

RESOLUTION NO. 016-2026

A Resolution Authorizing the Submission of an Offer to Purchase the Property Located at 50 Main Street, Belfast, New York, Subject to Statutory Requirements and Due Diligence

WHEREAS, the Town Board of the Town of Belfast has identified the property located at **50 Main Street, Belfast, New York** (the "Property") as a potential municipal asset that may provide present and future benefits to the Town and its residents; and

WHEREAS, the Town Board has determined that it is in the public interest to authorize the submission of an offer to purchase the Property for a price **not to exceed Ninety Thousand Dollars (\$90,000.00)**; and

WHEREAS, the Town Board recognizes that the acquisition of real property by a municipality is governed by the provisions of the New York State Constitution, the General Municipal Law, the Town Law, the Municipal Home Rule Law, and other applicable statutes and regulations; and

WHEREAS, the Town Board further recognizes that, prior to any acquisition of the Property, the Town must complete all applicable legal and procedural requirements, including obtaining an independent appraisal establishing the fair market value of the Property, as required by New York State law and accepted municipal purchasing practices; and

WHEREAS, the Town Board intends that any offer to purchase the Property shall be expressly contingent upon the completion of all required due diligence and the adoption of any additional resolutions or approvals required by law before closing on the Property.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Belfast, Allegany County, New York, as follows:

Section 1. Authorization of Offer

The Town Supervisor is hereby authorized to submit, on behalf of the Town of Belfast, a written offer to purchase the property located at **50 Main Street, Belfast, New York**, for an amount **not to exceed Ninety Thousand Dollars (\$90,000.00)**.

Section 2. Contingencies

Any offer submitted pursuant to this Resolution shall expressly state that it is contingent upon, at a minimum:

1. Completion of an independent appraisal of the Property establishing its fair market value.
2. Completion of all required due diligence deemed necessary by the Town Board.
3. Completion of all applicable environmental review pursuant to the **New York State Environmental Quality Review Act (SEQRA)**, if required.
4. Adoption of any additional resolutions, approvals, or authorizations required by New York State law.
5. Review and approval of all purchase documents by the Town Attorney.
6. Verification that adequate funding has been lawfully appropriated or otherwise made available for the acquisition.
7. Approval of the final purchase agreement by the Town Board.

Section 3. No Obligation to Purchase

Nothing contained in this Resolution shall obligate the Town to purchase the Property. No contract for purchase shall become binding upon the Town unless and until all statutory requirements have been satisfied, all contingencies have been met or lawfully waived by the Town Board where permitted, and the Town Board has authorized the execution of a final purchase agreement.

Section 4. Authority of the Town Supervisor

The Town Supervisor is authorized to negotiate preliminary terms and conditions of the proposed acquisition consistent with this Resolution; however, the Supervisor shall not execute any contract obligating the Town to purchase the Property without prior approval of the Town Board.

Section 5. Town Attorney

The Town Attorney is directed to review all proposed purchase documents and advise the Town Board regarding compliance with all applicable provisions of New York law prior to any closing.

Section 6. Effective Date

This Resolution shall take effect immediately.
