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COUNTY OF ERIE

MARK C. POLONCARZ
COUNTY EXECUTIVE

July 9, 2013

Erie County Legislature
92 Franklin Street, 4th Floor
Buffalo, New York 14202

Re: Transfer of Property at 53 West Main Street, Village of Springville to the Village of Springville

Dear Honorable Members:

Enclosed please find a memorandum and proposed resolution authorizing the execution of a contract to transfer title of the former Springville Hotel, now demolished, at 53 West Main Street in the Village of Springville to the Village of Springville. Once foreclosed on by Erie County, the property will be transferred to the Village of Springville.

Should your honorable body require further information, I encourage you to contact Kenneth Swanekamp at the Department of Environment and Planning. Thank you for your consideration on this matter.

Sincerely yours,

A handwritten signature in blue ink that reads "Mark C. Poloncarz".

Mark C. Poloncarz, Esq.
Erie County Executive

MCP/lb
Enclosure

cc: Maria Whyte, Commissioner

MEMORANDUM

To: Honorable Members of the Erie County Legislature
From: Department of Environment and Planning
Re: Transfer of Property at 53 West Main Street in the Village of Springville to the Village of Springville
Date: July 2, 2013

SUMMARY

It is recommended the Erie County Legislature authorize the sale and transfer of the property at 53 West Main Street in the Village of Springville, SBL 335.15-5-18, to the Village of Springville. The former Springville Hotel was demolished under an emergency order on June 22, 2013.

FISCAL IMPLICATIONS

Until June 22, 2013, the 53 West Main Street parcel, formerly the Springville Hotel, had been an abandoned structure which had not generated any taxes for over ten years. The County has continued to guarantee the tax payments to the Village of Springville and the school district. This has been a drain on County resources for over 10 years with little chance of having the property become a productive, revenue generating parcel.

REASONS FOR RECOMMENDATION

Rapid deterioration of the structure, including the collapse of the second floor, required immediate demolition for health and safety reasons. The transfer to the Village will eliminate the County having to guarantee property tax payments.

BACKGROUND INFORMATION

The property has been vacant for over ten years. The building had been in a dilapidated, blighted state of decay which preventing reuse. The County had been working with the Village of Springville to use Community Development funds to demolish the structure.

CONSEQUENCES OF NEGATIVE ACTION

Failure to adopt this resolution will result in the property sitting as a vacant lot. Erie County will continue to guarantee the Town and school tax payments with little hope of the property being reused and generating any tax revenue or jobs.

STEPS FOLLOWING APPROVAL

Upon approval of the resolution, a contract between Erie County and the Village of Springville will be prepared. Assuming Erie County forecloses and takes title to the property in October 2013, the property will then be transferred to the Village of Springville.

A RESOLUTION SUBMITTED BY:
Department of Environment and Planning

**RE: Transfer of Property at 53 West Main Street in the Village of
Springville to the Village of Springville**

WHEREAS, the County of Erie desires to clear former commercial and industrial sites for productive reuse; and

WHEREAS, the property at 53 West Main Street, S.B.L. 335.15-5-18 in the Village of Springville, the former Springville Hotel, has been a vacant for over ten years, has been a blighting influence on the area and has accrued over \$170,000 in back taxes, interest and penalties; and

WHEREAS, the County of Erie and the Village of Springville had been working to demolish the structure using Community Development Block Grant funds to promote reuse of the property; and

WHEREAS, the partial collapse of the structure required the Village of Springville to perform an emergency demolition of the building on June 22, 2013; and

WHEREAS, it is expected Erie County will foreclose on the 53 West Main Street property in October 2013.

NOW, THEREFORE, BE IT

RESOLVED, the County Executive is authorized to enter into contracts with the Village of Springville, selling the 53 West Main Street property to the Village of Springville for the sum of one dollar (\$1.00); and be it further

RESOLVED, the County Executive is authorized to execute any deeds necessary to transfer this parcel to the Village of Springville; and be it further

RESOLVED, the Clerk of the Legislature be directed to send certified copies of this resolution to the County Executive, the Director of the Division of Budget, Management and Finance, the Comptroller, the Director of Real Property, the Commissioner of the Department of Environment and Planning and the County Attorney.