

Warren County Board of Supervisors

RESOLUTION NO. 252 OF 2012

Resolution introduced by Supervisors Thomas, Taylor, Sokol, Monroe, Bentley, Wood, Kenny, Merlino and Conover

SEEKING SPECIAL STATE LEGISLATION TO AUTHORIZE THE SALE OF THE WARREN COUNTY FAIRGROUNDS PROPERTY

WHEREAS, Warren County previously authorized the advertisement for sale of the fairgrounds property and received bids regarding the same in 2010; and

WHEREAS, the Warren County Board of Supervisors identified Epic Development as the highest bidder for the property by Resolution No. 172 of 2010 in the amount of Sixty-One Thousand Five Hundred Dollars (\$61,500); and

WHEREAS, subsequent to the afore described proceedings, it was ascertained that the fairgrounds property was park property and that special State legislation was needed in order to complete the transaction, and

WHEREAS, the County Administrator and County Attorney have advised that based on discussions with the NYS Legislature/legislative staff, that in order to proceed with legislation, a meets and bounds survey and acreage of the fairgrounds property and replacement property would be needed and that the Legislature would require that County property with water frontage would be substituted as parkland property for the fairgrounds property, and

WHEREAS, the County has identified certain property which can be offered as a substitution for the fairgrounds property being sold consisting of approximately 3.5 acres, and valued at Forty-Five Thousand Dollars (\$45,000) by the former Director of Real Property Tax Services, the same being 1) adjacent to the Schroon River in the Town of Warrensburg; 2) presently the subject of a County tax foreclosure action; 3) previously cleaned up contaminated property owned by the Warrensburg Board and Paper Company; and 4) the subject of an environmental study by the Town of Warrensburg using special DEC Brownsfield grant funds, and

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WHEREAS, due to the previous contamination and the DEC Brownsfield funding, certain legal concerns were reviewed with the Finance Committee, and after considering this matter, the Finance Committee has recommended that the County proceed to seek the legislation required to sell the fairgrounds property, now, therefore, be it

RESOLVED, that the Warren County Board of Supervisors hereby authorizes the County Attorney's Office to draft such documents and take such action as may be necessary to seek special State legislation authorizing the sale of the fairgrounds to the bidder previously described with the understanding that the aforesaid bidder has offered to pay for the survey and with the further understanding 1) that completion of the sale of the property is not certain; 2) that due to a difference in value of the properties, the County would be required to use the difference towards improving and/or acquiring additional parkland properties with the current plan being to most likely use the funds toward the aforesaid 3.5 acre parcel; and 3) that upon successful introduction of the legislation, the County Board will be presented with the proposed legislation and a formal Municipal Home Rule request which will require further resolution of the Board of Supervisors.