MEMORANDUM

March 20, 2019

TO: Members of the Board of Trustees

FROM: Kristina M. Johnson, Chancellor

SUBJECT: North Country Community College-Sale of Real Property

Action Requested

The proposed resolution approves the sale and valuation of real property that is no longer useful or required by North Country Community College.

Resolution

I recommend that the Board of Trustees adopt the following resolution:

Whereas North Country Community College ("NCCC" or "the College") owns real property located at Winona Avenue, Village of Saranac Lake, County of Essex, New York, consisting of approximately 8.1 acres ("the Property"); and

Whereas the College seeks to sell the Property; and

Whereas the Property has been appraised at a minimum market value of $13,400; and

Whereas by resolution dated January 25, 2019, the North Country Community College Board of Trustees determined that the Property was no longer useful or required for college purposes; and

Whereas the Essex County Legislature and the Franklin County Legislature, by resolutions dated June 5, 2018 and May 17, 2018, respectively, consented to and authorized the sale of the Property to the State of New York Department of
Environmental Conservation for the sale price of $13,400, with the sale proceeds to be transferred to the College for use in the capital improvement of campus facilities; and

Whereas the regulations of the State University of New York, section 603.5(d) of Title 8 of the Official Compilation of Codes, Rules and Regulations of the State of New York, require that the State University of New York Board of Trustees determine that the Property is no longer useful or required for college purposes and approve the Property’s appraised minimum market value before the Property may be sold; now, therefore, be it

Resolved that the Property be, and hereby is, declared no longer useful or required for college purposes; and, be it further

Resolved that the appraised, minimum market value of the Property of $13,400 be, and hereby is, approved.

Background

The North Country Community College Board of Trustees has determined that an 8.1 acre parcel of land located at Winona Avenue, Village of Saranac Lake, County of Essex, New York, is no longer needed by the College. The Counties of Essex and Franklin, as sponsors of North Country Community College, seek to sell this property to the New York State Department of Environmental Conservation (“DEC”).

DEC plans to convert this parcel, along with other land along the northern 34 mile portion of the Remsen-Lake Placid Travel Corridor (a former Penn Central Railroad Bed) into an all-season Adirondack Rail Trail for public use. This land will close what would otherwise be a 2,995 foot gap in the trail.