Special Meeting of the Town Board Town of Westfield September 8, 2021

Supervisor Bills called the Special Meeting to order at 3:30pm Eason Hall, 23 Elm Street, Westfield, NY, with the following members and guests present: Practiced social distancing, and adhered to CDC guidelines

Supervisor: Councilmen:	Martha R. Bills David Spann James Herbert	Guests:	NONE
Absent:	David Brown Will Northrop		

The Town Board discussed a possible real estate transfer. Attorney Joel Seachrist gave an overview of the possible real estate transfer with the Town Board. A discussion ensued;

Councilman David Spann offered the following resolution and moved for its adoption

Resolution No. 52 of 2021 Town of Westfield Negative Declaration For Proposed sale of 2 South Portage St to 2 Portage LLC.

WHEREAS, the Town of Westfield has proposed the sale of 2 South Portage Street to 2 Portage LLC for \$475,000, which is an Unlisted Action for purposes of the New York State Environmental Conservation Law (State Environmental Quality Review Act), and

WHEREAS, the proposed sale has been subject to environmental review pursuant to Article 8 of the State Environmental Quality Review Act, including the preparation and review of a short Environmental Assessment Form, and

WHEREAS, Part 617 of the implementing regulations pertaining to the State Environmental Quality Review Act requires this Board to determine and give notice of the environmental impact of the proposed sale, and

WHEREAS, the Board has determined that the proposed sale will not have a significant environmental impact,

NOW, THEREFORE, BE IT RESOLVED, that the Town Board hereby issues a Notice of Determination of Non-Significance, also known as a Negative Declaration, for the proposed sale of 2 South Portage Street to 2 Portage LLC.

This was seconded by Councilman James Herbert. Voting was as follows: Supervisor Martha Bills, aye; Councilman David Spann, aye; Councilman James Herbert aye;

Special Meeting of the Town Board Town of Westfield September 8, 2021 Councilman James Herbert offered the following resolution and moved for its adoption

Resolution No. 53 of 2021 Town of Westfield

RESOLUTION AUTHORIZING THE SALE OF THE WELCH'S BUILDING FOR \$475,000, SUBJECT TO PERMISSIVE REFERENDUM

WHEREAS, in 2014 the Town purchased the Welch's Building, located at 2 South Portage Street in the Village of Westfield, along with approximately 14 acres of land behind it, for \$355,000 with the intention of preserving the historic and important building pursuant to Section 119-dd(4) of the General Municipal Law; and

WHEREAS, 2 Portage LLC has proposed to purchase the Welch's Building and approximately 2 acres of land for \$475,000 with the intention of converting the building into a mixed-use facility, and

WHEREAS, the Town would retain approximately 12 acres of land including the Little League baseball field and a multi-use trail; and

WHEREAS, the Town Board has determined that the proposed purchase price is reasonable, that the sale will produce the maximum financial benefit to taxpayers, that the purchaser is a well-respected developer with considerable ability and experience in renovating historic buildings, and that the transaction is ideally suited to preserve the historic Welch's Building for several generations; and

WHEREAS, the Town Board has determined that the proposed sale is an Unlisted action for purposes of the State Environmental Quality Review Act, has prepared a short Environmental Assessment Form, and has duly adopted a Negative Declaration finding that the proposed sale will not have significant adverse environmental impacts

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Westfield, in regular session duly convened, does hereby authorize and direct the Supervisor to finalize and sign a Contract of Sale, and to execute and deliver to 2 Portage LLC such instruments as are necessary to convey the said property for \$475,000, all being subject to permissive referendum as permitted by law.

This was seconded by Councilman David Spann. Voting was as follows: Supervisor Martha Bills, aye; Councilman David Spann, aye; Councilman James Herbert aye;

There being no further business at 3:50pm Supervisor Martha Bills moved and Councilman David Spann seconded a motion to adjourn. Unanimously carried

Respectfully submitted, //original signed// Andrea L Babcock, Town Clerk