**TOWN** **OF** **NEW** **PALTZ**

**NOTICE** **OF** **ADOPTION**

NOTICE IS HEREBY GIVEN that at a duly convened meeting of the Town Board of the Town of New Paltz held at the Courthouse thereof located at 23 Plattekill Avenue in the Town of New Paltz, Ulster County, New York on the 16th day of May, 2019, at 7:48 o'clock p.m. the Town Board of the Town of New Paltz adopted the following resolution, subject to permissive referendum:

“WHEREAS, Samir Ramic and Dushka Ramic are the owners of approximately 14.3 acres of lands, together with a commercial building consisting of approximately 9,400 square feet located at 59 North Putt Corners Road, New Paltz, New York 12561 (the “Premises”) bearing Town of New Paltz tax identification number S-B-L: 86.8-6-21; and

“WHEREAS, the Premises is centrally located within the Town of New Paltz and so situated and configured to adequately meet the present and future needs of the town with respect to its police and judicial officers, clerical and administrative staffs, offices and services; and

“WHEREAS, the Town Board of the Town of New Paltz desires to acquire such Premises for the purposes of providing for such present and future needs; and

**“**WHEREAS**,** after due consideration of appraisals of the Premises conducted by qualified consultants of the Town, current market forces and other relevant factors the aforesaid owners of the Premises and the Town Board have determined a fair and reasonable purchase price to be paid for the property is $1,325,000.00, same to be financed through the issuance of serial bonds of the Town and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, in the aggregate principal amount not to exceed $1,670,000.00in order to finance the costs of the acquisition of such Premises and to pay all reasonable acquisition costs and any preliminary and incidental expenses associated therewith, including all professional engineering, legal and other consultants’ fees and expenses (hereinafter referred to as the “Acquisition Phase”); and

“WHEREAS, as part of the “Acquisition Phase,” the Owners and the Town Board have negotiated to include within the contract terms the leaseback of the Premises to the sellers from and after the date of the transfer of title to the Town under a written lease containing all essential terms, including the payment to the Town of net monthly rent in the amount of $4,000.00, said lease to continue to and including the 30th day of April, 2020 to permit the Owners to wind down the business of the Owners currently being conducted upon and within the Premises and to permit sufficient time for the Town to make all necessary inspections of the Premises in preparation for renovations and improvements required to be made to the lands and building comprising the Premises to meet the needs of the Town as set forth above; and

“WHEREAS**,** after due consideration of estimates received from qualified consultants of the Town, current market forces and other relevant factors the Town Board has determined that the costs and expenses to be expended following the acquisition of the Premises for construction, renovations and improvements to the Premises necessary for its intended use, including but not limited to inspections, design, engineering, legal, financing, bidding and construction costs, expenses and services is estimated to be the amount of $6,330,000.00, same to be financed through the issuance of serial bonds of the Town and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, pursuant to the Local Finance Law in order to finance the costs of the construction, renovations and improvements to such Premises and to pay all reasonable costs and any preliminary and incidental expenses associated therewith, (hereinafter referred to as the “Construction Phase”); and

“WHEREAS, in considering to enter into the within resolution, the Town Board finds and determines that the maximum amount proposed to be expended for both the “Acquisition Phase” and the “Construction Phase” is the sum of $8,000,000.00, same to be financed through the issuance of serial bonds or the Town and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, pursuant to the Local Finance Law

“NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of New Paltz, pursuant to, and in accordance with, the provisions of Section 617.6 (Initial Review of Actions and Establishing Lead Agency) of the New York State Environmental Quality Review Regulations (6 NYCRR part 617), the Town Board hereby designates itself lead agency to determine all environmental questions and issues with respect to the proposed action to which this resolution applies; and it is further

“RESOLVED, that the Supervisor of the Town of New Paltz ( the “Supervisor”) is hereby authorized to execute and acknowledge on behalf of the Town a Contract of Sale between Samir Ramic and Dushka Ramic, as Seller, and the Town of New Paltz, as Purchaser, in the form attached to this resolution, a copy of which said Contract of Sale is on file and available for inspection at the Office of the Clerk of the Town of New Paltz, 52 Clearwater Road, New Paltz, New York during regular business hours; and it is further

“RESOLVED that the supervisor is hereby authorized to sign on behalf of the town such other and further instruments as are necessary to give full force and effect to the purposes and intents of this resolution.

“The foregoing resolution is subject to permissive referendum and shall not be final until the passage of thirty (30) days from the date hereof, or after an election, if such is the subject of a petition, under Town Law Sections 82 and 90, in connection with this resolution, and the Town Clerk shall publish and post this resolution, or an abstract thereof, along with a notice, within ten (10) days in accordance with Town Law.

“**EXHIBIT A”**

“A copy of the Contract of Sale and of the proposed Lease attached to the original resolution are on file and available for inspection at the Office of the Clerk of the Town of New Paltz, 52 Clearwater Road, New Paltz, New York during regular business hours.”

Dated: New Paltz, New York

May 17, 2019

BY THE ORDER OF THE TOWN BOARD

OF THE TOWN OF NEW PALTZ,

Rosanna Rosenkranse, Town Clerk