



Essex County Board of Supervisors

Resolution No. 191

July 31, 2017
Special Board Meeting

RESOLUTION AUTHORIZING THE SALE OF AN 11+/- ACRE PARCEL TOGETHER WITH AN ADJOINING TRIANGULAR PIECE BEING A PART OF PROPERTY LOCATED IN THE TOWN OF NORTH HUDSON BEARING TAX MAP NO. 125.1-1-21 TO PARADOX BREWERY, LLC FOR \$35,000.00 AND FURTHER AUTHORIZING THE ESSEX COUNTY CHAIRMAN OR ESSEX COUNTY MANAGER TO EXECUTE A CONTRACT OF SALE, DEED AND OTHER NECESSARY DOCUMENTS AND TO TAKE WHATEVER OTHER ACTIONS ARE NECESSARY TO EFFECTUATE THIS SALE BY ESSEX COUNTY TO PARADOX BREWERY, LLC

The following resolution was offered by Supervisor Moore, who moved its adoption.

Upon a motion to consider from the floor, and the same appearing proper and necessary.

WHEREAS, Essex County is the owner of an 84.63 +/- acre parcel bearing Town of North Hudson Tax Map No. 125.1-1-21; and

WHEREAS, Essex County has commissioned an appraisal of the hereinabove referenced property conducted by Empire State Appraisal Consultants, LLC who have determined that the value of the 25 acre portion of the hereinabove referenced premises is \$3,500.00 an acre; and

WHEREAS, the 11 +/- acres and small triangular piece of property is a portion of the hereinabove referenced 25 acre parcel as appraised and at \$3,500.00 an acre results in an overall appraised value of the property at \$38,500.00; and

WHEREAS, Paradox Brewery, LLC, based upon the current physical condition of the property, has offered the sum of \$35,000.00 as and for the purchase and the County is desirous of selling the property for this amount; and

WHEREAS, pursuant to County Law Section 215, the provisions of Subdivisions 4,

5, 6, and 7 relative to the sale of county real property do not apply to properties acquired by tax title in Article 11 tax foreclosure proceedings and Subdivision 11 allows for the adoption of a local law permitting private sale of county owned property at fair market value; and

WHEREAS, pursuant to Local Law No. 3 of 1980, Essex County passed a local law providing for private sale of county owned real property at fair market value provided on condition that it is approved by a two-thirds affirmative vote, the land is deemed no longer necessary for public use and the property is sold at fair market value without the necessity of advertisement and public bidding; and

WHEREAS, Essex County acquired the hereinabove referenced property pursuant to tax deed dated the 18th day of November, 2013, which deed was recorded in the Office of the Essex County Clerk at Book 1751, Page 49 on November 18, 2013.

BE IT RESOLVED, that the hereinabove referenced premises were taken by the County of Essex pursuant to tax foreclosure sale and, therefore, this Board makes the determination that this property is no longer necessary for public use by the County of Essex; and

BE IT FURTHER RESOLVED, that the Essex County Board of Supervisors hereby authorizes the sale of the hereinabove 11 +/- acres/triangular parcel for its fair market value in the amount of \$35,000.00 to Paradox Brewery, LLC without the necessity of advertisement and public bidding as this land was acquired by tax sale; and

BE IT FURTHER RESOLVED, that the Essex County Board of Supervisors authorizes its County Chairman or County Manager to execute any and all contracts of sale, deeds and accompanying paperwork and to do all things necessary to effectuate the sale upon such terms and conditions as are approved by the County Attorney.

This resolution was seconded by Supervisor Marnell, and duly adopted upon a **two-thirds** roll-call vote as follows:

AYES: 2647 votes
NOES: 0 votes
ABSENT: 47 votes (Miga)

STATE OF NEW YORK, COUNTY OF ESSEX)ss:

I, **JUDITH A. GARRISON**, Clerk of the Essex County Board of Supervisors, do hereby certify that I have compared the foregoing copy with the original resolution filed in this office on the 31st day of July, 2017, and that it is a correct and true copy thereof.

IN TESTIMONY THEREOF, I have hereunto set my hand and affixed my official seal this 31st day of July, 2017.



Judith A. Garrison
Judith A. Garrison
Clerk of the Essex County Board of Supervisors