

Please Note - Agendas are subject to change

COMMON COUNCIL

SPECIAL MEETING
AGENDA

June 26, 2012

6:00 p.m

Call To Order

Executive Session - to discuss the sale of real property where price may be affected.

Resolutions

- ◆ Authorizing Purchase and Sale Agreement Concerning Proposed Sale of City-Owned Properties at 42, 44-46 North Broad Street
- ◆ Authorizing Option Agreement with Chenango ARC Regarding Proposed Sale of City-Owned Property at 5, 5A, and 7 State Street

Adjournment

RESOLUTIONS

RESOLUTION # -- 2012

AUTHORIZING PURCHASE AND SALE AGREEMENT CONCERNING PROPOSED SALE OF CITY-OWNED PROPERTIES AT 42, 44-46 NORTH BROAD STREET

Ald. _____ introduced the following and **moved** its adoption:

WHEREAS, the City of Norwich acquired the real properties at 42, 44-46 North Broad Street through property tax foreclosures; and

WHEREAS, the properties are in serious disrepair and the City desires to convey them to a responsible private party for the purpose of rehabilitating the existing buildings and returning them to productive use; and

WHEREAS, a proposal has been made by Development Opportunities Corp. of Waterloo, NY, to purchase the properties, rehabilitate the existing structures, establish commercial uses on the first floors, and establish up to eight residential apartments on the second and third floors; and

WHEREAS, the subject properties serve no continuing useful purpose to the City and may be declared surplus; and

WHEREAS, the Common Council believes that the proposal submitted by Development Opportunities Corp. constitutes a desirable reuse of the subject properties and provides an adequate purchase offer amount; and

WHEREAS, the City and Development Opportunities Corp. are relying on certain forms of government grant and loan assistance coming forth to make the rehabilitation of the subject properties financially feasible; and

WHEREAS, the proposed action, including the proposed sale of the subject properties, is appropriately classified as a Type 1 action pursuant to the applicable provisions of the State Environmental Quality Review Act (SEQRA) because the properties at 42, 44-46 North Broad Street are located within the Broad Street – Main Street Historic District and are considered contributing elements to the district; and

WHEREAS, upon conducting a coordinated review with other potentially involved agencies, a SEQRA Determination of Non-Significance (a negative declaration) concerning the 2012 Norwich Downtown Revitalization Project, which includes the subject properties at 42, 44-46 North Broad Street, was issued by the City of Norwich Common Council on June 19, 2012; now, therefore, be it

RESOLVED, the Common Council hereby finds the subject properties at 42, 44-46 North Broad Street to be surplus and of no continuing useful purpose to the City; and further be it

RESOLVED, that the Mayor or the City Clerk/Finance Director be and hereby is authorized, under the direction of the City Attorney, to negotiate and enter into a purchase and sale agreement with Development Opportunities Corp. for the sale of the City-owned properties at 42, 44-46 North Broad Street, and further be it

Seconded by Ald. _____ and duly (adopted / defeated), ____, on a roll call vote.

**AUTHORIZING OPTION AGREEMENT WITH CHENANGO ARC
REGARDING PROPOSED SALE OF CITY-OWNED PROPERTY AT 5,
5A, AND 7 STATE STREET**

Ald. _____ introduced the following and **moved** its adoption:

WHEREAS, the City of Norwich acquired the real properties at 5, 5A, and 7 State Street through property tax foreclosures; and

WHEREAS, the properties are in serious disrepair and the City desires to convey them to a private party for the purpose of demolishing the existing buildings and reconstructing new residential townhouses in their place; and

WHEREAS, a proposal has been made by Chenango County Chapter NYSARC INC (Chenango ARC) to purchase the properties, demolish the existing structures, and reconstruct four new townhouses in their place; and

WHEREAS, the subject properties serve no useful purpose to the City and may be declared surplus; and

WHEREAS, the Common Council believes that the proposal submitted by Chenango ARC constitutes a desirable reuse of the subject properties and provides an adequate purchase offer amount; and

WHEREAS, Chenango ARC is relying on certain forms of government grant assistance coming forth to make the exercise of a purchase option financially feasible; and

WHEREAS, the proposed action involving the potential sale of the subject properties, which may involve government grant funding, is appropriately classified as an Unlisted action pursuant to the applicable provisions of the State Environmental Quality Review Act (SEQRA); and

WHEREAS, upon conducting a coordinated review with other potentially involved agencies, a SEQRA Determination of Non-Significance (a negative declaration) concerning the Norwich Family Housing project, which includes the subject properties at 5, 5A, and 7 State Street, was issued by the City of Norwich Common Council on June 19, 2012; now, therefore, be it

RESOLVED, the Common Council hereby finds the subject properties at 5, 5A, and 7 State Street to be surplus and of no continuing useful purpose to the City; and further be it

RESOLVED, that the Mayor or the City Clerk/Finance Director be and hereby is authorized, under the direction of the City Attorney, to negotiate and enter into an option agreement with Chenango County Chapter NYSARC INC for the sale of the City-owned properties at 5, 5A, and 7 State Street, and further be it

RESOLVED, hat the Mayor or City Clerk/Finance Director be and hereby is authorized, under the direction of the City Attorney, to undertake any necessary arrangements to consummate the sale should Chenango County Chapter NYSARC INC choose to exercise its purchase option in accordance with the option agreement.

Seconded by Ald. _____ and duly (adopted / defeated), ____, on a roll call vote.