

**TOWN OF ULYSSES  
RESOLUTION # \_\_\_\_ OF 2018**

**RESOLUTION APPROVING SALE OF REAL PROPERTY LOCATED IN THE TOWN OF  
ULYSSES AT 5020 JACKSONVILLE ROAD, DESIGNATED AS TAX PARCEL NUMBER 25.-  
4-26, AND 5036 JACKSONVILLE ROAD, DESIGNATED AS TAX PARCEL NUMBER 25.-4-27**

WHEREAS, the Town of Ulysses, New York (“the Town”) is the owner in fee of the following-described parcels of real property with the buildings and improvements thereon (hereafter referred to as “the Premises”):

Town of Ulysses tax parcel number 25.-4-26 (5020 Jacksonville Road)  
and  
Town of Ulysses tax parcel number 25.-4-27 (5036 Jacksonville Road); and

WHEREAS, the Town acquired the Premises by Bargain and Sale Deed with Limited Covenants for Grantor’s Acts dated July 13, 2017 and recorded in the Tompkins County Clerk’s Office on July 20, 2017 as Instrument Number 2017-08149; and

WHEREAS, the Premises have been vacant from the date of acquisition to the present date and are not necessary for any town use or purpose; and

WHEREAS, the Town Board approved the request for qualifications to identify New York certified real estate brokers interested in marketing the Premises by resolution 2017-109, adopted on June 13, 2017; and

WHEREAS, the Premises were declared as surplus property by the Town Board by Resolution 2017-166, adopted on September 12, 2017; and

WHEREAS, the Town Board approved the restrictive covenants to preserve the historic exterior of the Premises by resolution 2017-189 adopted on October 18, 2017; and

WHEREAS, the Town Board approved the criteria for selection of a buyer for the Premises by resolution 2017-198 adopted on October 24, 2017; and

WHEREAS, the Town Board designated Margaret Hobbie of Howard Hanna Real Estate Services as the real estate broker to market the Premises by resolution 2017-129 adopted on July 11, 2017; and

WHEREAS, the Town listed the Premises for sale with the selected broker on October 23, 2017 for a listing price of \$65,000, and Town Board subsequently adjusted the listing price to \$59,500 on December 14, 2017 and to \$49,500 on February 13, 2018; and

WHEREAS, the Town adopted resolution 2018-68 on February 27, 2018 whereby it declared that the Town would not provide owner financing to a prospective buyer; and

WHEREAS, the Town Board received four offers for the purchase of the Premises, and evaluated

the offers based on the Town's criteria for selection of a buyer set forth in resolution 2017-198; and

WHEREAS, the Town Board applied the criteria for selection of a buyer established by the Town Board by above-referenced resolution 2017-198 and selected a buyer based on these criteria; and

WHEREAS, based on the above-referenced criteria the Town Board wishes to accept the offer for the purchase of the Premises as set forth in the Contract for Sale and Purchase of Real Property dated March \_\_\_\_\_, 2018 from Cameron Neuhoff for the sum of \$50,000.00 ("the Contract"), and

WHEREAS, in accordance with the provisions of the State Environmental Quality Review Act, 6 NYCRR §§627.1 et seq. (SEQRA), the sale of the Premises was determined to be an unlisted action, and pursuant to SEQRA, a short environmental assessment form was completed and reviewed by the Town Board, and such review resulted in a finding and determination that the sale of the Premises would not have a significant adverse environmental impact pursuant to 6 NYCRR §617.12, as set forth in Resolution 2018-\_\_\_\_ adopted by the Town Board on March 13, 2018;

NOW, THEREFORE, BE IT

RESOLVED that the Town Board authorizes the Town Supervisor, Elizabeth Thomas, to execute the Contract for Sale and Purchase of Real Property to sell Town of Ulysses tax parcel number 25.-4-26 (5020 Jacksonville Road) and Town of Ulysses tax parcel number 25.-4-27 (5036 Jacksonville Road) to Cameron Neuhoff for the sum of \$49,500, subject to the Other Terms set forth in paragraph 6 of the Contract, and the following additional conditions, restrictions and contingencies:

1. The parties acknowledge that the sale of the Premises by the Seller (Town of Ulysses) is subject to Permissive Referendum pursuant to Town Law §64(2) and Article 7 and that the resolution of the Town Board approving the sale will not take effect until thirty days after it is adopted, if no petition for a referendum is filed, or if a petition for a referendum is filed within thirty days after the resolution is adopted, until the sale is approved qualified voters at a referendum. This Contract is contingent upon approval compliance with the permissive referendum provisions of the Town Law.
2. The Seller will provide an owner's title insurance policy to the Buyer and pay the cost of such title insurance policy.
3. This conveyance is subject to the restrictive covenants set forth in the deed to the Seller.
4. The deed conveying the property from the Seller to the Buyer will include the restrictive covenants to maintain the historic exterior of the building adopted by the Town Board by resolution 2017-189 adopted on October 18, 2017. These restrictive covenants are attached to this Contract as Schedule A.
5. The Town will consolidate tax parcel numbers 25.-4-26 and 25.-4-27 prior to the closing. The deed conveying the property to the buyer will contain a restrictive covenant that the Premises shall not be subdivided.
6. The target or approximate closing date will be within thirty days after all contingencies have been met.

Moved by:  
Seconded by:  
Vote: