

SUMMARY of OFFERS on 5020 and 5036 Jacksonville Road Properties March 12, 2018

In July 2017, the Town of Ulysses purchased three parcels of land from Exxon Mobil for the purpose of reclaiming them for the purposes of historic preservation and revitalization of the hamlet of Jacksonville, consistent with the Town's 2009 Comprehensive Plan.

From August through October the Town paid to have nearly 3 decades of debris and animal waste cleaned out and to have minor repairs made to prevent further deuteriation, including patching of the roof and missing clapboards and screening to reduce access to wildlife.

In June 2017 the Town solicited letter of interest from area realtors willing to list and show the properties and Margaret Hobbie of Howard Hanna Real Estate was selected.

A very successful open house occurred on October 28, 2017 to invite the community into the long-shuttered historical icon and to invite prospective buyers to learn more about the property. Approximately 80 people attended.

Historic Deed Restrictions were developed with advice from professionals and adopted by the Town Board and the Town developed a set of questions for each potential buyer to address and criteria for reviewing each proposal received and a minimum score was set to assure responsible transfer to achieve the goals of historic preservation and revitalization. The Questions and Criteria are attached.

The initial sale price was set at \$65,000 and was lowered on Dec.14, 2017 to \$59,500 and to \$49,500 on February 14th.

On February 27, 2017 the Town Board voted not to engage in owner-financing of the property. From the beginning of the project, the Town's goal was to at least cover its costs in acquiring, repairing and disposing of the properties, which, as of 3/5/18 were estimated to be approximately \$30,000.

Since October 2017, the property has been shown approximately 40 times and the Town has received four offers which are summarized below. The order reflects the when the proposals were received.

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| Offer #1 | Amount offered: \$27,000 | Total Score: 65 |
| Plans: The buyer would pay cash and hold the property and make no renovations in the near future. There was no proposal addressing the Town's five questions attached to the offer. No information provided on financing renovations. | | |
| Offer #2 | Amount offered: \$50,000 | Total Score: 115 |
| Plans: Restore the exterior, use first floor for an apartment and consider second a workshop on 2 nd floor using largely owner labor. Cash offer for purchase but limited access to funds for renovation. | | |
| Offer #3 | Amount offered: \$20,000 | Total Score: 117 |
| Plans: Cash offer to renovate into a spa using largely owner labor. Funds for renovation would become available in 2020. An additional owner financing proposal not considered. | | |
| Offer #4 | Initial offer: \$49,500 Final offer: \$50,000 | Total Score: 139 |
| Plans: Cash offer from architect/builder to renovate exterior and then develop a personal residence and a mixed use space with input from the community. Funds for renovation being finalized. | | |