

Resolution 2017-\_\_: Authorization to Purchase Property from Exxon Mobil Oil Corporation (4/17/17)

WHEREAS, the Exxon Mobil Oil Corporation (EMOC) is divesting itself of the properties they purchased in the hamlet of Jacksonville following the remediation of a 1979 gasoline spill from the Mobil Oil gas station in Jacksonville; and

WHEREAS, the Town of Ulysses Comprehensive Plan of 2009 outlines the Town's commitment to preserving the historic character of our community; and

WHEREAS, the structure on Town of Ulysses tax parcel # 25.-4-6 located at 5020 Jacksonville Road is an example of unique architecture from the 1820'ss and has been documented in the Town's 1983 and 1987 inventories of Historic Buildings; and

WHEREAS, the Town has a public interest in assuring that this structure built in 1827 is preserved as an historic building; and

WHEREAS, the historic structure needs additional land for a septic system and parking to be re-purposed for allowable uses; and

WHEREAS, sufficient land is available in the adjacent Town of Ulysses tax parcel #25.-4-27, located at 5036 Jacksonville Road; and

WHEREAS, the Town's Comprehensive Plan of 2009 also includes a commitment to re-vitalize the hamlet of Jacksonville by providing improved access to public transportation, well-maintained housing, and other amenities; and

WHEREAS, Town of Ulysses tax parcel # 25.-4-21, located at 1853 Trumansburg Road can be developed for allowable public purposes consistent with the Comprehensive Plan to be determined by the Town, in consultation with the community; and

WHEREAS, the Town has exercised due diligence to determine that these three tax parcels can be safely re-developed with certain restrictions; and

WHEREAS, on June 14, 2016 the Town Board agreed to enter into negotiations with Exxon Mobil Oil Corporation for the purpose of acquiring Town of Ulysses tax parcels as shown on the sketch map in Appendix A; and

WHEREAS, the 2017 combined assessed taxable value of the Town of Ulysses three parcels is \$84,700; and

WHEREAS, the three Town of Ulysses parcels were listed for sale in 2016 for a combined price of \$170,500; and

WHEREAS, the Ulysses Town Board has negotiated terms in the proposed sales contract and bargain and sale deed included as Appendices B and C that will allow the Town to achieve the aforementioned public purposes for a combined sale price of \$5,001; and

WHEREAS, the purchase price of \$5,001 and the \$ 2,000 estimated for pro-rated taxes and closing costs are available in the Town's unassigned fund balance; now therefore be it

RESOLVED, that the Ulysses Town Supervisor be authorized to execute the contract for sale and all necessary legal documents to purchase certain real property located in the Hamlet of Jacksonville, Town of Ulysses, Tompkins County, New York comprising three (3) Town of Ulysses tax parcels ( #25.-4-26, #25.-4-27 and #25.-4-21) together with all improvements, personality, and fixtures located in, on, or under the land, and all easements, appurtenances and hereditaments, for a total cost of \$5,001 from Exxon Mobil Oil Corporation; and

FURTHER RESOLVED, that the sum of \$ 7,001 be appropriated from the Unassigned General Fund Account for purchase and closing expenses.