

LONG LAKE TOWN BOARD MEETING

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Town Board:

Supervisor Clark J. Seaman
Councilman Richard B. Dechene
Councilman Thomas L. Donnelly
Councilman Dean H. Pohl
Councilman Craig J. Seaman

Location: Raquette Lake Union Free School

Date: July 27, 2016

Wednesday

Time: 7:30 PM

TENTATIVE AGENDA

1. Insurance Requirements for Contractors

2. Resolution Authorizing Negotiated Sale of Approximately 25 Acres of Town Owned Land Near Kickerville Lane

WHEREAS, The Board has reviewed its needs and requirements of the Town of Long Lake for real property within the Town; and,

WHEREAS, The Town has fee title to approximately 25 acres near Kickerville Lane and said property has tax identification number: **25.008-1-18 ("Parcel")**,

WHEREAS, the Town was unsuccessful in using the Parcel as the exchange parcel for the constitutional land exchange with the state of New York under the 2007 amendment to Article 14 of the state constitution for the Raquette Lake water supply system; and,

WHEREAS, the Town has expended money for the surveying of the Parcel in anticipation for the potential Raquette Land Constitutional land exchange with the state and is now prepared to provide marketable title with full survey information to an interested private party purchaser.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Long Lake, in regular session duly convened, does hereby:

1. Declare the Parcel surplus to Town governmental requirements or as reserve property for future exchanges with the State;

2. Direct preparation of a Short Environmental Assessment Form (EAF) for any final action to transfer the Parcel to private ownership;

3. Direct posting of web and local notices of intent to conduct an in-person negotiation in executive session with all interested potential buyers during its August 31st regularly scheduled meeting commencing at 7:30 PM at the Long Lake Town Hall and, to publicly announce the outcome of such negotiation upon reconvening to open session;

4. Provide for direct mailing of this resolution to all private party adjacent owners at their address of record on the tax roll;

5. Declare that only cash consideration will be accepted for the Parcel at fair market value;

6. Request that Board members with input from the Sole Assessor come prepared to discuss at the August 31st Board meeting perceptions of fair market value and minimum reserve pricing for the lots;

7. Declare that the minimum deposit amount to be required by a successful bidder is **\$2000** in form of check or cash and that such deposit shall be applied to final purchase price, and that the deposit will be returned to the buyer only on condition that the permissive referendum conducted on account of the negotiated sale results in rejection of the sale, or that any other extraordinary governmental action that requires the Town to withdraw the Parcel from the sale. At least 50% of the deposit will be forfeited by the purchaser if the purchaser provides written notice of his/her its desire to withdraw from the transaction after 14 days prior to the scheduled closing date as scheduled by the Town Attorney to help defray lost Town costs. The Town Attorney will provide at least 21 days advance notice to the purchaser or purchaser's attorney of the anticipated closing date.

8. The Town Surveyor and Town Attorney shall prepare a legal description of the lot/s upon determination of any sale as agreed to at the August 31st meeting.

9. It is the Board's intent that the closing be accomplished as soon as possible but no later than November 1, 2016.

10. The purchaser shall be responsible for all his/her/its legal and recording expenses, and taxes, if any, and that the Town Attorney shall prepare deed and tax transfer documents in cooperation with the purchaser's attorney.

Motion by:

Second by:

Vote:

3. Agreement with Town Attorney

4. Cleaning Contracts

There will be an Executive Session

Agenda is Subject to Change

**The next Town Board Meeting will be Wednesday, 8/31/16
at 7:30 P.M. at the Long Lake Town Hall**