

Millie - what is this - taxes due for Sylox's  
old place -

Decided to Thompson 11/16/76

Tax exempt before then? —

??  
:

RETURN STUB WITH PAYMENT

KEEP THIS PART FOR YOUR RECORDS

CITY OF NEWBURGH, N.Y.  
WATER AND SEWER BILL

CITY OF NEWBURGH, N.Y.  
OFFICE OF CITY COLLECTOR

ACCOUNT NO. 039850

MAKE CHECK PAYABLE TO CITY OF NEWBURGH



FIRST CLASS MAIL  
U.S. POSTAGE  
**PAID 1 0Z.**  
PERMIT NO. 3

DUE DATE 09-21-76

WATER

CURRENT WATER

REPAIRS

HYDRANT CHARGE

SPRINKLER CHARGE 18.00

ARREARS

PENALTY

NET AMOUNT 18.00

LATE CHARGE .90

GROSS AMOUNT 18.90

SEWER UNITS

CURRENT

REPAIRS

PENALTY

NET AMOUNT 14.61

LATE CHARGE .73

GROSS 15.34

**TOTAL**

**NET AMOUNT** 32.61

LATE CHARGE 1.63

GROSS AMOUNT 34.24

WATER

CURRENT WATER

REPAIRS

HYDRANT CHARGE

SPRINKLER CHARGE 18.00

ARREARS

PENALTY

NET AMOUNT 18.00

LATE CHARGE .90

GROSS AMOUNT 18.90

SEWER UNITS

CURRENT

REPAIRS

PENALTY

NET AMOUNT 14.61

LATE CHARGE .73

GROSS 15.34

**TOTAL**

**NET AMOUNT** 32.61

LATE CHARGE 1.63

GROSS AMOUNT 34.24

PROPERTY ADDRESS		
237-43 MONTGOMERY ST		
<b>PENALTY IF NOT PAID BY</b>	BILL FOR PERIOD ENDING	ACCOUNT NO.
	07-01-76	039850
DUE DATE	TYPE OF READING	PRESENT READING PREVIOUS READING
09-21-76	REG. BILL	
		USED



NEWBURGH URBAN  
RENEWAL AGENCY  
1 CARPENTER ST  
NEWBURGH N Y 12550

**PAY THIS AMOUNT IF  
PAID BY ABOVE DUE DATE**

SEE REVERSE  
SIDE FOR RATES

11/17

Millie

Attached for your  
attention

We will have to get  
verification from School District  
re tax exemption. When we get  
it I have to give it to Sears  
- over -

Hunter along with the paid  
tax bills. I should have them  
in his hands within 1 week

**NEWBURGH URBAN RENEWAL AGENCY**

P. O. Box 70  
 Newburgh, New York 12550  
 Tel. (914) 565-4851

**VOUCHER**

NYR-189

CLAIMANT'S  
 NAME  
 AND  
 ADDRESS

City of Newburgh

**SPACE BELOW FOR AGENCY USE**

PURCHASE ORDER NO.	
DATE RECEIVED	
FUND AND APPROP. CHARGED	AMOUNT
TOTAL	
AUDITED	POSTED
	APPN.      CR

Date Paid 10/21/77  
 Voucher & Check No. 49848

TERMS \_\_\_\_\_

Claimant's Invoice # \_\_\_\_\_

DATES	QUANTITY	DESCRIPTION OF MATERIALS OR SERVICES	UNIT PRICE	AMOUNT
		Payment re: Final closing of the NURA property at 235-237 Montgomery Street, 4-6-2 Lot 41-44. Sold to Brian Thompson. Adjustments as of 3/17/76		
		1st Installment of 1976	\$297.31	
		NURA share	<u>186.00</u>	
		Thompson share		\$111.31
		Balance of bill payable by Thompson and added to selling price on closing statement and now due City of Newburgh		594.58
				594.58
				58
			<b>TOTAL</b>	594.58

**CLAIMANT'S CERTIFICATION**

I, \_\_\_\_\_, certify that the foregoing account in the amount of \$ 594.58 is true and correct; that the services and disbursements charged therein were rendered to or for the Newburgh Urban Renewal Agency on the dates stated; that no part thereof has been paid or satisfied; and that the amount claimed is actually due.

October 14, 1977

DATE

SIGNATURE

TITLE

**SPACE BELOW FOR CITY USE**

**APPROVED FOR PAYMENT**

I HEREBY APPROVE THIS CLAIM AND ORDER IT PAID FROM THE APPROPRIATIONS INDICATED ABOVE.

Date

Authorized Official

GOVERNMENTAL PURCHASE ORDERS MUST BE ACCEPTED IN LIEU OF TAX EXEMPTION CERTIFICATES, THE VENDOR RETAINING A COPY TO PROVE THAT THE SALE WAS EXEMPT.

STATEMENT OF ADJUSTMENTS

NEWBURGH URBAN RENEWAL AGENCY.

PROJECT NO. NYR-189

*To* Brian Donovan Thompson Address 235-237 Montgomery Street  
*From* \_\_\_\_\_

District 4 Map 6 Block 2 Lot 41-44 Adjustments as of March 17 19 76

CREDITS		DEBITS	
		<del>Purchase Price</del>	\$21,500.00
		Lee 10% good faith deposit	<u>2,150.00</u>
			\$19,350.00
		Plus (Taxes)	<u>736.85</u>
			\$20,086.85
Water & Sewer bill period			
3-12-76 - 6-17-76	\$32.61		
NURA share	<u>1.65</u>		
Thompson share			\$ 30.96
City, State & County period			
covered by 1st installment			
Jan., Feb., Mar. & April/1976	297.31		
NURA share 75 days			
@ 2.47	<u>186.00</u>		
Thompson share			111.31
Balance of bill - Thompson			<u>594.58</u>
			\$736.85
<b>Total</b>	<u>736.85</u>	<b>Total</b>	<u>\$20,086.85</u>

Checks Issued:

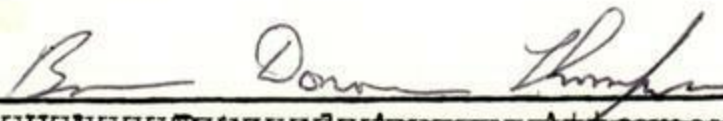
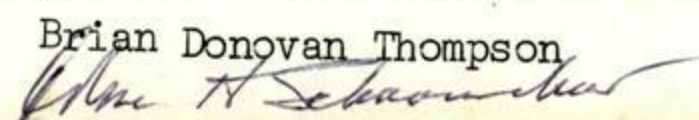
Number	Payee	Amount
	Newburgh Urban Renewal Agency	20,086.85

*recognition of school tax exemption*

Total 20,086.85

The computations and adjustments have been made by and between the parties and it is agreed that they are accurate and correct.

Dated November 16<sup>th</sup> 19 76

  
 \_\_\_\_\_  
 Brian Donovan Thompson  
  
 \_\_\_\_\_  
 Attorney

83-85 Broadway, Newburgh, New York

Taxpayer: Listed below are the unpaid 1976 taxes, water rents, sewer and assessments against property described below. FEEES AND INTEREST ARE NOT SHOWN AND WILL BE ADDED AT TIME OF PAYMENT.

Delinquent payments should be made to avoid the sale of property for unpaid taxes, water rents, sewer and assessments as provided by the City Charter.

# Thompson, Brian D.  
120 Grand St.  
Newburgh, N.Y. 12550

City collector

Sec 10 Bl. 2 Lot 9

FOR 237-243 Montgomery St.

PLEASE BRING ORIGINAL BILLS WHEN MAKING PAYMENT

FIRST INSTALLMENT,	1975 CITY, STATE & COUNTY TAX		PLUS FEES & INT
SECOND	1975 CITY, STATE & COUNTY TAX	297.29	PLUS FEES & INT
THIRD	1975 CITY, STATE & COUNTY TAX	297.29	PLUS FEES & INT
JANUARY 1,	1975 WATER RENT		PLUS FEES & INT
APRIL 1,	1975 WATER RENT		PLUS FEES & INT
JULY 1,	1975 WATER RENT		PLUS FEES & INT
OCTOBER 1,	1975 WATER RENT		PLUS FEES & INT
JANUARY 1,	1975 SEWER RENT		PLUS FEES & INT
APRIL 1,	1975 SEWER RENT		PLUS FEES & INT
JULY 1,	1975 SEWER RENT		PLUS FEES & INT
OCTOBER 1,	1975 SEWER RENT		PLUS FEES & INT
FIRST INSTALLMENT	1974-75 SCHOOL TAX		PLUS FEES & INT
SECOND	1974-75 SCHOOL TAX		PLUS FEES & INT
THIRD	1974-75 SCHOOL TAX		PLUS FEES & INT
SPECIAL ASSESSMENTS			
DEMOLITION			
STAGE			

83-85 Broadway, Newburgh, New York

Taxpayer: Listed below are the unpaid 1976 taxes, water rents, sewer and assessments against property described below. FEEES AND INTEREST ARE NOT SHOWN AND WILL BE ADDED AT TIME OF PAYMENT.

Delinquent payments should be made to avoid the sale of property for unpaid taxes, water rents, sewer and assessments as provided by the City Charter.

*Thompson, Brian D.  
120 Grand St.  
Newburgh, N.Y. 12550*

City Collector

Sec 10 Bl 2 Lot 8

*245-247 Montgomery St.*

FOR

PLEASE BRING ORIGINAL BILLS WHEN MAKING PAYMENT

FIRST INSTALLMENT,	1975 CITY, STATE & COUNTY TAX		PLUS FEES & INT
SECOND	1975 CITY, STATE & COUNTY TAX	44.65	PLUS FEES & INT
THIRD	1975 CITY, STATE & COUNTY TAX	44.65	PLUS FEES & INT
JANUARY 1,	1975 WATER RENT	89.30	PLUS FEES & INT
APRIL 1,	1975 WATER RENT		PLUS FEES & INT
JULY 1,	1975 WATER RENT		PLUS FEES & INT
OCTOBER 1,	1975 WATER RENT		PLUS FEES & INT
JANUARY 1,	1975 SEWER RENT		PLUS FEES & INT
APRIL 1,	1975 SEWER RENT		PLUS FEES & INT
JULY 1,	1975 SEWER RENT		PLUS FEES & INT
OCTOBER 1,	1975 SEWER RENT		PLUS FEES & INT
FIRST INSTALLMENT	1974-75 SCHOOL TAX		PLUS FEES & INT
SECOND	1974-75 SCHOOL TAX		PLUS FEES & INT
THIRD	1974-75 SCHOOL TAX		PLUS FEES & INT
SPECIAL ASSESSMENTS			
DEMOLITION			
POSTAGE			



STATEMENT OF ADJUSTMENTS

NEWBURGH URBAN RENEWAL AGENCY.

PROJECT NO. \_\_\_\_\_

NYR-189

From Brian Donovan Thompson

Address 235-237 Montgomery Street

District 4 Map 6 Block 2 Lot 41-44

Adjustments as of March 17 19 76

CREDITS

DEBITS

Water & Sewer bill period  
3-12-76 - 6-17-76 \$32.61  
NURA share 1.65  
Thompson share \$ 30.96

City, State & County period  
covered by 1st installment  
Jan., Feb., Mar. & April/1976 297.31  
NURA share 75 days  
@ 2.47 186.00  
Thompson share 111.31

Balance of bill - Thompson 594.58  
\$736.85

~~Selling Price~~ \$21,500.00  
Lee 10% good faith deposit 2,150.00  
\$19,350.00  
Plus (Taxes) 736.85  
\$20,086.85

Total 736.85

Total \$20,086.85

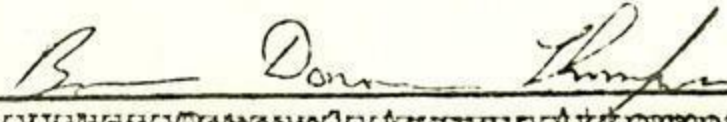
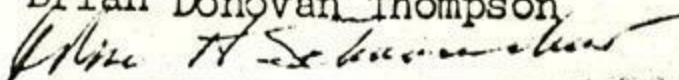
Checks Issued:

Number	Payee	Amount
	Newburgh Urban Renewal Agency	20,086.85

Total 20,086.85

The computations and adjustments have been made by and between the parties and it is agreed that they are accurate and correct.

Dated November 16<sup>th</sup> 19 76

  
 \_\_\_\_\_  
 Brian Donovan Thompson  


Thompson

237-243-

City State & Co.

After May 1 of a given year  
to end of that year (12/75)  
plus 1 year later 12/76

School

After May 1 of a given year  
Payment through June 30<sup>th</sup>  
two years later (June 30, 1977)

Thompson liability started 3/17/76

11-1799

November 16, 1976

Newburgh Savings Bank  
94 Broadway  
Newburgh, New York 12550

Re: Mortgage of Brian Donovan Thompson  
Mortgage #114799  
Premises: 235 Montgomery St., City of Newburgh

Gentlemen:

1. The 1976 City, State and County Tax has been or will be paid in full either by the undersigned or by Newburgh Urban Renewal Agency, and receipt showing full payment therefor will be delivered to Newburgh Savings Bank by the undersigned no later than November 30, 1976.

2. The premises are listed as exempt on the current School Tax rolls and accordingly, the next School Tax which is or may become due will be the first installment for 1977-78 School Taxes. Documentary verification of this will be delivered to Newburgh Savings Bank by the undersigned no later than November 30, 1976.

3. The undersigned or Newburgh Urban Renewal Agency has or will pay the water and sewer bill for the premises for the July, 1976 quarter, and a receipt therefor will be delivered by the undersigned to Newburgh Savings Bank no later than November 30, 1976.

4. Newburgh Savings Bank should pay in behalf of the undersigned out of the Newburgh Savings Bank tax escrow account, charges commencing with the following, viz: 1977 City, State and County Tax, October quarter of water and sewer charges, and first installment of 1977-78 School Taxes. The undersigned shall timely deliver the bills for the same to Newburgh Savings Bank.

In the presence of:

Brian Donovan Thompson

Brian Donovan Thompson  
Brian Donovan Thompson

LICENSE AGREEMENT

This LICENSE AGREEMENT, made and entered into the 17<sup>th</sup> day of March, 1976, by and between the Newburgh Urban Renewal Agency (hereinafter referred to as "URA"), and Brian Donovan Thompson residing at Cloghan Castle Banagher, County Offaly, Republic of Ireland (hereinafter referred to as "Redeveloper").

WHEREAS, the "URA" is prepared to deed to the Redeveloper that certain piece or parcel of land with improvements thereon known and described as 237-47 Montgomery Street in the City of Newburgh (DMB 4-6-2 Lots 41-44) as a residential property in accordance with the Work Write-Up attached as Schedule B to a certain Land Disposition Agreement dated the day of 1976; and

WHEREAS, the "Redeveloper" is desirous of entering upon the aforesaid parcel to commence the necessary rehabilitation set forth in the aforesaid Schedule B; and

WHEREAS, by reason of certain delay that can be anticipated in the form transfer of the deed to the aforesaid parcel; and

WHEREAS, "URA" is desirous of cooperating with the "Redeveloper",

NOW, THEREFORE, it is agreed by the parties that, in consideration of a sum of One Dollar (\$1.00) receipt of which is acknowledged by "URA", "URA" agrees to permit the "Redeveloper" to occupy and use the aforesaid property for the purpose aforesaid from the date hereof for a period of time to expire upon delivery of the deed thereto and payment of the consideration therefor.

The Redeveloper agrees to:

a. Save harmless to "URA", their agents, representatives and employees, of any claims of whatsoever nature for damages by reason of injury to person or damage to property occurring on the property or occurring as a result of any activity undertaken by the "Redeveloper" or any approved subcontractor, successor, assignee, agent or servant.

b. Comply with all laws, rules, regulations and orders of Federal, State and City authorities insofar as they are applicable.

c. Hold the "URA" harmless from any and all liens and encumbrances which may be placed against said Property during the term of this Agreement, when, as, and if, any such lien or encumbrance is placed against said Property.

d. Reimburse "URA" for any and all Taxes, water and sewer rents that "URA" has paid or is obligated to pay from the date of the within license agreement to the date of execution and delivery of the deed to the within property to the "Redeveloper."

*deed dated 11/16/76*

The Redeveloper agrees not to:

a. Make any improvements or alterations, except those which are required or called for by this Agreement, without the prior written consent of the "URA".

The Redeveloper has inspected the Property and for purposes of this Agreement accepts same in its "as is" condition. The "URA neither makes nor has made any representation as to the condition of said Property.

It is understood and agreed that the "Redeveloper" will not use the Property for any purpose but that spelled out in the within agreement.

The expenditures for any and all work undertaken is made at "Redeveloper's" own risk and shall not be reimbursable in any event by the "URA"

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

NEWBURGH URBAN RENEWAL AGENCY

*John H. Schomaker*  
WITNESS

BY: *Frederick E. Miles*  
Frederick E. Miles  
Executive Director

*John H. Schomaker*  
WITNESS

*Brian Donovan Thompson*  
Brian Donovan Thompson

# NEWBURGH SAVINGS BANK

94 BROADWAY • NEWBURGH, N. Y. 12550 • TEL. 914/562-5800



INCORPORATED 1852



July 26, 1977

Re: Mtge. #114799

Brian Donovan Thompson  
87 Broad Street  
Newburgh, New York 12550

Dear Sir:

We enclose photo copy of letter you signed stating if the 2nd & 3rd 1976-77 City Taxes on 237-43 & 245-47 Montgomery Street were not paid by Urban Renewal you would pay them by November 30, 1976. We enclose duplicate copy of these bills showing to this date they have not been paid. Please pay as soon as possible and return paid receipts to Newburgh Savings Bank.

db  
Enc.

Very truly yours,

A handwritten signature in blue ink that reads "Marie E. Colt".

Marie E. Colt  
Vice President

# Newburgh Urban Renewal Agency

P. O. Box 70

Newburgh, New York 12550

Telephone (914) 565-4851

Chairman  
DR. THEODORE R. PROPER

Vice-Chairman  
NORMAN B. GREENE

Secretary  
SEYMOUR SHAPIRO

Agency Members  
BERNARD H. MURRAY  
JAMES H. CONWAY

FREDERICK E. MILES  
Executive Director  
Treasurer

## MEMO TO COMPTROLLER

The attached check in the amount of \$2,150.00 represent a 10% good faith deposit in connection with sale of 245-247 Montgomery Street, to Brian Donovan Thompson, 87 Broad Street, Newburgh, New York, in accordance with the terms and conditions of the Land Disposition Agreement for this property and should be placed in the escrow account. This deposit will be held as security for the performance of the obligations of the purchaser under that agreement to be returned to him upon completion of the improvements or to be retained by the Agency as liquidated damages in the event of default.

Purchase price \$21,500.00

  
John H. Schoonmaker  
Staff Attorney

Dated: March 17, 1976

October 20, 1977

Mr. James Taylor, City Manager  
City Hall  
Newburgh, N. Y. 12550

Dear Mr. Taylor:

This letter is in reference to the Brian Thompson property at 235-237 Montgomery Street which was sold to him by the Newburgh Urban Renewal Agency.

At the time of closing the property, the original Statement of Adjustments added only the prorated amount to the selling price. However the attorneys at the closing changed this and added the entire amount of the City, State and County bill for 1976 to the purchase price.

In checking the figures, after this was brought to my attention, I find that it was the responsibility of the Agency to pay the amount due.

Enclosed please find a check for the stated amount, which is the exact amount which was added to Mr. Thompson's purchase price. Federal regulations do not allow us to pay fees or penalties, so therefore the check is made out for \$594.58.

I hope this will meet with your satisfaction.

Sincerely yours,

Millicent Miller  
Comptroller



765-3263

\* 800.43 \*  
+ 695.92  
+ 104.51  
\* 0.00  
\* 0.00

\* 104.66 \*  
+ 4.98  
+ 9.90  
+ 89.78

107.49

1-77-0488-000099 CHK \*\*\*59458

2PC \*\*\*297.29  
3PC \*\*\*297.29

MAKE CHECKS PAYABLE TO:

STATEMENT OF TAXES

PLEASE RETURN ENTIRE B

CITY-STATE-COUNTY

FISCAL YEAR

1976

WARRANT DATED

PROPERTY DESCRIPTION

10-2-9

PROPERTY LOCATION

237-243 Montgomery St

ACCOUNT NUMBER

BANK CODE

TO:

(Brian Thompson)  
Newburgh Urban Renewal  
98 Grand St.  
Newburgh, N.Y. 12550

ADDRESS CORRECTION REQUESTED

ESTIMATED STATE AID IS

\*SEE REVERSE SIDE

LEVY DESCRIPTION

FULL

RECEIVED BY & DATE

AM

PEN

TC

DAT

TAXES PAID BY

FOR STATE, COUNTY, AND TOWN TAXES

ON ALL SUCH TAXES REMAINING UNPAID AFTER JAN. 31ST ONE PER CENTUM WILL BE ADDED FOR THE FIRST MONTH AND AN ADDITIONAL ONE-HALF OF ONE PER CENTUM FOR EACH MONTH AND FRACTION THEREOF THEREAFTER UNTIL THE RETURN OF THE UNPAID TAXES IS MADE TO THE COMMISSIONER OF FINANCE ON APRIL 1ST PURSUANT TO LAW AND TO WHOM THEY ARE PAYABLE WITH 5% PENALTY AND INTEREST AT THE RATE OF 10% PER ANNUM RETROACTIVE TO FEBRUARY 1ST.

MUNICIPALITY

FOR TAX THE WIT MA PER AN ADE STIL TUR REL TAL CAT RAT

TAXABLE VALUE	TAX RATE	TAX AMOUNT
297.34	297.29	297.29
PAID NOV - 1 1977 CITY COLLECTOR		

pd  
11-4-77

TAXES PAID BY CHECK ARE SUBJECT TO COLLECTION

BILL NO. 3904

WITH YOUR PAYMENT

**THE PELLETT AGENCY, INC.**

280 Broadway, P. O. Box 2365

Newburgh, N. Y. 12550

Address Correction Requested

565-3763

Mr. Weygant  
562-5800



PM  
3 OCT  
1977



10/3



565

77' 32  
78'

Contract # 1-189  
WR Project NYR-189

Contracts

1-6 from 6/9/1970-

11/21/72

#1 J.A.S. Egg Co, Inc.

North Bergen N.J.  
6/9/70 Release 9/8/71

#2 Same  
10/21/70 Release 9/8/71

#3 Same  
1/14/71 9/8/71

#4 Blowing Rock  
Egg Co.

Box #32 Newburgh  
5/20/71 9/23/71