



City of Kingston Finance and Audit Committee
Meeting Agenda
Wednesday, October 10, 2018

NEW BUSINESS

D. Baker, Assessor Re: Local Adjustments to the Adjusted Base Proportions for the 2019 Budget

John Schultheis, Engineer Re: Budget Transfer
[9-10-18 Engineering Budget Transfer Request.pdf](#)

Mayor Noble Re: Dual Stream Recycling Program
[Communication dual stream recycling program 9-28-18.pdf](#)

Julie Noble, Environmental Ed/Sustainability Re: City Building LED Lighting Retrofit
[Request to President Noble to transfer from fund balance for LED Building Light Retrofit 2018.pdf](#)

Brenna Robinson, Economic & Community Dev Re: NCST transfer of properties
[NCST communication to Council 092818.pdf](#)

Kevin Bryant, Corporation Counsel Re: Budget Request - Washington Avenue Tunnel Lawsuit

1 OLD BUSINESS

CITY OF KINGSTON
Office of the City Engineer
jschultheis@kingston-ny.gov

John M. Schultheis, P.E., City Engineer



Steven T. Noble, Mayor

September 10, 2018

Mr. James L. Noble, Jr.
Alderman-At-Large
President of the Common Council
Kingston City Hall
420 Broadway
Kingston, New York 12401

RE: 2018 Budget Transfer

Dear President Noble:

The Engineering Department needed a new desktop computer for the new City Engineer who started on September 4, 2018.

In order to provide the new computer I propose to transfer certain line items in the 1440 Engineer Budget as follows:

- Transfer \$200.00 from 1440.408 – Data Processing and Supplies
- Transfer \$250.00 from 1440.476 – Minor Office Furniture and Equipment
- Transfer \$200.00 from 1440.479 – Minor Equipment Other
- Transfer \$82.18 from 1440.485 – General Materials and Supplies
- Transfer \$732.18 to 1440.211 – Other Equipment

Please refer this item to the Finance Committee for further discussion.

Should you have any questions concerning this request, do not hesitate to contact me.

Respectfully,

John M. Schultheis
City Engineer

Cc: Steve Noble, Mayor
Douglas Koop, Chair, Finance Committee
John Tuey, Comptroller

CITY OF KINGSTON

Office of the Mayor

mayor@kingston-ny.gov

Steven T. Noble
Mayor



September 28, 2018

Mr. James L. Noble, Jr.
Alderman-At-Large
President of the Common Council
Kingston City Hall
420 Broadway
Kingston, New York 12401

Dear President Noble:

As you are aware, the Ulster County Resource and Recovery Agency (UCRRA) recently voted to increase the fee charged to accept single stream recycling. They also voted to discontinue the acceptance of these single stream recyclables altogether at the end of the year. While I vehemently opposed these changes as it is clear that the City of Kingston stands to suffer the most, and I will continue to advocate for a reversal in UCRRA's decision, we nonetheless must prepare to adhere to these changes in order to protect our constituents.

In order to be in compliance, I will be requesting that the Finance Committee consider a resolution to bond for the cost to purchase an additional recycling tote for each household in order for us to implement a dual stream recycling program (paper/cardboard in one bin, plastic, glass, cans in another). We are currently in the process of obtaining quotes for these bins. I have also been in discussions with various State agencies about potential grant funding that may off-set the costs and I expect to have firmer cost estimates and potential revenue sources identified by the time the Finance Committee meets. I respectfully request that you refer this matter to the Committee for further discussion.

Thank you for your consideration.

Respectfully Submitted,

Steven T. Noble
Mayor

City of Kingston
Parks and Recreation Department
kgilfeather@kingston-ny.gov

Steven T. Noble, Mayor



Kevin D. Gilfeather, Superintendent

September 27, 2018

Mr. James L. Noble, Jr.
Alderman-At-Large
President of the Common Council
420 Broadway
Kingston, NY 12401

Re: Transfer of funds from Contingency for 2018 City Building LED Light Retrofit project

Dear President Noble:

This is a request for placement on the agenda of the next appropriate Committee, expected to be the Finance and Audit Committee, to discuss the authorization of a resolution for a transfer from the fund balance for a 2018 energy efficiency project.

The City of Kingston has been working with Lime Energy, a subcontractor for Central Hudson, since 2015 to conduct a lighting audit each of the largest City government buildings. No monies have been expended as of this date. The request is for a Transfer from the fund balance in the full amount of \$160,000 to cover the cost of the retrofit of indoor lighting in the following buildings:

Andy Murphy Center
Everette Hodge Center
Central Fire Department
Frog Alley Fire Department
Rondout Fire Station

DPW Garage
DPW Admin
DPW Wilbur Ave.
Kingston Visitor Center
Transfer Station

City Court
Police Department
WWTP

The upfront total project cost is \$160,000 and the estimated payback period is 22 months.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Julie L. Noble".

Julie L. Noble
Environmental Education and Sustainability Coordinator

CITY OF KINGSTON
Office of Economic and Community Development
brobinson@kingston-ny.gov

Brenna L. Robinson, Director



Steven T. Noble, Mayor

September 28, 2018

Honorable James L. Noble, Jr.
President & Alderman-at-Large
Kingston Common Council
420 Broadway
Kingston, NY 12401

Re: Transfer of Donated Property

Dear President Noble:

I have been contacted by Mr. Robert Grossinger, President of the National Community Stabilization Trust (NCST), to participate in a program where NCST transfers mortgage-foreclosed properties to land banks in order to promote the quick return of these properties to productive use and to support local communities' revitalization efforts. Attached you will find a flyer describing the programs available through NCST.

NCST is seeking to sell 108-110 Henry Street to the Kingston City Land Bank (KCLB) for one dollar (\$1.00), essentially a donation. However, the KCLB is not yet fully set up to receive this property within the next two to three weeks and NCST is required to set a closing date as soon as possible or it will be required to sell the property on the open market. Therefore, in order to take advantage of the opportunity to receive this property, I am requesting that the City take and hold the property temporarily and then transfer it to the KCLB with the rest of the city-owned properties proposed for transfer, as discussed at the last Finance Committee meeting.

In the future, this will be unnecessary, as the land bank will be prepared to take such donations as they become available. This is a one-time transaction and will facilitate the renovation of a large, soon-to-be-beautiful-again duplex in a distressed neighborhood. The KCLB will be able to make this property available to a new homebuyer as determined by policies developed with extensive community input and the expertise of the new land bank's Board of Directors.

I am requesting that you send this communication to Council committee for further discussion and consideration. If you or other members of the Council have any questions, please contact me at 845-334-3924 or brobinson@kingston-ny.gov. Thank you.

Sincerely,

Brenna L. Robinson, Director
Office of Economic & Community Development

Foreclosed Home/REO Property Sales/Donations Programs in Upstate New York

The National Community Stabilization Trust ("NCST") was formed in 2008 to combat the flood of foreclosed homes hitting the market, creating blight by property deterioration and producing significant vacancy in neighborhoods reducing the value adjacent properties. NCST acts as an intermediary to local nonprofits seeking to purchase REO properties at a discount. In addition to operation its "First Look" Program, NCST now owns hundreds of nonperforming mortgage loans donated by Bank of America and held by NCST's subsidiary, the Community Reinvestment Corporation ("CRC"). CRC has modified the loans of delinquent borrowers who wished to stay in their homes. For all other properties, CRC is slowly foreclosing on these and then seeking capable nonprofits to take these, usually for \$1. CRC has approximately 115 assets remaining in Upstate New York that it is seeking potential recipients. Finally, a new program is being developed with Mr. Cooper, the former Nationstar, to donate approximately 50 single family homes in Upstate NY. Below are further descriptions of the 3 program NCST is operating in Upstate New York. We are already working with 11 NY Land Banks and hope to discuss these programs with all NY Land Banks in the coming weeks.

1. There is NCST's basic First Look program comprised of REO properties being sold mostly by Fannie Mae, Freddie Mac and a few other minor institutional sellers. These are shown on our REO Match portal every day and the sales price is set by the seller.
2. The CRC (a subsidiary of NCST) program is made up of Bank of America delinquent notes that is done in conjunction with a rehabilitation grant program at LISC. CRC owns these notes and the resulting REOs. We set the sales price at well below market (usually \$1 unless it is a higher value home that normal) and the buyer can apply for up to \$45,000 in rehab grant funds from LISC. Sales price is determined by a number of subjective factors and the somewhat objective factor of a BPO. In essence, sales price is balanced between the value of the property and a price that allows the buyer to economically rehab it (with the grant) and resell it as affordable housing.
3. The third program is just being finalized and is with Mr. Cooper (formally Nationstar). As a result of a settlement with the State of New York's Department of Financial Institutions, Mr. Cooper must donate \$5 million in REO properties to capable nonprofits. These REOs will be scattered throughout Upstate NY. NCST will be the intermediary for these donations as we act for both other programs. Mr. Cooper owns these assets and the transfer will be from them, coordinated by us. There also is the potential for up to a \$20,000 rehab grant from Mr. Cooper for the donated property's rehab.

Signing up to participate only requires the local nonprofit to provide NCST with basic information, including demonstration a history of rehabilitation and disposition of single family homes. There is no obligation to accept any property.

NCST Contact: Rob Grossinger President, rgrossinger@stabilizationtrust.org; 202-706-7500