



## TOWN OF MARBLETOWN

A regular meeting of the Town Board of the Town of Marbletown was convened in public session at the Town Hall, 1925 Lucas Ave Cottkill, New York on August 3, 2021, at 6:00 o'clock P.M. local time. The meeting was called to order by Supervisor Richard Parete, and, upon roll being called, the following were:

PRESENT:

ABSENT:

The following Resolution was offered by \_\_\_\_\_, seconded by \_\_\_\_\_:

### **RESOLUTION # -2021 APPROVING PURCHASE OF REAL PROPERTY**

**WHEREAS**, the Rondout Valley School District (District) is the owner of certain real property known as 1915-1925 Lucas Avenue located in the Town of Rosendale, County of Ulster and State of New York and depicted on the Town of Rosendale tax map as Section 62.3, Block 6, Lot 6 consisting of the entire Rosendale Elementary School together with the surrounding real property consisting of approximately 35 acres; and

**WHEREAS**, the Town of Rosendale and the Town of Marbletown (Towns) are parties to a Lease Agreement dated June 25, 2013 and an Amendment to Lease Agreement dated December 9, 2015 (collectively, "Lease Agreement") with the District, in which the District contracted to sell the Rosendale Elementary School together with the surrounding real property consisting of approximately 17.4 acres of the 35+/- acre parcel with all improvements thereon, as described in Appendix "A" of the Lease Agreement ("Leased Premises"), to the Towns at the expiration of said Lease Agreement; and

**WHEREAS**, the District has offered to sell the remaining 18.1+/- acres, more or less, of vacant land, as described in Appendix "A" of the Lease Agreement ("Remaining Premises") from the District for One Hundred Five Thousand Dollars (\$105,000.00) to be paid fifty Per cent (50%) by the Town of Marbletown and fifty per cent (50%) by the Town of Rosendale; and

**WHEREAS**, The Towns have obtained an appraisal from Hudson Valley Appraisal Corporation, confirming that \$105,000.00 is the Fair Market Value of the 18.1 +/- acres parcel; and

**WHEREAS**, The Town Board is authorized to acquire real property to be used for Town purposes, pursuant to New York State Town Law Section 64(2)

**WHEREAS**, the Town Board of the Town of Marbletown has issued a negative SEQRA declaration with regard to the purchase and sale of the Remaining Premises;

**NOW THEREFORE BE IT RESOLVED**, The Town Board of the Town of Marbletown finds that the Remaining Premises will be valuable and useable for Town purposes; and

**BE IT FURTHER RESOLVED**, that the Town Board of the Town of Marbletown has determined that a purchase of the Remaining Premises at the price of One Hundred Five Thousand Dollars (\$105,000.00) with one half of that purchase price being paid by the Town of Rosendale and one half being paid by the Town of Marbletown, represents the fair market value of the Premises and is in the best interests of the Town of Marbletown;

**BE IT FURTHER RESOLVED**, that the Town Board of the Town of Marbletown approves the purchase of the Remaining Premise, jointly with the Town of Rosendale, from the District at the purchase price of One Hundred Five Thousand Dollars (\$105,000.00), subject to the terms and conditions of a Purchase and Sale Agreement to be executed by the parties, contingent on the Town of Rosendale passing a like resolution;

**BE IT FURTHER RESOLVED**, that the Town of Marbletown Town Board hereby authorizes the Supervisor to sign the Purchase and Sale Agreement with the Town of Rosendale and the District for the purchase and sale of the Remaining Premises at the purchase price of One Hundred Five Thousand Dollars (\$105,000.00), subject to the contingencies set forth in the Purchase and Sale Agreement; and

**BE IT FURTHER RESOLVED**, subject to said contingencies, the Supervisor is hereby authorized to execute any and all documents necessary to sell said property prior to and/or at the time of closing pursuant to said Purchase and Sale Agreement.