

RESOLUTION 122 of 2023

**RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF KINGSTON,
NEW YORK, AUTHORIZING THE REMOVAL OF THE SUM OF \$5200.00 –
VACANT BUILDING FEES – FROM THE 2023 GENERAL TAX BILL FOR 176
BROADWAY, SBL 56.35-3-20**

Sponsored By: Finance/Audit Committee: Alderman:
Olivieri, Hirsch, Schabot,

WHEREAS, a request has been made to remove \$5200.00 from the 2023 General Tax bill for 176 Broadway, SBL 56.35-3-20, current property owner, Kabir Javaid of Apple Empire Developers, LLC which amount was erroneously placed on said tax bill for vacant building fees.

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF KINGSTON, NEW YORK AS FOLLOWS:

SECTION 1. That the Common Council of the City of Kingston, New York authorizes the removal of the sum of \$5200.00 from the 2023 General Tax bill for 176 Broadway, SBL 56.35-3-20 current property owner, Kabir Javaid of Apple Empire Developers, LLC.

SECTION 2 . This resolution shall take effect immediately.

Submitted to the Mayor this ____ day of _____, 2023

Approved by the Mayor this ____ day of _____, 2023

Elisa Tinti, City Clerk

Steven T. Noble, Mayor

Adopted by Council on _____, 2023

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THE CITY OF KINGSTON COMMON COUNCIL

FINANCE AND AUDIT COMMITTEE REPORT

REQUEST DESCRIPTION		
INTERNAL TRANSFER _____	CONTINGENCY TRANSFER _____	TRANSFER _____
AUTHORIZATION _____	BUDGET MODIFICATION _____	BONDING REQUEST _____
CLAIMS _____	ZONING _____	OTHER <input checked="" type="checkbox"/> _____

DEPARTMENT: Building Safety DATE: 6/2/2023

Description: Removal of assessed vacant property fees from owner of 176 Broadway's 2023 tax bill. \$5,200.00

Estimated Financial Impact: \$0
\$5,200

Signature: [Signature]

Motion by S.S.

Seconded by M.H.

Action Required:

SEQRA Decision:
 Type I Action _____
 Type II Action _____
 Unlisted Action _____

Negative Declaration of Environmental Significance: _____

Conditioned Negative Declaration: _____

Seek Lead Agency Status: _____

Positive Declaration of Environmental Significance: _____

Committee Vote	YES	NO
	Reynolds Scott Childress, Ward 3, Chairman	
Tony Davis, Ward 5		
Michael Onvick, Ward 7		
Steve Schabot, Ward 8		
Michele Hirsch, Ward 9		

(3)

(F7A)

CITY OF KINGSTON
Building Safety & Zoning Enforcement

Steven T. Noble
Mayor

Stephan Knox
Director

5 Garraghan Drive
Kingston, NY 12401
Phone (845) 331-1217
Fax (845) 331-1224



June 2, 2023

Council President, Andrea Shaut
City of Kingston Common Council
420 Broadway
Kingston, NY 12401

Dear President Shaut,

I submit for Councils consideration, this recommendation to rescind vacant property fees assessed to the property located at 176 Broadway, Kingston, NY 12401 by Building Safety. The current owner, Kabir Javaid of Apple Empire Developers LLC, has requested the removal of fees assessed prior to his purchase which have substantially increased his mortgage payment.

In 2022 Building Safety staff were learning and getting familiar with an upgraded Muncity software system that tracks all fees issued by and payments made to the department. In November of each year, a list of unpaid fees is compiled and forwarded to the Comptroller's Office and eventually are relieved onto the City's general tax bills. Once the list is sent to the Comptroller's Office, they can no longer be collected by Building Safety and may not be paid to the Comptroller's Office until the next tax bill is mailed out to residents. When the current owners title search was conducted, the fee did not show up and the sale was finalized absent resolution of due fees.

Building Safety has worked with the Comptroller's Office installing procedures to eliminate further instances involving outstanding fee payment recognition. It is our opinion, that in fairness to the unknowing current property owner, the assessed vacant property fees be removed from the property owners 2023 tax bill.

Respectfully,

Stephan Knox
Director of Building Safety & Zoning Enforcement

Cc: Mayor, Steven T. Noble
Comptroller, John Tuey
City Clerk, Elisa Tinti

**CITY OF KINGSTON
2023 CITY-COUNTY TAX BILL**

Bill No. 004777

*For Fiscal Year: 2023-12-31

*Warrant Date: 12/31/2022

MAKE CHECKS PAYABLE TO

CITY OF KINGSTON
CITY HALL
CPO BOX 1516
KINGSTON, NY 12402

TO PAY IN PERSON

PLEASE PRESENT THIS BILL
WITH STUBS ATTACHED WHEN
MAKING A PAYMENT
PHONE: (845) 334-3935

PROPERTY ADDRESS & LEGAL DESCRIPTION

SBL: 56.35-3-20
Address: 176 BROADWAY
City: City Of Kingston **Roll Sect. I**
Bank Code:
Property Class Name: 483 - Converted Residence
Parcel Dimensions: Acres : 0
School: 510800 - KINGSTON CITY SCHOOLS
Est State Aid: COUNTY: \$58,114,554
CITY: \$4,374,331

Tax bill may be paid online at www.kingston-ny.gov/payments

APPLE EMPIRE DEVELOPERS LLC
7935 209TH ST.
BAYSIDE, NY 11364

IF YOU HAVE AN ESCROW ACCOUNT PLEASE
FORWARD THIS BILL TO YOUR BANK

PROPERTY VALUATION

The Assessor estimates the FULL MARKET VALUE of this property as of 07/01/2021 was \$425,714
The ASSESSED VALUE of this property as of 07/01/2021 was: \$298,000
The Uniform Percentage Value used to establish assessment was: 70%

If you feel your assessment is too high, you have the right to seek a reduction in the future. A Publication entitled "Contesting your assessment" is available at the assessor's office and online at www.tax.ny.gov. Please note that the period for filing complaints on the above assessment has passed.

EXEMPTION INFORMATION

<u>Exemption</u>	<u>Value</u>	<u>Tax Purpose</u>	<u>Full Value Estimate</u>	<u>Exemption</u>	<u>Value</u>	<u>Tax Purpose</u>	<u>Full Value Estimate</u>
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PROPERTY TAXES

<u>Taxing Purpose</u>	<u>Total Tax Levy</u>	<u>% Change From Prior Year</u>	<u>Taxable Assessed Value</u>	<u>Rate Per \$1,000</u>	<u>Tax Amount</u>
County General Tax	73,948,042	0.30	298,000	3.985428	\$1,187.66
City General Tax	17,600,940	0.00	298,000	13.909561	\$4,145.05
Kingston library	1,034,585	6.00	298,000	0.746852	\$222.56
Kingston Libry Debt	68,221	-0.20	298,000	0.049248	\$14.68
Unpaid water	0	0.00	0	1.000000	\$486.89
Inspections	0	0.00	0	1.000000	\$5,200.00
Unpaid sewer	0	0.00	0	1.000000	\$29.22

TOTAL TAXES DUE: \$11,286.06

2023 CITY TAX

CHECK HERE FOR RECEIPT

City: City Of Kingston
Property Address: 176 BROADWAY

APPLE EMPIRE DEVELOPERS LLC
7935 209TH ST.
BAYSIDE, NY 11364

RECEIVER'S STUB

BILL #004777
510800 56.35-3-20
Bank Code:

**TAX DUE BY:
05/01/2023**

**2nd HALF TAXES DUE:
\$5,643.03**

2023 CITY TAX

CHECK HERE FOR RECEIPT

City: City Of Kingston
Property Address: 176 BROADWAY

APPLE EMPIRE DEVELOPERS LLC
7935 209TH ST.
BAYSIDE, NY 11364

RECEIVER'S STUB

BILL #004777
510800 56.35-3-20
Bank Code:

**TAX DUE BY:
02/14/2023**

**1st HALF TAXES DUE:
\$5,643.03**

CITY OF KINGSTON
Building Safety and Zoning Enforcement
buildings@kingston-ny.gov

Steven T. Noble, Mayor



Stephan Knox, Director

INVOICE FOR PAYMENT

To: Agustsson Magnus
Agustsson, Magnus
176 Broadway
Kingston, NY 12401

Invoice Number: 0466
Legal Address: 176 Broadway
Parcel ID: 56.35-3-20
Owner: Agustsson Magnus
Appl No.
Permit No.

Date	Fee	Amount
02/10/2022	Vacant Bldg	\$5,200.00

5 years vacant

This is an invoice for payment of fees. This is not a building permit.

Date Printed: 02/10/2022

Kwame WiafeAkonten Jr.

From: Tinti, Elisa
Sent: Friday, June 2, 2023 11:02 AM
To: Kwame WiafeAkonten Jr.
Subject: FW: Attached Image
Attachments: 0753_001.pdf

From: Knox, Stephan <sknox@kingston-ny.gov>
Sent: Friday, June 2, 2023 10:09 AM
To: Shaut, Andrea <ashaut@kingston-ny.gov>
Cc: Noble, Steve <SNoble@kingston-ny.gov>; Tuey, John <jtuey@kingston-ny.gov>; Tinti, Elisa <emtinti@kingston-ny.gov>
Subject: FW: Attached Image

Communication for Council consideration.

Stephan Knox, Director
Building Safety & Zoning Enforcement
845-331-1217
sknox@kingston-ny.gov

From: scanner-building-137@kingston-ny.gov <scanner-building-137@kingston-ny.gov>
Sent: Friday, June 2, 2023 10:07 AM
To: Knox, Stephan <sknox@kingston-ny.gov>
Subject: Attached Image