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CERTIFIED COPY OF RESOLUTION ADOPTED BY THE TIOGA COUNTY LEGISLATURE  
ADOPTED 12/9/2025

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REFERRED TO:

LEGISLATIVE WORKSESSION

RESOLUTION NO. 499-25

AUTHORIZE EXECUTION OF  
REAL PROPERTY PURCHASE CONTRACT  
AND RELATED ACTIONS

WHEREAS: Pursuant to County Law §215(1), a county may acquire real property only upon direction of the County Legislature, and no officer or agent of the County may bind the County to such acquisition without prior legislative authorization; and

WHEREAS: The Legislature of the County of Tioga has determined that the acquisition of certain commercial property, located at:

- Tax Map No. 128.08-7-56, located at 67 Central Ave, Owego, NY 13827
- Tax Map No. 128.08-7-57, located at 55-65 Central Ave, Owego, NY 13827
- Tax Map No. 128.08-7-59, located at 153 Main St, Owego, NY 13827
- Tax Map No. 128.08-7-60, located at 135-147 Main St, Owego, NY 13827

hereby known as the "Property", is in the public interest and necessary to support County operations including the construction of a new Consolidated County Office Building; and

WHEREAS: In accordance with General Municipal Law (GML) §103 and §104-b, although real property purchases are exempt from competitive bidding, counties remain obligated to ensure that the acquisition is conducted in a manner that protects taxpayer value, including obtaining appropriate appraisals, evaluating market conditions, and documenting negotiations consistent with best procurement practices and OSC guidance; and

WHEREAS: The County has obtained a professional appraisal of the Property dated August 14, 2025, confirming that the negotiated purchase price of \$1,875,000.00 is reasonable and consistent with fair market value, as recommended in multiple New York State Office of the State Comptroller (OSC) audit reports addressing municipal property acquisitions; and

WHEREAS: The draft Purchase and Sale Agreement has been reviewed by the County Attorney, who has recommended that the County Legislature formally authorize execution of the contract, subject to completion of due diligence; and

RESOLVED: That the Tioga County Legislature hereby authorizes the Chair of the Legislature and/or the County Administrator to execute a Purchase and Sale Agreement for the commercial property located at:

- Tax Map No. 128.08-7-56, located at 67 Central Ave, Owego, NY 13827
- Tax Map No. 128.08-7-57, located at 55-65 Central Ave, Owego, NY 13827
- Tax Map No. 128.08-7-59, located at 153 Main St, Owego, NY 13827
- Tax Map No. 128.08-7-60, located at 135-147 Main St, Owego, NY 13827

for a purchase price not to exceed One Million Eight Hundred Seventy-Five Thousand (\$1,875,000.00) dollars, subject to approval as to form by the County Attorney; and be it further

RESOLVED: That this authorization includes execution of all related closing documents, including but not limited to title documents, affidavits, transfer forms, escrow instructions, environmental disclosures, and any ancillary instruments necessary to complete the transaction, consistent with County Law §215; and be it further

RESOLVED: That the County Legislature finds that the acquisition is exempt from competitive bidding pursuant to GML §103, but must comply with the County's internal Procurement Policy adopted under GML §104-b, including documentation of negotiations and fair market value in accordance with OSC's Local Government Management Guide on Capital Assets and relevant OSC audit findings; and be it further

RESOLVED: That upon execution of the contract, the Legislature hereby authorizes the County Treasurer to allocate or encumber funds necessary to complete the closing, including any required earnest money deposit, consistent with County Law §363 and applicable budgetary procedures to be paid out of H1620 520994 BG005; and be it further

RESOLVED: That the Capital Budget be amended and funds be appropriated from the established Capital Reserve as needed, as such:

FROM:	H 387810 Building Reserve – SAC	\$1,875,000.00
TO:	H1620 520994 BG005 Building Construction	\$1,875,000.00

And be it further

RESOLVED: That the remaining balance in the H1620 520994 BG005 be carried forward into the next budget year until the end of the project; and be it further

RESOLVED: That a certified copy of this Resolution be filed with the County Attorney, County Administrator, and County Treasurer to ensure compliance with statutory and procurement requirements.

STATE OF NEW YORK)

ss.:

COUNTY OF TIOGA)

This is to certify that I, the undersigned, Clerk of the Tioga County Legislature, have compared the foregoing copy of the resolution with the original resolution now on file in the office, and which was passed by the Legislature of said County on the ninth day of December 2025, a majority of all the members elected to the Legislature voting in favor thereof, and that the same is a correct and true transcript of such original resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and the official seal of the County Legislature this ninth day of December 2025.



A handwritten signature in black ink that reads "Cathy Haskeel". The signature is fluid and cursive, with a horizontal line underneath it.

**Clerk of the Tioga County Legislature**