RESOLUTION #\_\_\_ OF 2023: Approval to Enter Land Negotiations

WHEREAS, the Ulysses Town Board previously submitted a purchase offer for land to expand recreational opportunities in the Town in March 2023, but said offer was rejected; and

WHEREAS, the prior purchase offer was $129,000 for 13 acres, or approximately $9,923/acre, and included deed limitations restricting its development potential; and

WHEREAS, the Ulysses Town Board remained committed to addressing constituent concerns about the lack of recreational land in Ulysses, as reflected in the 2009 Comprehensive Plan, surveys conducted by Trumansburg Community Recreation, and on the shared experiences of the Ulysses Recreation Department related to more demand for space than is currently available through the Trumansburg Central School District; and

WHEREAS, the Town Supervisor has continued to work with Trumansburg Community Recreation to find suitable land per the request of the Ulysses Town Board; and

WHEREAS, the property owners of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ approached the Town of Ulysses in April 2023 with an offer to sell a portion of that land (the “Property”); and

WHEREAS, Trumansburg Community Recreation has reviewed the proposed location, agrees that it is well-suited for recreational development, and has submitted a letter of support for acquisition of the Property; and

WHEREAS, Trumansburg Community Recreation and the Town of Ulysses indend to develop a Memorandum of Understanding to help codify and outline how their organization can support fundraising efforts that will be critical to the development of a park and recreation facility; and

WHEREAS, the Town is concurrently working with New York State Parks to develop an extension of the Black Diamond Trail to run from the Village of Trumansburg to Taughannock State Park, and the Property is accessible to the current Black Diamond Trail; and

WHEREAS, the specific size and scope of potential park and recreation facilities at the Property is to be determined at a later date, once funding and plans are completed as to incorporation of some or all of the Property into other park and recreation opportunities locally; and

WHEREAS, the Town has other potential uses of the Property for additional Town purposes, to the extent some of the Property remains not needed for park and recreation purposes; and

WHEREAS, the Ulysses Town Board has available $210,000 in unallocated American Recovery Plan Act funds, as well as $8,500 in a dedicated reserve fund for purchase of recreational property, in support of achieving the goals of Trumansburg Community Recreation; and

WHERES, the Town has commissioned an appraisal of the property, and $7,000/acre has been determined by a third-party appraiser to be the Property’s fair market value; and

WHEREAS, the Ulysses Town Board desires to enter into a contract with the Property’s owner for the purchase of 30 acres of the Property at a cost of $7,000/acre, to be used by the Town for Town purposes, including but not limited to parkland and recreational opportunities; and

WHEREAS, the Ulysses Town Board has reviewed Parts 1 and 2 of a Short Environmental Assessment Form prepared concerning this potential purchase;

NOW, THEREFORE, BE IT

RESOLVED that the Ulysses Town Board hereby determines that the potential acquisition of the Property is an Unlisted Action pursuant to SEQRA, and hereby makes a negative declaration concerning the environmental significance of such potential acquisition; and be it further

RESOLVED that the Ulysses Town Board hereby determines that it is in the best interests of the citizens of the Town to authorize the Town Supervisor to enter into negotiations as set forth hereinabove and below; and be it further

RESOLVED that the Supervisor is authorized to sign a purchase contract for up to 30 acres of the Property on commercially reasonable terms and conditions at a price of $7,000/acre, and at a maximum expense to the Town of $210,000, not including appraisal, title search, abstract, survey, and other regular closing costs and fees, to be paid for through the Town of Ulysses’ American Recovery Plan Act allocation and use of up to $8,500 of the aforementioned reserve fund; and be it further

RESOLVED that the Town Supervisor is authorized to enter into agreements, pending legal review and approval as to form, for the acquisition of services related to regular real estate transactions, including a survey, an abstract, title search, legal fees and any other standard real property closing costs and fees; and be it further

RESOLVED that the Town Board, after consultation with community stakeholders and further discussion, clarification and identification of specific park and recreation opportunities, as well as other Town needs, will then make final decisions regarding the extent of park and recreation use of the Property; and be it further

RESOLVED that this resolution is subject to permissive referendum; and be it further

RESOLVED that the Town Clerk is directed to undertake any public notification as required by law and provided a certified copy of the resolution to the Town Attorney.