



Tompkins County Legislature

Governor Daniel D. Tompkins Building
Ithaca, NY 14850

Meeting: 09/05/17 05:30 PM
Department: County Administration
Category: Leases
Functional Category:

SCHEDULED

RESOLUTION NO. DOC ID: 7232 A

1 **Authorizing the Sale of the Tompkins County Old Library Property at**
2 **310-314 North Cayuga Street to Dewitt House Associates, LLC**

3 WHEREAS, Tompkins County owns property commonly known as the “Old Library” located at 310-314
4 North Cayuga Street, Real Property Tax Parcel 61.-1-4, in the City of Ithaca, and
5

6 WHEREAS, the property consists of approximately 0.88 acres with a 38,630 square foot building that was
7 originally built to serve as the Tompkins County Public Library, and
8

9 WHEREAS, subsequent to the Library moving to its current location on Green Street in 2000, the Old Library
10 building has been primarily used for records storage and as the site of the Community Justice Center, and
11

12 WHEREAS, the Old Library is now vacant as the result of the digitization of County records and the
13 relocation of the Community Justice Center to new space added to the County’s Human Services Building, and
14

15 WHEREAS, studies of County space needs have considered re-use of this site but found no economically
16 feasible use for County purposes, and
17

18 WHEREAS, the property is strategically located in the City of Ithaca and has the potential to contribute to the
19 community and to the tax base if redeveloped, and
20

21 WHEREAS, by Resolution 2013-199, this Legislature authorized the issuance of a Request for Expression of
22 Interest (RFEI) to seek potential developers who would purchase or lease the property for the purpose of
23 redevelopment, and
24

25 WHEREAS, by Resolution 2014-221, this Legislature authorized the release of a Request for Proposals (RFP)
26 to three respondents to the RFEI, requiring the presentation of additional project details and commitments that would
27 inform the Legislature’s ultimate selection of a preferred developer for the Old Library site, and
28

29 WHEREAS, by Resolution 2015-158, following seven meetings by the Old Library Committee during which
30 responses to the RFP were reviewed and debated, and as the first step in a review process that included completion of a
31 coordinated State Environmental Quality Review (SEQR) with the City of Ithaca, this Legislature designated Travis
32 Hyde Properties of Ithaca, New York (in collaboration with HOLT Architects) as the preferred developer for the Old
33 Library Property, and
34

35 WHEREAS, the Travis-Hyde (“Dewitt House”) proposal received a Certificate of Appropriateness from the
36 Ithaca Landmarks Preservation Commission on February 14, 2017, and
37

38 WHEREAS, the City of Ithaca declared the Dewitt House project to be a Type I Action under the City of
39 Ithaca Environmental Quality Review Ordinance (“CEQRO”) §176-4 (1) (h)[4], (k) and (n) and the State
40 Environmental Quality Review Act (“SEQRA”) § 617.4 9 (b) (9), for which the City of Ithaca Planning Board issued a
41 Negative Declaration of Environmental Significance on May 23, 2017, and
42

43 WHEREAS, the City of Ithaca Planning Board gave preliminary and final site plan approval for the Dewitt
44 House project on June 27, 2017, and
45

1 WHEREAS, this Legislature's Old Library Committee has reviewed the plan for the Dewitt House and found
2 that the core elements of the project are in keeping with the preliminary Travis-Hyde proposal earlier considered by
3 this Legislature and will include a four-story structure of approximately 86,700 (gross) square feet comprised of
4 approximately fifty-eight apartment units, thirty-two underground parking spaces, 1,160 square feet of commercial
5 space, and 2,000 square feet of community space that will be managed and utilized by Lifelong, and
6

7 WHEREAS, the development will be undertaken by Dewitt House Associates, LLC, a limited liability
8 corporation created by the Travis-Hyde/HOLT Architects team, and
9

10 WHEREAS, a sale price of \$925,000 was established in the Request for Proposals based on the appraised
11 value of the parcel which was reviewed by the County's Director of Assessment and found to be fair and reasonable
12 based on current market values, and
13

14 WHEREAS, the process followed in the disposition of this parcel is compliant with Chapter 19-1 of the
15 County Code governing the sale or lease of County Property, now therefore be it
16

17 RESOLVED, on recommendation of the Old Library Committee, That the County Administrator be and
18 hereby is authorized to execute any and all documents to complete the sale of the Old Library property, City of Ithaca
19 tax parcel 61.-1-4, to the Dewitt House Associates, LLC of Ithaca, New York, for the sum of \$925,000, with the
20 County retaining a reversionary interest in the property.

21 **SEQR ACTION:** TYPE I (Negative Declaration)
22
23

24 Vote at Committee

25 Ayes - 4 (Lane, McBean-Clairborne, Robertson, Sigler)

26 Noes - 1 (Kiefer)