and/or that there may be additional ownership interests in the property. Title insurance is not issued in conjunction with a quitclaim deed.



Property Description Report For: 111 E Clinton St, Municipality of City of Johnstown



Status: Active
Roll Section: Taxable
Swis: 170800
Tax Map ID #: 174.8-12-30
Property Class: 210 - 1 Family Res
Site: RES 1
In Ag. District: No
Site Property Class: 210 - 1 Family Res
Zoning Code: 03
Neighborhood Code: 78300 - Ward 3
School District: Johnstown
Total Assessment: 2024 - \$56,000
 2023 - \$56,000

Total Acreage/Size: 0.12
Land Assessment: 2024 - \$9,000
 2023 - \$9,000
Full Market Value: 2024 - \$81,159
 2023 - \$74,667
Equalization Rate: ----
Deed Book: 2024
Grid East: 527597

Property Desc:
Deed Page: 88735
Grid North: 1519730

Area

Living Area:	1,170 sq. ft.	First Story Area:	624 sq. ft.
Second Story Area:	468 sq. ft.	Half Story Area:	78 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	2
Finished Rec Room	0 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	Old style	Bathrooms (Full - Half):	1 - 0
Bedrooms:	3	Kitchens:	1
Fireplaces:	0	Basement Type:	Full
Porch Type:	Porch-covered	Porch Area:	144.00
Basement Garage Cap:	0	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Fair	Overall Grade:	Average
Year Built:	1880		

Owners

City of Johnstown
 P.O. Box 160
 Johnstown NY 12095



February 18, 2025

Resolution No. 22, 2025

Council Member Jeffers presented the following Resolution and moved its adoption:

**ACCEPT OFFER FOR CITY OWNED PROPERTY
LOCATED AT 100 GLEBE STREET**

WHEREAS, the City of Johnstown owns property located at the following location:

STREET	ACREAGE	PARCEL ID #
100 Glebe Street	.06	174.8-12-38

; and

WHEREAS, the City received an offer from Andrzej Goralczyk to purchase the property for the amount of \$1,000.00; and

WHEREAS, it is the judgment of the City to accept the offer of Andrzej Goralczyk.

NOW, THEREFORE, BE IT

RESOLVED, that Andrzej Goralczyk shall have thirty (30) days from this date to pay the full offer price, along with closing costs; and be it further

RESOLVED, that the Mayor is hereby authorized to execute any and all documents necessary to transfer said property to Andrzej Goralczyk.

Seconded by Council Member:

I, the undersigned, attest that the foregoing Resolution was adopted and passed by the Common Council of the City of Johnstown, on this date by the following:

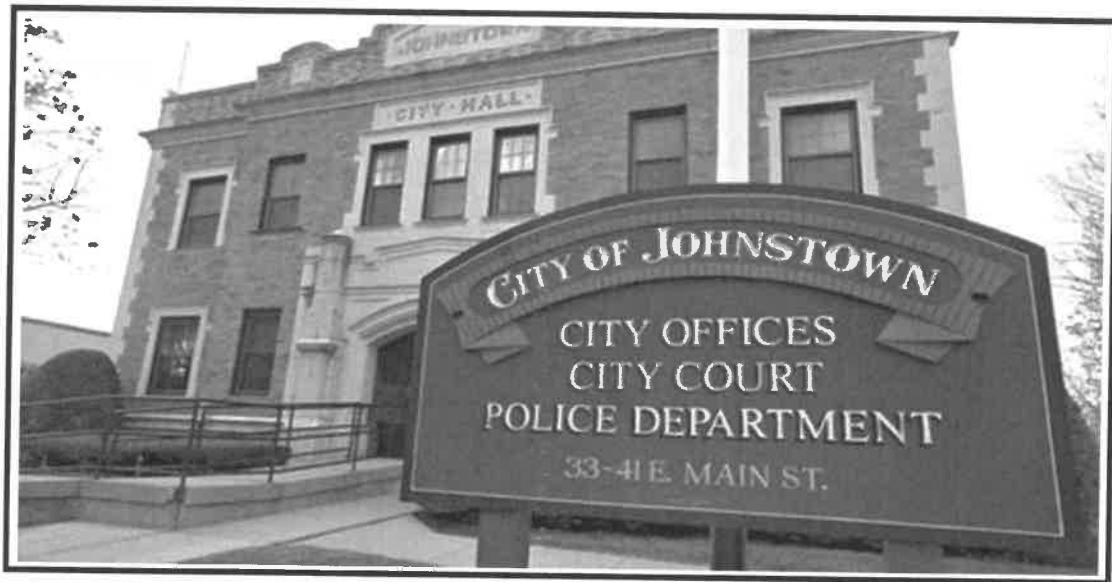
	Yes	No	Abstain	Absent
Ward 1 – Council Member Hayner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ward 2 – Council Member Miller	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ward 3 – Council Member Parker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ward 4 – Council Member Spritzer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Council Member-at-Large Jeffers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RESULT	<i>Passed – Failed - Tabled</i>			

Carrie M. Allen, City Clerk

Amy Praught, Mayor



CITY OF JOHNSTOWN



PROPERTY PROPOSAL FORM

City of Johnstown
33-41 East Main Street, PO Box 160
Johnstown, New York 12095
(518) 736-4011

Website: cityofjohnstown.ny.gov

Facebook: City of Johnstown, New York



SBL #	PROPERTY LOCATION
174.8-12-38	100 GLEBE CT

PROPOSAL PROCESS CHECKLIST

- To view property, please call the City Engineer's office at 518-736-4014 to schedule an appointment.
- The Common Council gives final approval for the accepted Proposal and reserves the right to reject any and all offers.
- All proposals must include a description of how each property will be used, how each property will be improved, and a proposed purchase price.
- A separate proposal application must be submitted for each individual parcel you are making a proposal for. You are free to make as many copies as you need.
- Successful purchasers will be notified after Common Council approval. The purchaser must pay the balance of the purchase price, a \$25 advertising fee, all recording fees, pro-ration of county, city and school taxes and transfer tax.



SBL #	PROPERTY LOCATION
174.8-12-38	100 CLEBE ST

TERMS OF SALE

1. There is a minimum offer price of \$1,000.00 on each property.
2. The premises will be conveyed "as is" and subject to the easements, restrictions, covenants and conditions of record affecting said premises and to such state of facts as an accurate survey would disclose. The deed delivered shall contain the assessment roll description of the premises and not a mete and bounds description.
3. The City of Johnstown Common Council reserves the right to reject any and all offers. All sales are subject to the approval of the Common Council.
4. No representations of any kind are or have been made by the City of Johnstown or its agents as to the title or physical condition of the property or as to the existence of any improvements thereon. It is the purchaser's responsibility to contact Code Enforcement as to any open code violations.
5. Sale of city-owned property is made subject to the following conditions:
 - a. If there is a structure on the premises which is able to be rehabilitated or inhabited, it shall be repaired in conformance with the building, housing and fire prevention codes of the City of Johnstown within six (6) months of closing, unless otherwise indicated.
 - b. If there is a structure on the premises which is not able to be rehabilitated or inhabited, it shall be demolished within three (3) months of closing.
 - c. If vacant land is purchased for building purposes, a building shall be erected of such type of construction as to conform to the surrounding area and comply with building, housing and fire prevention codes of the City of Johnstown within one (1) year after the date of the Deed.
 - d. If vacant land is not purchased for building purposes, it must be cleaned and continue to be maintained so as not to be a nuisance or detriment to its neighborhood within fifteen (15) days of closing.

The above-mentioned time periods for repair, demolition, maintenance or construction may be extended for up to six (6) months upon submission by the property owner of a compliance plan which has been approved by the Chief Code Enforcement Officer. Any further extensions of time may be made only by the Common Council upon written request of the purchaser.

6. The purchaser shall not alter, remove or otherwise change any items contained in or attached to any building or land to be purchased from the City of Johnstown until the full purchase price and charges are paid and the Deed is received by the purchaser, unless written consent is provided by the City of Johnstown.
7. Prior to the approval of the sale by the Common Council, the purchaser shall submit a Non-Collusion Statement under oath and penalty of perjury setting forth the following:
 - a. That the Purchaser is the real party in interest, or if the purchaser is acting as an agent, the name of the principal.
 - b. A statement that no person, other than those listed, are financially or beneficially interested in the sale.
 - c. Does any public official, officer, agent or employee of the City of Johnstown have an interest in the transaction? If YES, state the name and position of the official, agent or employee.
 - d. That no collusion with any other purchaser or public official has taken place.
 - e. State relation to previous owner, if any.

- f. A list of all of the real property the purchaser owns in the City of Johnstown or has owned in the last five (5) years in the City of Johnstown.
 - g. A list of all properties on which delinquent taxes are due and owing to the City.
 - h. A statement whether or not the City of Johnstown has ever taken title to any property owned by the purchaser via an In Rem Tax Foreclosure proceeding.
 - i. If the purchaser is a corporation, a statement identifying by name and address the major stockholders and officers of the corporation.
 - j. A statement whether or not the purchaser owns any property in the City of Johnstown upon which a vacant or abandoned building is located.
8. A closing on the property shall take place within thirty (30) days of Common Council approval at which time the Purchaser shall pay to the City Treasurer's Office the balance of the purchase price and a \$25.00 advertising fee. In addition, the purchaser will be responsible for all recording fees, pro-ration of county, city and school taxes and transfer tax required by the Fulton County Clerk. The property will be conveyed to the purchaser by Quit Claim Deed. Upon default of such payment, the City shall retain the down payment which is not a penalty but liquidated damages. This period may be extended only for extenuating circumstances and only with the approval of the Common Council.

I HAVE READ AND AGREE TO COMPLY WITH THESE TERMS OF SALE

Proposed Purchaser Signature(s):

DATED: 01/29/2025



DATED: / /

Should your Proposal/offer be accepted, please print below the name you wish to have indicated on the closing documents which will be filed with the Fulton County Clerk's office. This information will not be changed once your Proposal/offer is accepted by the Common Council:

Name(s) / Business: GORALCZYK ANDRZEJ

Mailing Address / PO Box: 85 SAINT JOHNNSVILLE

City: St. JOHNNSVILLE NY Zip: 13452

Phone: 518 332-9759



SBL #	PROPERTY LOCATION
174.8-12-38	100 CLEBE ST

PROPERTY USE / DEVELOPMENT INFORMATION

This Property Proposal should be completed by the proposed Purchaser/Developer and submitted to the City Clerk's Office. Each proposal will be thoroughly reviewed based on the criteria outlined below. Final approval of any proposal or sale of city-owned property must be made by the Common Council. After closing, owners will be required to:

1. Secure buildings within five (5) days.
2. Begin work on necessary repairs or improvements within 30 (thirty) days.

If these conditions are not met, the City of Johnstown may take title to the property and offer it for sale to another party.

USE / DEVELOPMENT CRITERIA

Recommendations will be made to the Common Council based on the following evaluation criteria:

1. The best use of the property.
2. Highest long-term property tax return/benefit to the City.
3. Owner-occupancy or ownership by people living in the immediate area.
4. Probability of owner to complete proposed improvements and maintain the property.
5. Benefit to neighborhood condition, appearance and property values.

INSTRUCTIONS FOR COMPLETING PROPOSAL FORM:

Each proposal should be detailed separately in the spaces provided on the form. Proposals involving more than one property may be detailed on one form with forms for additional properties attached. All spaces should be filled in or a notation made where the information requested is not applicable. Provide all information you feel is important to facilitate review and analysis of each proposal.

1. Proposed Use:
Briefly describe the proposed use to be made of the property. If residential, give number of units. If owner will reside on the property, check the box marked "owner occupancy".
2. Summary of Improvements:
List all improvements proposed to be made on the property and supply an estimate of the cost of each. If additional space is required, summarize work to be done on this form and attach additional sheets for detailed information.
3. Proposed Method:
Explain how improvements are to be made. This information should include:
 - a. who will do the work,
 - b. how the work will be completed, and
 - c. a statement outlining the experience of those who will do the work in this kind of project.
4. Proposed Purchase Price:
Enter the amount to be paid for purchase of the property only. Should your offer be accepted, the amount must be paid within 30 (thirty) days of approved by the Common Council.
5. Signature:
Enter the name of the organization/individual making this proposal. If a corporation, list the names of the principals in that organization. Enter a mailing address, telephone number, date and sign the form in the space provided.



SBL #	PROPERTY LOCATION
174.8-12-38	100 GLEBE ST

PROPERTY PROPOSAL FORM

PROPERTY OF INTEREST	
Address: 100 GLEBE ST	SBL# (if known): 174.8-12-38
Amount of Offer: \$ 1,000 ⁰⁰ 00	

APPLICANT(S) INFORMATION	
Name: GORALCZYK, ANDRZEJ	Name:
Business Name:	
Address: 210 GUY PARK AVE AMSTERDAM NY 12010	
Phone: (518) 332-9759	Email: GORALCZYK.ANDY@GMAIL.COM
Do you currently own property in the City of Johnstown <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please give location(s)	
/	
/	

PROPOSED OWNER, IF DIFFERENT THAN ABOVE	
Name:	Name:
Business Name:	
Address:	
Phone: ()	Email:

INTENDED USE
<input checked="" type="checkbox"/> Owner occupied <input checked="" type="checkbox"/> Rental <input type="checkbox"/> Business <input type="checkbox"/> Other: _____
Is demolition planned of any structure on property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, explain: _____

SBL #	PROPERTY LOCATION
174.8-12-38	100 GLEBE ST

SUMMARY OF IMPROVEMENTS List all improvements proposed to be made on the property and supply an estimate of the cost. If additional space is required, summarize work to be done on this form and attach additional sheets for detailed information.

REMOVAL ALL DEBRIS FROM THE HOUSE, REINFORCE / FIX ROOF IN THE REAR EXTENSION, UPDATE POWER SUPPLY AND WIRING AS WELL AS WATER SUPPLY AND PIPING (PEX AND RELATED) REPLACE GAS LINES IF NECESSARY. ULTIMATELY BRING THE BUILDING UP TO NY STATE CODE, ESTIMATED COST OF THE PROJECT IS APPROXIMATELY \$25,000.00

Estimated Total Costs: \$ 25,000.00

PROPOSED METHOD Explain how improvements are to be made. This information should include (A) who will do the work (B) how the work will be completed, and (C) a statement outlining the experience of those who will do the work in this kind of project.

WORK ON THE PROPERTY WILL BE DONE BY ME AND MY WIFE WITH OCCASIONALLY HIRING INDEPENDENT CONTRACTORS. I HAVE 37 YEARS OF EXPERIENCE WORKING IN CONSTRUCTION AND RE. MY WIFE HAS 18 YEARS OF EXPERIENCE WE ARE CERTIFIED IN LEAD BASED PAINT AND ASBESTOS CONTAINMENT/REMOVAL

A recommendation to accept proposed offer will be made by the Common Council based on the following criteria:

1. The best use of the property.
2. Highest long-term property tax return/benefit to the City.
3. Owner-occupancy or ownership by people living in the immediate area.
4. Probability of owner to complete proposed improvements and maintain the property.
5. Benefit to neighborhood condition, appearance and property values.

I swear under penalties of perjury that I have completed this request to acquire city owned property completely and accurately. I acknowledge that this information is being provided to a public official and is a matter of public record. I also understand that the failure to complete the questions completely and accurately could result in rejection of the application, disqualification as a potential purchaser, and subject me to civil and criminal remedies.

Proposed Purchaser Signature(s):

DATED: 01/29/2025



DATED: / /



SBL #	PROPERTY LOCATION
174.8-12-38	100 GLEBE ST

MEMORANDUM OF PURCHASE

BE IT KNOWN, that the:

Proposed Purchaser, GORALCZYK, ANDRZEJ, residing at
210 GUY PARK AVE AMSTERDAM NY 12010

; and

Proposed Purchaser, _____, residing at

hereby offer the amount of \$ 1,000⁰⁰ to purchase the above-entitled property from the City of Johnstown.

This offer is being made to the City of Johnstown, New York in the form of a written proposal for purchase, improvements and maintenance of the aforesaid property. I / We understand and agree that my / our offer is made subject to and contingent upon said Terms of Sale, a copy of which is attached hereto and made a part hereof and which I / We have signed.

Proposed Purchaser Signature(s):

DATED: 01 129 12025



DATED: / /



SBL #	PROPERTY LOCATION
174.8-12-38	100 GLEBE ST

NON-COLLUSION STATEMENT

- I am the party of interest. There are no persons, other than those listed, who are financially or beneficially interested in the sale.
- No public official, officer, agent or employee of the City of Johnstown is interested in the transaction, except:
_____, whose position is _____.
- No collusion with any other purchaser or any public official has taken place.
- My relationship to the previous owner is: NONE
- Listed below is a list of all of the real property that I own in the City of Johnstown or have owned in the last five (5) years in the City of Johnstown :
NONE
- Listed below is a list of all the real property that I own in the City of Johnstown on which delinquent taxes are due and owing to the City of Johnstown:
NONE
- I hereby declare that the City of Johnstown has never taken title to any property owned by me via an In Rem Tax Foreclosure proceeding except:
NONE
- If the purchaser is a corporation, state below, identifying by name and address, the major stockholders and the officers of the corporation:
NONE
- I own no property in the City of Johnstown upon which a vacant or abandoned building is located except:
NONE

Proposed Purchaser Signature(s):

DATED: 01/29/2025

[Signature]

DATED: / /

WHAT IS A QUIT CLAIM DEED?

The meaning of a quitclaim deed lies, literally, within its name. The person, or grantor, giving the deed over to another person or estate, the grantee, is quitting any claim or interest he/she may have in the real property. Quitclaim deeds make no such promises, guarantees or warranties of a clear title to the property.

Whenever a property is sold by a local government due to unpaid property taxes, the buyer will normally only receive a quitclaim deed. It's also possible that mortgage lenders or other lien holders may still have a legitimate interest in the property. Clearing up those clouds on the title can take effort and cost, sometimes a significant amount of money. Many buyers often purchase title insurance from a title company to help protect against such issues.

A quitclaim deed makes no assurance that the grantor actually has an ownership interest in a property; it merely states that if the grantor does, he/she releases those ownership rights. As a result, when accepting a quitclaim deed, the buyer of a property accepts the risk that the grantor of the deed may not have a valid ownership interest and/or that there may be additional ownership interests in the property. Title insurance is not issued in conjunction with a quitclaim deed.



Property Description Report For: 100 Glebe St, Municipality of City of Johnstown



Status: Active
Roll Section: Taxable
Swis: 170800
Tax Map ID #: 174.8-12-38
Property Class: 210 - 1 Family Res
Site: RES 1
In Ag. District: No
Site Property Class: 210 - 1 Family Res
Zoning Code: 03
Neighborhood Code: 78300 - Ward 3
School District: Johnstown
Total Assessment: 2024 - \$95,000
2023 - \$95,000

Total Acreage/Size: 0.06
Land Assessment: 2024 - \$4,500
2023 - \$4,500
Full Market Value: 2024 - \$137,681
2023 - \$126,667
Equalization Rate: ----
Deed Book: 2024
Grid East: 527317

Property Desc:
Deed Page: 85618
Grid North: 1519860

Area

Living Area: 2,144 sq. ft.
Second Story Area: 1,072 sq. ft.
Additional Story Area: 0 sq. ft.
Finished Basement: 0 sq. ft.
Finished Rec Room: 0 sq. ft.
First Story Area: 1,072 sq. ft.
Half Story Area: 0 sq. ft.
3/4 Story Area: 0 sq. ft.
Number of Stories: 2
Finished Area Over Garage: 0 sq. ft.

Structure

Building Style: Old style
Bedrooms: 2
Fireplaces: 0
Porch Type: 0
Basement Garage Cap: 0
Overall Condition: Normal
Year Built: 1880
Bathrooms (Full - Half): 2 - 0
Kitchens: 2
Basement Type: Full
Porch Area: 0.00
Attached Garage Cap: 0.00 sq. ft.
Overall Grade: Average

Owners

City of Johnstown
P.O. Box 160
Johnstown NY 12095



Resolution No. 23, 2025

Council Member Hayner presented the following Resolution and moved its adoption:

**ACCEPT BID FOR THE CORK CENTER RESERVOIR
DAM, PHASE II, VALVE REPLACEMENT PROJECT**

WHEREAS, NYS DEC issued a permit to the City of Johnstown to rehabilitate the Cork Center Reservoir Dam in order to bring it in to full compliance with all dam safety requirements; and

WHEREAS, Greenman-Pedersen, Inc. prepared specifications for this project and advertised for bids; and

WHEREAS, the following bids were received:

BIDDER	AMOUNT	ALTERNATE	TOTAL
Wolf Excavation	\$797,000	\$120,000	\$917,000
JH Maloy, Inc.	\$742,000	\$279,000	\$1,021,000

NOW, THEREFORE, BE IT

RESOLVED, as per the recommendation of Greenman-Pedersen, Inc. the City hereby accepts the bid of Wolf Excavation; and be it further

RESOLVED, that the Mayor is hereby authorized and directed to execute a Contract with Wolf Excavation for the Phase II, Valve Replacement Project at Cork Center Reservoir.

Seconded by Council Member:

I, the undersigned, attest that the foregoing Resolution was adopted and passed by the Common Council of the City of Johnstown, on this date by the following:

	Yes	No	Abstain	Absent
Ward 1 – Council Member Hayner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ward 2 – Council Member Miller	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ward 3 – Council Member Parker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ward 4 – Council Member Spritzer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Council Member-at-Large Jeffers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RESULT	<i>Passed – Failed - Tabled</i>			

Carrie M. Allen, City Clerk

Amy Praught, Mayor



02.04.2025

Christopher J. Vose | City Engineer
City of Johnstown
33-41 East Main Street
Johnstown, New York 12095

Via Email

Re: City of Johnstown, Cork Center Phase II -Bid Award Recommendation

Dear Mr. Vose,

Following our review of the bid packages received from bidders on January 27th, 2025 and our understanding that the City is proceeding with Alternate A, GPI recommends that the City of Johnstown award the contract to Wolfe Excavation, LLC.

Our review of the documents found that Wolfe Excavation submitted the necessary bond amount and information stated in the Instructions to Bidders. GPI verbally verified the scope with Wolfe on February 4th, 2025. Wolfe confirmed that they will be able to provide the necessary payment and performance bonds and certificates of insurance following the receipt of the Notice of Award. Additionally, GPI has received positive feedback from Wolfe's listed references. GPI has concluded that their qualifications achieve the minimum standard.

Wolfe Excavation is the recommended bidder with a bid breakdown as follows:

All work (Excluding Contingency Allowance):	\$737,000.00
Contingency Allowance:	\$60,000.00
<u>Alternate A – Valve House Building:</u>	<u>\$120,000.00</u>
Total Bid:	\$917,000.00

A bid summary has been provided as an attachment to this document.

Should the City have any questions or would like to discuss the matter further, please do not hesitate to contact me. We appreciate the opportunity to continue to assist you with this project.

Sincerely,
GPI/GREENMAN-PEDERSEN, INC.

Kaitlyn Coldwell
Assistant Engineer
80 Wolf Road, Suite 600, Albany, NY 12205
518.898.9562 | kcoldwell@gpinet.com



BID EVALUATION CHECKLIST

Project Name: Cork Center Dam Rehab Phase II – Valve Replacement Project

Client: City of Johnstown

Client Project #: NA

GPI #: 2018009.01

Description: Bid Evaluation Checklist

Completed By: K. Coldwell

Completed Date: 1/29/2024

RANK	CONTRACTOR & LICENSE NO.	BASE BID (LUMP SUM + CONTINGENCY)	ALTERNATE A	TOTAL BID (BASE BID + ALTERNATE)	COMPLETED BID FORM	BID BOND	VERIFICATION THAT INSURANCE CERTS CAN BE PROVIDED	NON-COLLUSION AFFIDAVIT	PREBID MTG ATTENDANCE	BIDDER'S QUALIFICATION (C-451)	IRAN DIVESTMENT ACT	REFERENCES VERIFIED	RECEIPT OF ADDENDA	ADDITIONAL REMARKS
1	Wolfe Excavation, LLC.	\$797,000	\$120,000	\$917,000	X	X	X	X	X	X	X	X	X	Signed letter stating that Insurance Requirements can be met and submitted by request
2	Jame H. Malloy, Inc.	\$742,000	\$279,000	\$1,021,000	X	X	X	X	X	X	X		X	Sample Insurance Certificate Provided